

# City of High Point

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



## Meeting Agenda

**Monday, July 16, 2018**

**5:30 PM**

**Council Chambers**

### **City Council**

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

**ROLL CALL, PRAYER, AND PLEDGE OF ALLEGIANCE****STRATEGIC PLAN UPDATE**

- [2018-257](#) Council will receive an update on the Strategic Plan from Council Member Jeff Golden, Chair of the Community Housing, Neighborhood Development and Public Safety Committee and Council Member Jason Ewing, Chair of the Prosperity & Livability Committee.

**PUBLIC COMMENT PERIOD**

- [2018-258](#) Public Comment Period
- A Public Comment Period will be held on the first Monday of the regular City Council meeting schedule at 5:30 p.m. or as soon thereafter as reasonably possible following recognitions, awards and presentations. Our policy states persons may speak on any item not on the agenda.
- \* Persons who have signed the register to speak shall be taken in the order in which they are listed. Others who wish to speak and have not signed in will be taken after those who have registered.
  - \* Persons addressing City Council are asked to limit their comments to 3 minutes.
  - \* Citizens will be asked to come to the podium, state their name and address and the subject(s) on which they will comment.
  - \* If a large number of people are present to register concerns about the same subject, it is suggested that they might be acknowledged as a unified group while a designated speaker covers the various points. This helps to avoid repetition while giving an opportunity for people present with the same concerns to be recognized.

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

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

- [2018-223](#) Contract - Truck Mounted Vacuum (Debris Collector)  
City Council is requested to approve a contract with Old Dominion Brush, Inc. in the amount of \$192,838.95 for the purchase of a Vacuum Debris Collector for use by the Stormwater Division of the Public Services Department.
- [2018-224](#) Contract- Rear Loading Refuse Truck  
City Council is requested to approve a contract with Amick Equipment Company in the amount of \$183,934.41 for the purchase of a 2018



Freightliner truck with a New Way Rear Loading Refuse body to replace a vehicle that is no longer useful. Council is also requested to declare the old truck as surplus and authorize staff to dispose of through the online auction process.

[2018-225](#)

Contract - Side-Loading Refuse Trucks

City Council is requested to approve a contract with Amick Equipment Company in the amount of \$822,117.87 for the purchase of three (3) Peterbilt New Way side loading refuse bodies for use by the Environmental Services Division of the Public Services Department.

[2018-226](#)

Contract - Automatic Tarping Machine

City Council is requested to approve a sole source purchase of an automatic Tarping Machine in the amount of \$77,487.00 from Tarpomatic, Inc., for use by the Landfill Operations Division of the Public Services Department.

[2018-227](#)

Contract - Water and Sewer Emergency Repairs

City Council is requested to approve a contract with Breece Enterprises, Inc., in the amount of \$402,360.00 for on-call emergency repairs of water and sanitary sewer utilities.

[2018-228](#)

Contract Renewal - Concrete Supplier City Wide

City Council is requested to renew contract with Hartley Ready Mix in the amount of \$106,425.00 as the supplier for concrete to city crews when needed for maintenance functions that require concrete.

[2018-229](#)

Contract - Motorola Radio Purchase

City Council is requested to approve a contract with Motorola Solutions, Inc. in the amount of \$449,764.16 for the replacement radios used by the Police Department, Fire Department and the Park Ranger division.

[2018-230](#)

Contract - Core Router Replacement

City Council is requested to approve a contract with 5S Technologies in the amount of \$377,606.46 to purchase two (2) Nexus routers that will be used to provide failover redundancy at our prime site and the City's off-site disaster recovery facility.

[2018-232](#)

Contract - Asplundh Tree Expert Company - FY 2018-2019

Council is requested to continue the existing contract with Asplundh Tree Expert Company in the estimated amount of \$750,000 to provide line clearance tree services (tree trimming) for the FY 2018-2019.

[2018-233](#)

Contract - Janitorial Services - Parks & Recreation Facilities

City Council is requested to approve a contract with Matt's Janitorial in the amount of \$184,560.00 for custodial services at seven Parks & Recreation Facilities.

[2018-234](#)

Resolution - Sale of Real Property to NCDOT - Pump Station Road

City Council is requested to adopt a Resolution granting authority for the sale of real property located at 4309 Pump Station Road to the North Carolina Department of Transportation (NCDOT) for the Jamestown Roadway Project.

[2018-235](#) Budget Ordinance Amendment - Purchase of Property 3710 Waterview Road City Council is requested to adopt an Ordinance amending the Fiscal Year 2018-2019 Annual Budget to appropriate funds in the amount of \$185,000.00 for the purchase of property located at 3710 Waterview Road for use by the Parks and Recreation Department.

[2018-236](#) Property Acquisition - 3710 Waterview Road - Parks and Recreation Department  
City Council is requested to authorize the appropriate City Official to proceed with the purchase of property located at 3710 Waterview Road in the amount of \$182,100. This property is being purchased for use by the Parks and Recreation Department.

[2018-259](#) Property Acquisition - 211 East Ray Street  
Council is requested to authorize the appropriate City Official to proceed with the purchase of property located at 211 East Ray Street in the amount of \$60,000.00 for future City use.

[2018-237](#) Resolution - City Manager Authority to Dispose of Easements  
City Council is requested to adopt a Resolution delegating the City Manager authority to dispose of or exchange property interests in easements that are no longer needed by the City of High Point.

[2018-238](#) Contract - Guilford County Schools - School Resource Officers  
City Council is requested to adopt a Resolution approving a contract with the Guilford County Schools in the amount of \$532,240.00 for eight (8) School Resource Officers for coverage at the four high schools and four middle schools located within the City limits of High Point. Contract is for the school year 2018 - 2019.

[2018-239](#) Contract Renewal - The Ferguson Group  
Council is requested to authorize the renewal of contract with The Ferguson Group (TFG) for the period of July 1, 2018 - June 30, 2019.

[2018-240](#) Outside Non-Profit Agency Funding  
City Council is requested to finalize the recommendations for the funding of Outside Non-Profit Agencies for FY 2018-2019.

## **REGULAR AGENDA ITEMS**

## **FINANCE COMMITTEE - Council Member Moore, Chair**

## **PENDING ITEMS**

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

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

- [2018-248](#) Ordinance - Demolition of Structure - 1508 Lake Village Drive  
City Council is requested to adopt an ordinance ordering the housing inspector to effectuate the demolition of a structure located at 1508 Lake Village Drive belonging to James Dobson, Jr.
- [2018-249](#) Ordinance - Demolition of Structure - 1405 East Avenue  
City Council is requested to adopt an ordinance ordering the housing inspector to effectuate the demolition of a structure located at 1405 East Avenue belonging to Katie Gill Evans Estate.

**PENDING ITEMS**

- [2018-211](#) Ordinance to Demolish - 308 Fourth Street  
City Council is requested to adopt an ordinance ordering the housing inspector to effectuate the demolition of a dwelling located at 308 Fourth Street belonging to SHJ Capital LLC.
- [2018-144](#) Ordinance - Demolition of Structure - 1505 East Avenue  
City Council is requested to adopt an ordinance ordering the housing inspector to effectuate the demolition of a structure located at 1505 East Avenue belonging to SHJ Capital, LLC.

**PROSPERITY & LIVABILITY COMMITTEE - Council Member Ewing, Chair**

- [2018-250](#) Resolution - Interlocal Agreement - Piedmont Discovery Application  
City Council is requested to adopt a Resolution authorizing the execution of an Interlocal Agreement between the City of High Point and the Piedmont Discovery Online Park and Recreation and Trail Locator. This agreement provides for a one-time contribution of \$3,000.00 from the City.
- [2018-261](#) Resolution - BUILD Planning Grant  
Council is requested to adopt a Resolution authorizing the City Manager to apply for a U.S. Department of Transportation Better Utilizing Investments to Leverage Development (BUILD) Planning Grant.

**PENDING ITEMS**

- [2018-100](#) High Point Area Arts Council Assistance Agreement

City Council is requested to approve an Agreement providing assistance from the City of High Point of up to \$181,324.00 over the next two fiscal years for the satisfaction of a \$362,648 mortgage associated with the High Point Area Arts Council purchase of property located at 121 S. Centennial Street. (This item will be discussed at the July 16, 2018 Council Meeting.)

## **PLANNING & DEVELOPMENT COMMITTEE - Mayor Pro Tem Williams,**

### **Chair**

- [2018-251](#) City Council Initiation of a Zoning Map Amendment Application  
A request for the City Council to initiate rezoning for Group 1 of the Comprehensive Zoning Map Amendment project. Group 1 consists of 14 areas to be considered for rezoning.

## **PUBLIC HEARINGS - Planning & Development Committee**

- [2018-252](#) Ordinance - Caring Services, Inc. - Zoning Map Amendment 18-07  
A request by Caring Services, Inc. to rezone approximately 21 acres from the Single Family Residential-3 (R-3) District and a Conditional Use Institutional (CU-I) District to a Conditional Zoning Institutional (CZ-I) District. The site lies approximately 900 feet north of the intersection of Eastchester Drive and N. Centennial Street, between Eastchester Drive and N. Centennial Street.
- [2018-253](#) Caring Services, Inc. - Special Use 18-03  
A Special Use request by Caring Services, Inc. to allow a Major Social Service Facility use in a Conditional Zoning Institutional (CZ-I) District. The site lies approximately 900 feet north of the intersection of Eastchester Drive and N. Centennial Street, between Eastchester Drive and N. Centennial Street.
- [2018-254](#) Resolution - Premier Stores, Inc. - Plan Amendment 18-03  
A request by Premier Stores, Inc. to change the Land Use Map classification for approximately 4 acres from the Office classification to the Local/Convenience Commercial classification. The site is bounded by W. Wendover Avenue, Piedmont Parkway and Hickory Grove Road.
- [2018-255](#) Ordinance - Premier Stores, Inc. - Zoning Map Amendment 18-08  
A request by Premier Stores, Inc. to rezone approximately 4 acres from a Conditional Use Office & Institutional (CU-OI) District to a Conditional Zoning Limited Business (CZ-LB) District. The site is bounded by W. Wendover Avenue, Piedmont Parkway and Hickory Grove Road.

## **GENERAL BUSINESS AGENDA**

- [2018-241](#) Boards & Commission - Reappointment - Board of Adjustment  
Mayor Wagner is recommending the reappointment of Deborah Davis to the Board of Adjustment. Reappointment will be effective immediately and

will expire July 1, 2021.

[2018-242](#)

Boards & Commissions - Appointment/Reappointments - Citizens Advisory Council

Mayor Wagner is recommending the reappointment of Donald Belton to the Citizens Advisory Council and Mayor Pro Tem Williams is recommending the appointment of Cyril Jefferson. Both appointments are effective immediately and will expire May 31, 2020. Council Member Golden is recommending the reappointment of Willie Davis as the Ward 1 appointment. This appointment will be effective immediately and will expire May 31, 2021.

[2018-243](#)

Boards & Commission - Reappointment - Guilford County/City Insurance Advisory Committee

Mayor Jay Wagner is recommending the reappointment of Rudy Hinnant to the Guilford County/City Insurance Advisory Committee effective immediately term expiring December 22, 2020

[2018-244](#)

Boards & Commissions - Reappointment - Historic Preservation Commission

Council Member Britt Moore is recommending the reappointment of Janet Catania as the At-Large appointment. Council Member Hudson is recommending the reappointment of Mary Powell DeLille as the Ward 4 appointment. Both reappointments will be effective immediately and will expire July 1, 2021.

[2018-245](#)

Boards & Commissions - Reappointments - Library Board of Trustees

Mayor Pro Tem Williams is recommending the reappointment of Forrest Littleton as the Ward 2 appointment term expiring November 1, 2019; Council Member Britt Moore is recommending the reappointment of Philip Flynt as the At-Large appointment term expiring November 1, 2020; Council Member Victor Jones is recommending the reappointment of Dorotea Evans as the Ward 5 appointment term expiring November 1, 2020.

[2018-246](#)

Boards & Commissions - Reappointment - Parks & Recreation

Mayor Pro Tem Chris Williams is recommending the reappointment of Jerry Archie as the Ward 2 appointment and Council Member Victor Jones is recommending the reappointment of Gary Ollis as the Ward 5 appointment; both reappointments are effective immediately with terms expiring July 1, 2021.

[2018-247](#)

Boards & Commissions - Reappointments - Planning & Zoning Commission

Council Member Britt Moore is recommending the reappointment of Tom Kirkman as the At-Large appointment and Council Member Peters is recommending the reappointment of James Armstrong as the Ward 3 appointment; both reappointments are effective immediately with terms

expiring July 1, 2021.

[2018-260](#)

Boards & Commissions - Reappointments - Theatre Advisory Board  
Council Member Wesley Hudson is recommending the following for reappointment to the Theatre Advisory Commission: Tom Blount, Nho Bui, Clay Fielding and Nikki Lee. Reappointments are effective immediately with terms expiring on June 1, 2021.

[2018-256](#)

Approval of City Council Minutes  
High Point City Council Special Meeting; Wednesday, June 13th @ 3:00 p.m.  
Finance Committee Meeting; Thursday, June 14th @ 4:00 p.m.  
High Point City Council Special Meeting; Monday, June 18th @ 4:30 p.m.  
High Point City Council Regular Meeting; Monday, June 18th @ 5:30 p.m.

**ADJOURNMENT**



## **FINANCE COMMITTEE**

***Chaired by Council Member Moore***

***Members: Moore, Hudson, Ewing, and Jones***

**June 14, 2018 – 4:00 P.M.**

**Third Floor Lobby Conference Room**

### **MINUTES**

**Present:** Chairman Britt Moore, and Committee Members, Jason, and Victor Jones

**Absent:** Committee Member Wesley Hudson

**Staff Present:** Randy McCaslin, Deputy City Manager; Tommy Reid, Fire Chief; Terry Houk, Director of Public Services; Melanie Bruton, MRF Superintendent; Derrick Boone, Assistant Director of Public Services; Angela Wynes, Transit Manager; Jeff Moore, Director of Financial Services; Jeron Hollis, Director of Communications & Public Engagement; Ryan Ferguson, Communications & Public Engagement; Angela Kirkwood, Director of Human Resources; Laura Altizer, Senior Budget Analyst; Mark McDonald, Director of Transportation; Sandra Keeney, Deputy City Clerk, and Lisa Vierling, City Clerk

**Others Present:** Debbie Lumpkins, Executive Director, High Point Arts Council; Steve Ilderton, Chairman Elect, High Point Arts Council

**No News Media present.**

Chairman Britt Moore called the meeting to order at 4:00 p.m.

#### **2018-196      Ordinance - Budget Amendment - Insurance Reserve Fund**

City Council is requested to adopt an ordinance amending the 2017-2018 Annual Budget to appropriate funds in the amount of \$1,240,610 for expenditures for the Insurance Reserve Fund projected to exceed the budget due to increased health and dental care costs.

*Deputy City Manager Randy McCaslin explained this budget amendment is needed to increase appropriations for the Insurance Reserve Fund due to increased employee premiums paid and expenses for health care and dental care claims. He advised that expenditures for health, dental and life insurance claims would exceed the budgeted amount by \$1,240,610 (7.8%) and this would require an additional \$668,000 to be transferred from various operating funds to the Insurance Reserve Fund to cover the additional expense. This amount will be funded by vacancy savings from the following funds: General Fund, Water/Sewer Fund, Electric Fund, Stormwater Fund, Solid Waste Fund.*

*Committee Member Ewing asked if this takes into account an increase in expenditures for the 2018-2019 budget year. Mr. McCaslin explained that it does take the numbers into consideration, but it is possible that other adjustments may be necessary next year. He added that the city received an excellent renewal rate for the upcoming year.*

**A motion was made by Chairman Moore, seconded by Committee Member Jones, that this matter be forwarded to the City Council and recommended for approval, consent agenda. The motion carried by the following 3-0 unanimous vote.**

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

Absent (1): Committee Member Hudson

**2018-197 Ordinance - Budget Amendment - Market Authority**

City Council is requested to adopt an ordinance amending the 2017-2018 Annual Budget to appropriate funds in the amount of \$75,000 for additional revenue received from Occupancy Tax and Showroom tax that have been received above the amount budgeted.

*Laura Altizer, Senior Budget Analyst, advised that the city received additional funds on the occupancy tax over and above what was budgeted, thus resulting in a \$75,000 increase in the International Home Furnishings Market Authority budget.*

**A motion was made by Chairman Moore, seconded by Committee Member Jones, that this matter be recommended to the City Council for approval, consent agenda. The motion carried by the following 3-0 unanimous vote.**

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

Absent (1): Committee Member Hudson

**2018-198 International Home Furnishings Market Authority - 2018-2019 Annual Budget**

City Council is requested to consider the FY 2018-2019 annual budget for the International Home Furnishings Market Authority (Market Authority).

**A motion was made by Chairman Ewing, seconded by Committee Member Jones, that this matter be recommended for approval, consent agenda. The motion carried by the following 3-0 unanimous vote.**



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

Absent (1): Committee Member Hudson

**2018-199     High Point Convention & Visitors Bureau - 2018-2019 Annual Budget/Contract**

City Council is requested to consider the annual budget for the High Point Convention & Visitors Bureau (CVB) for FY 2018-2019 and authorize the City Manager to execute contract between the High Point Convention and Visitors Bureau for FY 2018-2019.

*Laura Altizer, Senior Budget Analyst, advised that a copy of the 2018-2019 Annual Budget/Contract for the High Point Convention & Visitors Bureau has been provided to the City Council.*

*Committee Member Ewing noted the agreement that the CVB submitted with the budget was contradictory to the one that was adopted a month ago and sent back. He asked if this was the original submission or the revised submission. Deputy City Manager Randy McCaslin advised that it appears this is the agreement that was revised in accordance to the discussions that have taken place.*

**A motion was made by Chairman Moore, seconded by Committee Member Jones, that this matter be recommended to City Council for approval, consent agenda. The motion carried by the following 3-0 vote.**

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

Absent (1): Committee Member Hudson

**2018-200     City of High Point/Forsyth County - Tax Collection**

Council is requested to authorize the appropriate City Official to execute an agreement between Forsyth County and the City of High Point for the collection of the 2018 and for the collection of 2017 and prior years' taxes by the Forsyth County Tax Administration office for areas of High Point located in Forsyth County.

*Jeff Moore, Director of Financial Services, explained that High Point is unique in that it lies in four counties: Guilford, Davidson, Forsyth, and Randolph. The city has a tax collection contract with each respective county; however, the Forsyth County Tax Collector's Office requires an annual affirmation of their authority to administer and collect High Point's taxes within Forsyth County.*

**A motion was made by Council Member Ewing, seconded by Council Member Jones, that this matter be recommended to City Council for approval, consent agenda. The motion carried by the following 3-0 vote.**

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

Absent (1): Committee Member Hudson

**2018-201     Contract - Hazen & Sawyer - Eastside WWTP Incinerator Restart Project**

City Council is requested to approve a professional engineering service agreement to Hazen and Sawyer in the amount of \$492,830.00 for Eastside Waste Water Treatment Plant incinerator restart project.

*Terry Houk, Director of Public Services, advised the current solids handling equipment was replaced and upgrades as part of a capital improvement project; however, during test start-up of the incinerator, a key component of the air emission system (Mercury Control Scrubber) caught on fire and suffered significant damage. Staff is recommending award of the professional engineering services agreement to Hazen and Sawyer to assist them in this process.*

**A motion was made by Committee Member Ewing, seconded by Committee Member Jones, that this matter be recommended to City Council for approval, consent agenda. The motion carried by the following 3-0 vote.**

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

Absent (1): Committee Member Hudson

**2018-202     Contract - Temporary Services - Material Recovery Facility**

Council is requested to approve a contract with People Ready in the estimated amount of \$100,000.00 - \$120,000.00 to provide temporary labor services at the Material Recovery Facility (MRF).

*Terry Houk, Director of Public Services, explained that temps are used to help support the city's resources during and after market and staff recommends approval of the contract with People Ready. Committee Member Ewing made an inquiry regarding the number of hours that the city hires temps for subsidizing for the Furniture Market. Melanie Bruton, MRF Superintendent, replied that temps are generally used around five weeks with each market and pointed out they have realized an uptick as far as tonage for the cardboard collection. She emphasized that they do not have adequate manpower to get through the Furniture Market now, so the temps are vital to the efforts.*

**A motion was made by Committee Member Jones, seconded by Committee Member Ewing, that this matter be recommended to the City Council for approval, consent agenda. The motion carried by the following 3-0 vote.**

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

Absent (1): Committee Member Hudson

**2018-203      Contract - Water and Sewer Scheduled Maintenance**

City Council is requested to award a contract to Breece Enterprises, Inc. in the amount of \$338,105.00 for the Water and Sewer Scheduled Maintenance.

*In the absence of staff from Engineering Services, Terry Houk, Director of Public Services agreed to provide some background information regarding this matter. He explained that the City of High Point routinely uses an outside contractor to supplement efforts in maintaining existing water and sewer distribution and collection lines. This contract is for the scheduled maintenance work on the existing water and sewer system.*

**A motion was made by Chairman Moore, seconded by Committee Member Jones, that this matter be recommended to the City Council for approval, consent agenda. The motion carried by the following 3-0 vote.**

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

Absent (1): Committee Member Hudson

**2018-204      Contract - Sidewalk Improvements**

City Council is requested to award a contract to ASJ Wilson Construction, Inc. in the amount of \$886,541.70 for eight new sidewalk projects. These projects were identified and prioritized by the High Point Department of Transportation.

*Mark McDonald, Director of Transportation, advised that staff recommends award of the contract for these sidewalk projects to ASJ Wilson. He explained that in 2014, the prior Council approved the list of sidewalk sections to be reconstructed with two-thirds bond monies. Three vendors submitted bids with ASJ Wilson being the lowest at \$886,541.70.*

**A motion was made by Chairman Moore, seconded by Committee Member Jones, that this matter be recommended to the City Council for approval, consent agenda. The motion carried by the following 3-0 vote.**

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

Absent (1): Committee Member Hudson

**2018-205      Budget Ordinance Amendment - Sidewalk Improvements**

City Council is requested to adopt an ordinance amending the 2017-2018 Annual Budget to appropriate funds in the amount of \$107,000.00 for the sidewalk improvement contract project.

**A motion was made by Chairman Moore, seconded by Committee Member Jones, that this matter be recommended to the City Council for approval, consent agenda. The motion carried by the following 3-0 vote.**

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

Absent (1): Committee Member Hudson

**2018-206      Contract - Purchase and Install New Parking Access and Revenue Control System**

City Council is requested to approve a contract with Southern Time in the amount of \$209,392.00 for the purchase and installation of a new PARC (Parking Access and Revenue Control) system at the Plaza and Broad Street parking decks.

*Mark McDonald, Director of Transportation reported that these improvements are needed to upgrade for parking access and revenue control systems at the Plaza and Broad Street parking decks. He explained they are now currently operating under a DOS-based system, which is no longer manufactured or supported. After soliciting and receiving results from a study that was conducted, a recommendation was made and bids were solicited. Six vendors submitted proposals. Staff is recommending approval of a contract with Southern Time in the amount of \$209,392.00 for the purchase and installation of a new PARC (Parking Access and Revenue Control) system at the Plaza and Broad Street parking decks.*

*Committee Member Ewing asked about how time sensitive this issue is and mentioned that he learned at the PART Board meeting that they are looking at every bus to have the same card system in the region he believed the vendor that was chosen includes parking garages. He suggested there might be an ability to tie into PART's contract with this vendor and use the same system the buses are on.*

*Mr. McDonald advised the goal is to have the upgrades to the parking plazas before the next Furniture Market. A short discussion followed regarding the timing sensitivity of the bids. Jeff Moore, Director of Financial Services, reported that the bids are good until June 25th. Committee Member Ewing suggested removing this matter from the Consent Agenda to check with PART and look into whether or not this is even feasible. Mr. McDonald pointed out that PART is not in the "parking" business. Chairman Moore suggested reaching out to Southern Time to see if it might be possible to extend the bid for 30 additional days.*

*Mr. McCaslin noted this item could be pulled from the Consent Agenda if necessary. Mr. McDonald expressed concerns that if the contract is not approved, they would lose the opportunity to get it done by the next Furniture Market.*

**A motion was made by Chairman Moore, seconded by Committee Member Jones, that this matter be recommended to the City Council for approval, consent agenda. The motion carried by the following 3-0 vote.**

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

Absent (1):        Committee Member Hudson

**2018-207      Contract - New Flyer Industries - New City Transit Bus**

City Council is requested to award a contract to New Flyer Industries in the amount of \$467,639.90 for the purchase of a bus to replace a bus in the current fleet that is no longer serviceable.

*Angela Wynes, Hi Tran Manager, reported that this contract is based off the original contract with New Flyer Industries with a small CPI increase. CMAQ funding will be used with 80% in federal funding; 10% in state funding; and 10% from the city.*

A motion was made by Council Member Ewing, seconded by Council Member Jones, that this matter be recommended to the City Council for approval, consent agenda. The motion carried by the following 3-0 unanimous vote:

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

Absent (1): Committee Member Hudson

### **2018-208      Public Hearing - Transit Operating and Capital Grant Application**

Monday, June 18, 2018 at 5:30 p.m. is the date and time established to receive public comments on the filing of the FY2019 FTA Section 5307 operating, capital and planning grant application for High Point Transit and the Thomasville portion of Davidson County Transportation System.

*Angela Wynes, Hi Tran Manager, explained this is part of an annual process that allows the city to present the Transit Program projects with an explanation on how the associated federal dollars are spent. She noted after the public hearing is held, the City Council would authorize and approve the submission of the contract to the Federal Transit Authority (FTA).*

**A motion was made by Council Member Jones, seconded by Council Member Ewing, that this matter be recommended to the City Council for approval, consent agenda. The motion carried by the following 3-0 unanimous vote:**

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

Absent (1): Committee Member Hudson

### **ADJOURNMENT**

There being no further discussion, the meeting adjourned at 4:43 p.m. upon motion by Committee Member Jones and second by Committee Member Ewing.

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Lisa B. Vierling, MMC  
City Clerk

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Britt Moore, Chairman

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## Profile

Cyril

First Name

Jefferson

Last Name

cyril.jefferson92@gmail.com

Email Address

1448 Bailey Cir

Street Address

Suite or Apt

High Point

City

NC

State

27262

Postal Code

What district do you live in? \*

☒ Within High Point Corporate Limits

Mobile: (336) 287-8725

Primary Phone

Home: (336) 287-8725

Alternate Phone

Guilford County Schools

Employer

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Which Boards would you like to apply for?

Citizens Advisory Council: Submitted

1

Ward you reside in?

---

## Interests & Experiences

**Please list any work, volunteer, and/or educational experience that you would like us to consider in the review of your application.**

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United Way of Greater High Point -Sponsored Loaned Executive (2016-17) UWGHP - Project Board Development (2013) Connect High Point (2018) Guilford County Schools - Associate Director and Booster President - Andrews Marching Band (2012-18) Communities In Schools - Volunteer and Consultant (2012-present) Volunteer and work experience with UWGHP, CIS, Salvation Army, YMCA, Big Brothers Big Sisters, GCS, HPU, HPHA, HP Country Club, Macedonia FRC, and D-UP.

[C. Jefferson - Resume.docx](#)

Upload a Resume

**Have you participated in Leadership High Point?**

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☒ Yes ☐ No

2018

If yes, please list the year in which you participated in Leadership High Point:

**Gender**

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☒ Male

## **EMPLOYMENT**

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**Sponsored Loaned Executive                      United Way of Greater High Point                      July 2016 – January 2017**

- I worked alongside other members of the United Way of Greater High Point (UWGHP) Campaign Team to secure donations that would benefit the 28 partner agencies within the UWGHP umbrella. Our efforts resulted in a record breaking fundraising campaign.
- Managed and coordinated the UW campaign efforts of more than 60 businesses, providing them with the information and encouragement necessary to optimize their giving potential.
- Represented the organization in forums, networking spaces, and information fairs on several occasions.
- Saw an increase in total monies raised on a majority of my accounts, with major increases (20% or more) in many of those campaigns.

**Development & Brand Consultant                      D-UP, Inc.                      June 2017 – Present**

- My responsibilities include the overseeing of resource development, marketing strategies, and public relations, in addition to assisting with strategic planning for the organization.
- I work closely with the Executive Director and CEO to identify problem areas in infrastructure and develop strategies for implementation of best practice techniques.
- I also serve as Master of Ceremony at major events hosted by the organization, and as a Brand Ambassador at community events.

**Bonner Leader                      High Point University                      January 2014 – May 2015**

- As a Bonner Student Leader, I worked at various sites throughout the community.
- For one semester, I worked with Learning Together of Guilford Child Development at the Macedonia Family Resource Center. While there, I supervised the children within the program, managed the dozens of adult volunteers, and coordinated the daily activities.
- In that next year, I worked with the Washington Street Community in a variety of ways to help build up and facilitate more positive programs for that neighborhood, as well as assisting in bridging the gap between High Point University and the Washington Street community.

**Associate Band Director                      Guilford County Schools                      February 2012 – May 2018**

- The range of my responsibilities includes instruction of the drum line, event planning and coordination, public relations, strategic planning, and quality assurance.
- Elected Band Booster President for the 2017-18 school year, where my experience increased my ability to serve an organization in areas of resource development, brand development, and public relations. Under my leadership, the organization has grown in resources, membership, and volunteer participation, and the infrastructure has been made more efficient.
- Organized the "Red Smoove Classic": an annual event that has seen more than 1,500 people in attendance each year, and has served as the program's largest annual fundraiser to date. My responsibilities for the included promotion and advertising, securing major and partial sponsors, developing community partnerships, and overseeing 150 volunteers who helped out with the event each year. As a result, the event has grown to be the largest of its kind.

**ALAC Consultant                      Communities in Schools, Inc.                      October 2015 – March 2018**

- As a member of the Alumni Leadership Advisory Council, I work with the Communities In Schools National Office to enhance the CIS Alumni Leadership Network.
- My responsibilities included strategic planning, brand development, and public relations.



- Represented CIS as a Brand Ambassador at the 2016 Basketball Hall of Fame Charity Golf Classic in Naples, Florida. At this event, I was one of two keynote speakers (the other was Univ. of Kentucky Men's Basketball Coach, John Calipari), and was given the opportunity to speak to members of the Hall of Fame and many more influential figures about the impact of CIS.
- Visited the offices of U.S. Congress members Mark Walker, Ted Budd, and Richard Burr in Washington, D.C. to advocate for CIS. Our efforts we made an impression on Capitol Hill that resulted in legislative support for the organization.

## **EDUCATION**

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- |                                                                                                                                                                                                                                                                                |                                                    |                                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|--------------------------------|
| <b>Greensboro, NC</b>                                                                                                                                                                                                                                                          | <b>N.C. A&amp;T State University</b>               | <b>Summer 2018</b>             |
| <ul style="list-style-type: none"> <li>• Bachelor of Arts Degree in Liberal Studies; expected to be completed in June 2018 and graduate Cum Laude.</li> <li>• My current GPA is a 3.75, and I have been named to the Dean's List after each semester of enrollment.</li> </ul> |                                                    |                                |
| <b>High Point, NC</b>                                                                                                                                                                                                                                                          | <b>High Point University</b>                       | <b>Fall 2013 – Spring 2015</b> |
| <ul style="list-style-type: none"> <li>• Prior to attending High Point University, I attended Howard University and Guilford Technical Community.</li> </ul>                                                                                                                   |                                                    |                                |
| <b>High Point, NC</b>                                                                                                                                                                                                                                                          | <b>Business High Point – Leadership High Point</b> | <b>Fall 2018</b>               |
| <ul style="list-style-type: none"> <li>• In November, I will have completed the Business High Point Chamber of Commerce's Leadership course.</li> </ul>                                                                                                                        |                                                    |                                |
| <b>High Point, NC</b>                                                                                                                                                                                                                                                          | <b>United Way – Project Board Development</b>      | <b>Fall 2013</b>               |
| <ul style="list-style-type: none"> <li>• Completed an eight week course provided by United Way of Greater High Point on how to effectively serve on the board or committee of an organization.</li> </ul>                                                                      |                                                    |                                |

## **ADDITIONAL EXPERIENCE AND AWARDS**

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- In July 2017, I was elected to serve as secretary of the United Way's African-American Initiative. This experience has grown my capacity for Brand Ambassadorship as I am constantly called upon to represent the organization at events throughout the Greater High Point and Greensboro areas. Additional responsibilities include strategic planning, event coordination, and membership engagement.
- In May 2018, I was invited to serve on Connect High Point, a committee appointed by the City Manager to provide consultation to City Council regarding ways to increase and maintain a vibrant population of young professionals.
- As a Public Speaker, I have a speaking profile that includes more than 100 speaking engagements. I will soon be named to the CIS National Alumni Speakers Bureau.
- As a Philanthropist, I have supported and volunteered with the following organizations: United Way, Communities In Schools, High Point Housing Authority, Salvation Army, Big Brothers Big Sisters of the Central Piedmont, D-UP, High Point YMCA, Business High Point Chamber of Commerce, Macedonia Family Resource Center, High Point University, Guilford County Schools, and several churches.
- Community Friend of the Year Award (2013-14) and the Gina Jacobs Above and Beyond Volunteer Award (2012-13) from Communities in Schools
- I was ordained as a minister at High Point Church of the Living God in August 2013, and was honored with an award for exceptional service and commitment to the Youth and Young Adult Ministry.
- I had a short stint of employment with Big Brothers Big Sisters of the Central Piedmont as a Development Manager. During this time, I enhanced marketing efforts for the organization and contributed as a part-time fundraiser.

**RESOLUTION AUTHORIZING THE CITY MANAGER TO APPLY FOR A U.S.  
DEPARTMENT OF TRANSPORTATION BETTER UTILIZING INVESTMENTS TO  
LEVERAGE DEVELOPMENT (BUILD) PLANNING GRANT**

**WHEREAS,** The BUILD planning grant will provide the City with the necessary funding to complete preliminary and final engineering as well as environmental reviews on three corridors that provide strategic access to the development in the Core.

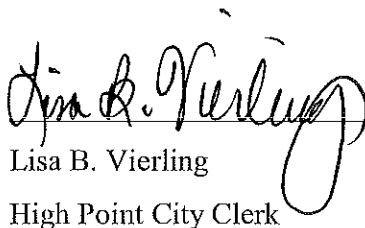
**WHEREAS,** Elm Street – a critical local road in need of streetscape, pedestrian, and bike lane improvements connecting the City Core to the High Point Regional Hospital;

**WHEREAS,** English Road and Martin Luther King Jr Drive One-Way Pairing – a vital east-west couplet that accommodates commuters and local trucks, does limits adequate access by vehicle, foot or bicycle, to development occurring at the Core;

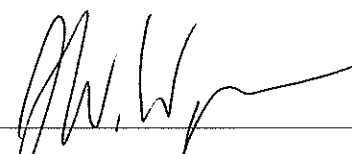
**WHEREAS,** The Southwest Greenway (Phase I) – a conceptually planned bike and pedestrian greenway connecting one of High Point's industrial centers to the Core City development.

**BE IT RESOLVED,** that the High Point City Council hereby authorizes the City Manager and the City Clerk to apply for a BUILD planning grant in the amount of \$941,238. The BUILD planning grant requires a \$403,388 match from the City of High Point.

Adopted this the 16th day of July 2018.

  
Lisa B. Vierling  
High Point City Clerk



  
\_\_\_\_\_  
Mayor Jay W. Wagner

# CITY OF HIGH POINT

## AGENDA ITEM



**Title:** Request to Initiate Zoning Map Amendments

**From:** Lee Burnette, Planning & Development  
Director

**Meeting Date:** July 16, 2018

**Public Hearing:** No

**Advertising Date:** N/A

**Advertised By:** N/A

**Attachments:** A. List of Areas to be Initiated  
B. Map of Areas to be Initiated

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### **PURPOSE:**

A request by the Planning and Development Department to initiate the zoning map amendment process for the areas shown on the attached map.

### **BACKGROUND:**

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

This project is a multi-year project and zoning changes will be initiated in groups. Attached is a map showing the first group of areas to be initiated.

### **BUDGET IMPACT:**

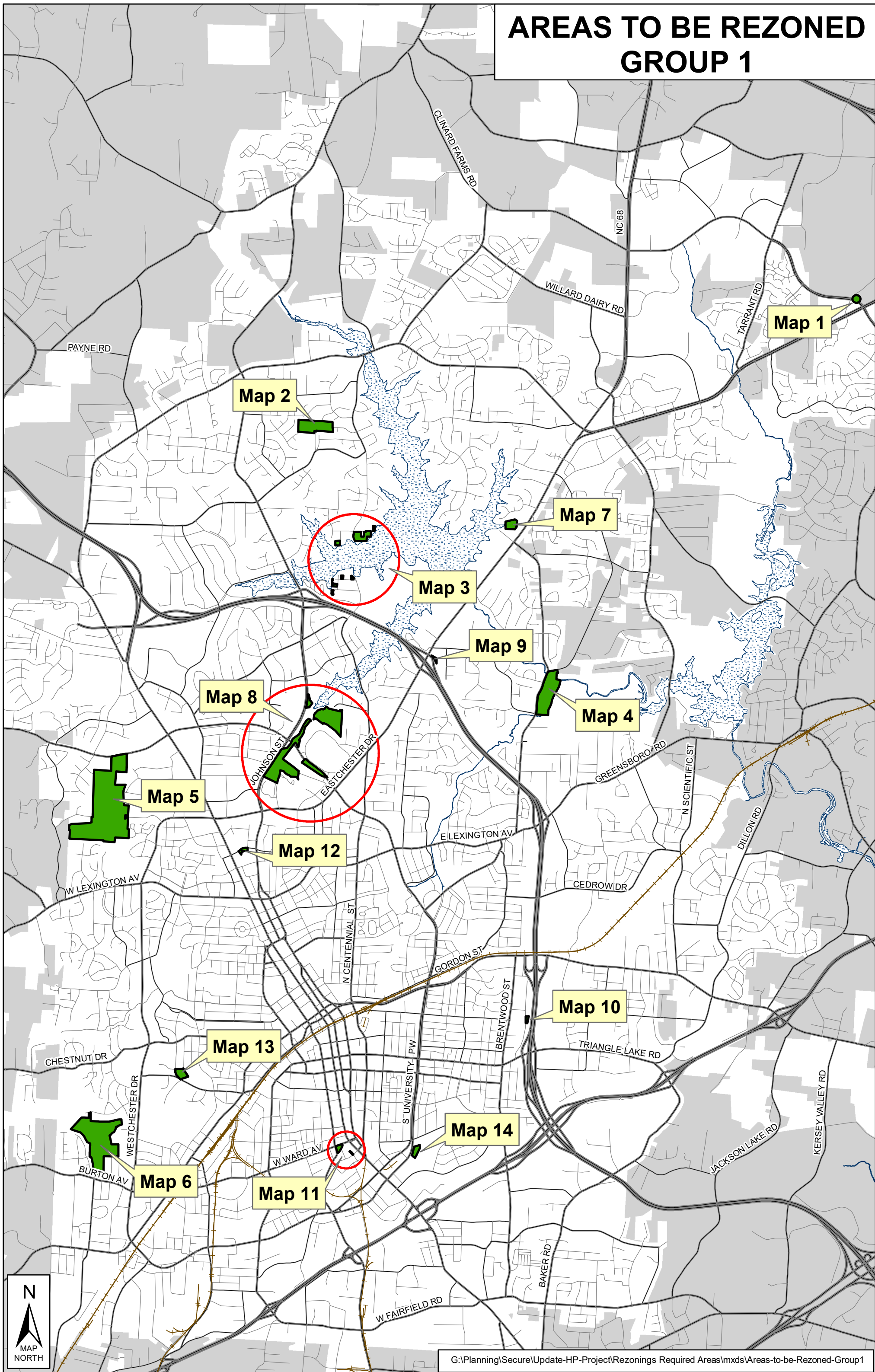
Funds are available in the department's FY18-19 budget for required public notices.

### **RECOMMENDATION / ACTION REQUESTED:**

Staff recommends initiation of the zoning map amendment process for the areas shown on the attached map.

| Map # | Acres  | From              | To   | Use                                                                             | Location                                      | Owner                               |
|-------|--------|-------------------|------|---------------------------------------------------------------------------------|-----------------------------------------------|-------------------------------------|
| 1     | 0.10   | CU OI 98-17       | OI   | Religious Institution                                                           | 5959 Hickory Grove Rd.                        | Hickory Grove Methodist Church      |
| 2     | 16.87  | CU R-3 00-02      | R-3  | Single Family Subdivision                                                       | Landing at Waterview Subd.                    | Numerous                            |
| 3     | 1.62   | R-3               | PNR  | Parking for Campground, and undeveloped parcels adjacent to the marina and lake | Tanglewood Ave./Innwood St./ Brookdale Ave.   | CHP                                 |
| 3     | 7.03   | R-3               | PNR  | Oak Hollow Sailboat Point                                                       | McKinley St./ Timberlane Dr.                  | CHP/Jones                           |
| 4     | 27.31  | R-3               | PNR  | University Park                                                                 | 1800/1854 Deep River Rd                       | CHP                                 |
| 5     | 115.45 | R-3               | PNR  | Rick Fork Preserve                                                              | 407 W. Parris Ave.                            | Guilford County                     |
| 5     | 10.45  | R-3               | PNR  | Undeveloped                                                                     | 401 W. Hartley Dr.                            | YMCA                                |
| 6     | 5.71   | CU OI 94-38       | PNR  | Future park                                                                     | 726 Whittier Ave.                             | CHP                                 |
| 6     | 53.05  | RM-26, RM-16, R-3 | PNR  | Future park                                                                     | 1521 Coventry/ 812-814 Irwin Ave.             | CHP/Lilly Pad LLC                   |
| 6     | 3.74   | GB                | PNR  | Future park                                                                     | 800-810 Irwin Ave                             | CHP/Lilly Pad LLC                   |
| 7     | 4.30   | R-3               | PNR  | Lake buffer                                                                     | 2222 Lake Forest Dr.                          | CHP                                 |
| 8     | 18.83  | R-3               | PNR  | Lake Buffer/Regional Pond                                                       | 1020 R-1 Mall Loop Road/2122 2130 Johnson St. | CHP                                 |
| 8     | 9.47   | CU RC 93-13       | PNR  | Lake buffer/Regional Pond                                                       | 1020 R-1 Mall Loop Road/ 1251 E Hartley Dr    | CHP                                 |
| 8     | 20.67  | RM-16             | PNR  | Regional Pond                                                                   | 2002 Johnson                                  | CHP                                 |
| 8     | 3.31   | R-5               | PNR  | Regional Pond                                                                   | 1258 Hartley/2050 Johnson                     | CHP/Dixie Grading                   |
| 8     | 4.92   | R-5               | R-3  | R-O-W and undeveloped                                                           | 1500 E. Hartley Dr.                           | Cornerstone Eye Care/ NCDOT         |
| 9     | 0.47   | RM-16             | R-3  | R-O-W/Undeveloped/back of residential lot                                       | 1666 Eastchester                              | NCDOT/Callahan                      |
| 10    | 0.71   | HI                | LI   | R-O-W                                                                           |                                               | NCDOT                               |
| 11    | 0.19   | GB                | MS-C | Commercial                                                                      | 1246 S. Main St.                              | JHS Master Capital, LLC             |
| 11    | 1.56   | GB                | MS-C | Rescue Squad                                                                    | 901 S. Elm St.                                | Piedmont Triad Ambulance and Rescue |
| 12    | 1.29   | GB, RM-16         | MS-A | Substations                                                                     | 118 & 124 E. Dayton Ave                       | CHP and Duke Energy                 |
| 13    | 4.01   | R-3               | R-5  | HPCA                                                                            | 303 N. Rotary Dr.                             | Green St. Baptist Ch.               |
| 14    | 2.62   | RM-16, LI         | PNR  | Blair Park Golf Course                                                          | 808 R1 E Kearns Ave.                          | CHP                                 |

# AREAS TO BE REZONED GROUP 1





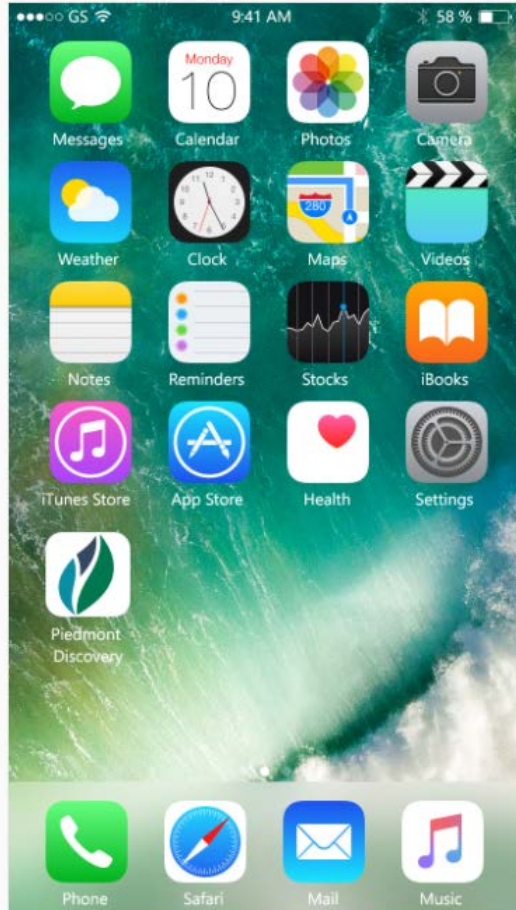


# Piedmont Discovery App





# Piedmont Discovery Application

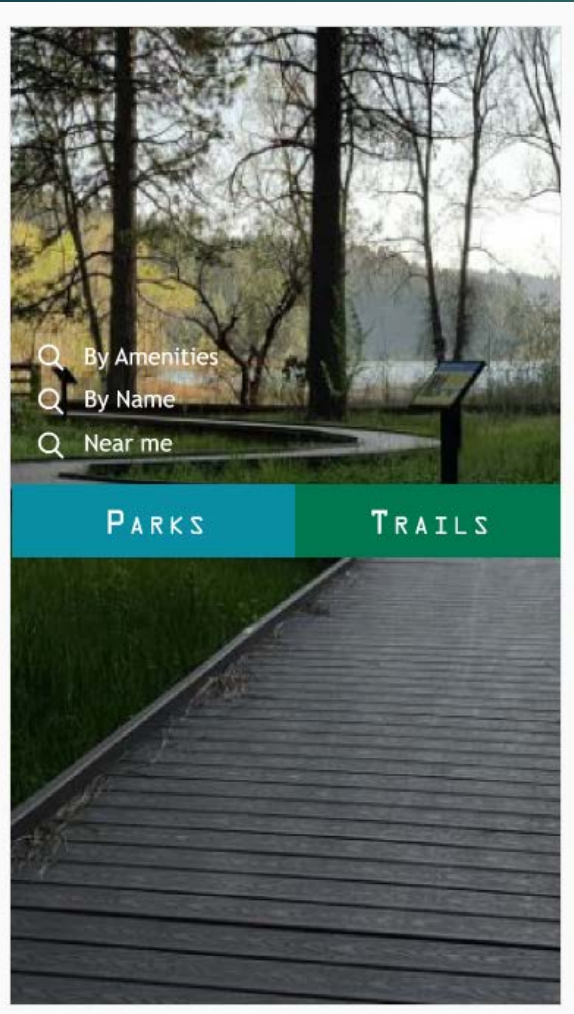


- *Piedmont Discovery* is a free park locator app that allows area residents and visitors to find parks and trails, near them, or search for a specific amenity they are interested in.
- In partnership with the City of Greensboro and Guilford County, this app will provide a comprehensive list of parks and trails managed by the three entities.
- Compatible with Android and iOS platforms
- Download for free from a smart phone or tablet, or access from your desktop or laptop.





# Piedmont Discovery Application



- Residents can search for parks by:
  - Amenities
  - By name
  - Near me





# Piedmont Discovery Application

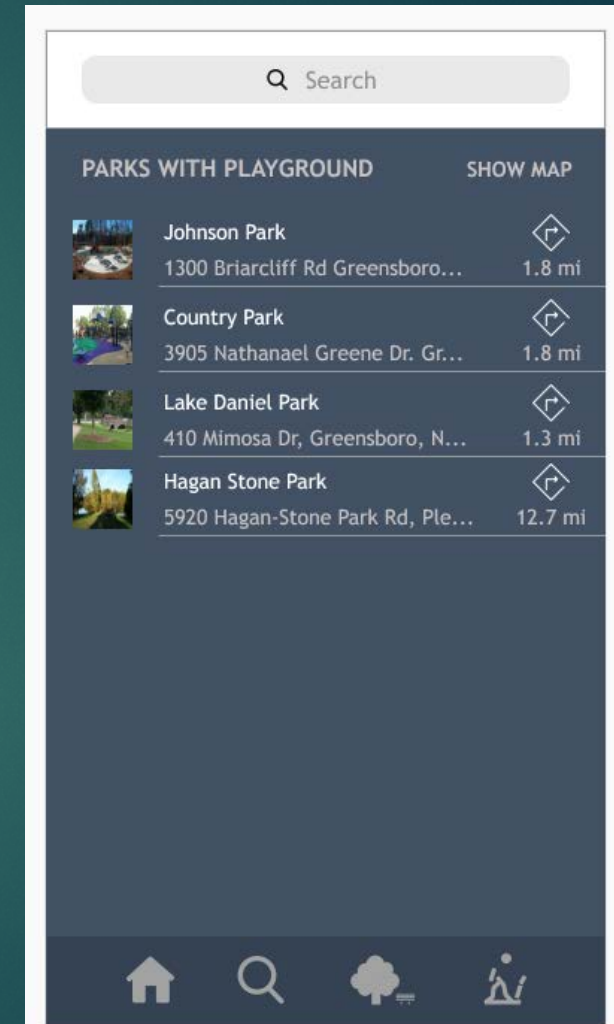
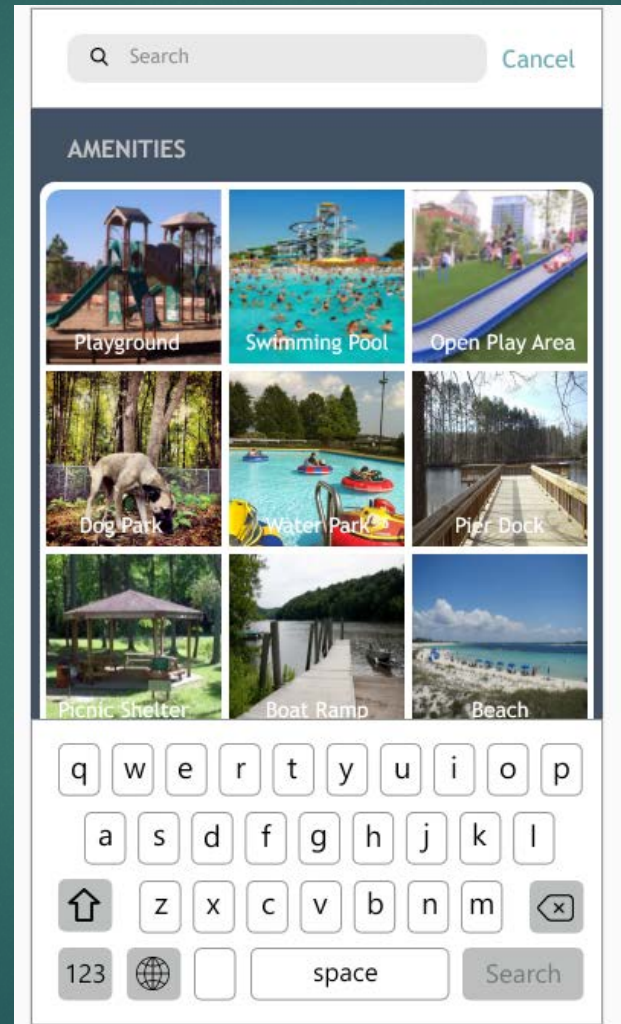
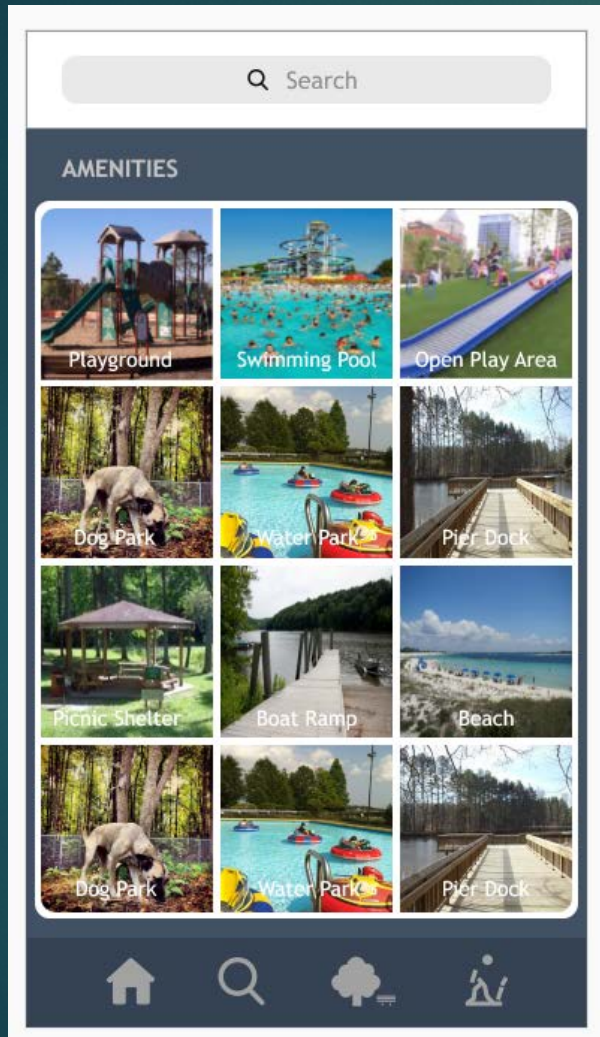


- Residents can search for trails by:
  - Attribute
  - By name
  - Near me





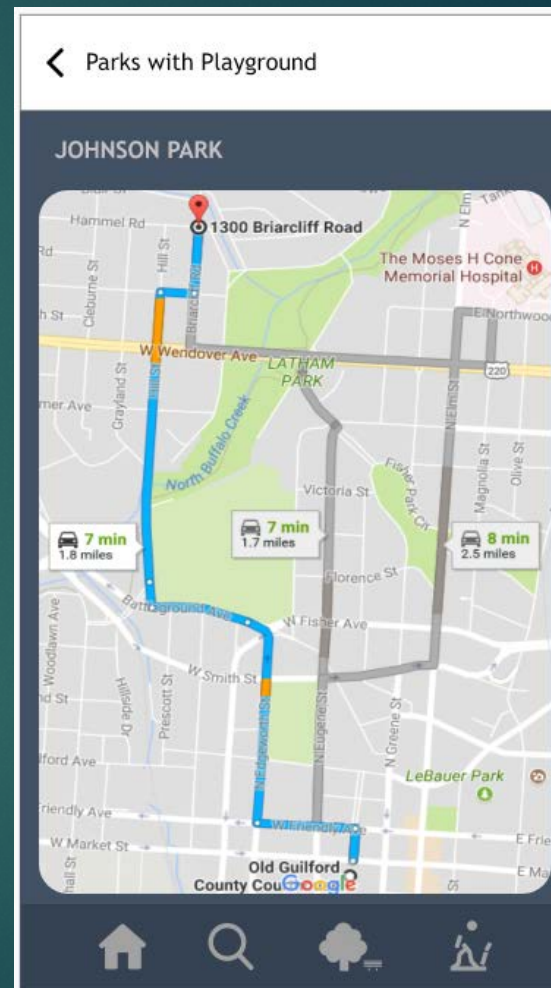
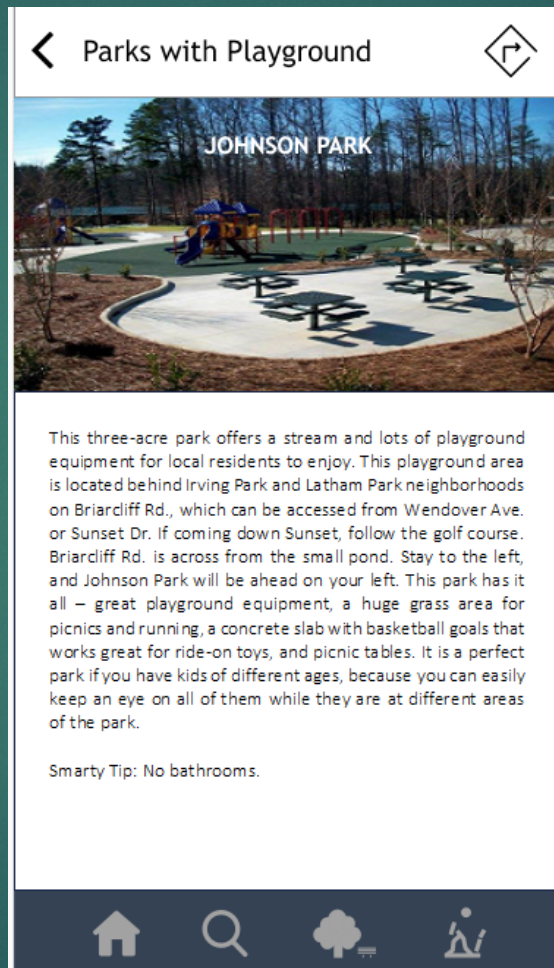
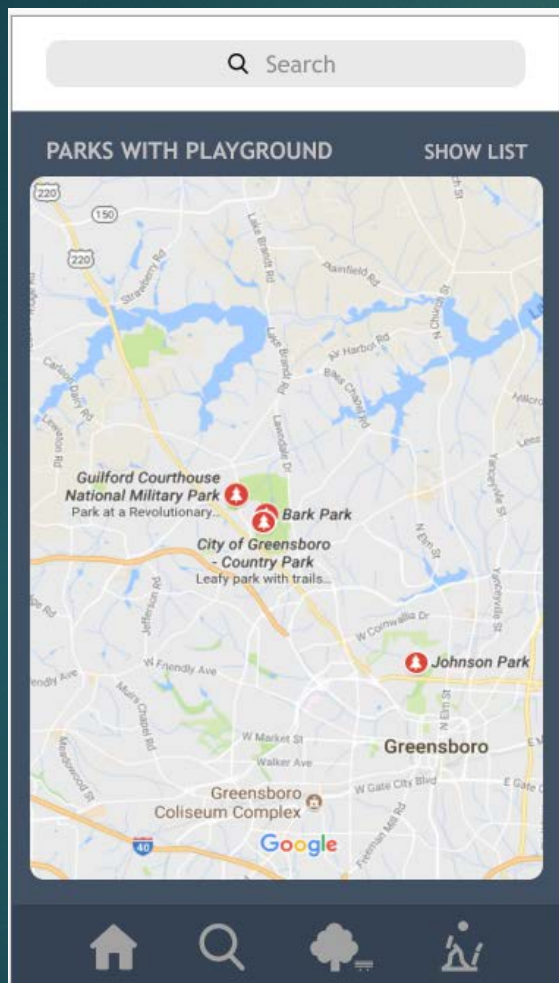
# Piedmont Discovery Application







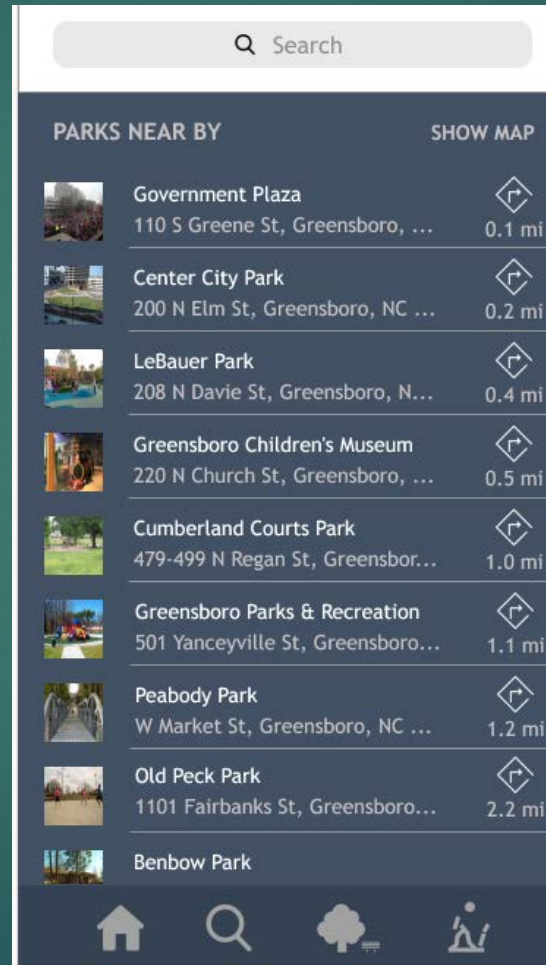
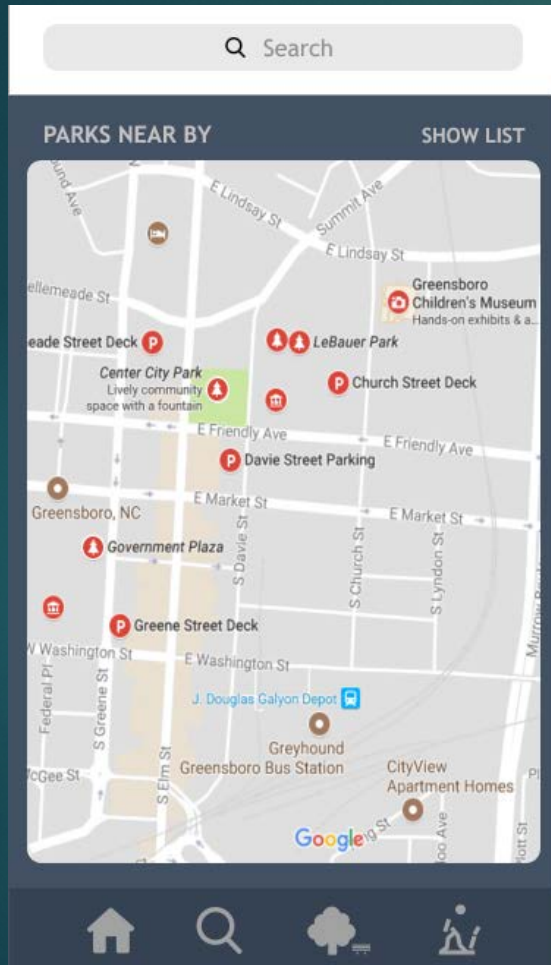
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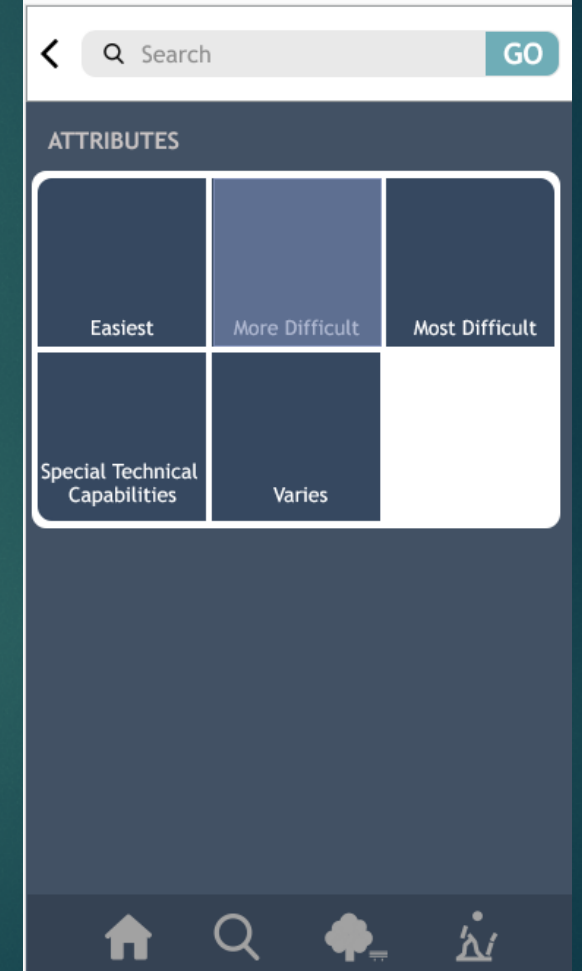
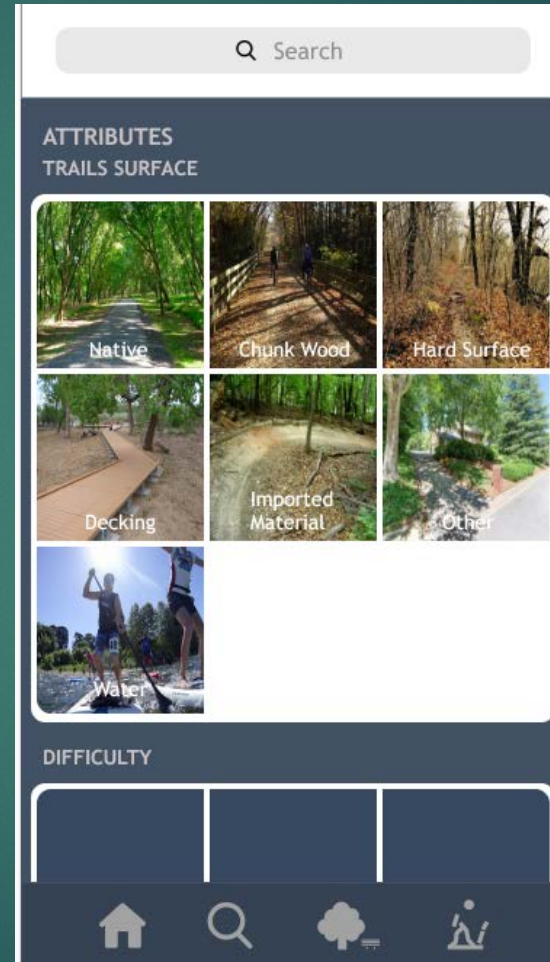
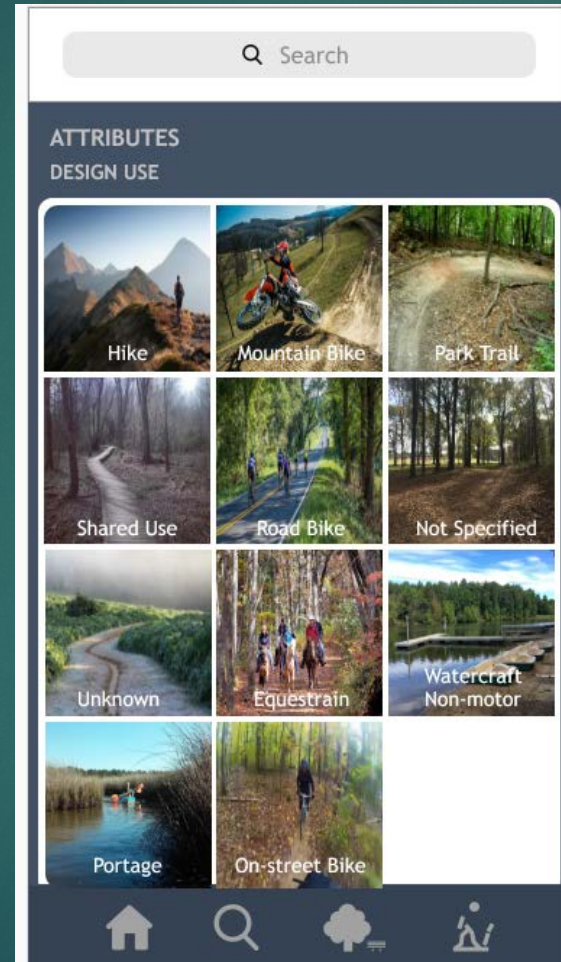
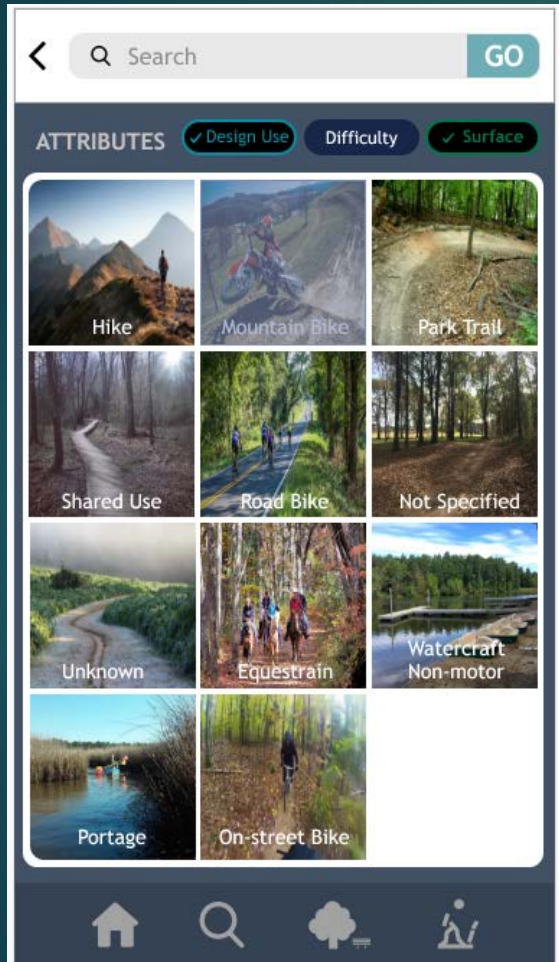
# Piedmont Discovery Application







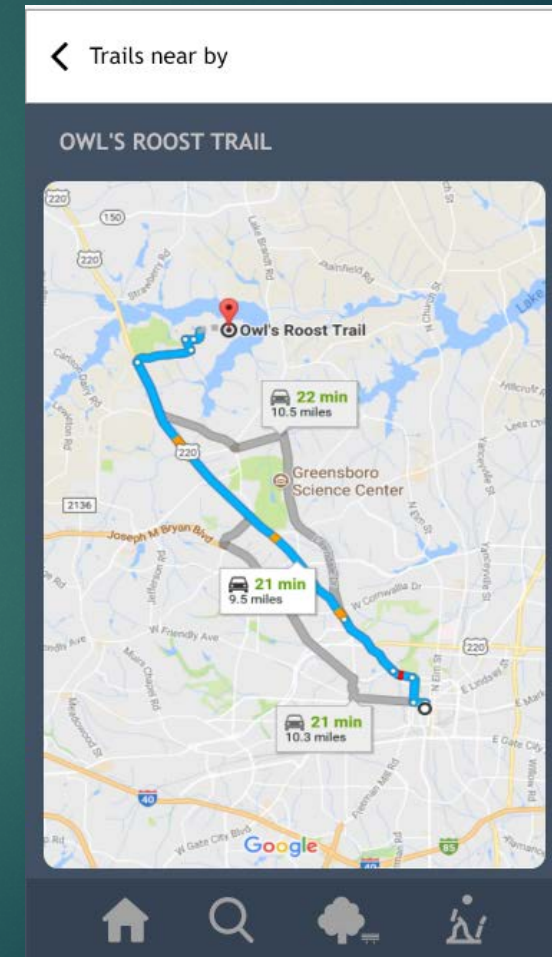
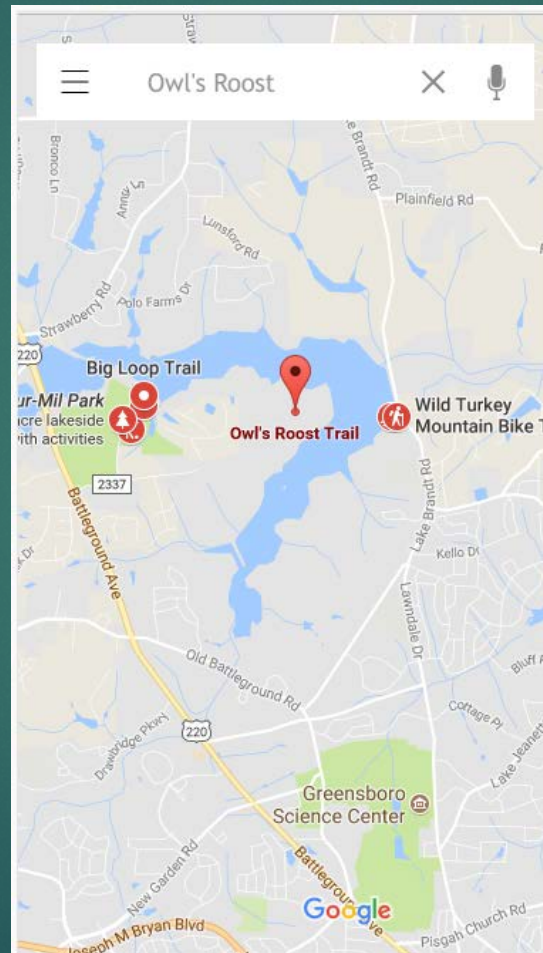
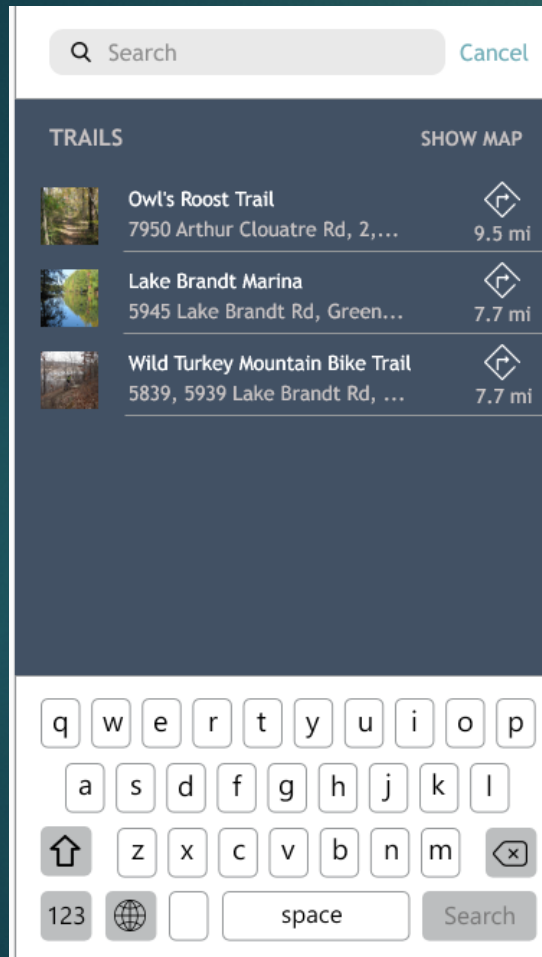
# Piedmont Discovery Application







# Piedmont Discovery Application







# Piedmont Discovery Application

Questions?

# CITY OF HIGH POINT

## AGENDA ITEM



### **Title: Resolution Ratifying Seaboard Settlement Agreement**

**From:** JoAnne Carlyle

**Meeting Date:** January 16, 2018

**Public Hearing:** No

**Advertising Date:** N/A

**Advertised By:**

**Attachments:** Resolution Ratifying Seaboard Settlement Agreement

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### **Purpose/Background:**

City Council is requested to adopt a resolution for the ratification of a vote in closed session approving the Settlement Agreement and Mayor's execution of the Agreement associated with the arbitration of *Seaboard Group II (U.S.A.) and City of High Point, North Carolina v. Purifics ES, Inc (Canada)* conducted before the International Court of Arbitration.

### **Budget Impact:**

There is no budget impact.

### **Recommendation:**

The City Attorney's Office recommends City Council adopt a resolution ratifying City Council's vote in closed session to approve the Settlement Agreement.

**RESOLUTION RATIFYING THE SETTLEMENT AGREEMENT  
BETWEEN 2031320 ONTARIO, INC. AND THE CITY OF HIGH POINT**

**BE IT RESOLVED** by the High Point City Council that the Settlement Agreement, and Mayor's execution of the same, between the City of High Point and 2031320 Ontario, Inc. (as successor in interest to Purifics ES Inc.) relating to the arbitration of *Seaboard Group II (U.S.A.) and City of High Point, North Carolina v. Purifics ES, Inc (Canada)* conducted before the International Court of Arbitration of, ICC No. 20995/RD is hereby ratified and spread upon the minutes of the High Point City Council.

Adopted this the 16th day of January, 2018.

Lisa B. Vierling  
High Point City Clerk

ORDINANCE

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

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

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

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

PROPERTY LOCATION

1508 Lake Village Dr.

OWNER (S)

James Dobson, Jr.  
1157 Hawick Dr.  
High Point, NC 27262

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

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

Adopted by City Council,  
This the 16th day of July, 2018

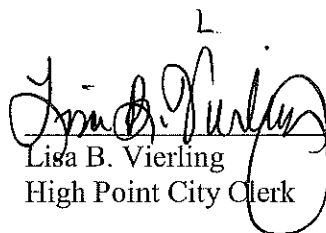
Lisa B. Vierling, City Clerk



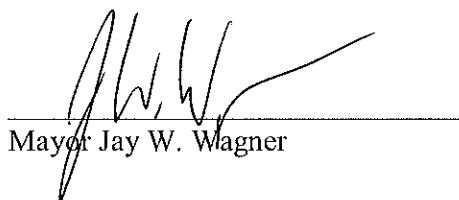
**RESOLUTION AUTHORIZING THE EXECUTION OF  
AN INTERLOCAL AGREEMENT BETWEEN THE CITY HIGH POINT, NC; CITY OF  
GREENSBORO, NC; AND COUNTY OF GUILFORD, NC FOR THE PIEDMONT  
DISCOVERY ONLINE PARK AND TRAIL LOCATOR**

**BE IT RESOLVED**, that the High Point City Council hereby authorizes the City Manager and the City Clerk to execute the attached Interlocal Agreement between Guilford County, the City of Greensboro, and the City of High Point ("Agreement"). The Agreement provides for a one-time contribution of \$3,000 from the City of High Point for the sole purpose of aiding in the costs for the Piedmont Discovery Online Park and Trail Locator application suitable for desktop and mobile uses, which will provide a platform for the public to search for and find parks, trails and amenities that are managed by the City of High Point, the City of Greensboro, and Guilford County.

Adopted this the 16th day of July, 2018.

  
Lisa B. Vierling  
High Point City Clerk



  
Mayor Jay W. Wagner

# **"Not in My Backyard": The Effect of Substance Abuse Treatment Centers on Property Values**

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**Authors** Claire R. La Roche, Bennie D. Waller, and Scott A. Wentland

**Abstract** Residential treatment centers offer the most intense form of treatment for substance abuse and are often embedded in residential neighborhoods. As a result of the Patient Protection and Affordable Care Act, the number of treatment centers has been forecasted to burgeon. We examine the external effect of residential rehab centers on nearby real estate. As addiction treatment centers are planned, a common response of nearby property owners is "not in my backyard" (NIMBY). Using a large MLS dataset from central Virginia, we estimate the impact of substance abuse treatment centers on nearby home prices and liquidity (as measured by time on market). We find that a neighboring treatment center is associated with an 8% reduction in nearby home prices, and that this discount is magnified for treatment centers that specifically treat opiate addiction (as much as 17%).

The primary residence is perhaps the greatest single investment made by an individual and the mantra "location, location, location" is an ever-present concern of a prospective buyer. Before purchasing a home, a savvy buyer will frequently research the community and the school system, as well as the crime statistics. When homeowners are made aware of an application for a special use permit for the possibility of an addiction treatment center being located in their neighborhood, initial concern for personal and household safety, followed by the stark realization that home values in their neighborhood may be adversely affected, almost always lead homeowners to the universal response of "not in my backyard" (NIMBY). The typical opposition to a proposed substance abuse treatment facility is based on two visceral concerns: an increase in crime risk and a related decrease in property values. The primary purpose of this paper is to examine the latter claim empirically, determining whether there is significant evidence that treatment centers have a negative impact on nearby real estate.

Ex ante, it is not clear that substance abuse treatment centers will adversely impact neighboring real estate, which motivates our empirical examination of this externality. On one hand, there may be a priori reasons to suspect that treatment facilities will not have much of an impact on neighboring real estate. Locating addiction treatment centers in residential areas has become commonplace.

treatment centers are still negatively impacted, and by approximately the same magnitudes. Indeed, the last two columns are particularly striking. Given that this is already a "within neighborhood" estimation, by controlling for location, the fact that the substance abuse treatment center result is robust when the control group is reduced to 1 mile and 0.6 miles indicates that unobserved spatial heterogeneity is not likely driving the core results of this paper. More intuitively, this provides strong evidence that the substance abuse treatment center effect is not simply a "bad part of town effect," in that we are comparing "apples with apples" across the dimension of location; and, the principle characteristic distinguishing the variation in prices in these areas is the presence of a nearby substance abuse treatment center. Based on these results, we cannot conclude that there is a robust impact on property liquidity, but there appears to be a robust negative relationship between the presence of a substance abuse treatment center and nearby home values.

### Conclusion

In this study, we find evidence that residential substance abuse treatment centers adversely impact the price of neighboring homes. We find that homes within 1/8 mile of a treatment center sell for approximately 8% less than otherwise comparable homes that are located further away. Furthermore, we find that the market differentiates between potential risks that nearby treatment centers may carry, as living near a methadone clinic that treats opiate addictions such as heroin or morphine may be associated with a reduction in home values by as much as 17%. We find little evidence that nearby treatment centers affect a home's time on market.

Examining this particular externality is important to the broader literature on neighborhood externalities and environmental factors, as well as the specific literature on the issue of residential treatment centers. The PPACA has expanded MH/SUD coverage and made intensive treatment options affordable, and as a result, demand for effective substance abuse treatment is increasing. Operating a treatment center is a growing industry and it is reasonable to assume that new centers will be built nationally, many of which will be sited near or within residential communities. Indeed, there is very little that individuals and localities can do to prohibit a substance abuse treatment center from locating in a residential area because alcohol and drug addiction is considered to be a handicap and thus alcoholic/addicts in recovery are members of a protected class under the federal anti-discrimination housing laws. Hence, as residential treatment centers become more common, it is important to understand all their effects, including the effects they may have on nearby real estate and how markets price the potential risk of nearby externalities.

### Endnotes

<sup>1</sup> For a more complete review on the impact of environmental externalities, see Boyle and Kiel (2001).

Treatment centers tend to be inconspicuous and may have blackout curtains and minimal signage (or no sign). The housing is often gated and locked at a certain time of the day. Generally, clients enrolled in residential treatment programs are not allowed to interact with the "locals" of the neighborhood or leave the premises. Under current law (discussed in the next section), despite their challenges, residential treatment centers have relatively few limitations on where they are sited.

On the other hand, like many negative externalities or NIMBY issues, there are reasons to suspect that rehab facilities may adversely impact neighboring real estate. Substance abuse is a multifaceted health issue and many patients in residential treatment have a dual diagnosis: a mental health issue and an addiction (Connery, 2011). The Substance Abuse Mental Health Services Administration (SAMHSA, 2008) surveyed 14,423 facilities in 2008 and had a response rate of 94.1%. The SAMHSA survey indicated that 39% of the clients in treatment centers had a dual diagnosis. In addition, concurrent alcohol and drug addiction accounted for approximately 45%, while clients in treatment solely for drug abuse accounted for 34%–36% and 18%–20% of the patients only abused alcohol (SAMHSA, 2008).

One consequence of locating drug and alcohol rehabilitation centers in residential areas is that patients in substance abuse treatment programs frequently leave or are administratively discharged before successful completion. At some point, experts say that, "relapse is an almost unavoidable—and potentially useful—step in recovery" (Shaffer, 2012). For many, intensive residential treatment is a "last resort." A healthy family of an addict will decline to "enable" negative behavior and, instead, will insist that the alcoholic/addict experience the "consequence" of the decision to use again and refuse treatment. In other words, the family will often not offer any form of financial support and the addict will have to fend for himself or herself. In addition to having a substance abuse disorder and possibly a dual diagnosis, those who relapse and leave treatment prior to completion often have limited job skills and perhaps even a criminal record—factors that make employment a challenge. Thus, as a practical matter, nearby neighbors may have valid concerns that the presence of a treatment center will be accompanied by additional unemployed or even homeless addicts on the street near the area in which the treatment center is located. This perception of elevated risk in these areas may then be reflected in the market prices of nearby real estate.

The likely occurrence of relapse combined with the probability of criminal charges and/or convictions associated with substance abuse corroborates the argument that the presence of a treatment center may bring objectionable consequences into a community. The purpose of this paper is to use market data to assess whether there is substantial evidence of nearby real estate being adversely impacted by the presence of treatment centers, consistent with the potential risks that proximity to these facilities may bring. As a clear-cut NIMBY issue, this paper contributes to the broader literature of examining the market effects of specific externalities or environmental factors in real estate. Our study contributes to the literature by being the first to examine the effect of substance abuse treatment centers on the



surrounding real estate market and, more generally, adding to our understanding of external factors that impact home prices.

### **Substance Abuse Treatment: Salient Issues, Recent Trends, and Related Literature**

It is anticipated that the impact of the July 1, 2014 changes to insurance coverage under the Affordable Care Act (ACA) will cause the number of treatment centers to burgeon and thus, a study of the effect of nearby addiction treatment centers on real estate is timely. Prior to investigating treatment centers' effects on nearby real estate, it is crucial to understand the background of substance abuse treatment and why the current issues motivate the examination of potential real estate externalities.

Although accurate statistics of drug or alcohol disorders are difficult to obtain, according to a Harvard Medical School Special Health Report, between 15% and 28% of Americans will have a substance use disorder sometime during their lifetime and this estimate does not include addiction to nicotine (Shaffer, 2012). Residential treatment has become a more common way to treat addiction and, like many areas in healthcare services, residential rehabilitation has become a growth industry.

Broadly speaking, there are three types of treatment centers: intensive outpatient program (IOP), inpatient treatment, and partial hospitalization program (PHP). Typically, IOP treatment centers offer each client nine hours of group therapy, one hour of individual therapy, and one hour of case management (managing auxiliary services) per week. IOP clients either live in a halfway house or at home with strict guidelines established by their primary therapist. Although halfway houses can vary greatly, they generally have full-time house managers and mandatory, random urinalysis. Inpatient programs require clients to live at the facility in which all treatment takes place and may either be freestanding or hospital-based. PHP, also known as the "Florida model," is a hybrid version of inpatient treatment and intensive outpatient treatment: individuals go to a counseling center during the day, and after a full day of therapy sessions return to off-site housing located in a neighborhood. Behavioral health technicians work at the off-site facilities around the clock.

Mandatory addiction treatment (commitment) does not exist under the law. An addict must choose to be in a recovery program. It is interesting to note that all three of the substance abuse treatment models include the possibility of group housing in neighborhood settings.

### **Projected Increase in SUD Treatment Facilities: MHPAEA and the ACA**

The Patient Protection and Affordable Care Act (PPACA), also known as Obama Care, made sweeping changes to Mental Health/Substance Use Disorder

A review of the literature does not reveal any specific examples of residential drug rehabilitation centers and their impact on neighboring property values. However, there is analogous literature of undesirable neighbors impacting property values. For example, Congdon-Hohman (2013) finds a significant and negative effect on home values located within one-eighth of a mile of a methamphetamine lab. The effect dissipates both as time passes after the discovery of and distance from a meth lab. Reichert, Small, and Mohanty (1992) estimate the impact of landfills on nearby real estate, finding a negative impact when located within several blocks of an expensive housing area. They find an effect that ranges from 5.5% to 7.3%, depending on the distance from the landfill. Indeed, the authors find that the percentage impact on older, less expensive properties to be significantly less (3%–4%) relative to the more expensive properties. Similarly, Hite, Chern, Hitzusen, and Randall (2001) find significant differences in property values located within 3.25 miles of a landfill.

Other studies have shown that a variety of other external factors affect real estate market outcomes. Coulson and Leichenko (2001) find that designated properties, as well as neighboring properties, are significantly impacted by historical designations. Other examples include the impact of registered sex offenders on the marketing outcomes of neighboring properties. Three recent studies have examined the impact as to the proximity of registered sex offenders. Most recently, Wentland, Waller, and Brastow (2014) found that close proximity to sex offenders rendered large price and liquidity effects, declining but significant out to one mile. The authors also found amplified effects for homes with more bedrooms, a proxy for children, and whether the nearby offender was convicted of a violent sex offense. Linden and Rockoff (2008) found significant reductions in home prices across radii of less than 0.1 miles and 0.1 to 0.3 miles when an offender moves in. Pope (2008) found properties located within 0.1 miles of a sex offender significantly reduced home values.

## Data

We use residential real estate data from a multiple listing service (MLS) located in central Virginia, including Richmond and other surrounding areas. MLS data are critical for any externality study, particularly those that analyze both time on market and price, because it contains both the list date and sell date (or withdraw date) of residential properties, while tax data and other publically available data usually only include the property's date of sale. This is critical because nearby amenities or disamenities may be capitalized into a home's price, liquidity, or some combination of the two. In this study, we examine both. While the expected sign of living near a potential disamenity is likely negative for the price estimates, the estimated impact on liquidity is theoretically ambiguous. While the disamenity may lower the arrival rate of potential buyers, lengthening the time on market, the seller may be willing to discount the home in part to counteract this effect.

The sample is composed of listings in the residential real estate market over approximately a decade, between 2001 and 2011. The initial housing data contains 207,793 observations (including both sold and unsold properties). Among others,



The bottom line is that there must be a "rational basis" for zoning regulation to be valid and localities have consistently been prohibited from discriminating against substance abuse treatment centers. Absent drastic changes to the laws outlined above, it is clear that residential centers are here to stay, and that if challenged in court, NIMBY proponents will have an uphill battle. Thus, given the growth trends in this industry, the potential risks posed to neighbors, and the laws that protect the treatment centers' rights to locate almost anywhere, what is the consequence for real estate when a treatment center is located in one's "backyard," so to speak?

#### *Related Literature in Real Estate*

Researchers have long recognized that numerous externalities impact the marketing outcomes of residential real estate. These externalities may include, for example, neighboring pollution,<sup>1</sup> or even the condition of adjoining or nearby properties and/or the tenant's behavior living in such properties. Real property has intangible benefits or disamenities, which are determined largely by public perception and capitalized into the pricing and marketing duration of residential properties. Furthermore, negative externalities are likely to significantly impact the marketing outcomes of properties in close proximity to the properties being marketed for sale, as well as impact the desirability of the overall neighborhood. Such "stigma" events are likely to be correlated with an exodus of higher income residents causing a "snowball" effect in declining property values (McCluskey and Rausser, 2003).

There are a number of researchers who analyze the degree to which external or neighborhood factors, both positive and negative, are capitalized in residential real estate marketing outcomes. For example, Thaler (1978) finds a negative relationship between neighborhood crime rates and property values. Gibbons (2004) finds an inverse relationship between vandalism and property values in London. As one would expect, robbery and aggravated assault rates have a significant and negative impact on property values (Ihanfeldt and Mayock, 2010). Pope (2012) found that decrease in crime rates had a positive effect on property values, particularly in those cities with substantial decreases in crime rates. Using a microspatial approach, Rosiers (2002) examined the impact of the visual encumbrance of power lines on property value and finds that on average it negatively impacts value by approximately 10%, but increases to 14% in areas where setback in property lines are less.

As a result of the recent economic and housing collapse, there are several studies that have examined the impact of foreclosed properties. Foreclosed properties may present a variety of negative effects on neighboring properties, including (but not limited to) the "eyesore effect" where neighboring foreclosures that have long been vacant adversely impact the aesthetic appeal of the neighborhood. Such studies include Harding, Rosenblatt, and Yao (2009), Lin, Rosenblatt, and Yao (2009), Daneshvary, Clauretie, and Kader (2011), Daneshvary and Clauretie (2012), and Agarwal, Ambrose, Chomsisengphet, and Sanders (2013). Generally, these studies find negative neighborhood spillovers from foreclosed or distressed properties.

Levitt and Syverson (2008) point out that MLS data are entered by real estate agents and can be incorrect or incomplete. The data were carefully examined in light of common issues prevalent in the data. After culling for incomplete, missing or illogical data that suggest data entry errors or extravagant outliers, the final data set consists of approximately 194,983 homes on the market, with approximately 111,580 that eventually sold.<sup>2</sup> The MLS data include numerous property characteristics (square footage, bedrooms, baths, age, acreage, etc.) and, of course, each property's location.

Our MLS data are a fairly representative housing market in the U.S., which includes urban, suburban, and rural sales. Richmond is a medium-sized city located in the eastern part of central Virginia and the MLS covers much of the "Greater Richmond" area (or Richmond MSA). The average property in this MLS has a listing and selling price of \$263,641 and \$242,116, respectively. The average listed property was 25 years of age, with 2,143 square feet, 3.6 bedrooms, and 2.4 bathrooms with an average time on market of 85 days. During this time period, there were 36 substance abuse treatment centers located within the broader region encompassing the listings in our data, and nine were located within the city limits of Richmond specifically.<sup>3</sup> See Exhibit 1 for additional descriptive statistics.

The primary source of the treatment center externality is its proximity to a given home on the market. Intuitively, there is likely an increasing NIMBY sentiment as the proximity to the center is closer in distance. Thus, we compute the distance from a given home in the MLS and each treatment center, using address data to code the longitude and latitude from which the straight-line distance is calculated using the great-circle formula. While NIMBY does not literally refer to one's "backyard," it is usually taken to mean very close proximity, but the definition of what qualifies as "very close proximity" may be different depending on the person and the issue. Below we examine the effect of nearby substance abuse treatment centers on nearby real estate, using different spatial proximities (e.g., 0.175 miles, 0.15 miles, and 0.125 miles) as a robustness check.<sup>4</sup>

### *Empirical Methodology*

Our primary goal is to isolate the effect of a treatment center on neighborhood real estate outcomes. Numerous studies have examined other neighborhood externalities, using a variety of empirical approaches.<sup>5</sup> Initially, we focus on a treatment center's effect on the sale price and liquidity of a home, utilizing a cross-sectional OLS hedonic pricing model as the baseline. While hedonic pricing models are commonly used to determine the value of specific property attributes and surrounding (dis)amenities by estimating marginal effects on the sale price of the property,<sup>6</sup> we also explore a simultaneous equation model to account for the joint determination of both price and liquidity. The purpose of exploring multiple approaches is to demonstrate that the results are not particularly sensitive to the choice of modeling technique.

### *Baseline OLS Hedonic Models*

Beginning with a simple cross-sectional approach, we provide a baseline estimate of the effect of a nearby substance abuse treatment center, employing a traditional



approximately an 8% reduction in home values. The corresponding impact on time on market is not statistically significant at any conventional level, providing initial evidence that the externality is primarily capitalized into home prices, rather than liquidity. Indeed, columns 2 and 3 show that homes sold for approximately 6% or 5% less if they were located within 0.15 miles or 0.175 miles of a rehab center, respectively. While qualitatively similar, these coefficient estimates also provide some evidence that the externality may be diminishing in distance, as additional, further properties are included in the latter estimates. The regressions tabulated in columns 5 and 6 tell approximately the same story as column 4, in that there is little evidence that rehab centers have a statistically significant impact on a home's liquidity.

The real estate literature has not adopted a single way to control for spatial heterogeneity. In Exhibit 3 we examine a few common alternatives to controlling for location. The initial estimates in Exhibit 2 use ZIP Codes to control for spatial heterogeneity. In Exhibit 3, we use census tract fixed effects (columns 1 and 4), block group fixed effect (columns 2 and 5), and block fixed effects (columns 3 and 6). Census tracts, according to the U.S. Census, are "small, relatively permanent statistical subdivisions of a county ... designed to be homogenous with respect to population characteristics, economic status, and living conditions."<sup>14</sup> Census block groups are subsets of census tracts; and, blocks are further subsets of block groups. One can think of these as different measures of "neighborhoods," broadly to more narrowly defined. The results from the price regressions in Exhibit 3 are consistent with Exhibit 2, falling within a fraction of a percentage point of one another, with an effect of approximately 7.2% to 7.9%. Columns 4–6 in Exhibit 3 also show that substance abuse treatment centers are not associated with a statistically significant impact on nearby property liquidity. Overall, it is clear that the estimates of the effect of a substance abuse treatment center on nearby real estate is not particularly sensitive to the choice of location controls, providing evidence that the external effect of substance abuse treatment centers is robust.

#### *Simultaneous Equation Results*

When price and time on market are modeled within a simultaneous 3SLS system of equations, the estimated effect of a nearby substance abuse treatment center on home price and liquidity are similar to the OLS results, finding that nearby substance abuse treatment centers are associated with an approximately 8% drop in home values (within 1/8 mile). Column 1 in Exhibit 4 displays this result. Like the initial OLS results, the 3SLS estimations also show that substance abuse treatment centers have little impact on nearby property liquidity, as the externality appears to be capitalized into price exclusively. Exhibit 4 provides additional evidence that the external impact of substance abuse treatment centers is robust to multiple modeling approaches that are common in empirical real estate studies.

Exhibit 4 also provides evidence that not all substance abuse treatment centers may be perceived by nearby residents as presenting equal risk. It is possible that methadone clinics have a greater NIMBY sentiment from the broader community. We test this proposition empirically by exclusively examining the effect of

Exhibit 4 | (continued)

Effect of a Nearby Rehab and Methadone Treatment Center on a Home's Price and Liquidity

|                           | Dependent<br>Variable:<br><i>ln(Sale Price)</i> | Dependent<br>Variable:<br><i>ln(Days on Market)</i> | Dependent<br>Variable:<br><i>ln(Sale Price)</i> | Dependent<br>Variable:<br><i>ln(Days on Market)</i> |
|---------------------------|-------------------------------------------------|-----------------------------------------------------|-------------------------------------------------|-----------------------------------------------------|
|                           | (1)                                             | (2)                                                 | (3)                                             | (4)                                                 |
| <i>Listing Density</i>    | 0.000***<br>(21.93)                             |                                                     | 0.000***<br>(21.95)                             |                                                     |
| <i>Competition</i>        |                                                 | 0.000***<br>(21.48)                                 |                                                 | 0.000***<br>(21.50)                                 |
| <i>Location Controls</i>  | ✓                                               | ✓                                                   | ✓                                               | ✓                                                   |
| <i>Year Fixed Effects</i> | ✓                                               | ✓                                                   | ✓                                               | ✓                                                   |

Notes: This table presents the results of hedonic 3SLS models showing the effect of a nearby (i.e., within 0.125 mile) rehab facility, and a rehab facility that treats methadone addiction specifically, on a property's sale price and time on market; constant omitted here for brevity. Z-statistics are in parentheses. The number of observations in columns 1–4 is 110,361.

\*Significant at the 10% level.

\*\*Significant at the 5% level.

\*\*\*Significant at the 1% level.

methadone clinics. Columns 3 and 4 in Exhibit 4 display the results of the same 3SLS estimations as columns 1 and 2, but confining the treatment variable to a dummy variable that equals one if the home is within 0.125 mile of a methadone clinic. The coefficient estimates in Exhibit 4 indicate that homes within 0.125 miles of a methadone clinic sell for approximately a 17% discount relative to homes that are located further away, holding other factors constant. There is little evidence, however, that these clinics affect nearby home liquidity. Overall, Exhibit 4 provides evidence that the market differentiates among risks generated by these potential externalities, and the treatment centers that may be perceived as having a higher risk to their neighbors have a much greater impact on the surrounding real estate market.

As a robustness check, in Exhibit 5 we explore the extent to which the control groups matter, finding results generally consistent with those in Exhibit 4. A critique of hedonic models for estimating any externality might be that the interpretation of the dummy variable essentially defines the control group as homes not located near (within 0.125 miles) the potential externality. Defining the control group in this way may present some unobserved spatial heterogeneity issues. To address this issue, in Exhibits 5 and 6 we estimate the same regressions as Exhibit 4, but confine the sample to homes that are located within 1.5 miles, 1 mile, and 0.6 miles of a rehab facility respectively. The results are consistent with the initial 3SLS estimates in Exhibit 4, and by extension, the initial OLS estimates in Exhibits 2 and 3. Both exhibits show that homes near substance abuse



- <sup>2</sup> Consistent with other real estate studies, we culled outliers from our data set, confining our data to more "typical" range of homes listed at less than \$1,000,000, fewer than 10 bedrooms, fewer than 16 acres (99% of observations), property taxes paid that were less \$10,000 (99% of observations), and younger than 150 years old (99% of observations). For our other dependent variable of interest, time on market, we similarly trim the 1% extremes. Generally, the findings are not sensitive to dropping these observations. Further, important to disclose how our data has been trimmed for transparency and replicability. As an additional quality check, a sample of the MLS data was compared to county tax records, which contain data on price and housing characteristics.
- <sup>3</sup> There were approximately 153, 96, and 60 properties listed within 0.175 miles, 0.15 miles, and 0.125 miles of a rehab treatment facility respectively, over the time period of our study. Given the very recent and projected growth of rehab centers nationally, future research will be able to take advantage of additional homes (data points) being bought and sold near rehab facilities.
- <sup>4</sup> The choice of this radius does not fundamentally alter the qualitative conclusions of this study. The definition of one's "backyard" is somewhat ambiguous, and may differ depending on an individual's perception. Some externality studies use 0.1 mile, 0.2 mile, or 0.3 mile as a radius to examine a given externality. While similar results are obtained looking at bands slightly larger and slightly smaller, we follow Congdon-Hohman (2013) and use 1/8 mile in most of our tabulated regression results. An easy way to think of 0.125 miles, 0.15 miles, and 0.175 miles is that these are 2.5 minute, 3 minute, and 3.5 minute walks respectively (assuming a pace of 3 miles per hour).
- <sup>5</sup> For recent examples of amenity or disamenity studies of externality effects, see Asabere and Huffman (1991), Gibbons (2004), Linden and Rockoff (2008), Pope (2008), Rossi-Hansberg, Sarte, and Owens (2010), Campbell, Giglio, and Pathek (2011), Hoen, Wiser, Cappers, Thayer, and Sethi (2011), Daneshvary, Clauretie, and Kader (2011), Grout, Jaeger, and Plantinga (2011), Daneshvary and Clauretie (2012), Congdon-Hohman (2013), Guignet (2013), Linn (2013), Munneke, Sirmans, Slade, and Turnbull (2013), and Wentland, Waller, and Brastow (2014).
- <sup>6</sup> Recent examples include neighborhood foreclosure effects (Harding, Rosenblatt, and Yao, 2009; Lin, Rosenblatt, and Yao, 2009; Agarwal, Ambrose, Chomsisengphet, and Sanders, 2010).
- <sup>7</sup> Kuminoff, Parmeter, and Pope (2010) survey 69 hedonic studies and found that 80% rely on linear, semi-log, or log-log functional form. We have explored a number of non-linear functional forms and our results remain robust. Rather than repeat all of the above models with various non-linear explanatory variables, the authors will produce results of alternative specifications upon request.
- <sup>8</sup> For example, we use the following property specific variables: square footage, age, acreage, number of bedrooms, bathrooms, number of stories, new, vacant, HOA fees, whether it has a pool, a tenant, a basement, and whether it is a short sale or foreclosure. We also include year fixed effects to control for variation over time.
- <sup>9</sup> When we explore different location controls later, we will cluster by location (e.g., census tract, block group, or block).
- <sup>10</sup> For example, see Yavas and Yang (1995), Knight (2002), and Turnbull and Dombrow (2006).
- <sup>11</sup> Specifically, both our paper and Zahirovic-Herbert and Turnbull (2008) calculate  $C$  in the following way: "The days-on-market or selling time is  $s(i) - l(i) + 1$ , where  $l(i)$  and  $s(i)$  are the listing date and sales date for house  $i$ . Denoting the listing date and

# CITY OF HIGH POINT

## AGENDA ITEM



**Title: Approval of Resolution – Envitech Contract**

**From:** Randy E. McCaslin, Deputy City Manager

**Meeting Date:** January 16, 2018

**Public Hearing:** N/A

**Advertising Date :** N/A

**Attachments:** Resolution

**Advertised By:** N/A

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### **BACKGROUND:**

The City of High Point disposes of biosolids for both wastewater plants through incineration. The incineration process has been used by the City since the late 90's and has been very effective. To continue this disposal process, the incinerator had to be upgraded to meet new more stringent air emissions limits. In mid 2014 the project started with a completion date in 2016. During the commissioning process two incidents occurred that resulted in significant damage to the mercury treatment system. After the second incident, the City decided to halt any additional work by the current contractor and have a third party evaluation of the design. After a thorough evaluation, Public Services selected Envitech to perform the evaluation. Envitech has considerable experience with the process of incineration and air emissions compliance. In December of 2017 the city received a report from Envitech on the options for mercury compliance and a recommendation of an alternative treatment process. Public Services reviewed the recommendation and approved the treatment process. Public Services is recommending that a resolution be approved to execute a contract with Envitech for design of the alternative mercury treatment process.

### **BUDGET IMPACT:**

It is anticipated that the project can be completed within the amount of funds currently being held as "retainage" from the original construction contracts.

### **RECOMMENDATION / ACTION REQUESTED:**

The Public Services Department recommends that Council authorize the approval of the resolution to enter into a contract with Envitech.



**RESOLUTION OF HIGH POINT CITY COUNCIL APPROVING DESIGN/SUPPLY  
AGREEMENT WITH TRADE TRAC, INC. d/b/a ENVITECH**

**WHEREAS**, the incinerator located at Eastside Wastewater Treatment Plant has experienced continued function and construction issues; and

**WHEREAS**, the City is currently involved in the resolution of disputes associated with the same and needs to move forward to achieve a fully functioning system; and

**WHEREAS**, staff has established an ongoing relationship with Envitech, a company with considerable experience in the process of incineration and air emissions compliance; and

**WHEREAS**, it is necessary for the City to contract with Envitech for design and equipment for the incinerator system; and

**WHEREAS**, City staff and attorneys have been in negotiations with Envitech regarding the terms of such contract; and

**WHEREAS**, to prevent further costs and time lost, staff requests City Council approve entering into a contract with Envitech for the design and equipment necessary for this portion of the project work for an amount not to exceed \$750,000, with an expected date of execution to be on or before January 31, 2018.

**NOW, THEREFORE, BE IT RESOLVED, THE CITY COUNCIL OF THE CITY OF HIGH POINT** approve and authorize the Mayor to execute an Agreement with Trade Trac, Inc. d/b/a Envitech, Inc. for the design, supply and installation of the incinerator system, not to exceed the amount of \$750,000 for the design, with an expected date of execution to be on or before January 31, 2018.

**ADOPTED** this the 16th day of January 2018.

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Mayor Jay W. Wagner

Attested to:

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Lisa Vierling, City Clerk

ORDINANCE

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

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

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

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

PROPERTY LOCATION

1405 East Ave.

OWNER (S)

Katie Gill Evans Estate  
7518 Russell Rd.  
Durham, NC 27712

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

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

Adopted by City Council,  
This the 16th day of July, 2018

Lisa B. Vierling, City Clerk

# CITY OF HIGH POINT

## AGENDA ITEM



**Title:** Plan Amendment 18-03  
Zoning Map Amendment 18-08  
(Premier Stores, Inc.)

**From:** Lee Burnette, Planning & Development  
Director

**Meeting Date:** July 16, 2018

**Public Hearing:** Yes

**Advertising Date:** July 4, 2018, and July 11, 2018

**Advertised By:** Planning & Development

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

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### PURPOSE:

- 1) Plan Amendment 18-03: A request by Premier Stores, Inc. to change the Land Use Map classification for approximately 4 acres from the Office classification to the Local/Convenience Commercial classification. The site is bounded by W. Wendover Avenue, Piedmont Parkway and Hickory Grove Road.
- 2) Zoning Map Amendment 18-08: A request by Premier Stores, Inc. to rezone approximately 4 acres from a Conditional Use Office & Institutional (CU-OI) District to a Conditional Zoning Limited Business (CZ-LB) District. The site is bounded by W. Wendover Avenue, Piedmont Parkway and Hickory Grove Road.

### BACKGROUND:

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

### BUDGET IMPACT:

There is no budget impact.

### RECOMMENDATION / ACTION REQUESTED:

On June 26, 2018, a public hearing was held before the Planning and Zoning Commission regarding Plan Amendment 18-03 and Zoning Map Amendment 18-08. Recommendations were as follows:

#### 1) Plan Amendment 18-03:

Staff Recommendation: Staff recommended **approval** as outlined in the attached staff report.

Planning & Zoning Commission Recommendation: The Commission recommended **approval**, by a vote of 6-0, as recommended by staff.

#### 2) Zoning Map Amendment 18-08:

Staff Recommendation: Staff recommended **approval with amendments** (inclusion of Transportation Department recommended traffic mitigation conditions) as outlined in the attached staff report.

Planning & Zoning Commission Recommendation: The Commission recommended **approval as submitted by the applicant**, by a vote of 6-0 (without amendments recommended by Transportation Department).

## PLANNING AND ZONING COMMISSION RECOMMENDATION

### Premier Stores, Inc.

### Plan Amendment 18-03 Zoning Map Amendment 18-08

At its June 26, 2018 public hearing, the Planning and Zoning Commission reviewed these requests to change the Land Use Map classification and to rezone approximately four acres to permit limited to moderate intensity commercial uses. All members of the Commission were present except for Ms. Marie Stone, Ms. Angela McGill and Mr. John McKenzie. Ms. Heidi Galanti, Planning Services Administrator, presented PA-18-03 and recommended approval. Mr. Herbert Shannon, Senior Planner, presented ZA-18-08 and recommended approval, with amendments to address transportation related impacts, as outlined in the staff report.

Also speaking was Mr. Greg Venable, Transportation Planning Administrator, who addressed the additional transportation related conditions recommended by the Transportation Department. Mr. Venable stated these additional conditions are included in the applicant's Traffic Impact Analysis (TIA) that was completed by their traffic engineer. Although the proposed improvements will be considered by the North Carolina Department of Transportation (NCDOT), there is no guarantee the NCDOT will require these improvements. The only way to ensure the improvements will be installed is to include them in the Conditional Zoning Ordinance. Therefore, regardless of who develops the property or the type of commercial uses built, the traffic impacts will be mitigated.

#### Speaking in favor of the request:

Speaking in favor of the request was the applicant's representatives, Ms. Judy Stalder, Planning Consultant, 665 N. Main Street, High Point and Mr. Chuck Truby, President of CPT Engineering and Surveying, Inc., 4400 Tynning Street. These speakers provided an overview of the proposal to develop the site for a convenience store with gas pumps and other retail uses. The applicant's representative did not support the inclusion of additional transportation conditions. They stated that the NCDOT will address these requirements as part of their future request for a State driveway permit. In conclusion, Ms. Stalder argued that some of the requested traffic improvements related to existing off-site problems and it's the NCDOT burden to address those issues.

#### Speaking in opposition of the request:

No one spoke in opposition to this request.

Once the public hearing was closed, the Commission deliberated on this proposal. They were concerned about the existing traffic issues and discussed who was responsible for addressing.

### Planning & Zoning Commission Action

#### Plan Amendment 18-03

The Commission recommended **approval**, by a vote of 6-0.

#### Zoning Map Amendment 18-08

#### Consistency Statement

The Commission stated that upon approval of Plan Amendment 18-03 and with the transportation conditions, the request is consistent with the Land Use Plan and policy guidance of the W. Wendover Avenue/Guilford College Road Corridor Plan.



#### Reasonableness Statement

The Commission stated that the request is reasonable and in the public interest as this 4-acre site sits at a major intersection, bordered on all sides by public streets and adjacent to a commercial property with similar zoning standards.

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

#### Zoning Map Amendment

The Commission recommended ***approval*** of Zoning Map Amendment 18-08, as requested by the applicant, by a vote of 6-0.

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

**STAFF REPORT  
PLAN AMENDMENT CASE PA-18-03 AND ZONING MAP AMENDMENT ZA-18-08  
June 26, 2018**

| <b>Requests</b>                                                                                                                                              |                                                                                                |                                                              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|--------------------------------------------------------------|
| <b>Applicant:</b><br>Premier Stores, Inc.                                                                                                                    | <b>Owner:</b><br>Wesley H. Johnson, John D. Martin,<br>Denise S. Martin and Cynthia G. Johnson |                                                              |
| <b>Plan Amendment Proposal:</b><br>To change the future land use designation for approximately 4 acres to Local/Convenience Commercial land use designation. | <b>From:</b>                                                                                   | Office                                                       |
|                                                                                                                                                              | <b>To:</b>                                                                                     | Local/Convenience Commercial                                 |
| <b>Zoning Map Amendment Proposal:</b><br>To rezone approximately 4 acres                                                                                     | <b>From:</b>                                                                                   | <b>CU-OI</b> Conditional Use Office & Institutional District |
|                                                                                                                                                              | <b>To:</b>                                                                                     | <b>CZ-LB</b> Conditional Zoning Limited Business District    |

| <b>Site Information</b>                |                                                                                                                                                                                                                                                                                       |                       |
|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| <b>Location:</b>                       | The site is bounded by W. Wendover Avenue, Piedmont Parkway and Hickory Grove Road.                                                                                                                                                                                                   |                       |
| <b>Tax Parcel Numbers:</b>             | <b>Plan Amendment</b>                                                                                                                                                                                                                                                                 | <b>Zoning Request</b> |
|                                        | Guilford County Tax Parcels 0208799, 0208800 and 0208801                                                                                                                                                                                                                              | Same                  |
| <b>Site Acreage:</b>                   | <b>Plan Amendment</b>                                                                                                                                                                                                                                                                 | <b>Zoning Request</b> |
|                                        | 4 acres                                                                                                                                                                                                                                                                               | Same                  |
| <b>Current Land Use:</b>               | <b>Plan Amendment</b>                                                                                                                                                                                                                                                                 | <b>Zoning Request</b> |
|                                        | Two single family dwellings                                                                                                                                                                                                                                                           | Same                  |
| <b>Physical Characteristics:</b>       | The site has a moderately sloping terrain. A stormwater control device is located at the southeast corner of the site to treat stormwater runoff from the abutting roadways.                                                                                                          |                       |
| <b>Water and Sewer Proximity:</b>      | A 12-inch and 16-inch City water line lies adjacent to the site along Piedmont Parkway and W. Wendover Avenue, respectively. An 8-inch City sewer line lies adjacent to the site along W. Wendover Avenue.                                                                            |                       |
| <b>General Drainage and Watershed:</b> | The site drains in a general southeasterly direction and development is subject to the City Lake General Watershed Area (GWA) requirements. Engineered storm water treatment measures are required for development with a total impervious surface area greater than 24% of the site. |                       |
| <b>Overlay District:</b>               | City Lake General Watershed (GWA) Area                                                                                                                                                                                                                                                |                       |

| <b>Adjacent Property Zoning and Current Land Use</b> |              |                                                   |                                                                          |
|------------------------------------------------------|--------------|---------------------------------------------------|--------------------------------------------------------------------------|
| <b>North:</b>                                        | <b>AG</b>    | Agricultural District ( <i>Guilford County</i> )  | Buffer area for quarry ( <i>across Piedmont Pkwy</i> )                   |
| <b>South:</b>                                        | <b>PDL</b>   | Planned Unit Development - Limited                | Drugstore and multifamily development ( <i>across W. Wendover Ave.</i> ) |
|                                                      | <b>PDR</b>   | Planned Unit Development - Residential            |                                                                          |
| <b>East:</b>                                         | <b>CU-OI</b> | Conditional Use Office & Institutional            | Undeveloped parcel and a church ( <i>across Piedmont Pkwy</i> )          |
|                                                      | <b>OI</b>    | Office & Institutional ( <i>Guilford County</i> ) |                                                                          |
|                                                      | <b>PI</b>    | Public & Institutional ( <i>Guilford County</i> ) |                                                                          |
| <b>West:</b>                                         | <b>OI</b>    | Office & Institutional District                   | Church ( <i>across Hickory Grove Rd</i> )                                |

| <b>‘Adjacent Land Use Plan Designations</b> |                                       |
|---------------------------------------------|---------------------------------------|
| <b>North:</b>                               | Heavy Industrial                      |
| <b>South:</b>                               | Office and Medium Density Residential |
| <b>East:</b>                                | Institutional                         |
| <b>West:</b>                                | Office                                |

| <b>Purpose of Existing and Proposed Land Use Plan Designations</b> |                                                                                                                                                                        |
|--------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Existing Designation:</b>                                       | <b>Office:</b> This classification includes professional, personal and business service uses.                                                                          |
| <b>Proposed Designation:</b>                                       | <b>Local/Convenience Commercial:</b> This classification includes moderate-intensity convenience retail or service uses, generally serving small, local neighborhoods. |

| <b>Relevant Land Use Policies and Related Zoning &amp; LUPA History</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Community Growth Vision Statement</b>                                | This request is neither consistent or inconsistent with the goals and objectives of the Community Growth Vision Statement.                                                                                                                                                                                                                                                                                                                                         |
| <b>Land Use Plan Map Classification:</b>                                | The site has an Office land use designation. This classification includes professional, personal and business service uses.                                                                                                                                                                                                                                                                                                                                        |
| <b>Land Use Plan Goals, Objectives &amp; Policies:</b>                  | The following objective of the Land Use Plan are relevant to this request:<br>Obj. #9. Where feasible and appropriate, provide a transition in land uses between more and less intensive land uses;<br>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. |
| <b>Relevant Area Plan:</b>                                              | <u>West Wendover Avenue/Guilford College Road Corridor Plan</u><br>The plan recommends maintaining Wendover Avenue as a major traffic carrier, meaning that access should be limited, and where possible access should be taken from other streets. The objective of the plan, to avoid strip development along W. Wendover Avenue, also supports this recommendation.                                                                                             |
| <b>Zoning History:</b>                                                  | <u>Zoning Map Amendment 98-17:</u> This 1998 application consisted of a 3-acre portion of the 4 acres under consideration in this new application. A Conditional Use General Office-High Intensity (CU-GO-H) District was granted that limited the site to office uses and prohibited access to W.                                                                                                                                                                 |

|                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                      | <p>Wendover Avenue. Staff and the Planning &amp; Zoning Commission recommended denial, based on policies of the W. Wendover Avenue/Guilford College Road Corridor Plan and safety concerns with allowing access from W. Wendover Avenue. City Council approved this application. No development occurred.</p> <p><u>Zoning Map Amendment 08-15:</u> This 2008 application proposed to rezone the entire 4-acre block to a Conditional Use General Office-High Intensity (CU-GO-H) District. This application limited the property to a single use consisting of 150-bed nursing facility. Due to the limited number of trips estimated for this use type, approximately 253 trips a day, a right-in only access point was permitted to W. Wendover Avenue. No development occurred.</p> |
| <b>LUPA History:</b> | <u>Plan Amendment 02-04:</u> The area on the southwest corner of the West Wendover and Piedmont Parkway intersection was amended from Medium Density Residential to Office on October 17, 2002.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

| Transportation Information                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                       |                                    |
|-------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|------------------------------------|
| Adjacent Streets:                               | Name                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                       | Approx. Frontage                   |
|                                                 | Classification                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                       |                                    |
|                                                 | W. Wendover Ave                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Major Thoroughfare                    | 630 feet                           |
|                                                 | Piedmont Parkway                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Major Thoroughfare                    | 560 feet                           |
|                                                 | Hickory Grove Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Local                                 | 635 feet                           |
| <b>Vehicular Access:</b>                        | Drive access is proposed to be taken from W. Wendover Avenue and Hickory Grove Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                       |                                    |
| <b>Traffic Counts:</b><br>(Average Daily Trips) | W. Wendover Ave.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 42,000 ADT (NCDOT 2015 traffic count) |                                    |
|                                                 | Piedmont Parkway                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 15,000 ADT (NCDOT 2015 traffic count) |                                    |
|                                                 | Hickory Grove Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | N/A                                   |                                    |
| <b>Estimated Trip Generation:</b>               | Using the development data provided by the applicant, an approximately 20,400-square foot commercial development is proposed for the site including a convenience store with 8 gas pumps. It is estimated that the development will generate about 12,301 vehicle trips a day.                                                                                                                                                                                                                                                                                                                                                                                                                      |                                       |                                    |
| <b>Traffic Impact Analysis:</b>                 | <b>Required</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                       | <b>TIA Comments</b>                |
|                                                 | <u>Yes</u><br>X                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <u>No</u>                             | See attached TIA executive summary |
| <b>Pedestrian Access:</b>                       | Development of the site is subject to the sidewalk requirements of the Development Ordinance.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                       |                                    |
| <b>Conditions:</b>                              | <p><u>Right-of-Way Dedication:</u> Ten feet behind curb line or edge of pavement of new turn lane along W. Wendover Avenue and Hickory Grove Road.</p> <p><u>Access:</u> Right in only from W. Wendover Ave. Two points of access shall be allowed from Hickory Grove Road.</p> <p><u>Improvements:</u></p> <ol style="list-style-type: none"> <li>1. A directional crossover shall be constructed, concurrent with driveway construction, on W. Wendover Avenue at Hickory Grove Road, to be required by the NCDOT Driveway Permit.</li> <li>2. A westbound right turn lane of 100 feet of storage and 150-foot taper shall be constructed on W. Wendover Avenue at Hickory Grove Road.</li> </ol> |                                       |                                    |



|  |                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <ol style="list-style-type: none"><li>3. The eastbound left turn lane on W. Wendover Avenue at Piedmont Parkway shall be extended to full storage length and optimize the signal timing.</li><li>4. A northbound right turn lane shall be constructed on Hickory Grove Road at site access #1.</li><li>5. A westbound right turn lane of 100 feet of storage and 150-foot taper shall be constructed on W. Wendover Avenue at site access #3.</li></ol> |
|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

#### **School District Comment**

Not applicable to this zoning case.

#### **Details of Proposal**

1. General Overview:

Premier Stores, Inc. has submitted applications for a Plan Amendment and a Zoning Map Amendment, both of which pertain to a 4-acre triangular tract of land at the northwest corner of W. Wendover Avenue and Piedmont Parkway. The primary intent of these applications is to change the City's Land Use policy to support the development of limited intensity commercial uses on this 4-acre site.

2. Summary of Land Use Plan Amendment Request:

The existing Land Use Plan Map classifies this 4-acre triangular area as Office, which is intended for professional, personal and business service uses, and is not appropriate for commercial development. The applicant has requested the Land Use Plan Map be changed to classify this area as Local/Convenience Commercial, which is intended to support moderate-intensity retail or service uses, generally serving small, local neighborhoods.

In addition to the Land Use Plan, the West Wendover Avenue/Guilford College Road Corridor plan also directs land use policies for development along the W. Wendover Avenue corridor. Key objectives of this corridor plan are to:

- 1) Avoid strip development along W. Wendover Avenue,
- 2) To maintain W. Wendover Avenue as a major traffic carrier by limiting access points, and
- 3) To concentrate higher intensity community/regional commercial uses at each end of the corridor, specifically at the I-40/Wendover and NC 68/Wendover intersections, and to focus residential, low intensity neighborhood commercial, and office/institutional uses near the intersection of Guilford College Road, W. Wendover Avenue and Greensboro's Western Loop.

3. Summary of Zoning Request:

This property is currently zoned Conditional Use Office & Institutional (CU-OI) District. The OI district is established to primarily accommodate a wide variety of office, institutional, and residential uses. The current zoning approval limits use of the site to an assisted care facility, which never came to fruition.

The applicant is requesting rezoning to a Conditional Zoning Limited Business (CZ-LB) District to allow moderate intensity retail commercial uses. The applicant desires to develop the site with approximately 20,000 square feet of commercial uses, including a convenience store with gas pumps, and has offered zoning conditions requiring the property to:

- Be developed to gateway corridor standards that have been applied to nonresidential uses along the corridor,

- Include locational standards for accessory structures and equipment such as fuel pumps and canopies, screening mechanical equipment and loading area, and
- Dedicate right-of-way for road improvements and restrict access.

### Staff Analysis

Currently, W. Wendover Avenue has major commercial nodes at the western end at NC 68 and Penny Road and on the eastern end at Bridford Parkway and I-40 in Greensboro. The area in between these two major commercial nodes is a mixture of residential, office, and local serving commercial uses.

This site is unique in that it is situated at the signalized intersection of two major thoroughfares and it is completely surrounded by public streets. It is constrained because access is prohibited to Piedmont Parkway and access is restricted to W. Wendover Avenue. Due to the site's location, configuration, and limited access, the allowance of some limited intensity neighborhood serving commercial uses similar to those across the intersection, will not conflict with the overall objectives of the corridor plan. However, such a policy change is specifically intended for this uniquely situated and constrained land area. It shall not be interpreted to support expansion of commercial uses to the east or west of the site into the office and residentially designed areas along this corridor, as it would promote strip commercial development and the need for additional access points which would conflict with objectives of the corridor plan.

Section 2.4.5.(C) of the Development Ordinance states that the advisability of a conditional zoning is a matter committed to the legislative discretion of the City Council and is not controlled by any one factor. Based on the applicant's submittal and proposed conditions, as they existed on the date of this report, the Planning and Development Department offers the following comments relative to these ordinance considerations.

#### **Review Factors:**

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

|                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b><u>Factor #1</u></b> | <p><b>Result in a development that is compatible with surrounding development character and land uses;</b></p> <p>Current neighborhood commercial uses at the southern corners of this intersection were permitted under a Planned Development (PUD) District that required development to meet the General Office and Limited Business District standards of the former Development Ordinance, and restricted uses to limited intensity commercial uses. Based on conditions offered by the applicant, the proposed CZ-LB District, would be consistent with the zoning standards contained in the zoning approvals granted at the other corners of this intersection.</p> |
| <b><u>Factor #2</u></b> | <p><b>Minimizes or effectively mitigates any identified adverse impact on adjacent and nearby land, such as that caused by traffic, parking, noise, lighting, trash, loading areas, etc.;</b></p> <p>The Wendover Avenue/Guilford College Road Corridor Plan recommends maintaining W. Wendover Avenue as a major traffic carrier. In order to do this, access should be limited and taken from alternate adjacent roads, when available. The applicant has proposed a right-in only access be permitted to the site from W. Wendover Avenue. As this site is a corner lot, the corridor plan encourages access be from the side street (Hickory Grove Road).</p>           |

|                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                         | <p>A Traffic Impact Analysis (TIA) has been submitted by the applicant's engineer and reviewed by the Transportation Department. Based on their review of the TIA and to mitigate adverse impact from allowable LB District uses, the Transportation Department recommends the following conditions be added to the proposed Conditional Zoning Ordinance be amended to:</p> <ol style="list-style-type: none"> <li>1. Prohibit vehicular access from Piedmont Parkway.</li> <li>2. Install a directional crossover in the median opening on W. Wendover Avenue at Hickory Grove Road.</li> <li>3. Install a westbound right turn lane on W. Wendover Avenue at Hickory Grove Road.</li> <li>4. Install extension of the eastbound left turn lane on W. Wendover Avenue at Piedmont Parkway to optimize the signal timing.</li> <li>6. Install a northbound right turn lane on Hickory Grove Road at site access.</li> </ol> |
| <b><u>Factor #3</u></b> | <p><b>Minimizes or effectively mitigates any identified adverse environmental impact on water and air resources, minimizes land disturbance, preserves trees and protects habitat;</b></p> <p>The site is within the City Lake General Watershed Area, and as such, development is required to meet the watershed standards of the Development Ordinance.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b><u>Factor #4</u></b> | <p><b>Minimizes or effectively mitigates any identified adverse impact on municipal facilities and services, such as streets, potable water and wastewater facilities, parks, police and fire; and;</b></p> <p>The site is within an area currently served by City of High Point utilities, municipal services are adequate to handle the proposed development.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b><u>Factor #5</u></b> | <p><b>Minimizes or effectively mitigates any identified adverse effect on the use, enjoyment or value of adjacent lands.</b></p> <p>This is a uniquely situated parcel as it does not abut any other parcels and is completely surrounding by public street right-of way. Thus, the allowance of some limited intensity commercial uses would not have a direct physical impact on adjacent lands. However, the requested CZ-LB District and its allowable uses would create traffic impacts that must be mitigated so as to not adversely impact adjacent lands and the general motoring public and maintain W. Wendover Avenue as a major traffic carrier. Those traffic improvements recommended by the Transportation Department would effectively mitigate impacts from the requested CZ-LB District.</p>                                                                                                               |

**Changes in the Area:**

**There have been changes in the type or nature of development in the area of the proposed Conditional Zoning District that support the application.**

There have been no recent significant changes in the area.

**Development Patterns:**

**The proposed Conditional Zoning District results in development that promotes a logical, preferred and orderly development pattern.**

Due to its location at the intersection of two major thoroughfares and being completely surrounded by public streets with restricted access, this parcel warrants consideration for some limited local-serving commercial uses similar to those provided at the southern corner of W. Wendover and

Piedmont Parkway. However, the intensity of development should be restricted to LB District uses and subject to corridor standards that are consistent with the standards imposed on other commercial developments in this area. Furthermore, the allowance of limited intensity commercial uses at this distinctively configured site, in no way supports the expansion of additional commercial zoning further east or west of this location, as such an extension would be in direct conflict with the objectives of the corridor plan.

**Consistency with Adopted Policy Guidance:**

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

**Upon approval of the plan amendment and inclusion of the transportation conditions, the request is consistent with the Land Use Plan designation and the policy guidance of the West Wendover/Guilford College Road Corridor Plan.**

**Reasonableness/Public Interest:**

Whether an approval of the Conditional Zoning District is reasonable and in the public interest.

**The 4-acre property is at a major intersection, bordered on all sides by public streets and adjacent to commercial property with similar zoning standards.**

**Recommendation**

**A. Plan Amendment 18-03:**

**Staff Recommends Approval:**

Staff recommends approval of the request to change the land use designation for approximately 4 acres to the Local/Convenience Commercial designation. The request meets the goals and objectives of the Land Use Plan and West Wendover Avenue/Guilford College Road Corridor Plan by allowing neighborhood commercial on this unique and constrained site.

**B. Zoning Map Amendment 18-08:**

**Staff Recommends Approval with Revisions:**

Subject to approval of Plan Amendment 18-03 and inclusion of the recommended transportation conditions, the Planning & Development Department recommends approval of this request to establish a CZ-LB District on this 4-acre site.

Part II.

**C. Transportation:**

1. **Right-of-Way Dedication:** Prior to issuance of any Land Development Permit the property owner shall dedicate ten (10) feet of right-of-way, as measured from behind the new curb line or new edge of pavement of new turn lanes, along W. Wendover Avenue and Hickory Grove Road.
2. **Access:**
  - a) **W. Wendover Avenue:** Only one point of access shall be permitted from W. Wendover Avenue. This access point shall be designed to permit a right-in only access from W. Wendover Avenue and also designed to allow no exiting from the site onto W. Wendover Avenue.



- a) Hickory Grove Road: Two points of access shall be allowed from Hickory Grove Road.
  - b) **Piedmont Parkway: No access shall be permitted from Piedmont Parkway.**
3. Improvements:
- a) **A directional crossover in the median opening on W. Wendover Avenue at Hickory Grove Road shall be installed concurrent with all site driveway construction.**
  - b) **A westbound right turn lane of one hundred (100) feet of storage and one-hundred and fifty (150) feet taper shall be constructed on W. Wendover Avenue at Hickory Grove Road. This improvement shall be installed concurrent with all site driveway construction.**
  - c) **The eastbound left turn lane on W. Wendover Avenue at Piedmont Parkway shall be extended to full storage length and optimize the signal timing. This improvement shall be installed concurrent with all site driveway construction.**
  - d) **A northbound right turn lane shall be constructed on Hickory Grove Road at site access #1 as described in the Traffic Impact Analysis (See Note #1 below). This improvement shall be installed concurrent with all site driveway construction.**
  - e) A westbound right turn lane of one hundred (100) feet of storage and one-hundred and fifty (150) feet taper shall be constructed on W. Wendover Avenue at site access **#3 as described in the Traffic Impact Analysis (See Note #1 below).** This improvement shall be installed concurrent with all site driveway construction.
- (Note #1: Traffic Impact Analysis prepared by Davenport (John Davenport Engineering, Inc.) entitled “Wendover Commercial Property High Point, NC’ for Premier Stores; Revised May 14, 2018)**
4. 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.

### **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**

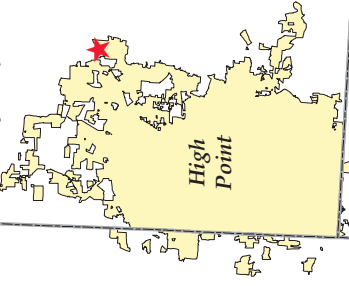
This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner and Heidi H. Galanti, AICP, Planning Services Administrator and reviewed by Robert Robbins AICP, Development Services Administrator and G. Lee Burnette AICP, Director.

# LOCATION MAP

ZONING MAP AMENDMENT ZA-18-08

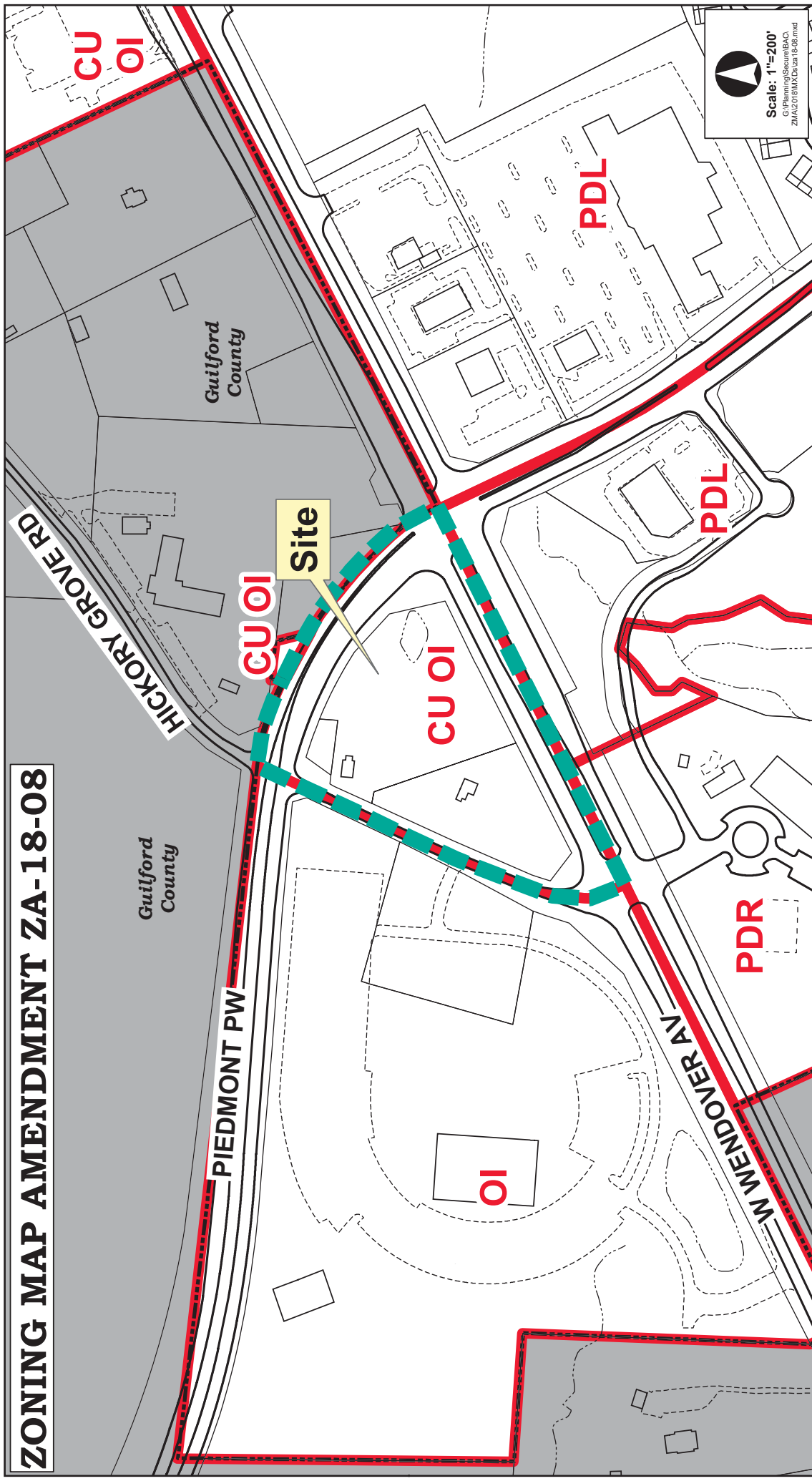
Applicant: Premier Stores, Inc.

*Vicinity Map*



Scale: 1"=3000'  
GIS Planning Source: BAC/2MA  
2018 MXD Data 18-08-PreFinal.MXD

**ZONING MAP AMENDMENT ZA-18-08**



Scale: 1"=200'  
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ZMA2018MX Data 18-08.mxd



**ZONING MAP AMENDMENT ZA-18-08**

**Heavy Industrial**

Guilford  
County

**PIEDMONT PW**

**Institutional**

Guilford  
County

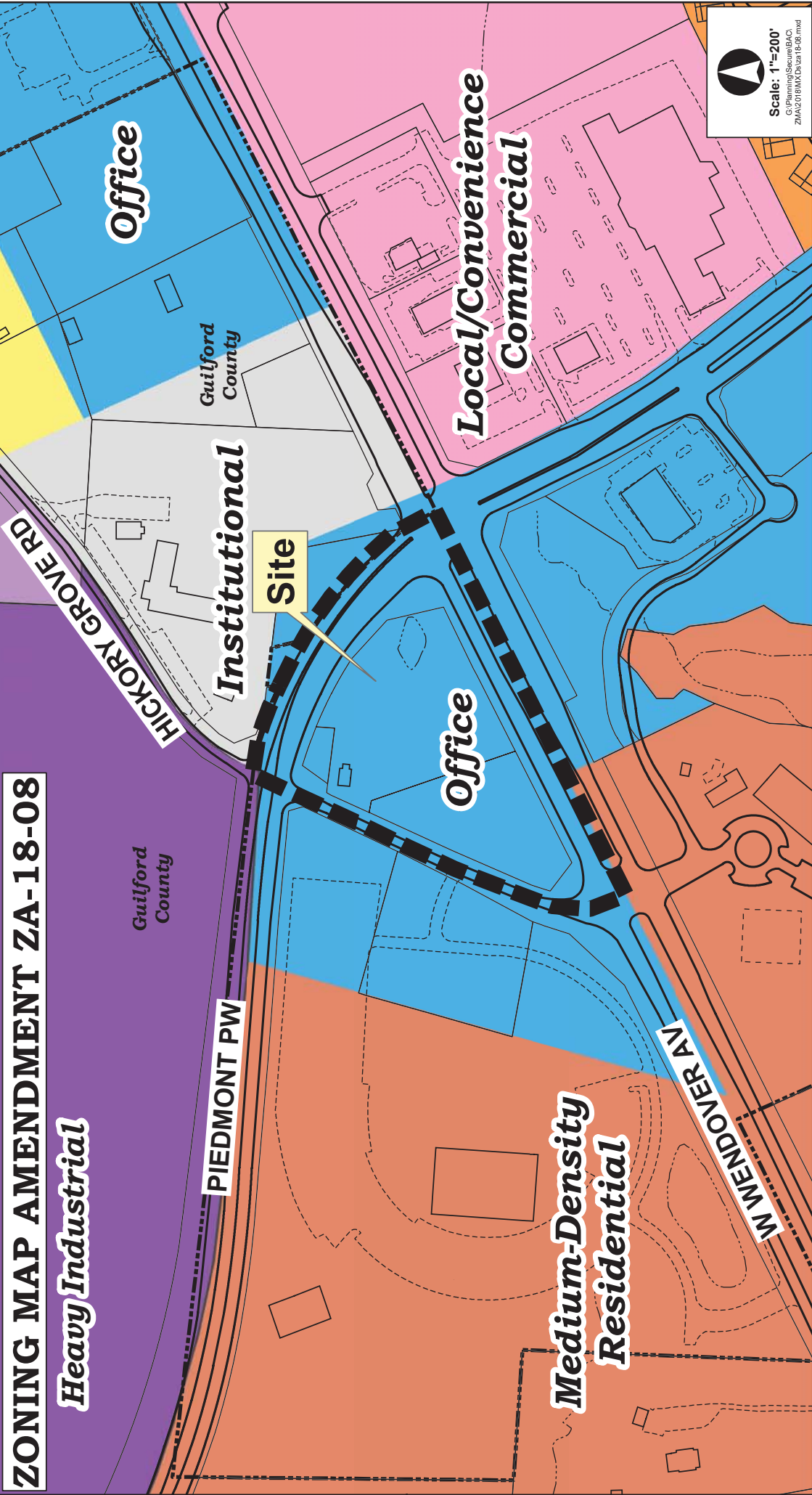
**Site**

**Office**

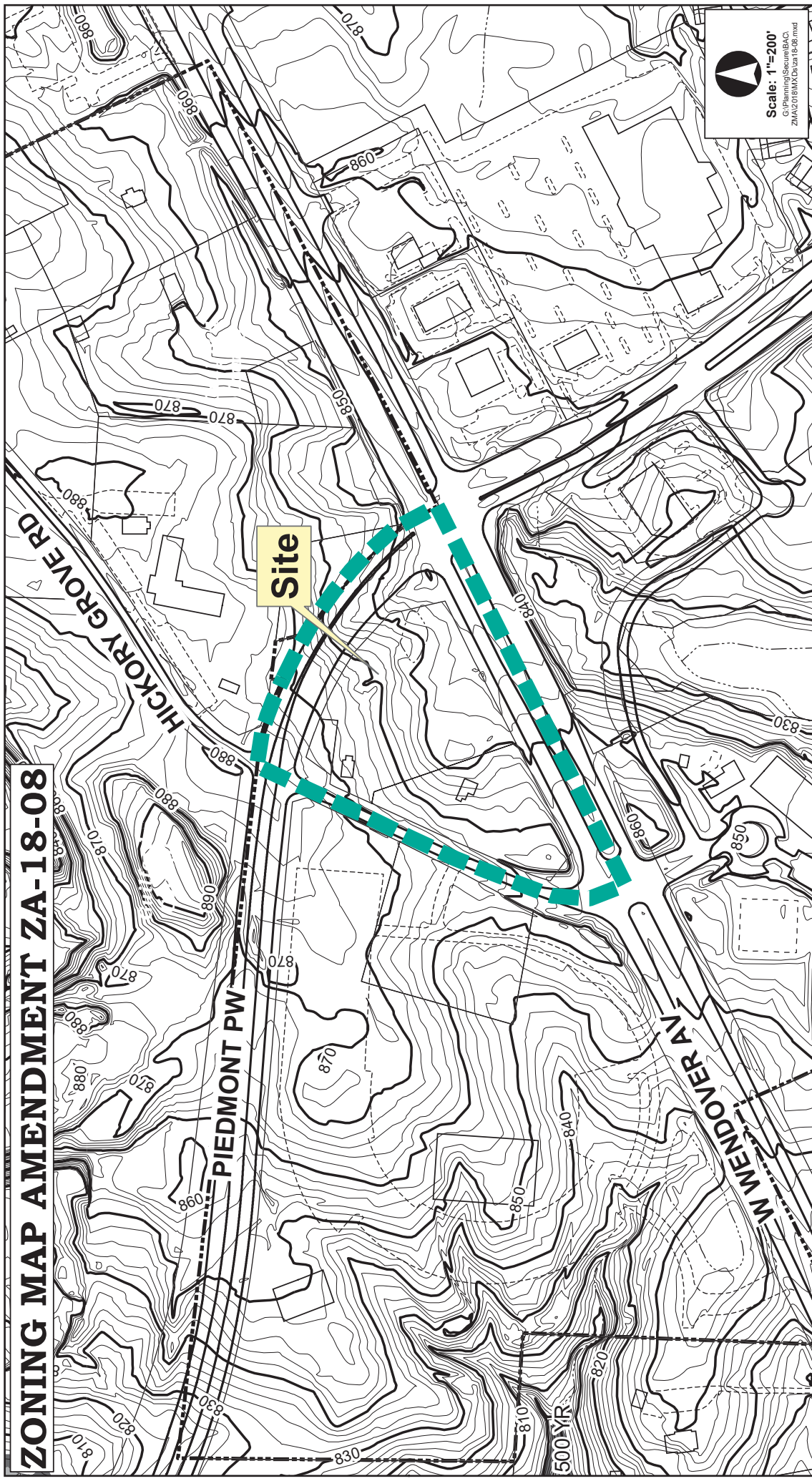
**Local/Convenience  
Commercial**

**Medium-Density  
Residential**

**W WENDOVER AV**



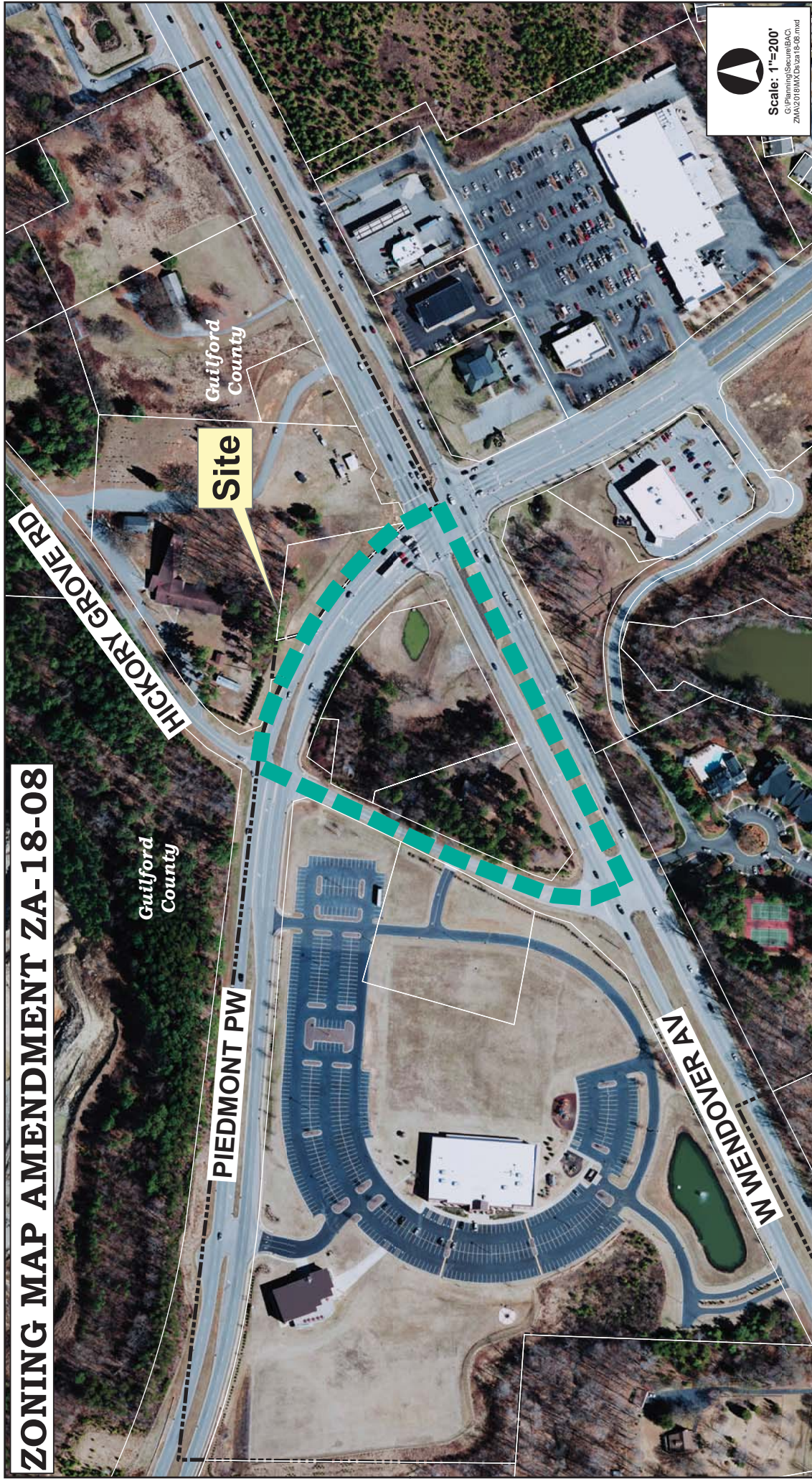
**ZONING MAP AMENDMENT ZA-18-08**



  
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**ZONING MAP AMENDMENT ZA-18-08**



**Scale: 1"=200'**  
GIS Planning Section/BAC  
ZMA/2018/MX Data 18-08.mxd

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

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

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on June 26, 2018 and before the City Council of the City of High Point on July 16, 2018 regarding **Zoning Map Amendment Case 18-08 (ZA-18-08)** 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 May 13, 2018, for the Planning and Zoning Commission public hearing and on June 6, 2018 and June 13, 2018, for the City Council public hearing pursuant to Chapter 160A-364 of the General Statutes of North Carolina; and

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

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

**SECTION 1**

That the Official Zoning Map of the City of High Point be amended to establish the following described area as a: **Conditional Zoning Limited Business (CZ-LB) District.** The property is approximately 4 acres and bounded by W. Wendover Avenue, Piedmont Parkway and Hickory Grove Road. The property is also known as Guilford County Tax Parcels 0208799, 0208800 and 0208801

**SECTION 2**

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

Part I. **USES:** Any uses allowed in the Limited Business (LB) District subject to the standards of the Development Ordinance and the specific conditions listed in this ordinance.

Part II. **CONDITIONS**

A. **Lot Combination:** All parcels within the rezoning site shall be combined into one (1) lot prior to any new development.



B. Development & Dimensional Standards and Architectural Design Standards:

The following development standards shall apply to any development upon the zoning site:

1. Site Standards:

- a) Fuel Pumps and Canopies: Any use with gasoline pumps shall be designed so that the canopy and the gasoline pumps are not located in front of any building facade facing W. Wendover Avenue or Piedmont Parkway.
- b) Ground-based Mechanical Equipment Screening: Ground-based mechanical equipment shall be located to the rear of the principal building(s), and shall be screened in accordance with Section 5.6 (Screening).
- c) Off-Street Loading: Off-street loading areas shall be located to the side or rear of the principal building and shall not face W. Wendover Avenue or Piedmont Parkway
- d) Automobile service bays shall not face Wendover Avenue or Piedmont Parkway. Air hoses, vacuum pedestals and other outdoor automobile service equipment shall not be located between the principle building and the Wendover Avenue right of way or the Piedmont Parkway right-of-way.

2. Eastchester Gateway Corridor Overlay (Section 3.8.7.F):

The zoning site shall be subject to following standards of the Eastchester Gateway Corridor Overlay, as applied from Johnson Street north to Penny Road. Where Section 3.8.7.F notes a standard applying to Eastchester Drive, it shall be interpreted to apply to the W. Wendover Avenue and Piedmont Parkway frontage of the site.

3. Minimum Building Setback (W. Wendover Avenue and Piedmont Parkway):

The W. Wendover Avenue and Piedmont Parkway fontanges of the property is subject to the Minimum Building Setback Requirements of the Eastchester Gateway Corridor Overlay (Section 3.8.7.F.3).

4. Landscaping Requirements: The property is subject to the Landscaping Requirements of the Eastchester Gateway Corridor Overlay (Section 3.8.7.F.5).

5. Signage Requirements: The property is subject to the Signage Requirements of the Eastchester Gateway Corridor Overlay (Section 3.8.7.F.6)

6. Building Requirements: The property is subject to the Building Standards of the Eastchester Gateway Corridor Overlay (Section 3.8.7.F.7)

C. Transportation:

1. Right-of-Way Dedication: Prior to issuance of any Land Development Permit the property owner shall dedicate ten (10) feet of right-of-way, as measured from behind the new curb line or new edge of pavement of new turn lanes, along W. Wendover Avenue and Hickory Grove Road.

2. Access:
  - a) W. Wendover Avenue: Only one point of access shall be permitted from W. Wendover Avenue. This access point shall be designed to permit a right-in only access from W. Wendover Avenue and also designed to allow no exiting from the site onto W. Wendover Avenue.
  - b) Hickory Grove Road: Two points of access shall be allowed from Hickory Grove Road.
3. Improvements:
  - a) A westbound right turn lane of one hundred (100) feet of storage and one-hundred and fifty (150) feet taper shall be constructed on W. Wendover Avenue at site access. This improvement shall be installed concurrent with all site driveway construction.
4. 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.

\_\_\_\_<sup>th</sup> day of XXXXXXXXXX xx, 20XX.

Lisa B. Vierling, City Clerk



STATE OF NORTH CAROLINA  
DEPARTMENT OF TRANSPORTATION

ROY COOPER  
GOVERNOR

JAMES H. TROGDON, III  
SECRETARY

May 22, 2018

Mr. Mark McDonald  
Director of Transportation  
211 South Hamilton Street  
PO Box 230  
High Point, NC 27261

Re: Application for Re-Zoning of Property Located at the Intersection of Piedmont Parkway (SR 4187), Hickory Grove Road (SR 4188) and Wendover Avenue (SR 1541) – Guilford County

Dear Mark:

We are aware of the re-zoning application that is currently being submitted to modify the zoning status of the above referenced property ("Property").

We have reviewed the Traffic Impact Analysis (TIA) that has been performed which assessed the current and future traffic conditions, of the area with this proposed new development. The TIA revealed that the intersection of Hickory Grove Road and Wendover Avenue may require a revision from its current "full access" intersection to a more restrictive "left over" design.

As you are aware, this existing "full access" intersection at Hickory Grove Road and Wendover Avenue is too close to the signalized intersection of Piedmont Parkway and Wendover Avenue with the current traffic volumes in this area.

We are also aware that the applicant is requesting a right in only driveway off of westbound Wendover Avenue, and also a driveway connection from Hickory Grove Road, into this proposed development. All of these new driveway connections will require the submittal of a Driveway Permit for this proposed development.

This is to advise that we plan to address this new "left over" design with the applicant, and his development partner, once the Driveway Permit application has been submitted to Bobby Norris, District Engineer, for this proposed development.

If you have any questions, please advise.

Sincerely,

A handwritten signature in black ink, appearing to read "J. M. Mills".

J. M. Mills, PE  
Division Engineer

Cc: Bobby Norris  
Ernie Wilson

*Mailing Address:*  
NC DEPARTMENT OF TRANSPORTATION  
DIVISION OF HIGHWAYS – DIVISION 7  
P. O. BOX 14996  
GREENSBORO, NC 27415-4996

*Telephone:* (366) 487-0000  
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*Customer Service:* 1-877-368-4968  
*Website:* [www.ncdot.gov](http://www.ncdot.gov)

*Location:*  
NC DEPARTMENT OF TRANSPORTATION  
DIVISION OF HIGHWAYS – DIVISION 7  
1584 YANCEYVILLE STREET  
GREENSBORO, NC 27405

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.





# Transportation Impact Analysis

## Wendover Commercial Property High Point, NC

Prepared for Premier Stores Inc.

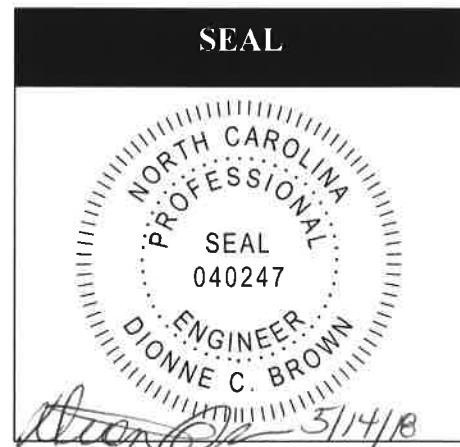
Original: March 12, 2018

Revised: May 14, 2018

Analysis by: Dionne C. Brown, P.E.  
Philip Peek, E.I.

Drafting/Graphics by: Dionne C. Brown, P.E.  
Philip Peek, E.I.

Reviewed by: Frank Amenya, P.E., PTOE  
Jeff Ingram, P.E.



Sealed by: Dionne C. Brown, P.E.



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**Wendover Commercial Property – Transportation Impact Analysis  
Prepared for Premier Stores Inc.**

**High Point, NC**

**Original: March 12, 2018**

**Revised: May 14, 2018**

**Executive Summary**

The proposed Wendover Commercial Property development is to be located at the northeast corner of the intersection of Wendover Avenue and Hickory Grove Road in High Point, North Carolina. The proposed commercial development is planned to consist of 15,600 square feet of retail, 1,440 square feet of restaurant, and a convenience store with 16 gasoline pumps. The development will utilize three (3) access points, with two (2) being a full access on Hickory Grove Road and one (1) being a right-in only on Wendover Avenue.

Since the submittal of the Transportation Impact Analysis (TIA) in March 2018, there have been discussions with City of High Point and NCDOT to determine the most feasible improvements to the roadway network in response to the proposed development. In the revised TIA, it will detail that the recommended improvements are at the discretion of City of High Point and NCDOT to be implemented.

DAVENPORT was retained to determine the potential traffic impacts of this development and to identify transportation improvements that may be required to accommodate the impacts of both background traffic and new development traffic. The following intersections were included in the study:

- Wendover Avenue at Hickory Grove Road
- Piedmont Parkway at Hickory Grove Road
- Piedmont Parkway at Wendover Avenue
- Hickory Grove Road at Site Access 1
- Hickory Grove Road at Site Access 2
- Wendover Avenue at Site Access 3 (right-in only)

The above-mentioned intersections were analyzed for the following scenarios:

- 2018 Existing Conditions
- 2023 Future No Build Conditions
- 2023 Future Build Conditions
- 2023 Future Build with Improvements (as necessary)

Though the development is expected to be in place by 2019, City of High Point uses a 5-year build out for analyses. The Weekday AM (7 am – 9 am) and PM (4 pm – 6 pm) peaks were studied.

The NCDOT and City of High Point were contacted to obtain background information and to ascertain the elements to be covered in this TIA. Information regarding the property was provided by Premier Stores Inc.



## **Level of Service Results**

The results of the study are discussed by intersection below:

### ***Wendover Avenue at Hickory Grove Road***

This unsignalized intersection currently operates at LOS F in both the AM and PM peaks. This is due to the minor street movement trying to access Wendover Avenue which is a high volume roadway. It is typical for stop-controlled intersections to experience a LOS F due to lack of gaps for the minor street movements. Regardless of the proposed development being constructed, improvements to this intersection will be needed. In 2023 future no build conditions and build conditions, it is expected to remain unchanged. It is recommended to construct this intersection as a directional crossover. This will prevent left turn and through movements from the side street to provide a safe movement along Wendover Avenue. It is also recommended to provide a westbound right turn lane of 100 feet and 150 feet taper. With these recommendations in place, this intersection is expected to operate at LOS C in both the AM and PM peak hours.

### ***Piedmont Parkway at Hickory Grove Road***

This unsignalized intersection currently operates at LOS C in the AM peak and LOS B in the PM peak. In 2023 future no build conditions, it is expected to remain unchanged. In 2023 future build conditions, the intersection is expected to operate at LOS C in both the AM and PM peak hours. No improvements are recommended.

### ***Piedmont Parkway at Wendover Avenue***

This signalized intersection currently operates at LOS D in the AM peak and LOS E in the PM peak. In 2023 future no build conditions, it is expected to remain unchanged. In the 2023 future build conditions, it is expected to operate at LOS D in the AM peak and LOS F in the PM peak. To accommodate the site traffic and account for the crossover intersection at Hickory Grove Road, it is recommended to extend the eastbound left turn lane to full storage length back to Hickory Grove Road. It is also recommended to optimize the signal timing. With these recommendations in place, this intersection is expected to operate at LOS D in the AM peak and LOS F in the PM peak.

### ***Hickory Grove Road at Site Access 1***

In 2023 future build conditions, this intersection is expected to operate at LOS B in both the AM and PM peaks. It is recommended to provide a northbound right turn lane of full storage length back to Wendover Avenue.

### ***Hickory Grove Road at Site Access 2***

In 2023 future build conditions, this intersection is expected to operate at LOS A in the AM peak and LOS B in the PM peak.

### ***Wendover Avenue at Site Access 3***

In 2023 future build conditions, this intersection is expected to operate at LOS A in both the AM and PM peak hours. It is recommended to provide a westbound right turn lane of 100 feet of storage and 150 feet taper.

**Table A - Level of Service Summary**

| AM Peak                                | 2018 Existing           | 2023 No Build           | 2023 Build               | 2023 Build with Improvements |
|----------------------------------------|-------------------------|-------------------------|--------------------------|------------------------------|
| Wendover Avenue at Hickory Grove Road  | F (Err)<br>SB Approach  | F (Err)<br>SB Approach  | F (85)<br>NB Approach    | C (21.6)<br>NB Approach      |
| Piedmont Parkway at Hickory Grove Road | C (15.4)<br>SB Approach | C (17.5)<br>SB Approach | C (17.9)<br>SB Approach  | C (17.9)<br>SB Approach      |
| Wendover Avenue at Piedmont Parkway    | D (42.4)                | D (51.6)                | D (54)                   | D (53.4)                     |
| Hickory Grove Road at Site Access 1    |                         |                         | B (10.2)<br>WB Approach  | A (9.6)<br>WB Approach       |
| Hickory Grove Road at Site Access 2    |                         |                         | A (9.3)<br>WB Approach   | A (9.2)<br>WB Approach       |
| Wendover Avenue at Site Access 3       |                         |                         | (0)<br>EB Approach       | (0)<br>EB Approach           |
| PM Peak                                | 2018 Existing           | 2023 No Build           | 2023 Build               | 2023 Build with Improvements |
| Wendover Avenue at Hickory Grove Road  | F (78)<br>SB Approach   | F (116)<br>SB Approach  | F (242.2)<br>SB Approach | C (18.8)<br>NB Approach      |
| Piedmont Parkway at Hickory Grove Road | B (12.6)<br>NB Approach | B (13.3)<br>NB Approach | C (15.9)<br>NB Approach  | C (20.2)<br>NB Approach      |
| Wendover Avenue at Piedmont Parkway    | E (60.7)                | E (75.8)                | F (83.4)                 | F (90.6)                     |
| Hickory Grove Road at Site Access 1    |                         |                         | B (10.6)<br>WB Approach  | A (9.6)<br>WB Approach       |
| Hickory Grove Road at Site Access 2    |                         |                         | A (9.8)<br>WB Approach   | A (9.7)<br>WB Approach       |
| Wendover Avenue at Site Access 3       |                         |                         | (0)<br>EB Approach       | (0)<br>EB Approach           |

LOS (delay in seconds)

Note for unsignalized conditions, LOS and delay indicates only minor street approach with longest delay



## Summary and Conclusion

The proposed Wendover Commercial Property development is to be located at the northeast corner of the intersection of Wendover Avenue and Hickory Grove Road in High Point, North Carolina. The proposed commercial development is planned to consist of 15,600 square feet of retail, 1,440 square feet of restaurant, and a convenience store with 16 gasoline pumps. The development will utilize three (3) access points, with two (2) being a full access on Hickory Grove Road and one (1) being a right-in only on Wendover Avenue.

The trip generation indicates that the proposed development is expected to generate 227 trips in the Weekday AM peak hour and 285 trips in the PM peak hour.

DAVENPORT was retained to determine the potential traffic impacts of this development and to identify transportation improvements that may be required to accommodate the impacts of both background traffic and new development traffic.

Based on the analysis of this development, improvements are needed to certain intersections to make safe turning movements in the roadway network. Regardless of the proposed development, improvements at the intersection of Wendover Avenue and Hickory Grove Road are needed. A summary of the recommended improvements can be found in Table 6.1. **The recommended improvements are at the discretion of City of High Point and NCDOT to be implemented.** The rerouted volumes due to the proposed directional crossover can be found in the Appendix.

In conclusion, this study has reviewed the impacts of both background traffic and proposed development traffic, and has provided recommendations to accommodate future traffic. Please note the proposed site accesses should be designed according to NCDOT standards.

| <b>Table B – Recommended Improvement Summary</b> |                                                                                                                                                                         |
|--------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Wendover Avenue at Hickory Grove Road            | <ul style="list-style-type: none"> <li>Construct a directional crossover</li> <li>Provide a westbound right turn lane of 100 feet storage and 150 feet taper</li> </ul> |
| Piedmont Parkway at Hickory Grove Road           | No improvements are recommended                                                                                                                                         |
| Wendover Avenue at Piedmont Parkway              | <ul style="list-style-type: none"> <li>Extend eastbound left turn lane to full storage length</li> <li>Optimize signal</li> </ul>                                       |
| Hickory Grove Road at Site Access 1              | Provide a northbound right turn lane of full storage length                                                                                                             |
| Hickory Grove Road at Site Access 2              | No improvements recommended                                                                                                                                             |
| Wendover Avenue at Site Access 3                 | Provide a westbound right turn lane of 100 feet storage and 150 feet taper                                                                                              |



# FIGURE 1 SITE PLAN











## 4.2 Trip Generation

The proposed development is planned to consist of 15,600 square feet of retail, 1,440 square feet of restaurant, and a convenience store with 16 gasoline pumps. The projected trip generation potential of the current land use was computed using TripGen 10 software, based on the 9<sup>th</sup> Edition of the ITE Trip Generation Manual. Table 4.2 contains the results.

| <b>Table 4.2 - ITE Trip Generation</b>                                               |                      |             |                |                     |               |              |             |              |             |
|--------------------------------------------------------------------------------------|----------------------|-------------|----------------|---------------------|---------------|--------------|-------------|--------------|-------------|
| Wendover Commercial Property                                                         |                      |             |                |                     |               |              |             |              |             |
| Average Weekday Driveway Volumes                                                     |                      |             |                |                     | 24 Hour       | AM Peak Hour |             | PM Peak Hour |             |
|                                                                                      |                      |             |                |                     | Two-Way       |              |             |              |             |
| <u>Land Use</u>                                                                      | <u>ITE Land Code</u> | <u>Size</u> |                | <u>Data Source</u>  | <u>Volume</u> | <u>Enter</u> | <u>Exit</u> | <u>Enter</u> | <u>Exit</u> |
| Convenience Mart with Gasoline Pumps                                                 | 853                  | 16          | VFP            | Rate - Adjacent     | 8,682         | 133          | 132         | 153          | 152         |
| Shopping Center                                                                      | 820                  | 7.8         | GFA Th. Sq. Ft | Equation - Adjacent | 1,294         | 20           | 13          | 52           | 56          |
| Shopping Center                                                                      | 820                  | 7.8         | GFA Th. Sq. Ft | Equation - Adjacent | 1,294         | 20           | 13          | 52           | 56          |
| Fast-Food Restaurant without Drive-Thru*                                             | 933                  | 1.44        | GFA Th. Sq. Ft | Rate - Adjacent     | 1,031         | 38           | 25          | 19           | 19          |
| <b>Total Unadjusted Trips</b>                                                        |                      |             |                |                     | <b>12,301</b> | <b>211</b>   | <b>183</b>  | <b>276</b>   | <b>283</b>  |
| Convenience Mart with Gasoline Pumps Pass-By Reduction (63% AM, 66% PM)              |                      |             |                |                     | --            | -84          | -83         | -101         | -100        |
| Shopping Center Pass-By Reduction (34% PM)                                           |                      |             |                |                     | --            | 0            | 0           | -35          | -38         |
| <b>Total Pass-By Reduction</b>                                                       |                      |             |                |                     |               | <b>-84</b>   | <b>-83</b>  | <b>-136</b>  | <b>-138</b> |
| <b>Total Adjusted Trips</b>                                                          |                      |             |                |                     | <b>12,301</b> | <b>127</b>   | <b>100</b>  | <b>140</b>   | <b>145</b>  |
| *Little Caesars is open from 11am - 11pm; however, worst case scenario was analyzed. |                      |             |                |                     |               |              |             |              |             |

# **Citizens Information Meeting Report**

## **Zoning Map Amendment 18-08**

Submitted by: Ms. Judy Stalder (Zoning Consultant)  
on behalf of Premier Stores, Inc.

## **Premier Stores Inc. Citizen Information Report**

**Letter:** A letter of explanation of the request was sent by US Mail to those names provided by the Department of Planning and Development. The City's Citizen Meeting Information statement was included in the letter.

Because all nearby property owners are non-residential, we did not arrange a formal meeting. Instead we invited each recipient to contact us for more information. We remain open to meetings with any neighbors.

**Telephone calls and emails:** Efforts to contact Community Life Church included two phone calls and a nine-email exchange. Our contact is Senior Pastor Rob Emanuel. Pastor Emanuel seems interested but is unable to allow time to meet. We continue to be open to meeting with the church.

There was a 3-email exchange with nearby property owner, Willard Tucker. His comment: "That (a meeting) is not necessary, just wanted to see if this was for the whole site & access points. Convenience/Gas station/ retail shops don't bother us, better than storage. We have had inquires on our property at Guilford college & Wendover for convenience/gas but said no. Good luck with city."

**The Stalder Group LLC**

PO Box 5581  
High Point NC 27262  
336.688.2204  
[jstalder@northstate.net](mailto:jstalder@northstate.net)

March 29, 2018

Re: Rezoning at 4826 West Wendover Avenue, High Point, NC 27265

Dear Neighbor:

I am writing to you because you own property that is nearby or next to the property at 4826 West Wendover Avenue. This property is bordered by West Wendover Avenue, Piedmont Parkway and Hickory Grove Church Road. Premier Stores Inc. along with the owners of this property have filed a zoning request with the City of High Point. The purpose of the request is to allow for the development of a convenience store with gas pumps and associated retail shops. The remainder of this letter explains the request and the proposed development, while inviting you to contact me with any comments, concerns, and questions you may have.

**Zoning:** The request is for Conditional Zoning General Business. The conditions of the zoning limit the uses to those uses permitted in the Limited Business zoning district with the addition of a service window for a restaurant. This will not be a typical drive-through window. The purpose of the window is for customer convenience to pick up pre-ordered/pre-prepared meals.

**Site Design:** The development will be oriented to West Wendover Avenue and will meet the architectural design standards of the Eastchester Gateway corridor.

**Landscaping:** Landscaping will be provided along the entire perimeter of the property as well as the interior.

**Transportation:** Access will be limited to a right in only access on Wendover Avenue with a deceleration lane and two points of access to Hickory Grove Church Road. A Traffic Impact Analysis has been prepared and submitted to the High Point Department of Transportation. Any additional recommendations will be incorporated into the plan.

I am available to discuss the rezoning application. While the owners and applicant hope that you are excited about this change, we understand that you may have questions. Should you have any concerns or if you would like to simply discuss the project, please contact Judy Stalder at 336-688-2204 and/or [jstalder@northstate.net](mailto:jstalder@northstate.net). I look forward to working with you on this project.

Sincerely,

Judy Stalder  
Zoning Consultant



CROWNE LAKE ASSOCIATES  
PO BOX 3128  
JASPER AL 35502

DEPARTMENT OF TRANSPORTATION  
PO BOX 14996  
GREENSBORO NC 27415

HICKORY GROVE METHODIST CH  
5005 HILLTOP RD  
GREENSBORO NC 27407

HUNTER HILLS BAPTIST CHURCH  
1806 MERRITT DR  
GREENSBORO NC 27407

JAMES LANDING PROPERTY OWNERS  
ASSOCIATION  
PO BOX 3288  
GREENSBORO NC 27402

JOHNSON, WESLEY H ; MARTIN, JOHN D  
7021 EQUESTRIAN TRAIL  
SUMMERFIELD NC 27358

MARTIN MARIETTA MATERIALS INC  
PO BOX 30013  
RALEIGH NC 27622

MARTIN, JOHN D ; MARTIN, DENISE STARR ;  
JOHNSON, WESLEY H ; JOHNSON, CYNTHIA G  
7021 EQUESTRIAN TRAIL  
SUMMERFIELD NC 27358

MARY OAK PLAZA LC  
P O BOX 9537  
GREENSBORO NC 27429

MILLIREN INVESTMENTS LLC  
724 NATIONAL HIGHWAY  
THOMASVILLE NC 27360

REALTY INCOME CORPORATION  
11995 EL CAMINO REAL  
SAN DIEGO CA 92130

TUCKER, M WILLARD ; SIEGAL, BARRY S  
PO BOX 16168  
HIGH POINT NC 27261

WENDOVER VIEW LOT 2 LLC  
3411-D W WENDOVER AVE  
GREENSBORO NC 27407

## Original Article

# Exploring the relationship between drug and alcohol treatment facilities and violent and property crime: A socioeconomic contingent relationship

Travis A. Taniguchi<sup>a,\*</sup> and Christopher Salvatore<sup>b</sup>

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E-mail: ttaniguchi@redlandspolice.org

<sup>b</sup>Department of Justice Studies, Montclair State University, 1 Normal Avenue, Montclair, NJ 07043, USA.

\* Corresponding author.

**Abstract** Siting of drug and alcohol treatment facilities is often met with negative reactions because of the assumption that these facilities increase crime by attracting drug users (and possibly dealers) to an area. This assumption, however, rests on weak empirical footings that have not been subjected to strong empirical analyses. Using census block groups from Philadelphia, PA, it was found that the criminogenic impact of treatment facilities in and near a neighborhood on its violent and property crime rates may be contingent on the socioeconomic status (SES) of the neighborhood. Paying attention to both the density and proximity of facilities in and around neighborhoods, results showed that the criminogenic impact of treatment facilities depended largely on neighborhood SES. Under some conditions more treatment facilities nearby was associated with lower crime. Reasons why the presumed criminogenic impact of treatment facilities appears only under some conditions were suggested.

Security Journal advance online publication, 2 May 2011; doi:10.1057/sj.2011.8

**Keywords:** drug treatment facilities; place management; environmental criminology; land use; negative binomial regression

## Introduction

Drug use and its potential link with other criminal activities is a social problem occurring with increasing frequency in impoverished inner-city neighborhoods (Wilson, 1996; Simon and Burns, 1997; Anderson, 1999). Many have argued that drug treatment is essential for addressing the drug problem facing the United States (Belenko, 1998; Belenko and Dembo, 2003). Treatment center locations are largely restricted to socially disorganized inner-city communities, resulting in a network of facilities located in areas that have low levels of territorial control and high levels of drug use and crime,<sup>1</sup> a reality that has been shown to have a strong negative influence on treatment attrition and relapse (Boardman et al, 2001).

The importance of drug treatment to reduce the prevalence of drug crime is generally acknowledged, but communities are often resistant to hosting these facilities (Hornblower et al, 1988; Substance Abuse and Mental Health Services Administration, 1995; Ericson,



One limitation to the methodology used to quantify the facilities is the inability to account for differences in the size of the treatment providers. This difference, both across and within treatment centers, may impact these results. Future research should seek to disentangle the effects of treatment provider client size and the relationship on crime.

Given the cross-sectional nature of this investigation, we are unable to ascertain a causal ordering between treatment centers and crime. Future research using longitudinal models may be able to clarify this relationship. One difficulty to conducting such a study is the relative stability of the treatment facility locations. Numerous treatment facilities have been licensed at the same location for over 30 years. Collecting data, especially spatially referenced crime and environmental data, over such a long period of time presents substantial difficulties. Nevertheless, truly clarifying the relationship between treatment centers and crime would be best accomplished by longitudinal models.

## Conclusion

Drug and alcohol treatment facilities are widely thought to have negative impacts on the community in which they are located. That is, it is assumed that these facilities bring crime to the areas surrounding their location. The empirical basis for this assertion is tenuous at best. This analysis has not found a definitive relationship between treatment centers and crime. The relationship between treatment provider intensity and crime was found to be conditional upon the level of SES of the area. Areas of high SES and high treatment provider intensity had higher levels of violent and property crime. Conversely, areas of low SES and high treatment provider intensity had lower levels of violent and property crime. These models also suggest that socio-demographic characteristics, as well as land use may impact the effects of treatment centers on violent and property crimes. These findings may not sit well with people looking for clear cut answers regarding the criminogenic impact of treatment facilities. At best, it is possible to say that treatment providers are not unilaterally bad neighbors and that in the certain areas these facilities may be associated with lower crime in the surrounding areas. This must be balanced with the fact that these same facilities may, under certain circumstances, also be criminogenic. Further research would be wise to further investigate the dynamics that are underlying these results.

## Acknowledgements

The authors thank Ralph B. Taylor for his extensive assistance and guidance in the development and preparation of this manuscript. The authors also thank Elizabeth Groff and George Rengert and two anonymous reviewers for their helpful and insightful comments on earlier drafts. Finally, the authors are very grateful to Jerry Ratcliffe who provided the data and software needed to conduct this analysis.

## Notes

- 1 Davidson (1981) stated that there were three types of neighborhoods that did not resist having community-based treatment centers: those who tolerate deviant behavior, those who were members of the community





SES has a long established empirical relationship with neighborhood crime levels (Shaw and McKay, 1942; Sampson and Groves, 1989; Sampson et al, 1997). Speaking generally, and with due deference to the ecological fallacy, areas of low SES tend to have a greater level of crime than their higher status counterparts. This can be problematic because, as discussed previously treatment facilities are often relegated to the most disadvantaged neighborhoods, and as a result, we may expect to find a more complicated relationship between neighborhood SES, crime and treatment provider locations. Research suggests that community dynamics, such as the wealth of an area, can influence where offenders choose to commit crime (Taylor and Gottfredson, 1986). Higher income areas may provide high target attractiveness because of the superior quality items available (for example, top quality electronics, jewelry) in the area. Locating drug treatment facilities in higher income areas may, therefore, provide a legitimate reason for a potential offender to explore areas that are 'target rich', and which could lead to an expanded awareness space and higher levels of criminality. The converse may be true of low SES areas. Potential offenders may become aware of the relative presence of unappealing targets suggesting that crime may actually be lower in these areas.

Treatment facilities are not the only characteristics of the built environment that may spatially structure crime. Just as the presence or absence of treatment centers may increase or decrease crime, the presence of other commercial land uses may impact localized crime levels. Commercial land use may impact territorial control and also has the capacity to concentrate crime attractors and crime generators (Taylor et al, 1995; Kurtz et al, 1998; Kinnay et al, 2008). Therefore, any attempt to quantify the impact of treatment facilities must also control the prevailing levels of other commercial land use.

## Data and Methods

The unit of analysis for these analyses was the census block group; the smallest unit of aggregation for which the relevant socio-demographic variables were available. Crime counts were aggregated to census geographies to provide a count of violent and property crime per unit.

### Drug and alcohol treatment facilities

Data on the location and type of drug and alcohol treatment facilities were obtained from the Pennsylvania Department of Public Health's Quality Assurance Database (Pennsylvania Department of Health, 2009). Treatment centers within the State of Pennsylvania must be licensed by the Division of Drug and Alcohol Program Licensure. These licenses provided specific details on the type of treatment undertaken at each facility. All treatment facility locations located within the City of Philadelphia were successfully geocoded ( $n=110$ ).<sup>3</sup>

### Quantifying drug and alcohol treatment facilities

Quantifying facility locations has proven to be a difficult task which has been approached from a number of directions. Perhaps, the simplest approach would be to simply count the



number of facilities falling within the boundary of the areal unit. This method, although easy to understand and computationally simple, has substantial limitations. These simple point-in-polygon techniques (Gombosi and Zalik, 2005) are highly sensitive to small changes in zoning (a subset of the modifiable areal unit problem), where small changes in the border of the areal unit produces substantially different results (Yule and Kendall, 1950; Openshaw and Taylor, 1979; Chainey and Ratcliffe, 2005). This method is also problematic from a more conceptual perspective. We would not, for example, expect a facility to impact crime up to the edge of a block group and then stop abruptly. Instead, we would expect the influence of a facility to decay over a distance with no clearly demarcated boundary.

A better measure of land use would be sensitive to both the density and proximity of the facilities to the area of interest. This can be achieved through an intensity measure such as that utilized by McCord et al (2007). We adopted a similar approach and used a program to calculate the intensity measure of treatment facilities (Ratcliffe, 2007). This program counts all events falling within a pre-specified distance (bandwidth) and weighs events such that events further away count less than events nearby. A 0.33 negative exponential weighting function was employed.<sup>4</sup> Under this regime, an event happening at the centroid to the block group would be assigned a value of 1 whereas events occurring at half the distance of the bandwidth would receive a value of 0.33.

Although bandwidth selection is less critical because of the inverse distance weighting there is still a need to select an appropriate distance. A geographic information system (ArcGIS 10.0) was used to calculate the minimum distance necessary for all census block group centroids to have at least one facility. In other words, this program calculated the largest distance between a census block group centroid and the closest facility to that centroid. This census block group would then receive a value of 0 on the intensity measure for that facility whereas all other census block groups would receive positive values. The bandwidth was set to 16182ft. While these distances may seem large, it is important to remember the strong distance decay function applied to the weighting algorithm. The 0.33 weighting function would allocate a score of 0.33 to facilities occurring at half the bandwidth distance. The treatment intensity measure was calculated from the centroid of the census block group. This procedure was sensitive to both the density of the facilities, as well as their proximity while reducing the impact of artificial borders and arbitrary methodological decisions. Figure 1 displays facility intensity.

Facility intensity is strongest in the North Philadelphia region, an area that has a long-standing high concentration of poverty.

## Recorded crime

Crime data from 2008 were sourced directly from the Philadelphia Police Department's (PPD) records management system. This data set contained point-level information on the type of crime and the location of the event. The locations of the crimes were geocoded (with a hit-rate in excess of 97 per cent) by the PPD and were stored as X-Y coordinates. Crimes were separated into two dependent variables. The first was constructed from Uniform Crime Report (UCR) Part 1 violent crimes: homicide, rape, robbery and aggravated assault (hereafter referred to as violent crime;  $n=19491$ ). The second dependent

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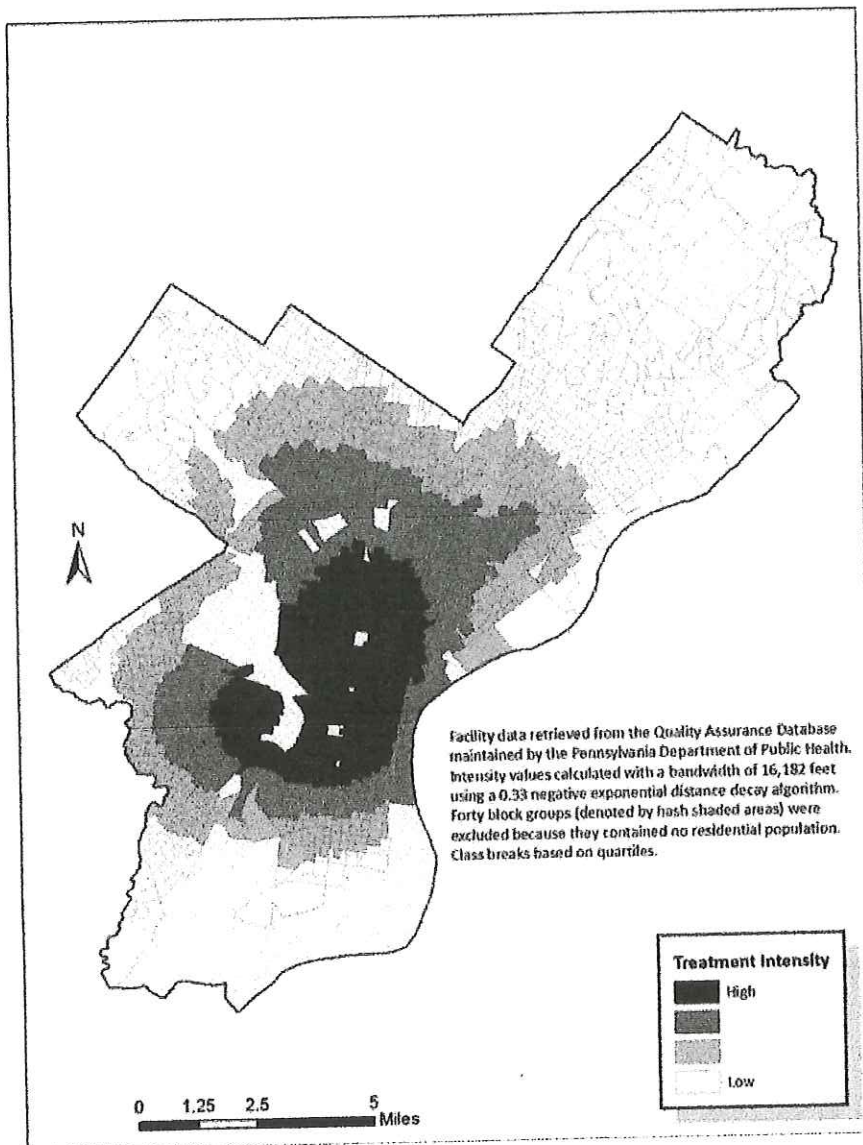


Figure 1: Treatment facility intensity.

variable was constructed from UCR Part 1 property crimes: burglary, theft, auto theft and arson (hereafter referred to as property crime;  $n=65152$ ). Serious crimes were selected because they leave the responding officers less discretionary powers in recording and reporting the event (Klinger, 1997) and, therefore, it is possible to rely on these crime measures to be a more accurate indicator of criminal activity and less of an indicator of discretionary police actions.

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a 2 per cent increase in violent crime (Table 2, Model 2). After controlling for demographics and land use, however, these effects are substantially altered. The relationship between treatment intensity and crime becomes negative with a one unit increase in treatment intensity associated with a modest 0.08 per cent decrease in violent crime (Table 2, Model 4).<sup>6</sup> After including the treatment intensity/socioeconomic interaction the main effect of treatment intensity was not significant (Table 2, Model 5).<sup>7</sup>

#### Demographic and land use impacts

Commercial land use was consistently positively linked to violent crime. A 1 per cent increase in the percentage of land within a block group zoned as commercial was associated with a 1.7 per cent increase in the count of property crime after controlling for treatment intensity, demographic characteristics and spatial effects (Table 2, Model 3, 4 or 5).

SES was also consistently related to property crime. Areas of higher SES were associated with lower violent crime, on average, after controlling for land use, other demographic characteristics, and treatment facility intensity (Table 2, Model 3, 4 or 5). The only other demographic characteristic that linked to violent crime was the percent of the block group population that was African American. A block group that was comprised of 100 per cent African American residential population would, on average, have a violent crime count 35 per cent to 40 per cent higher than a block group that had 0 per cent African American residential population. Neither stability nor the race/ethnicity scales attain statistical significance in these of the models (Table 2, Model 3, 4 or 5).

#### Spatial lag and population

Population was significantly related to violent crime. On average, a 1000 person increase in the residential population was associated with a 0.5 per cent increase in violent crime count after controlling for demographic characteristics, land use, spatial effects and treatment facility intensity (Table 2, Model 5). The spatial lag variable was also positive and significant. A one unit increase in the lagged crime variable was associated with a 6 per cent increase in violent crime in the target block group.

#### Treatment facility intensity and socioeconomic interactions

Comparing Model 2 to Model 4 suggests that treatment intensity-crime link is altered by the inclusion of socio-demographic characteristics (Table 2; Model 2 versus Model 4). This relationship was further explored through the use of interaction terms. On average, areas of high treatment intensity and high SES (top 25 per cent on each variable) had 26 per cent more violent crime than areas of more moderate treatment intensity or SES. These results were opposite when considering the interaction between high levels of treatment intensity and low SES. This interaction term indicated that areas of high treatment facility (highest 20 per cent of block groups) and low SES (lowest 20 per cent of block groups) actually had about 16 per cent less crime (Table 2, Model 5).

#### Property crime

##### Treatment center impacts

When not accounting for demographic characteristics and land use, the intensity of outpatient treatment facilities was associated with higher levels of property crime (Table 3,

Model 2). After controlling for demographic characteristics and land use, the strength of the relationship between drug treatment intensity and crime was reduced but was still significant (Table 3, Model 4).<sup>8</sup>

#### Demographic and land use impacts

Commercial land use was associated with higher levels of property crime regardless of model specification. A 1 per cent increase in the level of land zoned commercial within a block group was associated with a 1.8 per cent increase in property crime, net of demographics, spatial effects and treatment intensity (Table 3, Models 3, 4 or 5). SES also consistently linked to property crimes. A one unit increase in the SES scale was associated with about 14 per cent less property crime after controlling for other relevant variables (Table 3, Model 5). Unlike violent crime, the stability scale was also significantly associated with property crimes. A one unit increase in the stability scale was associated with an 8 per cent reduction in property crime after controlling for other environmental and demographic characteristics (Table 3, Model 5). Finally, the percent African American linked differently to property crime than violent crime. When looking at property crime, a block group that was 100 per cent African American would have an expected property crime count about 18 per cent lower than a block group with 0 per cent African American residential population (Table 3, Model 5).

#### Spatial lag and population

Higher levels of residential population were associated with higher levels of property crime. On average, a 1000 person increase in the residential population was associated with a 0.3 per cent to 0.4 per cent increase in property crime with only small variations across model specification (Table 3). The spatial lag variable was also positive and significant. A one unit increase in the lagged crime variable was associated with an increase in property crime between 0.8 and 1.6 per cent depending on model specification.

#### Treatment facility intensity and socioeconomic interactions

Interaction terms between the areas of highest SES and the highest drug treatment facility intensity showed some differences than what was found with violent crimes. The variable representing areas of high treatment intensity and high SES, while in the same direction as found for violent crime, was not significant. Areas of high treatment intensity and low SES were associated with 23 per cent less property crime than areas that scored more moderately on these variables. These relationships persisted net of other demographics, land use, spatial effects and the main treatment variable (Table 3, Model 5).

### Discussion

The relationship between treatment intensity and crime demonstrated minor differences between violent and property crime. Recall that treatment facility intensity was positively associated with violent crime when failing to control for other relevant environmental characteristics (Table 2, Model 2). After controlling for demographics, land use and spatial effects, however, this same variable was negatively associated with violent crime (Table 2, Model 4). In the violent crime models, the interaction terms indicated that areas of high SES





and high treatment provider intensity tended to have significantly higher levels of violent crime, net of controls for land use, demographics and spatial effects (Table 2, Model 5). This interaction term in property crime models was in the same direction but did not attain significance (Table 3, Model 5). Conversely, for both violent and property crimes, areas of low SES and high treatment provider intensity tended to have significantly less violent and property crime, net of land use, demographics and spatial effects (Tables 2 and 3, Model 5). These interaction terms indicated that the relationship between treatment intensity and crime was different at different levels of SES.

Three explanations may help to explain this seemingly counterintuitive finding. First, it may be that drug treatment facilities are acting as nodes of routine activity that facilitate the expansion of both awareness space and opportunity space. In other words, the person in treatment becomes familiar with the neighborhood in which the facility is located. If the facility is located in a high socioeconomic neighborhood the individual may become aware of many attractive targets such as residential homes and businesses that are of high monetary value (Brantingham and Brantingham, 1995; Lopez and Van Nes, 2007). Put more succinctly, locating treatment facilities within high socioeconomic neighborhoods may increase a potential offender's awareness space and provide familiarity with the area that could lead to new avenues for criminal activity (Rengert and Wasilchick, 2000). This new-found understanding of the high socioeconomic area could help to explain why crime would be higher in these locals. The same dynamic applies to the other side of this finding. Offenders attending treatment in low socioeconomic neighborhoods may be dissuaded from committing crime, if conditions in the surrounding local are sufficiently unappealing.

Alternatively, treatment centers may be having a differential impact on the level of territorial control in the surrounding area. In low socioeconomic areas, treatment facilities may be increasing territorial control because treatment center staff acts as capable guardians. In the absence of resident-based territorial control, these treatment facilities may be acting as the default territorial control mechanism. By contrast, high socioeconomic areas may not suffer from the same lack of resident-based territorial control. Under these conditions, treatment facilities may be acting to disrupt the territorial control of the residential population in the area. This disruption may lead to higher levels of crime in higher SES areas.

Finally, the relationship between treatment intensity and socio economics may be because of differences in 'other' land uses displaced by the treatment facility. It may be that in low socioeconomic areas, treatment centers are displacing other businesses that are even more criminogenic. For example, treatment centers may be 'better' neighbors than other facilities traditionally considered crime generators (for example, bars and pubs). This would create lower levels of crime in areas of high treatment intensity and low SES. However, treatment centers may not be displacing 'bad' neighbors in high socioeconomic neighborhoods. In higher socioeconomic neighborhoods, drug treatment centers may be the 'bad' neighbor. By this way, we would expect to see higher crime around treatment facilities in areas of high SES. These theoretical models help to explain the potentially counterintuitive finding demonstrated by these interaction terms. The exact process whereby community and environmental characteristics interact with treatment centers and crime remains an important avenue for future research.

Given that we can only speculate as to the intervening process linking treatment providers to crime levels any policy recommendations must be undertaken with caution. It appears that, at least at this level of spatial aggregation in this urban setting, treatment facilities are

## LISA VIERLING

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**From:** Amy Heybrock <amyhey@aol.com>  
**Sent:** Thursday, July 12, 2018 10:03 AM  
**To:** LISA VIERLING  
**Subject:** Fwd: Statute

Lisa, attached is the information we discussed. Thanks!

Amy Heybrock  
336-442-8895

Begin forwarded message:

### § 160A-385. Changes

(a) Citizen Comments. --

(1) Zoning ordinances may from time to time be amended, supplemented, changed, modified or repealed. If any resident or property owner in the city submits a written statement regarding a proposed amendment, modification, or repeal to a zoning ordinance to the clerk to the board at least two business days prior to the proposed vote on such change, the clerk to the board shall deliver such written statement to the city council. If the proposed change is the subject of a quasi-judicial proceeding under G.S. 160A-388, the clerk shall provide only the names and addresses of the individuals providing written comment, and the provision of such names and addresses to all members of the board shall not disqualify any member of the board from voting.

N.C. Gen. Stat. § 160A-385

**§ 160A-385. Changes.**

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- (2), (3) Repealed by Session Laws 2015-160, s. 1, effective August 1, 2015, and applicable to zoning ordinance changes initiated on or after that date.

(b) Amendments in zoning ordinances shall not be applicable or enforceable without consent of the owner with regard to buildings and uses for which either (i) building permits have been issued pursuant to G.S. 160A-417 prior to the enactment of the ordinance making the change or changes so long as the permits remain valid and unexpired pursuant to G.S. 160A-418 and unrevoked pursuant to G.S. 160A-422 or (ii) a vested right has been established pursuant to G.S. 160A-385.1 and such vested right remains valid and unexpired pursuant to G.S. 160A-385.1.

(c) Amendments in zoning ordinances, subdivision ordinances, and unified development ordinances shall not be applicable or enforceable without the written consent of the owner with regard to a multi-phased development as defined in G.S. 160A-385.1(b)(7). A multi-phased development shall be vested for the entire development with the zoning ordinances, subdivision ordinances, and unified development ordinances then in place at the time a site plan approval is granted for the initial phase of the multi-phased development. A right which has been vested as provided for in this subsection shall remain vested for a period of seven years from the time a site plan approval is granted for the initial phase of the multi-phased development. (1923, c. 250, s. 5; C.S., s. 2776(v); 1959, c. 434, s. 1; 1965, c. 864, s. 1; 1971, c. 698, s. 1; 1977, c. 912, s. 7; 1985, c. 540, s. 2; 1989 (Reg. Sess., 1990), c. 996, s. 1; 1991, c. 512, s. 4; 2005-418, s. 5; 2015-160, s. 1; 2016-111, s. 1.)

# CITY OF HIGH POINT

## AGENDA ITEM



**Title:** Zoning Map Amendment 18-07  
Special Use 18-03  
(Caring Services, Inc.)

**From:** Lee Burnette, Planning & Development  
Director

**Meeting Date:** July 16, 2018

**Public Hearing:** Yes

**Advertising Date:** July 4, 2018, and July 11, 2018

**Advertised By:** Planning & Development

**Attachments:** A. Planning and Zoning Commission Recommendation  
B. Staff Report  
C. Zoning Ordinance  
D. Special Use Permit

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### PURPOSE:

- 1) Zoning Map Amendment 18-07: A request by Caring Services, Inc. to rezone approximately 21 acres from the Single Family Residential-3 (R-3) District and a Conditional Use Institutional (CU-I) District to a Conditional Zoning Institutional (CZ-I) District. The site lies approximately 900 feet north of the intersection of Eastchester Drive and N. Centennial Street, between Eastchester Drive and N. Centennial Street.
- 2) Special Use 18-03: A Special Use request by Caring Services, Inc. to allow a Major Social Service Facility to use in a Conditional Zoning Institutional (CZ-I) District. The site lies approximately 900 feet north of the intersection of Eastchester Drive and N. Centennial Street, between Eastchester Drive and N. Centennial Street.

### BACKGROUND:

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

### BUDGET IMPACT:

There is no budget impact.

### RECOMMENDATION / ACTION REQUESTED:

On June 26, 2018, a public hearing was held before the Planning and Zoning Commission regarding Zoning Map Amendment 18-07 and Special Use 18-03. Recommendations were as follows:

#### 1) Zoning Map Amendment 18-07:

Staff Recommendation: Staff recommended **approval** as outlined in the attached staff report.

Planning & Zoning Commission Recommendation: The Commission recommended **approval**, by a vote of 5-0, as recommended by staff.

#### 2) Special Use 18-03:

Staff Recommendation: Staff recommended **approval** as outlined in the attached staff report.

Planning & Zoning Commission Recommendation: By a vote of 5-0, the Commission forwarded this request to the City Council without a recommendation.



## PLANNING AND ZONING COMMISSION RECOMMENDATION

### Caring Services, Inc.

### Zoning Map Amendment 18-07

### Special Use 18-03

At its June 26, 2018 public hearing, the Planning and Zoning Commission reviewed these requests pertaining to the 21 acres associated with the John Wesley University campus. All members of the Commission were present except for Ms. Marie Stone, Ms. Angela McGill and Mr. John McKenzie. Member Ray Wheatley was recused due to a potential conflict of interest. Mr. Herbert Shannon, Senior Planner, presented both requests and recommended approval of ZA-18-07 and SU 18-03, as outlined in the staff reports.

Speaking in favor of the request: The following speakers spoke in favor of the request:

- Tom Terrell, Attorney, Smith-Moore-Leatherwood LLP, representing Caring Services Inc, 529 W. Parkway Avenue, High Point
- Becky Yates, Executive Director Caring Services Inc, 1713 Windsor Drive, High Point
- Teresa Hinkle, Program Director Caring Services Inc, 102 Chestnut Drive, High Point
- Brian Brown, 303 Milburn Street, Greensboro
- Tom Conley, 5041 Bennington Way, High Point
- Anthony Strong, 2112 Friends Avenue, High Point
- Kyle Hemauer, 701 Arbordale Avenue, High Point
- Linda Sasser, 2831 Brennen Lane, High Point

Mr. Terrell, Ms. Yates and Ms. Hinkle provided an overview of the mission and function of Caring Services and their 23 years of operation in the City of High Point. The provided a detailed overview of how they intend to use the John Wesley University facility if their request is approved. Mr. Terrell stated that the proposed major social service use would house the same number of persons currently housed by the college and that Caring Services would have a similar or less intensive impact as the current education use. Ms. Yates and Ms. Hinkle provided a detailed overview of Caring Services rules of operation, intake procedure, client monitoring, and their day-to-day operation.

The other speakers, Mr. Brown, Mr. Strong and Mr. Hemauer provided personal testimonials of how Caring Services helped change their lives.

Speaking in opposition of the request: The following speakers spoke in opposition of the request:

- David Zaritzky, 2701 N. Centennial Street, High Point
- Pamela You, 739 Hitchcock Way, High Point
- Carolyn Davenport, 1027 Eastchester Drive, High Point
- Amy Heybroek, 2806 Overview Terrace, High Point
- John Shanas, 1022 Clinard Avenue, High Point
- Rex Sokolnicki, 2807 Big Oak Court, High Point
- Johnnie Springett, 2505 Burch Point, High Point
- Ashley Clark, 1020 Clinard Avenue., High Point

These speakers raised the following concerns:

- Concern the social service facility would include sex offenders and the proximity of the use relative to a daycare center and a youth sports facility.
- Concern the facility would reduce the property values of their homes.

- Concern with safety by having a social service use close to residences and increased foot traffic in their neighborhood from the facility.
- Concern with increased criminal activity and drug dealers coming to the area to entice former clients.

Once the public hearing was closed, the Commission deliberated on these requests. During the public hearing, speakers in favor and speakers in opposition submitted copies of additional materials to the Commission to support their positions regarding the Special Use request. The Commission voiced concern that a substantial amount of information was submitted to them by the public and they did not have sufficient time, during the public hearing, to review and validate this new information. As they should only consider valid evidence, the Commission requested guidance from the attorney.

Mr. Fred Baggett, legal counsel for the board, noted that the procedure at City Council will be a quasi-judicial hearing in which only valid substantiated evidence may be considered. Furthermore, speakers are sworn in and can be cross examined. As this Planning & Zoning Commission meeting was not a quasi-judicial hearing and based on the amount of new information submitted it would be appropriate, if they desire, to forward the Special Use request to City Council with no recommendation.

### **Planning & Zoning Commission Action**

#### 1) Zoning Map Amendment 18-07

##### Consistency Statement

The Commission stated that the institutional zoning request is generally consistent with the Land Use Plan map.

##### Reasonableness Statement

The Commission stated that the request is reasonable as the area of the proposed expansion is currently surrounded on three sides by an existing institutional use and the proposed will not significantly increase development intensity of allowable institutional uses.

The Planning & Zoning Commission adopted these statements by a vote of 5-0.

##### Zoning Map Amendment

The Commission recommended **approval** of Zoning Map Amendment 18-07 by a vote of 5-0.

#### 2) Special Use 18-03

By a vote of 5-0, the Commission forwarded this request to the City Council without any recommendation.

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

**STAFF REPORT  
ZONING MAP AMENDMENT 18-07  
June 26, 2018**

| <b>Request</b>                                                                                                              |                                                           |
|-----------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|
| <b>Applicant:</b><br>Caring Services, Inc.                                                                                  | <b>Owner:</b><br>John Wesley University                   |
| <b>Zoning Proposal:</b><br>To expand the existing college campus Institutional District zoning by adding a 0.7-acre parcel. | <b>From: R-3</b> Single Family Residential-3 District     |
|                                                                                                                             | <b>CU-I</b> Conditional Use Institutional District        |
|                                                                                                                             | <b>To: CZ-I</b> Conditional Zoning Institutional District |

| <b>Site Information</b>                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|----------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Location:</b>                       | The site lies approximately 900 feet north of the intersection of Eastchester Drive and N. Centennial Street, between Eastchester Drive and N. Centennial Street.                                                                                                                                                                                                                                                                                                                 |
| <b>Tax Parcel Numbers:</b>             | Guilford County Tax Parcels 0199548 and 0199576                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Site Acreage:</b>                   | Approximately 21 acres                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Current Land Use:</b>               | Single family dwellings and College/University                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Physical Characteristics:</b>       | The majority of the site has a moderately sloping terrain with its high elevations lying along Eastchester Drive and N. Centennial Street frontages. The higher perimeter elevations slope northward to a pond at the northern portion of the site. This pond has been converted to a private regional stormwater control device. This stormwater control device drains northward to a perennial stream at the northern boundary of the site, which empties into Oak Hollow Lake. |
| <b>Water and Sewer Proximity:</b>      | An 8-inch City water line lies adjacent to the site along Eastchester Drive and N. Centennial Street; and an 8 and 16-inch City sewer line lie adjacent to the site along Eastchester Drive and N. Centennial Street. Finally, an 8-inch private sewer line runs across the rear of the property and serves the administrative office building on the site.                                                                                                                       |
| <b>General Drainage and Watershed:</b> | The site drains in a general northerly direction and development is subject to the Oak Hollow Lake Watershed Critical Area requirements. Engineered storm water treatment measures are required for development with a total impervious surface area greater than 24% of the site.                                                                                                                                                                                                |
| <b>Overlay District:</b>               | Eastchester Scenic Corridor Overlay District<br>Oak Hollow Lake Watershed Critical Area (WCA); Tier 2 and 3                                                                                                                                                                                                                                                                                                                                                                       |

| <b>Adjacent Property Zoning and Current Land Use</b> |              |                                                 |                                                           |
|------------------------------------------------------|--------------|-------------------------------------------------|-----------------------------------------------------------|
| <b>North:</b>                                        | <b>R-3</b>   | Single Family Residential-3 District            | Single family detached dwellings and undeveloped parcel   |
| <b>South:</b>                                        | <b>OI</b>    | Office & Institutional District                 | Office, automotive sales and personal service uses        |
|                                                      | <b>CU-OI</b> | Conditional Use Office & Institutional District |                                                           |
|                                                      | <b>CU-LB</b> | Conditional Use Limited Business District       |                                                           |
| <b>East:</b>                                         | <b>PDL</b>   | Planned Development – Limited                   | Commercial building with retail and personal service uses |
| <b>West:</b>                                         | <b>R-3</b>   | Single Family Residential-3 District            | Single family detached dwellings                          |
|                                                      | <b>R-5</b>   | Single Family Residential-5 District            |                                                           |

| <b>Relevant Land Use Policies and Related Zoning History</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|--------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Community Growth Vision Statement:</b>                    | This request is neither consistent or inconsistent with the goals and objectives of the Community Growth Vision Statement.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Land Use Plan Map Classification:</b>                     | <p>The Eastchester Drive frontage has a Local/Convenience Commercial designation. The central portion of the site has an Institutional designation and the northern half of the site has a Low-Density Residential designation.</p> <ul style="list-style-type: none"> <li>• <b>Institutional:</b> Public, quasi-public and institutional uses on large tracts are included in this classification.</li> <li>• <b>Low-Density Residential:</b> 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.</li> <li>• <b>Local/Convenience Commercial:</b> This classification includes moderate-intensity convenience retail or service uses, generally serving small, local neighborhoods.</li> </ul> |
| <b>Land Use Plan Goals, Objectives &amp; Policies:</b>       | This request is neither in conflict, nor does it promote, the goals and objectives of the Land Use Plan.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Relevant Area Plan:</b>                                   | Not applicable                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Zoning History:</b>                                       | <p>The college was established on the site in the 1980s and obtained zoning approval in 1988 to add land area along N. Centennial Street to develop student housing (multifamily structure). The campus was expanded to its current configuration under a 1992 zoning approval.</p> <p>In 1995, the site received Special Use Permit approval to install a 120-foot tall telecommunication tower. This Special Use Permit was amended in 2007 to raise the tower 15 feet (to 135 feet) for an additional antenna array.</p>                                                                                                                                                                                                                                                                                              |

| <b>Transportation Information</b> |                      |                       |                         |
|-----------------------------------|----------------------|-----------------------|-------------------------|
| <b>Adjacent Streets:</b>          | <b>Name</b>          | <b>Classification</b> | <b>Approx. Frontage</b> |
|                                   | N. Centennial Street | Major Thoroughfare    | 1,050 feet              |
|                                   | Eastchester Drive    | Major Thoroughfare    | 750 feet                |



|                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                       |                     |
|--------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|---------------------|
| <b>Vehicular Access:</b>                               | The applicant is proposing to use the existing drive access point from N. Centennial Street and Eastchester Drive.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                       |                     |
| <b>Traffic Counts:</b><br><i>(Average Daily Trips)</i> | N. Centennial Street                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 4,000 ADT (NCDOT 2015 traffic count)  |                     |
|                                                        | Eastchester Drive                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 32,000 ADT (NCDOT 2015 traffic count) |                     |
| <b>Estimated Trip Generation:</b>                      | None available                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                       |                     |
| <b>Traffic Impact Analysis (TIA):</b>                  | <b>Required</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                       | <b>TIA Comments</b> |
|                                                        | <u>Yes</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <u>No</u><br>X                        | Not applicable      |
| <b>Conditions:</b>                                     | 1) The property owner shall dedicate to the City 12 feet of additional right of way extending along the property's entire frontage on Eastchester Drive. Dedication shall take place at the time of development or at the City's request.<br>2) The property shall be limited to one point of direct vehicular access to Eastchester Drive.<br>3) The property owner shall be limited to two existing points of direct vehicular access to North Centennial Street. Driveways leading to existing single family residences may remain until such structures are removed or converted to multifamily or nonresidential uses. |                                       |                     |

#### School District Comment

The current CU-I District allows residential development up to 16 units per acre. As this zoning request will only add a 0.7-acre parcel, this request will not significant impacts area schools.

#### Details of Proposal

This is a request to expand the Institutional zoning district that currently governs development on the John Wesley University campus. The current Conditional Use Institutional (CU-I) District on the campus was established in 1992. In 2015, the University purchased an abutting 0.7-acre parcel, with a single-family dwelling, along the east side of N. Centennial Street. Although owned and surrounded on three sides by the university, it was never rezoned to the Institutional zoning district. The applicant, Caring Services, Inc, is proposing to purchase the campus to establish a major social service use (See Special Use Case 18-03). They requested this zoning map amendment so that the entire 21 acres of land they are proposing to purchase may be governed under a single zoning district, which consists of the current campus and the 0.7-acre parcel purchased by the University in 2015.

The present Conditional Use (CU) zoning on the campus cannot be amended to include the 0.7-acre parcel; therefore, a rezoning to a Conditional Zoning (CZ) district is requested. The requested CZ-I District does not change any of the allowable uses. The applicant offered to carry over existing zoning conditions adopted in 1992 that require, lot combination, right-of-way dedication along Eastchester Drive and limitations on the number of vehicular access points.

#### Staff Analysis

Section 2.4.5.(C) of the Development Ordinance states that the advisability of a conditional zoning is a matter committed to the legislative discretion of the City Council and is not controlled by any one factor. Based on the applicant's submittal and proposed conditions, as they existed on the date of this report, the Planning and Development Department offers the following comments relative to these ordinance considerations.

**Review Factors:**

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

|                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b><u>Factor #1</u></b> | <b>Result in a development that is compatible with surrounding development character and land uses;</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|                         | <ul style="list-style-type: none"> <li>❖ This 0.7-acre expansion is surrounded by an existing institutional use and does not encroach into adjacent residential neighborhoods. The inclusion of this parcel into the campus and rezoning to a CZ-I District will be compatible with the surrounding area.</li> <li>❖ The site is mostly within Tier 2 of the Oak Hollow Lake Watershed Critical Area, which limits non-residential development to 35% built upon area. This environmental restriction will ensure the intensity of development will be in character with the surrounding area.</li> </ul> |
| <b><u>Factor #2</u></b> | <b>Minimizes or effectively mitigates any identified adverse impact on adjacent and nearby land, such as that caused by traffic, parking, noise, lighting, trash, loading areas, etc.;</b>                                                                                                                                                                                                                                                                                                                                                                                                                |
|                         | Previous zoning conditions pertaining to ROW dedication and vehicular access are being carried forward with this new application; thus; mitigating adverse traffic impacts.                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b><u>Factor #3</u></b> | <b>Minimizes or effectively mitigates any identified adverse environmental impact on water and air resources, minimizes land disturbance, preserves trees and protects habitat;</b>                                                                                                                                                                                                                                                                                                                                                                                                                       |
|                         | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b><u>Factor #4</u></b> | <b>Minimizes or effectively mitigates any identified adverse impact on municipal facilities and services, such as streets, potable water and wastewater facilities, parks, police and fire; and;</b>                                                                                                                                                                                                                                                                                                                                                                                                      |
|                         | The site is within an area currently served by City of High Point utilities and municipal services. The zoning submittal has no known adverse impacts on municipal services.                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b><u>Factor #5</u></b> | <b>Minimizes or effectively mitigates any identified adverse effect on the use, enjoyment or value of adjacent lands.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                         | This area of expansion is separate from and not part of any adjacent residential subdivision, and surrounded by the existing campus. Furthermore, the area of proposed expansion is minor and will not significantly increase the development intensity of allowable institutional uses.                                                                                                                                                                                                                                                                                                                  |

**Changes in the Area:**

**There have been changes in the type or nature of development in the area of the proposed Conditional Zoning District that support the application.**

There have been no recent changes in the type or nature of development in this area.

**Development Patterns:**

**The proposed Conditional Zoning District results in development that promotes a logical, preferred and orderly development pattern.**

In 1992, the current CU-I District was established along the east side of N. Centennial Street and south of the residential development along Countryside Drive. This request does not expand institutional uses beyond that boundary established in 1992.

**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 institutional zoning request is generally consistent with the Land Use Plan map.**

**Reasonableness/Public Interest:**

**Whether an approval of the Conditional Zoning District is reasonable and in the public interest.**

**The request is reasonable as the area of the proposed expansion is currently surrounded on three sides by an existing institutional use and the proposed expansion will not significantly increase development intensity of allowable institutional uses.**

**Recommendation**

**Staff Recommends Approval**

The Planning & Development Department recommends approval of the request to rezone approximately 21 acres to the CZ-I District. As conditioned, the requested CZ-I District will be compatible with the surrounding area and in conformance with adopted plans.

**Required Action**

**Planning and Zoning Commission:**

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

**City Council:**

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

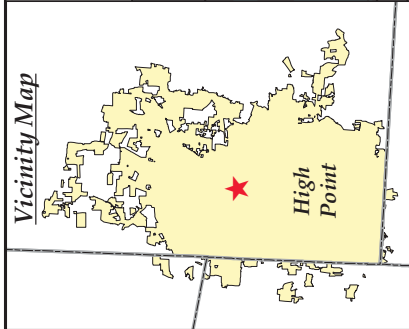
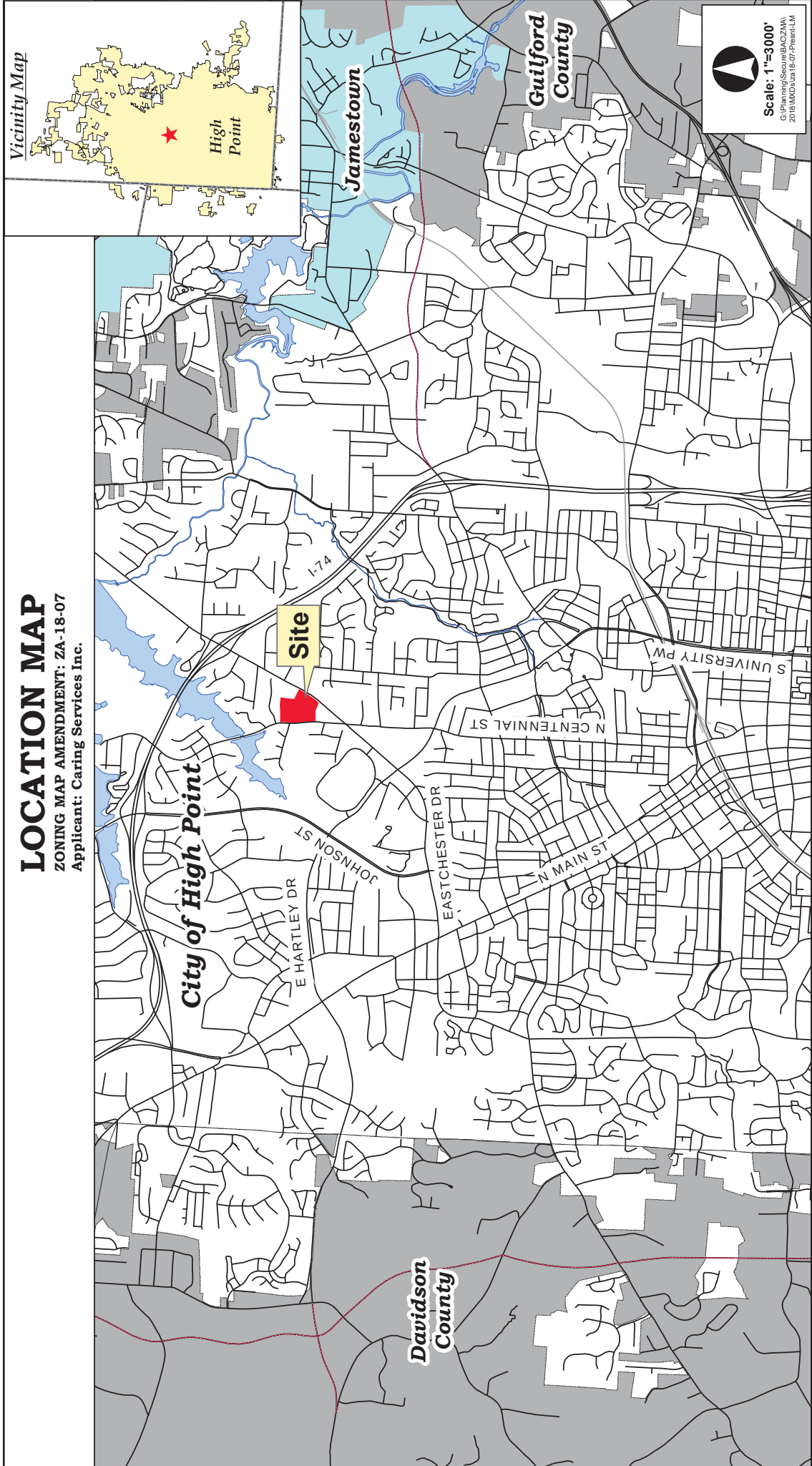
**Report Preparation**

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

# LOCATION MAP

ZONING MAP AMENDMENT: ZA-18-07

Applicant: Caring Services Inc.



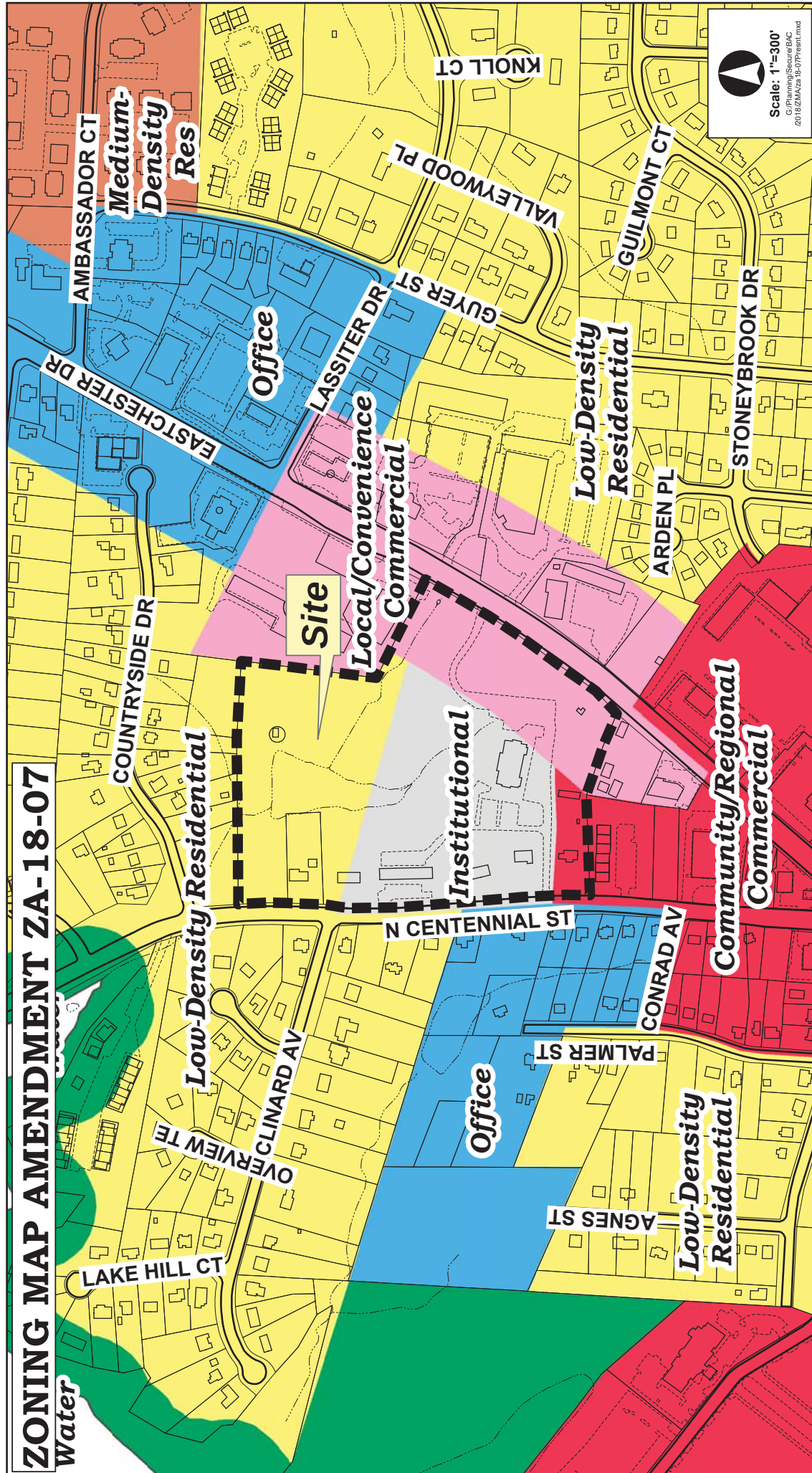
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# ZONING MAP AMENDMENT ZA-18-07

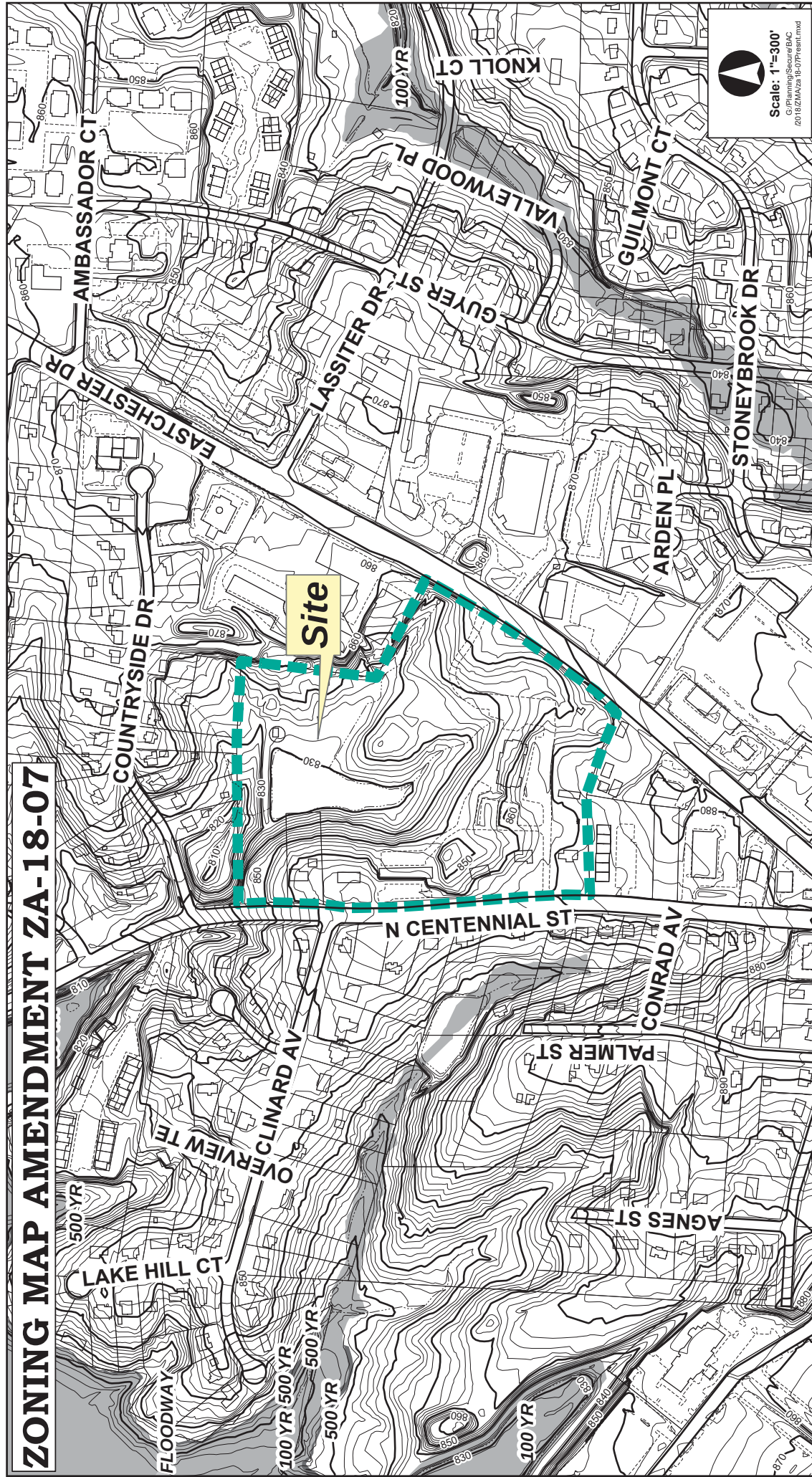
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# ZONING MAP AMENDMENT ZA-18-07





**ZONING MAP AMENDMENT ZA-18-07**



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

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

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on June 26, 2018 and before the City Council of the City of High Point on July 16, 2018 regarding **Zoning Map Amendment Case 18-07 (ZA-18-07)** 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 17, 2018, for the Planning and Zoning Commission public hearing and on July 4, 2018 and July 11, 2018, for the City Council public hearing pursuant to Chapter 160A-364 of the General Statutes of North Carolina; and

WHEREAS, the proposed amendment was adopted by the City Council of the City of High Point on \_\_\_\_\_.

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

**SECTION 1**

That the Official Zoning Map of the City of High Point be amended to establish the following described area as a: **Conditional Zoning Institutional (CZ-I) District**. The property lies approximately 900 feet north of the intersection of Eastchester Drive and N. Centennial Street, between Eastchester Drive and N. Centennial Street. The property is also known as Guilford County Tax Parcels 0199548 and 0199576.

**SECTION 2**

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

**Part I. USES:**

Any uses allowed in the Institutional (I) District subject to the standards of the Development Ordinance and the specific conditions listed in this ordinance.

**Part II. CONDITIONS:**

- A. **Lot Combination:** All parcels associated with this zoning map amendment shall be combined into one parcel. This lot combination shall be completed within 180 days of the adoption of this ordinance.

B. Transportation Conditions.

1. Right-of-way Dedication: The property owner shall dedicate up to fifty-seven (57) feet of right-of-way as measured from the existing centerline of Eastchester Drive. This dedication shall take place within 180 days of the adoption of this ordinance.
2. Access:
  - a) Eastchester Drive: The property shall be limited to one (1) point of direct vehicular access to Eastchester Drive.
  - b) N. Centennial Street: The zoning site shall be limited to two (2) points of direct vehicular access to N. Centennial Street. Existing driveways in place as of July 16, 2018, that serve former single family detached dwellings, may remain until that structure is removed or converted to a multifamily dwelling use type or a nonresidential use classification.
3. Other Transportation Conditions: The City of High Point Transportation Director and the North Carolina Department of Transportation (NCDOT) shall approve the exact location and design of all access points and improvements.

SECTION 3

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

SECTION 4

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

SECTION 5

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

SECTION 6.

This ordinance shall become effective upon the date of adoption.

\_\_\_\_<sup>th</sup> day of XXXXXXXXXX xx, 20XX.

Lisa B. Vierling, City Clerk

# **Citizens Information Meeting Report Zoning Map Amendment 18-07**

Submitted by: Thomas E. Terrell, Jr. on behalf of  
Caring Services

(See SU-18-03 for Citizens Information Meeting Report)

# Caring Services, Inc.

**A Private, non-profit Agency providing  
housing and supportive services to  
recovering individuals**





Major barriers to treatment do exist, especially for those without private insurance and who don't qualify for Medicaid.

In addition, personal barriers such as the stigma of accessing services and denial or inability of the individual to accept treatment hinder access to services.

Establishing community-wide efforts which include law enforcement, the faith community, business community, neighborhood associations, educators, and service providers insure that those seeking recovery have the opportunity to rebuild their lives.....one day at a time.....and to be a vital and healthy part of our community.....

# Substance Abuse Affects The Entire Community

This is why we care....

- Alcohol contributes to crime, violent crime, injury and death
  - Illicit drugs are involved in the spread of diseases
  - 80% of child welfare cases involve substance abuse, as estimated by the Guilford County Substance Abuse Coalition
  - Recovering individuals cite two factors necessary to sustaining recovery...PERSONAL CHANGE and CHANGE OF ENVIRONMENT. Strong support group systems and transitional housing are especially needed.

# What Is Recovery?

**Recovery from addiction is a long-term journey of personal growth. It builds on abstinence from substances of abuse to encompass physical, emotional, social, and spiritual healing.**

**Managing the task of day-to-day living is a fundamental element of sustained recovery.**

# Faces of Recovery

Addiction can affect the old, the young, family, friends, doctors, lawyers and even the clergy. No one is immune from addiction.





# Addiction Is A Brain Disorder

For many years, alcoholism and other addictions were widely regarded as evidence of moral weakness and lack of will power.

As addiction so often leads to irresponsible and even antisocial conduct, the condition further becomes stigmatized.

**Who are our Residents?**

**We do not house people who use  
alcohol or drugs**

**Our residents have chosen to leave  
a life with drug and alcohol  
addictions**

# Emerywood Baptist Church Project Cornerstone and Caring Services Join Forces

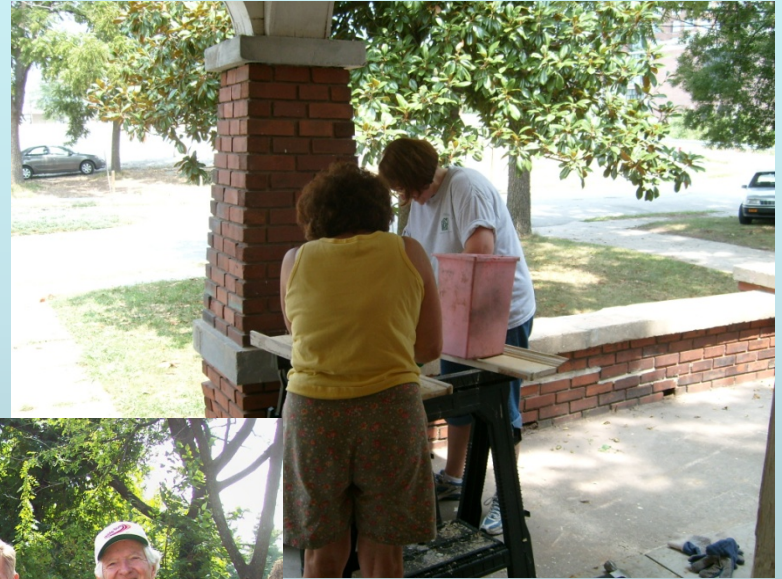


We completely remodeled a former crack house on Oakwood St. which now houses 6 women in recovery.





Everyone was ready to help out, young and old!



We used as much of the original materials as possible.





**Women in recovery now enjoy this beautiful home, thanks to the love and support of the community.**











Our clients are just like that  
old house on Oakwood Street.

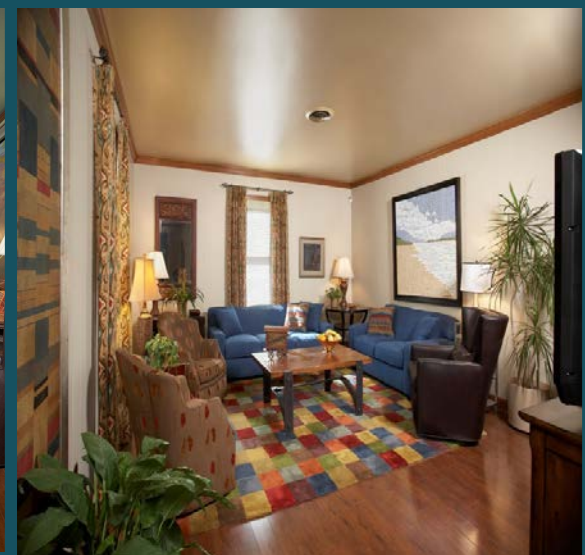
We all see the outside, few (if  
any) get to see the beauty of  
the inside.

Renovations of our veterans living quarters, 2010, through the generosity of the community. Caring Services has a program specifically dedicated to those who served our country who have struggled with addiction. We are grateful for the opportunity to serve those who have served us.....





# The newly re-modeled Vet Safety Net



# The “White House”, our newest renovation project for Caring Services





Novartis Animal Health Care provided 32 volunteers to begin the renovation project of the White House on Friday, May 6<sup>th</sup>. Representatives of Forest Hills greeted, welcomed, thanked and provided doughnuts and coffee for the volunteers as they arrived.





















**Our homes exist harmoniously with  
ALL neighbors**

**Our other homes are well-  
maintained, an asset to their  
neighborhoods, and do not  
have complaints from  
neighbors**

# 409 Ferndale Blvd





# 111 and 112 Oakwood Street



# 101 Oakwood





# 701 Arbordale



# **We Are a High Point Success**

**We are grateful to all of the citizens and churches and the City of High Point for their willingness to partner with Caring Services in addressing addiction in our community and being part of the solution.**

**“Inasmuch as you have done so for the least of these . . .”**

**Matthew 25**

# CITY OF HIGH POINT

## AGENDA ITEM



**Title:** Ordinance to Demolish –308 Fourth St.

**From:** Michael McNair, Director  
Community Development & Housing

**Meeting Date:** 6/18/18

**Public Hearing:** No

**Advertising Date:**

**Advertised By:**

**Attachments:**

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

---

### **PURPOSE:**

A request by Community Development and Housing – Local Codes Section to adopt an ordinance ordering the inspector to demolish the dwelling at 308 Fourth St.

### **BACKGROUND:**

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 10/12/17. No action occurred by the compliance date of 11/13/17. The necessary repairs to the dwelling exceed its current tax value and the demolition is warranted.

### **BUDGET IMPACT:**

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

### **RECOMMENDATION / ACTION REQUESTED:**

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

### **PENDING ACTION:**

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

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

**ORDINANCE  
REQUEST:**

Ordinance to Demolish

**PROPERTY  
ADDRESS:**

308 Fourth St.

**OWNER:**

SHJ Capital LLC

**REASON FOR  
INSPECTION:**

Fire occurred at house 8/26/17

**FIRST  
INSPECTION:**  
9/7/17

Summary of Major Violations

1. Repair or replace fire damaged roof structure
2. Repair or replace fire damaged floor joists and subfloor
3. Repair or replace electrical throughout house
4. Repair or replace plumbing throughout house
5. Repair or replace heating system

**HEARING  
RESULTS:**  
9/28/17

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

**ORDER(S)  
ISSUED:**  
10/12/17

Order to Repair or Demolish  
Date of Compliance 11/13/17

**APPEALS:**

No appeals to date.

**OWNER  
ACTIONS:**

None

**ADDITIONAL:**

The inspector did talk to a representative of SHJ Capital LLC, James Campbell, on several occasions. Mr. Campbell advised that he knew the house has burned but he would need to talk to his boss on what the the plans are for the property.



















**SPECIAL USE 18-03**  
**CITY OF HIGH POINT, NORTH CAROLINA**  
(Adopted July 16, 2018)

**SECTION 1**

The City of High Point City Council, pursuant to Section 2.4.11, Special Use, of the City of High Point Development Ordinance, approved a Special Use and Site Plan for the following use, subject to the following condition(s):

Part I. USE: Major Social Service Facility

Part II. Conditions: The applicant shall not house any man or woman on the property who, after conviction, is listed on the N.C. Registry of Sexual Offenders.

**SECTION 2**

Description of Property: The property is approximately 21 acres, lying approximately 900 feet north of the intersection of Eastchester Drive and N. Centennial Street, between Eastchester Drive and N. Centennial Street. The property is also known as Guilford County Tax Parcels 0199548 and 0199576.

**SECTION 3**

A special use and the associated site plan approval are perpetually binding and run with the land, unless amended. A material change to a special use or to an associated site plan that alters the objectives and purposes of the requirements or conditions of the special use constitute an amendment to the special use.

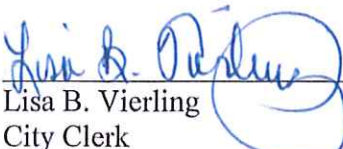
If development approved as a special use is discontinued for a period exceeding 18 months, or if a special use is replaced by a use otherwise permitted by right in the zoning district, the special use approval is deemed abandoned and the special use approval is null and void.

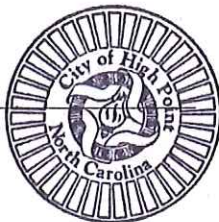
An action invalidating a special use condition of approval for any reason shall render the special use null and void.

**SECTION 4**

Special Use 18-03 and the accompanying site plan were approved by the City Council of High Point, North Carolina on the 16<sup>th</sup> Day of July, 2018.

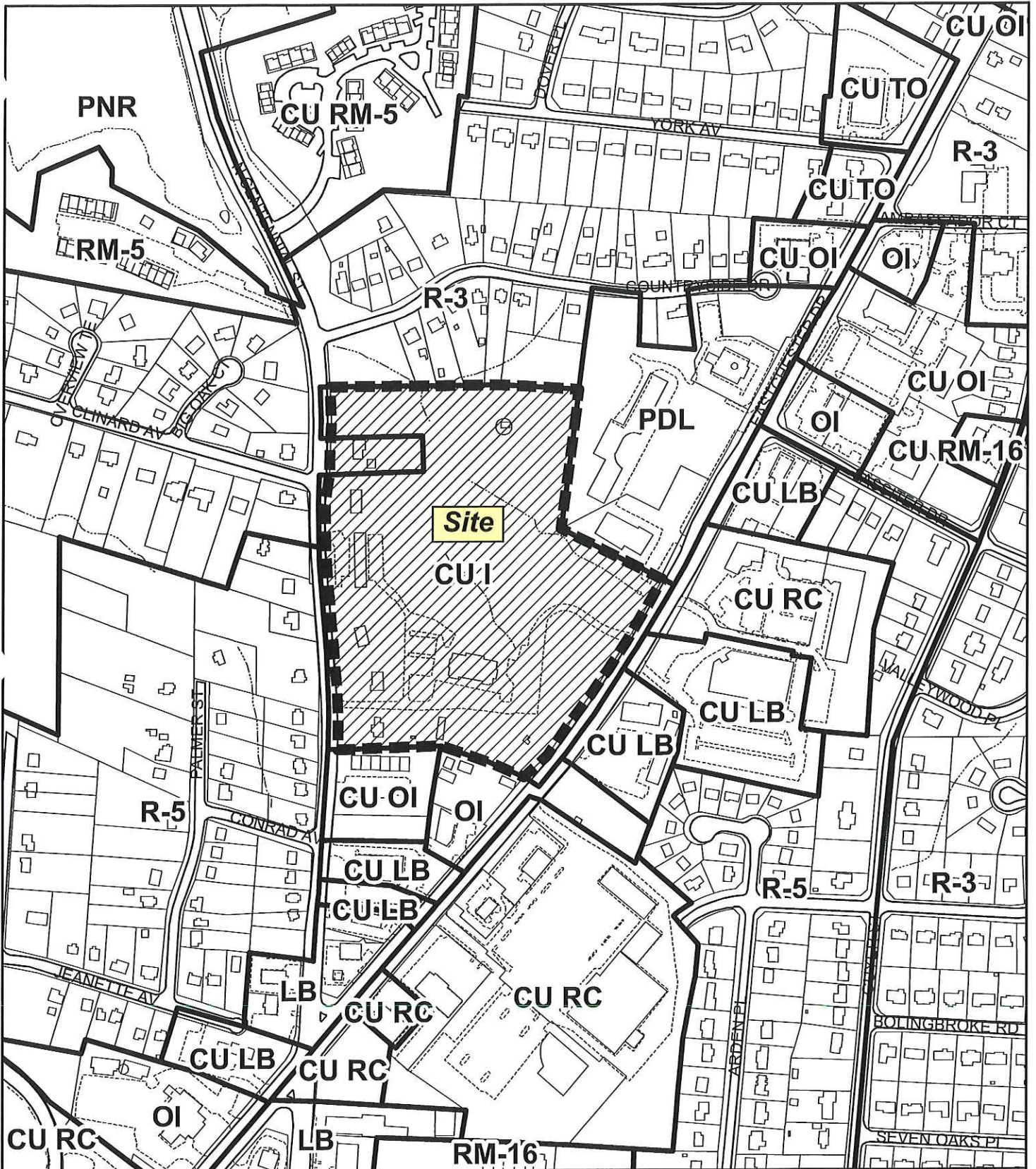
Special Use 18-03 Findings of Fact and Conclusion of Law were approved by the City Council of High Point, North Carolina on the 6<sup>th</sup> Day of August, 2018.

  
Lisa B. Vierling  
City Clerk



8-7-2018  
Date





## SPECIAL USE PERMIT SU-18-03

Request: To allow a Major Social Service Facility use in a Conditional Zoning Institutional (CZ I) district.

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

Planning & Development  
 Department

City of High Point



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

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

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on June 26, 2018 and before the City Council of the City of High Point on July 16, 2018 regarding **Zoning Map Amendment Case 18-08 (ZA-18-08)** 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 May 13, 2018, for the Planning and Zoning Commission public hearing and on June 6, 2018 and June 13, 2018, for the City Council public hearing pursuant to Chapter 160A-364 of the General Statutes of North Carolina; and

WHEREAS, the proposed amendment was adopted by the City Council of the City of High Point on **July 16, 2018**.

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

**SECTION 1**

That the Official Zoning Map of the City of High Point be amended to establish the following described area as a: **Conditional Zoning Limited Business (CZ-LB) District**. The property is approximately 4 acres and bounded by W. Wendover Avenue, Piedmont Parkway and Hickory Grove Road. The property is also known as Guilford County Tax Parcels 0208799, 0208800 and 0208801

**SECTION 2**

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

Part I. **USES**: Any uses allowed in the Limited Business (LB) District subject to the standards of the Development Ordinance and the specific conditions listed in this ordinance.

Part II. **CONDITIONS**

A. **Lot Combination**: All parcels within the rezoning site shall be combined into one (1) lot prior to any new development.

B. Development & Dimensional Standards and Architectural Design Standards:

The following development standards shall apply to any development upon the zoning site:

1. Site Standards:

- a) Fuel Pumps and Canopies: Any use with gasoline pumps shall be designed so that the canopy and the gasoline pumps are not located in front of any building facade facing W. Wendover Avenue or Piedmont Parkway.
- b) Ground-based Mechanical Equipment Screening: Ground-based mechanical equipment shall be located to the rear of the principal building(s), and shall be screened in accordance with Section 5.6 (Screening).
- c) Off-Street Loading: Off-street loading areas shall be located to the side or rear of the principal building and shall not face W. Wendover Avenue or Piedmont Parkway
- d) Automobile service bays shall not face Wendover Avenue or Piedmont Parkway. Air hoses, vacuum pedestals and other outdoor automobile service equipment shall not be located between the principle building and the Wendover Avenue right of way or the Piedmont Parkway right-of-way.

2. Eastchester Gateway Corridor Overlay (Section 3.8.7.F):

The zoning site shall be subject to following standards of the Eastchester Gateway Corridor Overlay, as applied from Johnson Street north to Penny Road. Where Section 3.8.7.F notes a standard applying to Eastchester Drive, it shall be interpreted to apply to the W. Wendover Avenue and Piedmont Parkway frontage of the site.

3. Minimum Building Setback (W. Wendover Avenue and Piedmont Parkway):

The W. Wendover Avenue and Piedmont Parkway fontanges of the property is subject to the Minimum Building Setback Requirements of the Eastchester Gateway Corridor Overlay (Section 3.8.7.F.3).

4. Landscaping Requirements: The property is subject to the Landscaping Requirements of the Eastchester Gateway Corridor Overlay (Section 3.8.7.F.5).

5. Signage Requirements: The property is subject to the Signage Requirements of the Eastchester Gateway Corridor Overlay (Section 3.8.7.F.6)

6. Building Requirements: The property is subject to the Building Standards of the Eastchester Gateway Corridor Overlay (Section 3.8.7.F.7)

C. Transportation:

1. Right-of-Way Dedication: Prior to issuance of any Land Development Permit the property owner shall dedicate ten (10) feet of right-of-way, as measured from behind the new curb line or new edge of pavement of new turn lanes, along W. Wendover Avenue and Hickory Grove Road.

2. Access:
  - a) W. Wendover Avenue: Only one point of access shall be permitted from W. Wendover Avenue. This access point shall be designed to permit a right-in only access from W. Wendover Avenue and also designed to allow no exiting from the site onto W. Wendover Avenue.
  - b) Hickory Grove Road: Two points of access shall be allowed from Hickory Grove Road.
3. Improvements:
  - a) A westbound right turn lane of one hundred (100) feet of storage and one-hundred and fifty (150) feet taper shall be constructed on W. Wendover Avenue at site access. This improvement shall be installed concurrent with all site driveway construction.
4. 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.

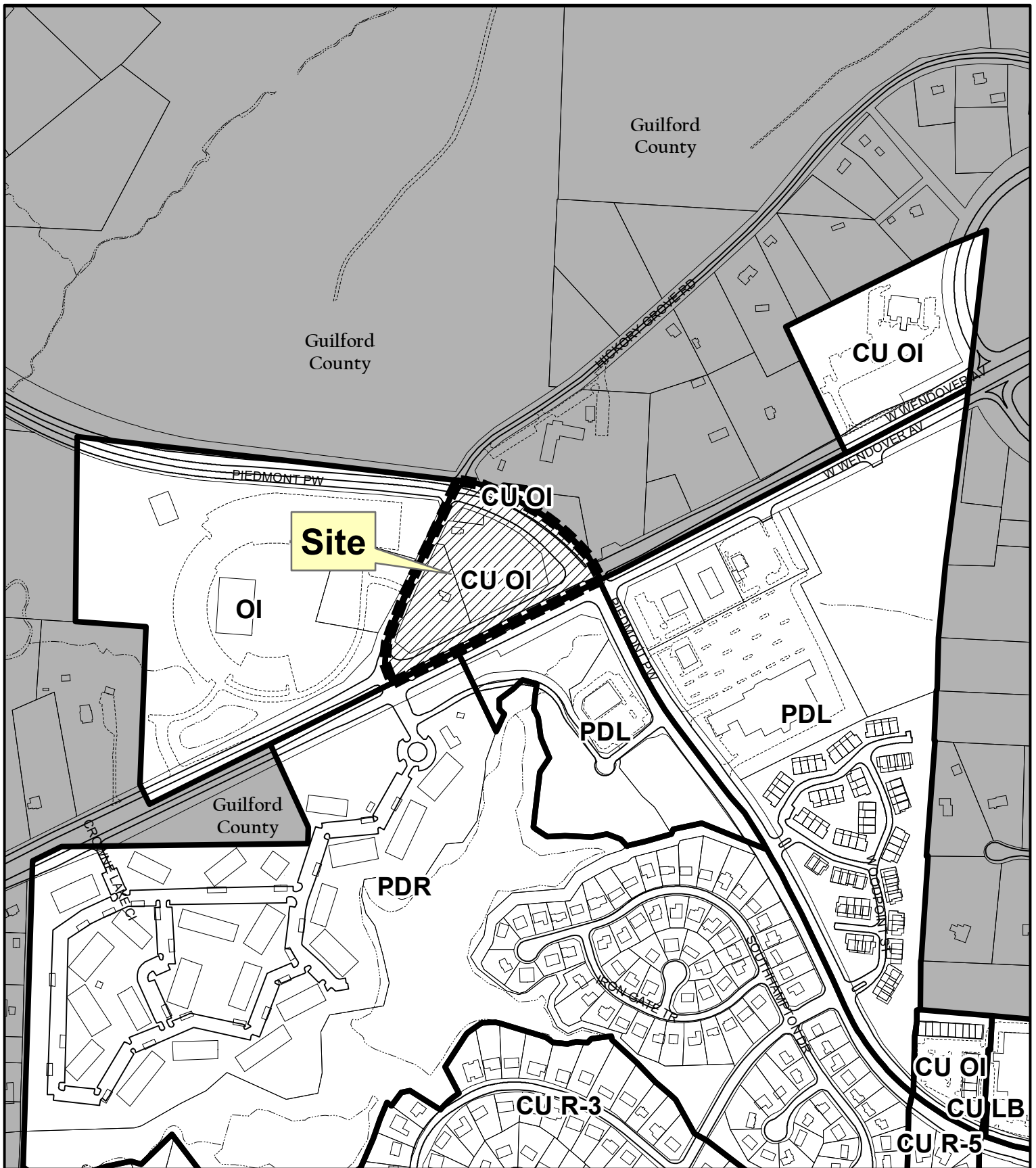
### SECTION 6.

This ordinance shall become effective upon the date of adoption.

16<sup>th</sup> day of July, 2018.

Lisa B. Vierling, City Clerk





## ZONING MAP AMENDMENT ZA-18-08

**From: Conditional Use Office Institutional**  
**To: Conditional Zoning Limited Business**

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

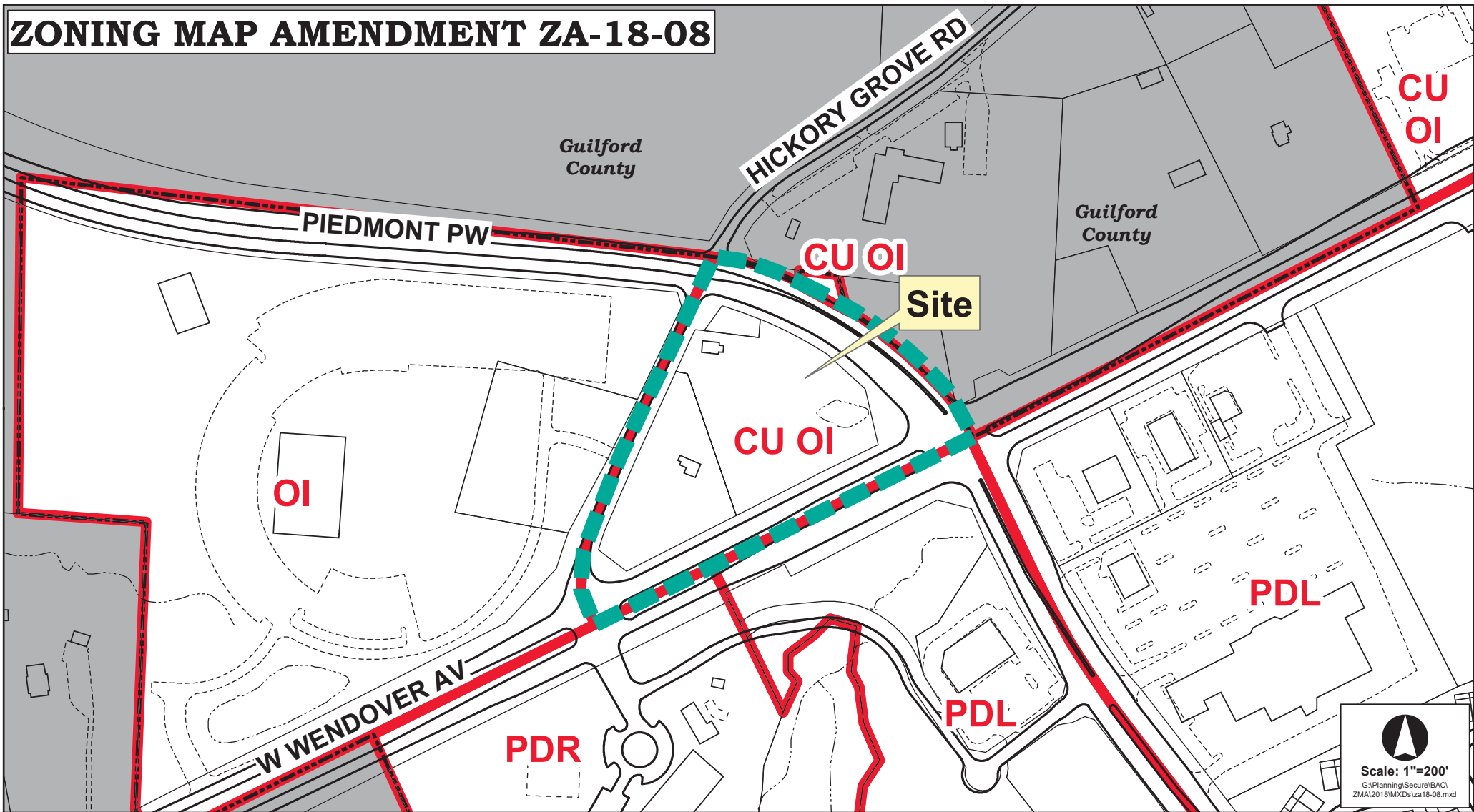
**Planning & Development  
 Department**

**City of High Point**



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# ZONING MAP AMENDMENT ZA-18-08



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

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

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

**WHEREAS**, public hearings were held before the High Point Planning and Zoning Commission on June 26, 2018 and before the City Council of the City of High Point on July 16, 2018, regarding this proposed amendment (PA 18-03) to said *Land Use Plan for the High Point Planning Area*.

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

**SECTION 1.** That the *Land Use Plan for the High Point Planning Area* be amended by reclassifying approximately 4 acres (as shown on the attached map) from Office to Local/Convenience Commercial.

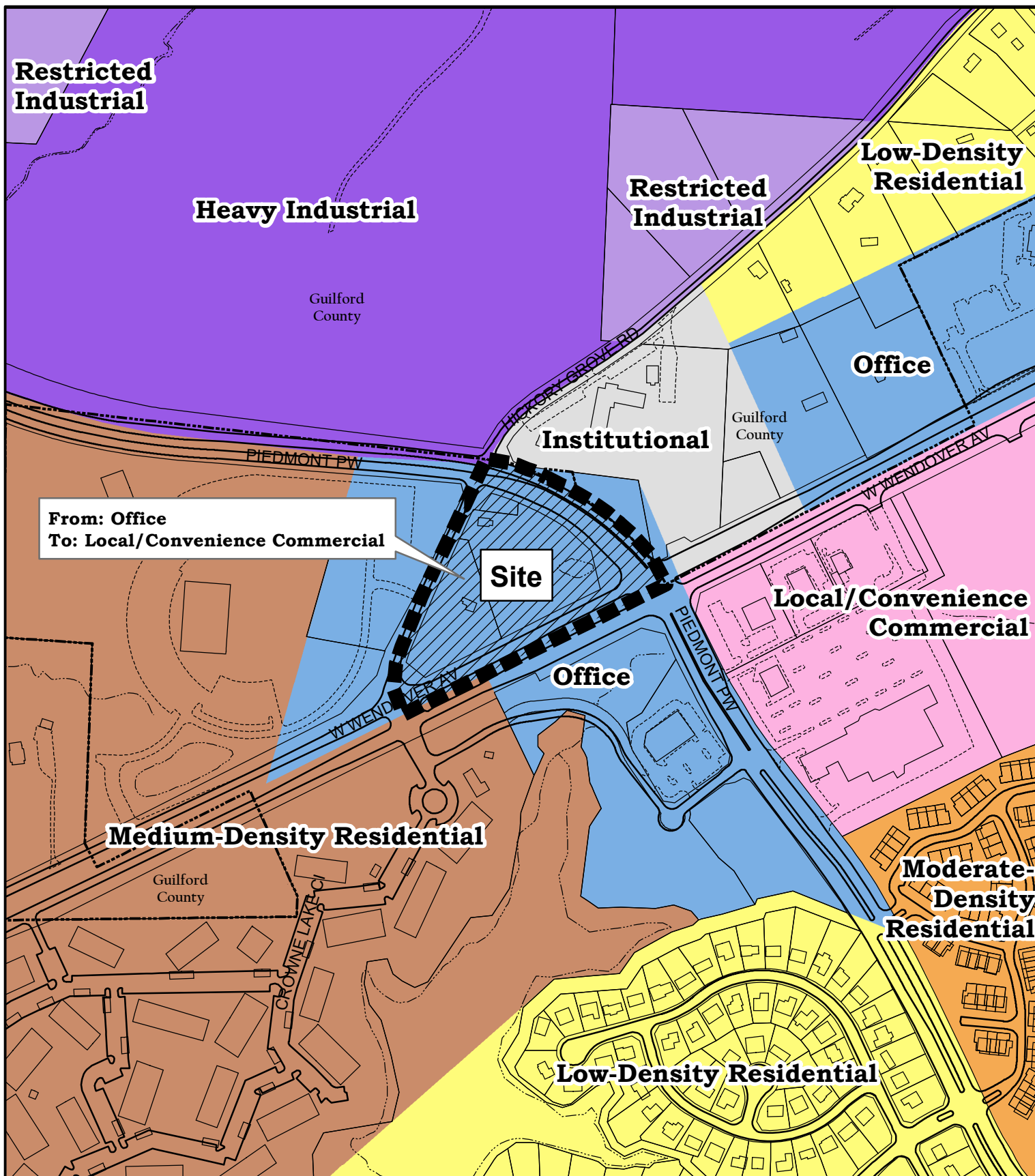
**SECTION 2.** Should any section or provision of this resolution be declared invalid, such decision shall not affect the validity of remaining portions of this resolution.

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

Adopted by City Council  
City of High Point, North Carolina  
The 16<sup>th</sup> day of July 2018  
Lisa B. Vierling, City Clerk

**APPROVED**  
**High Point City**  
**Council**  
**July 16, 2018**





# **PLAN AMENDMENT PA-18-03**

**Land Use Plan**

**Existing Zoning Boundary**  
**Subject Property Boundary**



**Planning & Development  
 Department**

**City of High Point**



**Scale: 1"=400'**  
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# CITY OF HIGH POINT

## AGENDA ITEM



**Title:** Plan Amendment 18-03  
Zoning Map Amendment 18-08  
(Premier Stores, Inc.)

**From:** Lee Burnette, Planning & Development  
Director

**Meeting Date:** July 16, 2018

**Public Hearing:** Yes

**Advertising Date:** July 4, 2018, and July 11, 2018

**Advertised By:** Planning & Development

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

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### PURPOSE:

- 1) Plan Amendment 18-03: A request by Premier Stores, Inc. to change the Land Use Map classification for approximately 4 acres from the Office classification to the Local/Convenience Commercial classification. The site is bounded by W. Wendover Avenue, Piedmont Parkway and Hickory Grove Road.
- 2) Zoning Map Amendment 18-08: A request by Premier Stores, Inc. to rezone approximately 4 acres from a Conditional Use Office & Institutional (CU-OI) District to a Conditional Zoning Limited Business (CZ-LB) District. The site is bounded by W. Wendover Avenue, Piedmont Parkway and Hickory Grove Road.

### BACKGROUND:

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

### BUDGET IMPACT:

There is no budget impact.

### RECOMMENDATION / ACTION REQUESTED:

On June 26, 2018, a public hearing was held before the Planning and Zoning Commission regarding Plan Amendment 18-03 and Zoning Map Amendment 18-08. Recommendations were as follows:

#### 1) Plan Amendment 18-03:

Staff Recommendation: Staff recommended **approval** as outlined in the attached staff report.

Planning & Zoning Commission Recommendation: The Commission recommended **approval**, by a vote of 6-0, as recommended by staff.

#### 2) Zoning Map Amendment 18-08:

Staff Recommendation: Staff recommended **approval with amendments** (inclusion of Transportation Department recommended traffic mitigation conditions) as outlined in the attached staff report.

Planning & Zoning Commission Recommendation: The Commission recommended **approval as submitted by the applicant**, by a vote of 6-0 (without amendments recommended by Transportation Department).

## PLANNING AND ZONING COMMISSION RECOMMENDATION

### **Premier Stores, Inc.**

### **Plan Amendment 18-03** **Zoning Map Amendment 18-08**

At its June 26, 2018 public hearing, the Planning and Zoning Commission reviewed these requests to change the Land Use Map classification and to rezone approximately four acres to permit limited to moderate intensity commercial uses. All members of the Commission were present except for Ms. Marie Stone, Ms. Angela McGill and Mr. John McKenzie. Ms. Heidi Galanti, Planning Services Administrator, presented PA-18-03 and recommended approval. Mr. Herbert Shannon, Senior Planner, presented ZA-18-08 and recommended approval, with amendments to address transportation related impacts, as outlined in the staff report.

Also speaking was Mr. Greg Venable, Transportation Planning Administrator, who addressed the additional transportation related conditions recommended by the Transportation Department. Mr. Venable stated these additional conditions are included in the applicant's Traffic Impact Analysis (TIA) that was completed by their traffic engineer. Although the proposed improvements will be considered by the North Carolina Department of Transportation (NCDOT), there is no guarantee the NCDOT will require these improvements. The only way to ensure the improvements will be installed is to include them in the Conditional Zoning Ordinance. Therefore, regardless of who develops the property or the type of commercial uses built, the traffic impacts will be mitigated.

#### **Speaking in favor of the request:**

Speaking in favor of the request was the applicant's representatives, Ms. Judy Stalder, Planning Consultant, 665 N. Main Street, High Point and Mr. Chuck Truby, President of CPT Engineering and Surveying, Inc., 4400 Tynning Street. These speakers provided an overview of the proposal to develop the site for a convenience store with gas pumps and other retail uses. The applicant's representative did not support the inclusion of additional transportation conditions. They stated that the NCDOT will address these requirements as part of their future request for a State driveway permit. In conclusion, Ms. Stalder argued that some of the requested traffic improvements related to existing off-site problems and it's the NCDOT burden to address those issues.

#### **Speaking in opposition of the request:**

No one spoke in opposition to this request.

Once the public hearing was closed, the Commission deliberated on this proposal. They were concerned about the existing traffic issues and discussed who was responsible for addressing.

### **Planning & Zoning Commission Action**

#### **Plan Amendment 18-03**

The Commission recommended **approval**, by a vote of 6-0.

#### **Zoning Map Amendment 18-08**

#### **Consistency Statement**

The Commission stated that upon approval of Plan Amendment 18-03 and with the transportation conditions, the request is consistent with the Land Use Plan and policy guidance of the W. Wendover Avenue/Guilford College Road Corridor Plan.



#### Reasonableness Statement

The Commission stated that the request is reasonable and in the public interest as this 4-acre site sits at a major intersection, bordered on all sides by public streets and adjacent to a commercial property with similar zoning standards.

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

#### Zoning Map Amendment

The Commission recommended **approval** of Zoning Map Amendment 18-08, as requested by the applicant, by a vote of 6-0.

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

**STAFF REPORT  
PLAN AMENDMENT CASE PA-18-03 AND ZONING MAP AMENDMENT ZA-18-08  
June 26, 2018**

| <b>Requests</b>                                                                                                                                              |                                                                                                |                                                              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|--------------------------------------------------------------|
| <b>Applicant:</b><br>Premier Stores, Inc.                                                                                                                    | <b>Owner:</b><br>Wesley H. Johnson, John D. Martin,<br>Denise S. Martin and Cynthia G. Johnson |                                                              |
| <b>Plan Amendment Proposal:</b><br>To change the future land use designation for approximately 4 acres to Local/Convenience Commercial land use designation. | <b>From:</b>                                                                                   | Office                                                       |
|                                                                                                                                                              | <b>To:</b>                                                                                     | Local/Convenience Commercial                                 |
| <b>Zoning Map Amendment Proposal:</b><br>To rezone approximately 4 acres                                                                                     | <b>From:</b>                                                                                   | <b>CU-OI</b> Conditional Use Office & Institutional District |
|                                                                                                                                                              | <b>To:</b>                                                                                     | <b>CZ-LB</b> Conditional Zoning Limited Business District    |

| <b>Site Information</b>                |                                                                                                                                                                                                                                                                                       |                       |
|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| <b>Location:</b>                       | The site is bounded by W. Wendover Avenue, Piedmont Parkway and Hickory Grove Road.                                                                                                                                                                                                   |                       |
| <b>Tax Parcel Numbers:</b>             | <b>Plan Amendment</b>                                                                                                                                                                                                                                                                 | <b>Zoning Request</b> |
|                                        | Guilford County Tax Parcels 0208799, 0208800 and 0208801                                                                                                                                                                                                                              | Same                  |
| <b>Site Acreage:</b>                   | <b>Plan Amendment</b>                                                                                                                                                                                                                                                                 | <b>Zoning Request</b> |
|                                        | 4 acres                                                                                                                                                                                                                                                                               | Same                  |
| <b>Current Land Use:</b>               | <b>Plan Amendment</b>                                                                                                                                                                                                                                                                 | <b>Zoning Request</b> |
|                                        | Two single family dwellings                                                                                                                                                                                                                                                           | Same                  |
| <b>Physical Characteristics:</b>       | The site has a moderately sloping terrain. A stormwater control device is located at the southeast corner of the site to treat stormwater runoff from the abutting roadways.                                                                                                          |                       |
| <b>Water and Sewer Proximity:</b>      | A 12-inch and 16-inch City water line lies adjacent to the site along Piedmont Parkway and W. Wendover Avenue, respectively. An 8-inch City sewer line lies adjacent to the site along W. Wendover Avenue.                                                                            |                       |
| <b>General Drainage and Watershed:</b> | The site drains in a general southeasterly direction and development is subject to the City Lake General Watershed Area (GWA) requirements. Engineered storm water treatment measures are required for development with a total impervious surface area greater than 24% of the site. |                       |
| <b>Overlay District:</b>               | City Lake General Watershed (GWA) Area                                                                                                                                                                                                                                                |                       |

| <b>Adjacent Property Zoning and Current Land Use</b> |              |                                                   |                                                                          |
|------------------------------------------------------|--------------|---------------------------------------------------|--------------------------------------------------------------------------|
| <b>North:</b>                                        | <b>AG</b>    | Agricultural District ( <i>Guilford County</i> )  | Buffer area for quarry ( <i>across Piedmont Pkwy</i> )                   |
| <b>South:</b>                                        | <b>PDL</b>   | Planned Unit Development - Limited                | Drugstore and multifamily development ( <i>across W. Wendover Ave.</i> ) |
|                                                      | <b>PDR</b>   | Planned Unit Development - Residential            |                                                                          |
| <b>East:</b>                                         | <b>CU-OI</b> | Conditional Use Office & Institutional            | Undeveloped parcel and a church ( <i>across Piedmont Pkwy</i> )          |
|                                                      | <b>OI</b>    | Office & Institutional ( <i>Guilford County</i> ) |                                                                          |
|                                                      | <b>PI</b>    | Public & Institutional ( <i>Guilford County</i> ) |                                                                          |
| <b>West:</b>                                         | <b>OI</b>    | Office & Institutional District                   | Church ( <i>across Hickory Grove Rd</i> )                                |

| <b>‘Adjacent Land Use Plan Designations</b> |                                       |
|---------------------------------------------|---------------------------------------|
| <b>North:</b>                               | Heavy Industrial                      |
| <b>South:</b>                               | Office and Medium Density Residential |
| <b>East:</b>                                | Institutional                         |
| <b>West:</b>                                | Office                                |

| <b>Purpose of Existing and Proposed Land Use Plan Designations</b> |                                                                                                                                                                        |
|--------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Existing Designation:</b>                                       | <b>Office:</b> This classification includes professional, personal and business service uses.                                                                          |
| <b>Proposed Designation:</b>                                       | <b>Local/Convenience Commercial:</b> This classification includes moderate-intensity convenience retail or service uses, generally serving small, local neighborhoods. |

| <b>Relevant Land Use Policies and Related Zoning &amp; LUPA History</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Community Growth Vision Statement</b>                                | This request is neither consistent or inconsistent with the goals and objectives of the Community Growth Vision Statement.                                                                                                                                                                                                                                                                                                                                         |
| <b>Land Use Plan Map Classification:</b>                                | The site has an Office land use designation. This classification includes professional, personal and business service uses.                                                                                                                                                                                                                                                                                                                                        |
| <b>Land Use Plan Goals, Objectives &amp; Policies:</b>                  | The following objective of the Land Use Plan are relevant to this request:<br>Obj. #9. Where feasible and appropriate, provide a transition in land uses between more and less intensive land uses;<br>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. |
| <b>Relevant Area Plan:</b>                                              | <u>West Wendover Avenue/Guilford College Road Corridor Plan</u><br>The plan recommends maintaining Wendover Avenue as a major traffic carrier, meaning that access should be limited, and where possible access should be taken from other streets. The objective of the plan, to avoid strip development along W. Wendover Avenue, also supports this recommendation.                                                                                             |
| <b>Zoning History:</b>                                                  | <u>Zoning Map Amendment 98-17:</u> This 1998 application consisted of a 3-acre portion of the 4 acres under consideration in this new application. A Conditional Use General Office-High Intensity (CU-GO-H) District was granted that limited the site to office uses and prohibited access to W.                                                                                                                                                                 |



|                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                      | <p>Wendover Avenue. Staff and the Planning &amp; Zoning Commission recommended denial, based on policies of the W. Wendover Avenue/Guilford College Road Corridor Plan and safety concerns with allowing access from W. Wendover Avenue. City Council approved this application. No development occurred.</p> <p><u>Zoning Map Amendment 08-15:</u> This 2008 application proposed to rezone the entire 4-acre block to a Conditional Use General Office-High Intensity (CU-GO-H) District. This application limited the property to a single use consisting of 150-bed nursing facility. Due to the limited number of trips estimated for this use type, approximately 253 trips a day, a right-in only access point was permitted to W. Wendover Avenue. No development occurred.</p> |
| <b>LUPA History:</b> | <u>Plan Amendment 02-04:</u> The area on the southwest corner of the West Wendover and Piedmont Parkway intersection was amended from Medium Density Residential to Office on October 17, 2002.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

| Transportation Information                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                       |                                    |
|-------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|------------------------------------|
| Adjacent Streets:                               | Name                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                       | Approx. Frontage                   |
|                                                 | Classification                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                       |                                    |
|                                                 | W. Wendover Ave                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Major Thoroughfare                    | 630 feet                           |
|                                                 | Piedmont Parkway                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Major Thoroughfare                    | 560 feet                           |
|                                                 | Hickory Grove Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Local                                 | 635 feet                           |
| <b>Vehicular Access:</b>                        | Drive access is proposed to be taken from W. Wendover Avenue and Hickory Grove Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                       |                                    |
| <b>Traffic Counts:</b><br>(Average Daily Trips) | W. Wendover Ave.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 42,000 ADT (NCDOT 2015 traffic count) |                                    |
|                                                 | Piedmont Parkway                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 15,000 ADT (NCDOT 2015 traffic count) |                                    |
|                                                 | Hickory Grove Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | N/A                                   |                                    |
| <b>Estimated Trip Generation:</b>               | Using the development data provided by the applicant, an approximately 20,400-square foot commercial development is proposed for the site including a convenience store with 8 gas pumps. It is estimated that the development will generate about 12,301 vehicle trips a day.                                                                                                                                                                                                                                                                                                                                                                                                                      |                                       |                                    |
| <b>Traffic Impact Analysis:</b>                 | <b>Required</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                       | <b>TIA Comments</b>                |
|                                                 | <u>Yes</u><br>X                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <u>No</u>                             | See attached TIA executive summary |
| <b>Pedestrian Access:</b>                       | Development of the site is subject to the sidewalk requirements of the Development Ordinance.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                       |                                    |
| <b>Conditions:</b>                              | <p><u>Right-of-Way Dedication:</u> Ten feet behind curb line or edge of pavement of new turn lane along W. Wendover Avenue and Hickory Grove Road.</p> <p><u>Access:</u> Right in only from W. Wendover Ave. Two points of access shall be allowed from Hickory Grove Road.</p> <p><u>Improvements:</u></p> <ol style="list-style-type: none"> <li>1. A directional crossover shall be constructed, concurrent with driveway construction, on W. Wendover Avenue at Hickory Grove Road, to be required by the NCDOT Driveway Permit.</li> <li>2. A westbound right turn lane of 100 feet of storage and 150-foot taper shall be constructed on W. Wendover Avenue at Hickory Grove Road.</li> </ol> |                                       |                                    |

|  |                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <ol style="list-style-type: none"><li>3. The eastbound left turn lane on W. Wendover Avenue at Piedmont Parkway shall be extended to full storage length and optimize the signal timing.</li><li>4. A northbound right turn lane shall be constructed on Hickory Grove Road at site access #1.</li><li>5. A westbound right turn lane of 100 feet of storage and 150-foot taper shall be constructed on W. Wendover Avenue at site access #3.</li></ol> |
|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

#### School District Comment

Not applicable to this zoning case.

#### Details of Proposal

1. General Overview:

Premier Stores, Inc. has submitted applications for a Plan Amendment and a Zoning Map Amendment, both of which pertain to a 4-acre triangular tract of land at the northwest corner of W. Wendover Avenue and Piedmont Parkway. The primary intent of these applications is to change the City's Land Use policy to support the development of limited intensity commercial uses on this 4-acre site.

2. Summary of Land Use Plan Amendment Request:

The existing Land Use Plan Map classifies this 4-acre triangular area as Office, which is intended for professional, personal and business service uses, and is not appropriate for commercial development. The applicant has requested the Land Use Plan Map be changed to classify this area as Local/Convenience Commercial, which is intended to support moderate-intensity retail or service uses, generally serving small, local neighborhoods.

In addition to the Land Use Plan, the West Wendover Avenue/Guilford College Road Corridor plan also directs land use policies for development along the W. Wendover Avenue corridor. Key objectives of this corridor plan are to:

- 1) Avoid strip development along W. Wendover Avenue,
- 2) To maintain W. Wendover Avenue as a major traffic carrier by limiting access points, and
- 3) To concentrate higher intensity community/regional commercial uses at each end of the corridor, specifically at the I-40/Wendover and NC 68/Wendover intersections, and to focus residential, low intensity neighborhood commercial, and office/institutional uses near the intersection of Guilford College Road, W. Wendover Avenue and Greensboro's Western Loop.

3. Summary of Zoning Request:

This property is currently zoned Conditional Use Office & Institutional (CU-OI) District. The OI district is established to primarily accommodate a wide variety of office, institutional, and residential uses. The current zoning approval limits use of the site to an assisted care facility, which never came to fruition.

The applicant is requesting rezoning to a Conditional Zoning Limited Business (CZ-LB) District to allow moderate intensity retail commercial uses. The applicant desires to develop the site with approximately 20,000 square feet of commercial uses, including a convenience store with gas pumps, and has offered zoning conditions requiring the property to:

- Be developed to gateway corridor standards that have been applied to nonresidential uses along the corridor,

- Include locational standards for accessory structures and equipment such as fuel pumps and canopies, screening mechanical equipment and loading area, and
- Dedicate right-of-way for road improvements and restrict access.

### Staff Analysis

Currently, W. Wendover Avenue has major commercial nodes at the western end at NC 68 and Penny Road and on the eastern end at Bridford Parkway and I-40 in Greensboro. The area in between these two major commercial nodes is a mixture of residential, office, and local serving commercial uses.

This site is unique in that it is situated at the signalized intersection of two major thoroughfares and it is completely surrounded by public streets. It is constrained because access is prohibited to Piedmont Parkway and access is restricted to W. Wendover Avenue. Due to the site's location, configuration, and limited access, the allowance of some limited intensity neighborhood serving commercial uses similar to those across the intersection, will not conflict with the overall objectives of the corridor plan. However, such a policy change is specifically intended for this uniquely situated and constrained land area. It shall not be interpreted to support expansion of commercial uses to the east or west of the site into the office and residentially designed areas along this corridor, as it would promote strip commercial development and the need for additional access points which would conflict with objectives of the corridor plan.

Section 2.4.5.(C) of the Development Ordinance states that the advisability of a conditional zoning is a matter committed to the legislative discretion of the City Council and is not controlled by any one factor. Based on the applicant's submittal and proposed conditions, as they existed on the date of this report, the Planning and Development Department offers the following comments relative to these ordinance considerations.

#### **Review Factors:**

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

|                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b><u>Factor #1</u></b> | <b>Result in a development that is compatible with surrounding development character and land uses;</b><br>Current neighborhood commercial uses at the southern corners of this intersection were permitted under a Planned Development (PUD) District that required development to meet the General Office and Limited Business District standards of the former Development Ordinance, and restricted uses to limited intensity commercial uses. Based on conditions offered by the applicant, the proposed CZ-LB District, would be consistent with the zoning standards contained in the zoning approvals granted at the other corners of this intersection. |
| <b><u>Factor #2</u></b> | <b>Minimizes or effectively mitigates any identified adverse impact on adjacent and nearby land, such as that caused by traffic, parking, noise, lighting, trash, loading areas, etc.;</b><br>The Wendover Avenue/Guilford College Road Corridor Plan recommends maintaining W. Wendover Avenue as a major traffic carrier. In order to do this, access should be limited and taken from alternate adjacent roads, when available. The applicant has proposed a right-in only access be permitted to the site from W. Wendover Avenue. As this site is a corner lot, the corridor plan encourages access be from the side street (Hickory Grove Road).           |



|                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                         | <p>A Traffic Impact Analysis (TIA) has been submitted by the applicant's engineer and reviewed by the Transportation Department. Based on their review of the TIA and to mitigate adverse impact from allowable LB District uses, the Transportation Department recommends the following conditions be added to the proposed Conditional Zoning Ordinance be amended to:</p> <ol style="list-style-type: none"> <li>1. Prohibit vehicular access from Piedmont Parkway.</li> <li>2. Install a directional crossover in the median opening on W. Wendover Avenue at Hickory Grove Road.</li> <li>3. Install a westbound right turn lane on W. Wendover Avenue at Hickory Grove Road.</li> <li>4. Install extension of the eastbound left turn lane on W. Wendover Avenue at Piedmont Parkway to optimize the signal timing.</li> <li>6. Install a northbound right turn lane on Hickory Grove Road at site access.</li> </ol> |
| <b><u>Factor #3</u></b> | <p><b>Minimizes or effectively mitigates any identified adverse environmental impact on water and air resources, minimizes land disturbance, preserves trees and protects habitat;</b></p> <p>The site is within the City Lake General Watershed Area, and as such, development is required to meet the watershed standards of the Development Ordinance.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b><u>Factor #4</u></b> | <p><b>Minimizes or effectively mitigates any identified adverse impact on municipal facilities and services, such as streets, potable water and wastewater facilities, parks, police and fire; and;</b></p> <p>The site is within an area currently served by City of High Point utilities, municipal services are adequate to handle the proposed development.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b><u>Factor #5</u></b> | <p><b>Minimizes or effectively mitigates any identified adverse effect on the use, enjoyment or value of adjacent lands.</b></p> <p>This is a uniquely situated parcel as it does not abut any other parcels and is completely surrounding by public street right-of way. Thus, the allowance of some limited intensity commercial uses would not have a direct physical impact on adjacent lands. However, the requested CZ-LB District and its allowable uses would create traffic impacts that must be mitigated so as to not adversely impact adjacent lands and the general motoring public and maintain W. Wendover Avenue as a major traffic carrier. Those traffic improvements recommended by the Transportation Department would effectively mitigate impacts from the requested CZ-LB District.</p>                                                                                                               |

**Changes in the Area:**

**There have been changes in the type or nature of development in the area of the proposed Conditional Zoning District that support the application.**

There have been no recent significant changes in the area.

**Development Patterns:**

**The proposed Conditional Zoning District results in development that promotes a logical, preferred and orderly development pattern.**

Due to its location at the intersection of two major thoroughfares and being completely surrounded by public streets with restricted access, this parcel warrants consideration for some limited local-serving commercial uses similar to those provided at the southern corner of W. Wendover and

Piedmont Parkway. However, the intensity of development should be restricted to LB District uses and subject to corridor standards that are consistent with the standards imposed on other commercial developments in this area. Furthermore, the allowance of limited intensity commercial uses at this distinctively configured site, in no way supports the expansion of additional commercial zoning further east or west of this location, as such an extension would be in direct conflict with the objectives of the corridor plan.

**Consistency with Adopted Policy Guidance:**

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

**Upon approval of the plan amendment and inclusion of the transportation conditions, the request is consistent with the Land Use Plan designation and the policy guidance of the West Wendover/Guilford College Road Corridor Plan.**

**Reasonableness/Public Interest:**

Whether an approval of the Conditional Zoning District is reasonable and in the public interest.

**The 4-acre property is at a major intersection, bordered on all sides by public streets and adjacent to commercial property with similar zoning standards.**

**Recommendation**

**A. Plan Amendment 18-03:**

**Staff Recommends Approval:**

Staff recommends approval of the request to change the land use designation for approximately 4 acres to the Local/Convenience Commercial designation. The request meets the goals and objectives of the Land Use Plan and West Wendover Avenue/Guilford College Road Corridor Plan by allowing neighborhood commercial on this unique and constrained site.

**B. Zoning Map Amendment 18-08:**

**Staff Recommends Approval with Revisions:**

Subject to approval of Plan Amendment 18-03 and inclusion of the recommended transportation conditions, the Planning & Development Department recommends approval of this request to establish a CZ-LB District on this 4-acre site.

Part II.

**C. Transportation:**

1. **Right-of-Way Dedication:** Prior to issuance of any Land Development Permit the property owner shall dedicate ten (10) feet of right-of-way, as measured from behind the new curb line or new edge of pavement of new turn lanes, along W. Wendover Avenue and Hickory Grove Road.
2. **Access:**
  - a) **W. Wendover Avenue:** Only one point of access shall be permitted from W. Wendover Avenue. This access point shall be designed to permit a right-in only access from W. Wendover Avenue and also designed to allow no exiting from the site onto W. Wendover Avenue.

- a) Hickory Grove Road: Two points of access shall be allowed from Hickory Grove Road.
  - b) **Piedmont Parkway: No access shall be permitted from Piedmont Parkway.**
3. Improvements:
- a) **A directional crossover in the median opening on W. Wendover Avenue at Hickory Grove Road shall be installed concurrent with all site driveway construction.**
  - b) **A westbound right turn lane of one hundred (100) feet of storage and one-hundred and fifty (150) feet taper shall be constructed on W. Wendover Avenue at Hickory Grove Road. This improvement shall be installed concurrent with all site driveway construction.**
  - c) **The eastbound left turn lane on W. Wendover Avenue at Piedmont Parkway shall be extended to full storage length and optimize the signal timing. This improvement shall be installed concurrent with all site driveway construction.**
  - d) **A northbound right turn lane shall be constructed on Hickory Grove Road at site access #1 as described in the Traffic Impact Analysis (See Note #1 below). This improvement shall be installed concurrent with all site driveway construction.**
  - e) A westbound right turn lane of one hundred (100) feet of storage and one-hundred and fifty (150) feet taper shall be constructed on W. Wendover Avenue at site access **#3 as described in the Traffic Impact Analysis (See Note #1 below).** This improvement shall be installed concurrent with all site driveway construction.
- (Note #1: Traffic Impact Analysis prepared by Davenport (John Davenport Engineering, Inc.) entitled “Wendover Commercial Property High Point, NC’ for Premier Stores; Revised May 14, 2018)**
4. 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.

### **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 Heidi H. Galanti, AICP, Planning Services Administrator and reviewed by Robert Robbins AICP, Development Services Administrator and G. Lee Burnette AICP, Director.

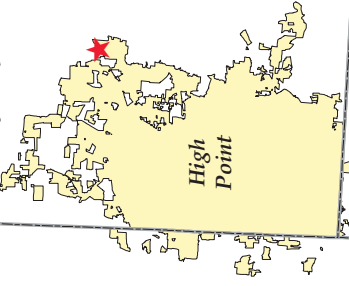


# LOCATION MAP

ZONING MAP AMENDMENT ZA-18-08

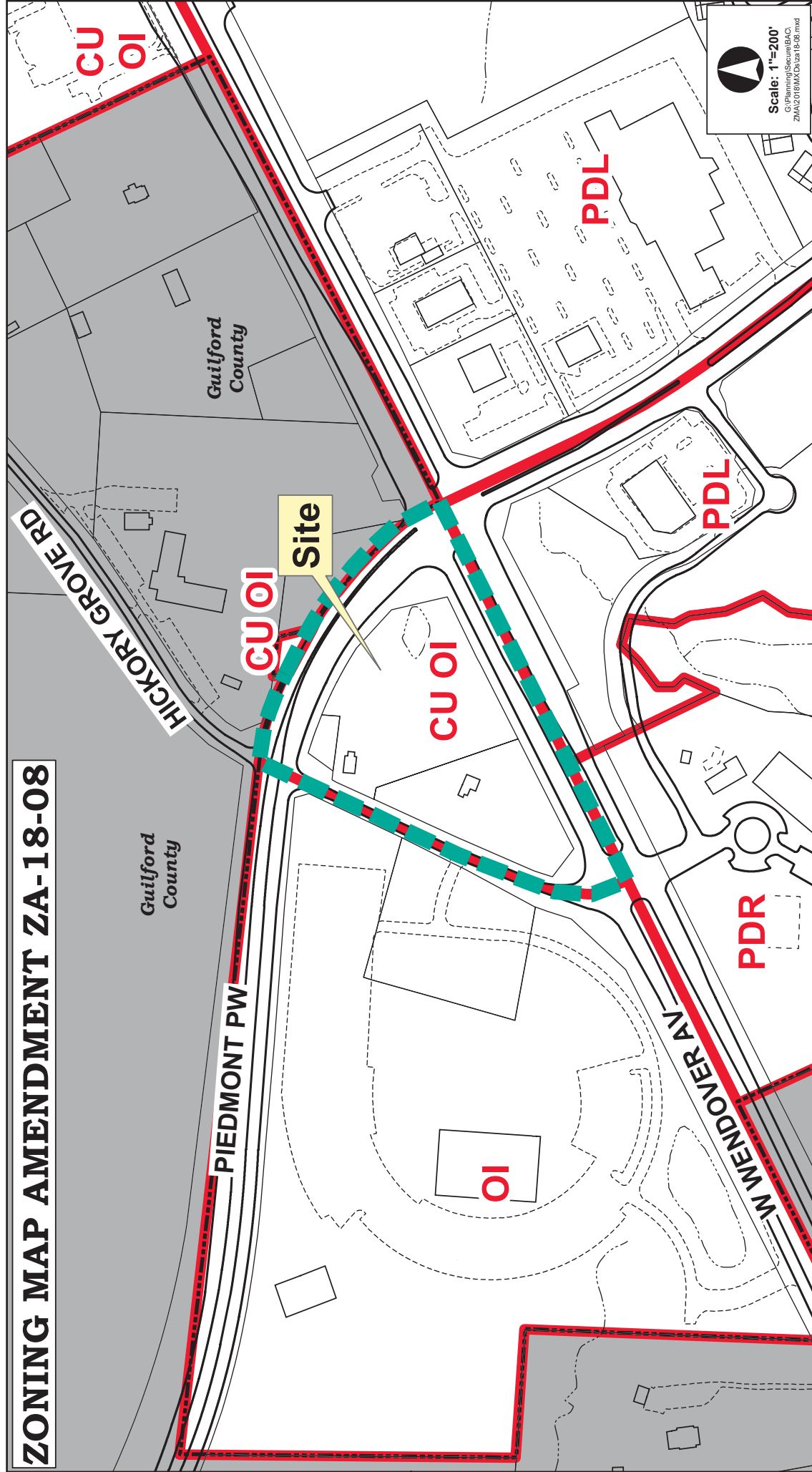
Applicant: Premier Stores, Inc.

*Vicinity Map*



Scale: 1"=3000'  
GIS Planning Source: BAC/2018  
2018 MXD Data 18-08-PreFinal

# ZONING MAP AMENDMENT ZA-18-08



**ZONING MAP AMENDMENT ZA-18-08**

**Heavy Industrial**

Guilford  
County

**PIEDMONT PW**

**Institutional**

Guilford  
County

**Site**

**Office**

**Local/Convenience  
Commercial**

**Medium-Density  
Residential**

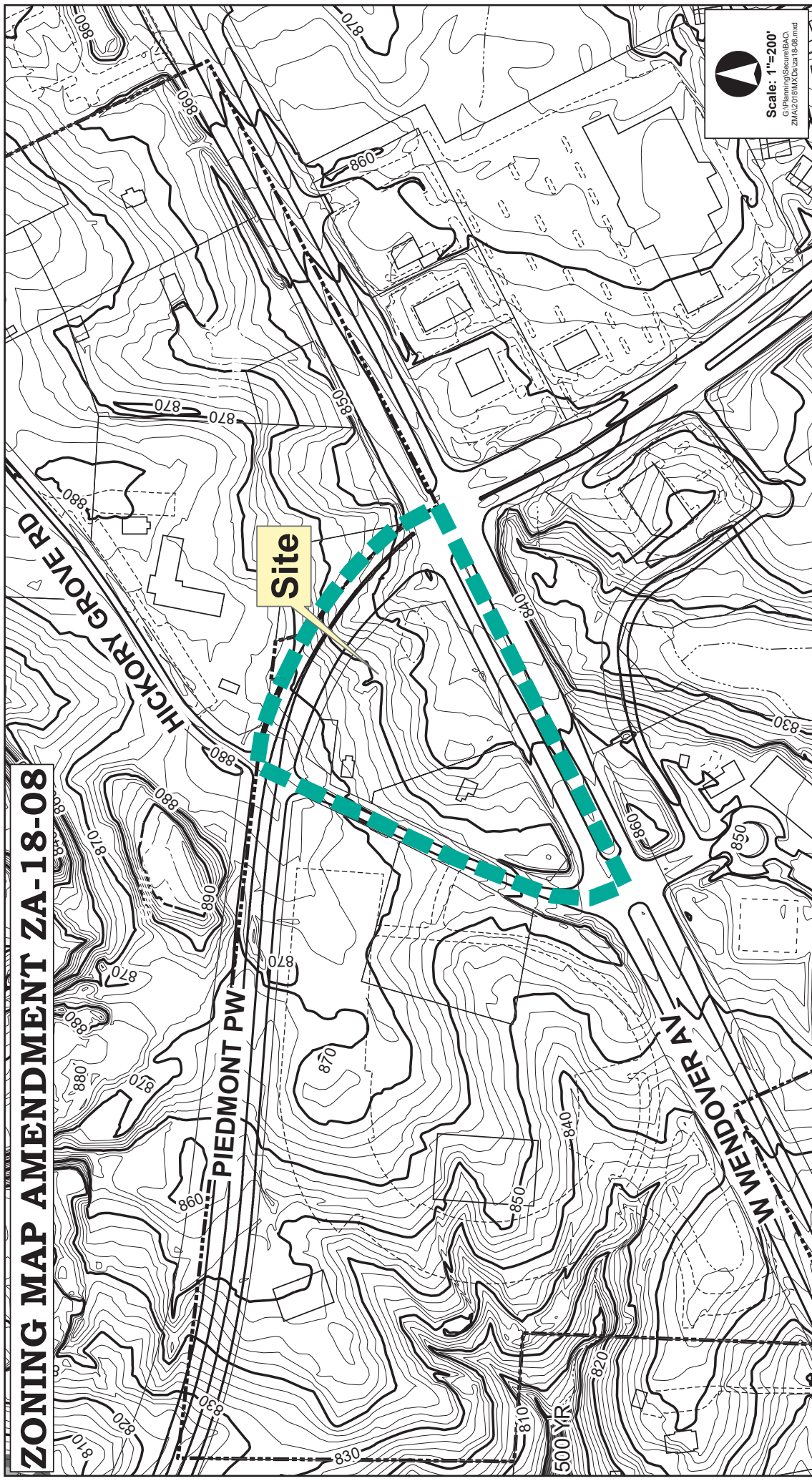
**W WENDOVER AV**

**HICKORY GROVE RD**





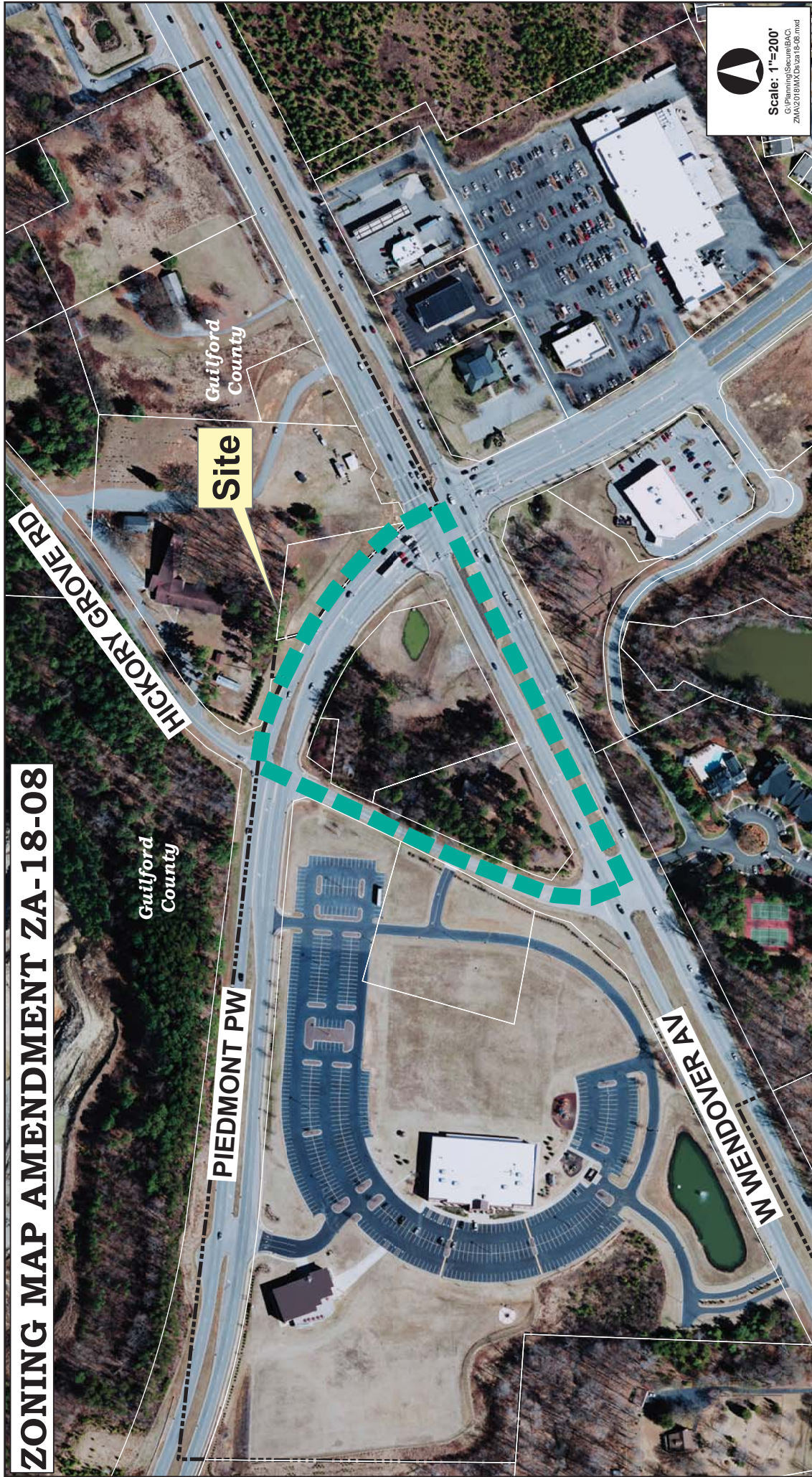
**ZONING MAP AMENDMENT ZA-18-08**



  
Scale: 1"=200'  
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ZMA\2018\MX Data\18-08.mxd



**ZONING MAP AMENDMENT ZA-18-08**



**Scale: 1"=200'**  
GIS Planning Section/BAC  
ZMA/2018/MX Data 18-08.mxd

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

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

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on June 26, 2018 and before the City Council of the City of High Point on July 16, 2018 regarding **Zoning Map Amendment Case 18-08 (ZA-18-08)** 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 May 13, 2018, for the Planning and Zoning Commission public hearing and on June 6, 2018 and June 13, 2018, for the City Council public hearing pursuant to Chapter 160A-364 of the General Statutes of North Carolina; and

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

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

**SECTION 1**

That the Official Zoning Map of the City of High Point be amended to establish the following described area as a: **Conditional Zoning Limited Business (CZ-LB) District.** The property is approximately 4 acres and bounded by W. Wendover Avenue, Piedmont Parkway and Hickory Grove Road. The property is also known as Guilford County Tax Parcels 0208799, 0208800 and 0208801

**SECTION 2**

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

Part I. **USES:** Any uses allowed in the Limited Business (LB) District subject to the standards of the Development Ordinance and the specific conditions listed in this ordinance.

Part II. **CONDITIONS**

A. **Lot Combination:** All parcels within the rezoning site shall be combined into one (1) lot prior to any new development.



B. Development & Dimensional Standards and Architectural Design Standards:

The following development standards shall apply to any development upon the zoning site:

1. Site Standards:

- a) Fuel Pumps and Canopies: Any use with gasoline pumps shall be designed so that the canopy and the gasoline pumps are not located in front of any building facade facing W. Wendover Avenue or Piedmont Parkway.
- b) Ground-based Mechanical Equipment Screening: Ground-based mechanical equipment shall be located to the rear of the principal building(s), and shall be screened in accordance with Section 5.6 (Screening).
- c) Off-Street Loading: Off-street loading areas shall be located to the side or rear of the principal building and shall not face W. Wendover Avenue or Piedmont Parkway
- d) Automobile service bays shall not face Wendover Avenue or Piedmont Parkway. Air hoses, vacuum pedestals and other outdoor automobile service equipment shall not be located between the principle building and the Wendover Avenue right of way or the Piedmont Parkway right-of-way.

2. Eastchester Gateway Corridor Overlay (Section 3.8.7.F):

The zoning site shall be subject to following standards of the Eastchester Gateway Corridor Overlay, as applied from Johnson Street north to Penny Road. Where Section 3.8.7.F notes a standard applying to Eastchester Drive, it shall be interpreted to apply to the W. Wendover Avenue and Piedmont Parkway frontage of the site.

3. Minimum Building Setback (W. Wendover Avenue and Piedmont Parkway):

The W. Wendover Avenue and Piedmont Parkway fontanges of the property is subject to the Minimum Building Setback Requirements of the Eastchester Gateway Corridor Overlay (Section 3.8.7.F.3).

4. Landscaping Requirements: The property is subject to the Landscaping Requirements of the Eastchester Gateway Corridor Overlay (Section 3.8.7.F.5).

5. Signage Requirements: The property is subject to the Signage Requirements of the Eastchester Gateway Corridor Overlay (Section 3.8.7.F.6)

6. Building Requirements: The property is subject to the Building Standards of the Eastchester Gateway Corridor Overlay (Section 3.8.7.F.7)

C. Transportation:

1. Right-of-Way Dedication: Prior to issuance of any Land Development Permit the property owner shall dedicate ten (10) feet of right-of-way, as measured from behind the new curb line or new edge of pavement of new turn lanes, along W. Wendover Avenue and Hickory Grove Road.

2. Access:
  - a) W. Wendover Avenue: Only one point of access shall be permitted from W. Wendover Avenue. This access point shall be designed to permit a right-in only access from W. Wendover Avenue and also designed to allow no exiting from the site onto W. Wendover Avenue.
  - b) Hickory Grove Road: Two points of access shall be allowed from Hickory Grove Road.
3. Improvements:
  - a) A westbound right turn lane of one hundred (100) feet of storage and one-hundred and fifty (150) feet taper shall be constructed on W. Wendover Avenue at site access. This improvement shall be installed concurrent with all site driveway construction.
4. 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.

\_\_\_\_<sup>th</sup> day of XXXXXXXXXX xx, 20XX.

Lisa B. Vierling, City Clerk





STATE OF NORTH CAROLINA  
DEPARTMENT OF TRANSPORTATION

ROY COOPER  
GOVERNOR

JAMES H. TROGDON, III  
SECRETARY

May 22, 2018

Mr. Mark McDonald  
Director of Transportation  
211 South Hamilton Street  
PO Box 230  
High Point, NC 27261

Re: Application for Re-Zoning of Property Located at the Intersection of Piedmont Parkway (SR 4187), Hickory Grove Road (SR 4188) and Wendover Avenue (SR 1541) – Guilford County

Dear Mark:

We are aware of the re-zoning application that is currently being submitted to modify the zoning status of the above referenced property ("Property").

We have reviewed the Traffic Impact Analysis (TIA) that has been performed which assessed the current and future traffic conditions, of the area with this proposed new development. The TIA revealed that the intersection of Hickory Grove Road and Wendover Avenue may require a revision from its current "full access" intersection to a more restrictive "left over" design.

As you are aware, this existing "full access" intersection at Hickory Grove Road and Wendover Avenue is too close to the signalized intersection of Piedmont Parkway and Wendover Avenue with the current traffic volumes in this area.

We are also aware that the applicant is requesting a right in only driveway off of westbound Wendover Avenue, and also a driveway connection from Hickory Grove Road, into this proposed development. All of these new driveway connections will require the submittal of a Driveway Permit for this proposed development.

This is to advise that we plan to address this new "left over" design with the applicant, and his development partner, once the Driveway Permit application has been submitted to Bobby Norris, District Engineer, for this proposed development.

If you have any questions, please advise.

Sincerely,

A handwritten signature in black ink, appearing to read "J. M. Mills".

J. M. Mills, PE  
Division Engineer

Cc: Bobby Norris  
Ernie Wilson

*Mailing Address:*  
NC DEPARTMENT OF TRANSPORTATION  
DIVISION OF HIGHWAYS – DIVISION 7  
P. O. BOX 14996  
GREENSBORO, NC 27415-4996

*Telephone:* (366) 487-0000  
*Fax:* (336) 334-3637  
*Customer Service:* 1-877-368-4968  
*Website:* [www.ncdot.gov](http://www.ncdot.gov)

*Location:*  
NC DEPARTMENT OF TRANSPORTATION  
DIVISION OF HIGHWAYS – DIVISION 7  
1584 YANCEYVILLE STREET  
GREENSBORO, NC 27405

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.



# Transportation Impact Analysis

## Wendover Commercial Property High Point, NC

Prepared for Premier Stores Inc.

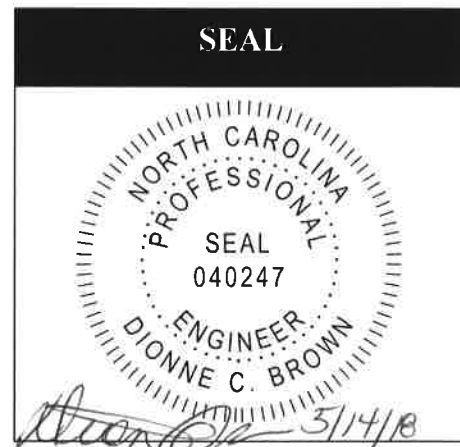
Original: March 12, 2018

Revised: May 14, 2018

Analysis by: Dionne C. Brown, P.E.  
Philip Peek, E.I.

Drafting/Graphics by: Dionne C. Brown, P.E.  
Philip Peek, E.I.

Reviewed by: Frank Amenya, P.E., PTOE  
Jeff Ingram, P.E.



Sealed by: Dionne C. Brown, P.E.



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**Wendover Commercial Property – Transportation Impact Analysis  
Prepared for Premier Stores Inc.**

**High Point, NC**

**Original: March 12, 2018**

**Revised: May 14, 2018**

**Executive Summary**

The proposed Wendover Commercial Property development is to be located at the northeast corner of the intersection of Wendover Avenue and Hickory Grove Road in High Point, North Carolina. The proposed commercial development is planned to consist of 15,600 square feet of retail, 1,440 square feet of restaurant, and a convenience store with 16 gasoline pumps. The development will utilize three (3) access points, with two (2) being a full access on Hickory Grove Road and one (1) being a right-in only on Wendover Avenue.

Since the submittal of the Transportation Impact Analysis (TIA) in March 2018, there have been discussions with City of High Point and NCDOT to determine the most feasible improvements to the roadway network in response to the proposed development. In the revised TIA, it will detail that the recommended improvements are at the discretion of City of High Point and NCDOT to be implemented.

DAVENPORT was retained to determine the potential traffic impacts of this development and to identify transportation improvements that may be required to accommodate the impacts of both background traffic and new development traffic. The following intersections were included in the study:

- Wendover Avenue at Hickory Grove Road
- Piedmont Parkway at Hickory Grove Road
- Piedmont Parkway at Wendover Avenue
- Hickory Grove Road at Site Access 1
- Hickory Grove Road at Site Access 2
- Wendover Avenue at Site Access 3 (right-in only)

The above-mentioned intersections were analyzed for the following scenarios:

- 2018 Existing Conditions
- 2023 Future No Build Conditions
- 2023 Future Build Conditions
- 2023 Future Build with Improvements (as necessary)

Though the development is expected to be in place by 2019, City of High Point uses a 5-year build out for analyses. The Weekday AM (7 am – 9 am) and PM (4 pm – 6 pm) peaks were studied.

The NCDOT and City of High Point were contacted to obtain background information and to ascertain the elements to be covered in this TIA. Information regarding the property was provided by Premier Stores Inc.





## **Level of Service Results**

The results of the study are discussed by intersection below:

### ***Wendover Avenue at Hickory Grove Road***

This unsignalized intersection currently operates at LOS F in both the AM and PM peaks. This is due to the minor street movement trying to access Wendover Avenue which is a high volume roadway. It is typical for stop-controlled intersections to experience a LOS F due to lack of gaps for the minor street movements. Regardless of the proposed development being constructed, improvements to this intersection will be needed. In 2023 future no build conditions and build conditions, it is expected to remain unchanged. It is recommended to construct this intersection as a directional crossover. This will prevent left turn and through movements from the side street to provide a safe movement along Wendover Avenue. It is also recommended to provide a westbound right turn lane of 100 feet and 150 feet taper. With these recommendations in place, this intersection is expected to operate at LOS C in both the AM and PM peak hours.

### ***Piedmont Parkway at Hickory Grove Road***

This unsignalized intersection currently operates at LOS C in the AM peak and LOS B in the PM peak. In 2023 future no build conditions, it is expected to remain unchanged. In 2023 future build conditions, the intersection is expected to operate at LOS C in both the AM and PM peak hours. No improvements are recommended.

### ***Piedmont Parkway at Wendover Avenue***

This signalized intersection currently operates at LOS D in the AM peak and LOS E in the PM peak. In 2023 future no build conditions, it is expected to remain unchanged. In the 2023 future build conditions, it is expected to operate at LOS D in the AM peak and LOS F in the PM peak. To accommodate the site traffic and account for the crossover intersection at Hickory Grove Road, it is recommended to extend the eastbound left turn lane to full storage length back to Hickory Grove Road. It is also recommended to optimize the signal timing. With these recommendations in place, this intersection is expected to operate at LOS D in the AM peak and LOS F in the PM peak.

### ***Hickory Grove Road at Site Access 1***

In 2023 future build conditions, this intersection is expected to operate at LOS B in both the AM and PM peaks. It is recommended to provide a northbound right turn lane of full storage length back to Wendover Avenue.

### ***Hickory Grove Road at Site Access 2***

In 2023 future build conditions, this intersection is expected to operate at LOS A in the AM peak and LOS B in the PM peak.

### ***Wendover Avenue at Site Access 3***

In 2023 future build conditions, this intersection is expected to operate at LOS A in both the AM and PM peak hours. It is recommended to provide a westbound right turn lane of 100 feet of storage and 150 feet taper.

**Table A - Level of Service Summary**

| AM Peak                                | 2018 Existing           | 2023 No Build           | 2023 Build               | 2023 Build with Improvements |
|----------------------------------------|-------------------------|-------------------------|--------------------------|------------------------------|
| Wendover Avenue at Hickory Grove Road  | F (Err)<br>SB Approach  | F (Err)<br>SB Approach  | F (85)<br>NB Approach    | C (21.6)<br>NB Approach      |
| Piedmont Parkway at Hickory Grove Road | C (15.4)<br>SB Approach | C (17.5)<br>SB Approach | C (17.9)<br>SB Approach  | C (17.9)<br>SB Approach      |
| Wendover Avenue at Piedmont Parkway    | D (42.4)                | D (51.6)                | D (54)                   | D (53.4)                     |
| Hickory Grove Road at Site Access 1    |                         |                         | B (10.2)<br>WB Approach  | A (9.6)<br>WB Approach       |
| Hickory Grove Road at Site Access 2    |                         |                         | A (9.3)<br>WB Approach   | A (9.2)<br>WB Approach       |
| Wendover Avenue at Site Access 3       |                         |                         | (0)<br>EB Approach       | (0)<br>EB Approach           |
| PM Peak                                | 2018 Existing           | 2023 No Build           | 2023 Build               | 2023 Build with Improvements |
| Wendover Avenue at Hickory Grove Road  | F (78)<br>SB Approach   | F (116)<br>SB Approach  | F (242.2)<br>SB Approach | C (18.8)<br>NB Approach      |
| Piedmont Parkway at Hickory Grove Road | B (12.6)<br>NB Approach | B (13.3)<br>NB Approach | C (15.9)<br>NB Approach  | C (20.2)<br>NB Approach      |
| Wendover Avenue at Piedmont Parkway    | E (60.7)                | E (75.8)                | F (83.4)                 | F (90.6)                     |
| Hickory Grove Road at Site Access 1    |                         |                         | B (10.6)<br>WB Approach  | A (9.6)<br>WB Approach       |
| Hickory Grove Road at Site Access 2    |                         |                         | A (9.8)<br>WB Approach   | A (9.7)<br>WB Approach       |
| Wendover Avenue at Site Access 3       |                         |                         | (0)<br>EB Approach       | (0)<br>EB Approach           |

LOS (delay in seconds)

Note for unsignalized conditions, LOS and delay indicates only minor street approach with longest delay

## Summary and Conclusion

The proposed Wendover Commercial Property development is to be located at the northeast corner of the intersection of Wendover Avenue and Hickory Grove Road in High Point, North Carolina. The proposed commercial development is planned to consist of 15,600 square feet of retail, 1,440 square feet of restaurant, and a convenience store with 16 gasoline pumps. The development will utilize three (3) access points, with two (2) being a full access on Hickory Grove Road and one (1) being a right-in only on Wendover Avenue.

The trip generation indicates that the proposed development is expected to generate 227 trips in the Weekday AM peak hour and 285 trips in the PM peak hour.

DAVENPORT was retained to determine the potential traffic impacts of this development and to identify transportation improvements that may be required to accommodate the impacts of both background traffic and new development traffic.

Based on the analysis of this development, improvements are needed to certain intersections to make safe turning movements in the roadway network. Regardless of the proposed development, improvements at the intersection of Wendover Avenue and Hickory Grove Road are needed. A summary of the recommended improvements can be found in Table 6.1. **The recommended improvements are at the discretion of City of High Point and NCDOT to be implemented.** The rerouted volumes due to the proposed directional crossover can be found in the Appendix.

In conclusion, this study has reviewed the impacts of both background traffic and proposed development traffic, and has provided recommendations to accommodate future traffic. Please note the proposed site accesses should be designed according to NCDOT standards.

| <b>Table B – Recommended Improvement Summary</b> |                                                                                                                                                                         |
|--------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Wendover Avenue at Hickory Grove Road            | <ul style="list-style-type: none"> <li>Construct a directional crossover</li> <li>Provide a westbound right turn lane of 100 feet storage and 150 feet taper</li> </ul> |
| Piedmont Parkway at Hickory Grove Road           | No improvements are recommended                                                                                                                                         |
| Wendover Avenue at Piedmont Parkway              | <ul style="list-style-type: none"> <li>Extend eastbound left turn lane to full storage length</li> <li>Optimize signal</li> </ul>                                       |
| Hickory Grove Road at Site Access 1              | Provide a northbound right turn lane of full storage length                                                                                                             |
| Hickory Grove Road at Site Access 2              | No improvements recommended                                                                                                                                             |
| Wendover Avenue at Site Access 3                 | Provide a westbound right turn lane of 100 feet storage and 150 feet taper                                                                                              |



FIGURE 1  
SITE PLAN











## 4.2 Trip Generation

The proposed development is planned to consist of 15,600 square feet of retail, 1,440 square feet of restaurant, and a convenience store with 16 gasoline pumps. The projected trip generation potential of the current land use was computed using TripGen 10 software, based on the 9<sup>th</sup> Edition of the ITE Trip Generation Manual. Table 4.2 contains the results.

| <b>Table 4.2 - ITE Trip Generation</b>                                               |                      |             |                |                     |               |              |             |              |             |
|--------------------------------------------------------------------------------------|----------------------|-------------|----------------|---------------------|---------------|--------------|-------------|--------------|-------------|
| Wendover Commercial Property                                                         |                      |             |                |                     |               |              |             |              |             |
| Average Weekday Driveway Volumes                                                     |                      |             |                |                     | 24 Hour       | AM Peak Hour |             | PM Peak Hour |             |
|                                                                                      |                      |             |                |                     | Two-Way       |              |             |              |             |
| <u>Land Use</u>                                                                      | <u>ITE Land Code</u> | <u>Size</u> |                | <u>Data Source</u>  | <u>Volume</u> | <u>Enter</u> | <u>Exit</u> | <u>Enter</u> | <u>Exit</u> |
| Convenience Mart with Gasoline Pumps                                                 | 853                  | 16          | VFP            | Rate - Adjacent     | 8,682         | 133          | 132         | 153          | 152         |
| Shopping Center                                                                      | 820                  | 7.8         | GFA Th. Sq. Ft | Equation - Adjacent | 1,294         | 20           | 13          | 52           | 56          |
| Shopping Center                                                                      | 820                  | 7.8         | GFA Th. Sq. Ft | Equation - Adjacent | 1,294         | 20           | 13          | 52           | 56          |
| Fast-Food Restaurant without Drive-Thru*                                             | 933                  | 1.44        | GFA Th. Sq. Ft | Rate - Adjacent     | 1,031         | 38           | 25          | 19           | 19          |
| <b>Total Unadjusted Trips</b>                                                        |                      |             |                |                     | <b>12,301</b> | <b>211</b>   | <b>183</b>  | <b>276</b>   | <b>283</b>  |
| Convenience Mart with Gasoline Pumps Pass-By Reduction (63% AM, 66% PM)              |                      |             |                |                     | --            | -84          | -83         | -101         | -100        |
| Shopping Center Pass-By Reduction (34% PM)                                           |                      |             |                |                     | --            | 0            | 0           | -35          | -38         |
| <b>Total Pass-By Reduction</b>                                                       |                      |             |                |                     |               | <b>-84</b>   | <b>-83</b>  | <b>-136</b>  | <b>-138</b> |
| <b>Total Adjusted Trips</b>                                                          |                      |             |                |                     | <b>12,301</b> | <b>127</b>   | <b>100</b>  | <b>140</b>   | <b>145</b>  |
| *Little Caesars is open from 11am - 11pm; however, worst case scenario was analyzed. |                      |             |                |                     |               |              |             |              |             |

# **Citizens Information Meeting Report**

## **Zoning Map Amendment 18-08**

Submitted by: Ms. Judy Stalder (Zoning Consultant)  
on behalf of Premier Stores, Inc.



## **Premier Stores Inc. Citizen Information Report**

**Letter:** A letter of explanation of the request was sent by US Mail to those names provided by the Department of Planning and Development. The City's Citizen Meeting Information statement was included in the letter.

Because all nearby property owners are non-residential, we did not arrange a formal meeting. Instead we invited each recipient to contact us for more information. We remain open to meetings with any neighbors.

**Telephone calls and emails:** Efforts to contact Community Life Church included two phone calls and a nine-email exchange. Our contact is Senior Pastor Rob Emanuel. Pastor Emanuel seems interested but is unable to allow time to meet. We continue to be open to meeting with the church.

There was a 3-email exchange with nearby property owner, Willard Tucker. His comment: "That (a meeting) is not necessary, just wanted to see if this was for the whole site & access points. Convenience/Gas station/ retail shops don't bother us, better than storage. We have had inquires on our property at Guilford college & Wendover for convenience/gas but said no. Good luck with city."

**The Stalder Group LLC**

PO Box 5581  
High Point NC 27262  
336.688.2204  
[jstalder@northstate.net](mailto:jstalder@northstate.net)

March 29, 2018

Re: Rezoning at 4826 West Wendover Avenue, High Point, NC 27265

Dear Neighbor:

I am writing to you because you own property that is nearby or next to the property at 4826 West Wendover Avenue. This property is bordered by West Wendover Avenue, Piedmont Parkway and Hickory Grove Church Road. Premier Stores Inc. along with the owners of this property have filed a zoning request with the City of High Point. The purpose of the request is to allow for the development of a convenience store with gas pumps and associated retail shops. The remainder of this letter explains the request and the proposed development, while inviting you to contact me with any comments, concerns, and questions you may have.

**Zoning:** The request is for Conditional Zoning General Business. The conditions of the zoning limit the uses to those uses permitted in the Limited Business zoning district with the addition of a service window for a restaurant. This will not be a typical drive-through window. The purpose of the window is for customer convenience to pick up pre-ordered/pre-prepared meals.

**Site Design:** The development will be oriented to West Wendover Avenue and will meet the architectural design standards of the Eastchester Gateway corridor.

**Landscaping:** Landscaping will be provided along the entire perimeter of the property as well as the interior.

**Transportation:** Access will be limited to a right in only access on Wendover Avenue with a deceleration lane and two points of access to Hickory Grove Church Road. A Traffic Impact Analysis has been prepared and submitted to the High Point Department of Transportation. Any additional recommendations will be incorporated into the plan.

I am available to discuss the rezoning application. While the owners and applicant hope that you are excited about this change, we understand that you may have questions. Should you have any concerns or if you would like to simply discuss the project, please contact Judy Stalder at 336-688-2204 and/or [jstalder@northstate.net](mailto:jstalder@northstate.net). I look forward to working with you on this project.

Sincerely,

Judy Stalder  
Zoning Consultant

CROWNE LAKE ASSOCIATES  
PO BOX 3128  
JASPER AL 35502

DEPARTMENT OF TRANSPORTATION  
PO BOX 14996  
GREENSBORO NC 27415

HICKORY GROVE METHODIST CH  
5005 HILLTOP RD  
GREENSBORO NC 27407

HUNTER HILLS BAPTIST CHURCH  
1806 MERRITT DR  
GREENSBORO NC 27407

JAMES LANDING PROPERTY OWNERS  
ASSOCIATION  
PO BOX 3288  
GREENSBORO NC 27402

JOHNSON, WESLEY H ; MARTIN, JOHN D  
7021 EQUESTRIAN TRAIL  
SUMMERFIELD NC 27358

MARTIN MARIETTA MATERIALS INC  
PO BOX 30013  
RALEIGH NC 27622

MARTIN, JOHN D ; MARTIN, DENISE STARR ;  
JOHNSON, WESLEY H ; JOHNSON, CYNTHIA G  
7021 EQUESTRIAN TRAIL  
SUMMERFIELD NC 27358

MARY OAK PLAZA LC  
P O BOX 9537  
GREENSBORO NC 27429

MILLIREN INVESTMENTS LLC  
724 NATIONAL HIGHWAY  
THOMASVILLE NC 27360

REALTY INCOME CORPORATION  
11995 EL CAMINO REAL  
SAN DIEGO CA 92130

TUCKER, M WILLARD ; SIEGAL, BARRY S  
PO BOX 16168  
HIGH POINT NC 27261

WENDOVER VIEW LOT 2 LLC  
3411-D W WENDOVER AVE  
GREENSBORO NC 27407



NORTH CAROLINA'S INTERNATIONAL CITY™

**PUBLIC HEARING**

**Sign-In Sheet**

IF YOU WOULD LIKE TO ADDRESS THE HIGH POINT CITY COUNCIL,  
Regarding a **Public Hearing item on the Agenda**,  
PLEASE SIGN IN

Date: July 16, 2018

(Please Print)

| Name              | Address (Residence) &<br>E-mail address                            | Matter Speaking About        |
|-------------------|--------------------------------------------------------------------|------------------------------|
| Mark Harris       | 3212 Peninsula Dr<br>meaharris@gtcc.edu                            | Caring Services<br>rezoneing |
| Judy Stalder      | 605 N Main St<br>HP 27260                                          | 254-255                      |
| DAVID ZARITZKY    | 2701 N Centennial<br>St                                            | Caring services              |
| Amy Heybrock      | 2806 Overview<br>Terr                                              | Caring Services              |
| Jim Neely         | 2711 N. Centennial<br>JLNB@NCDot.com                               | 776 887-2132                 |
| T.J. Mitchell     | 4465 Allendale dr<br>High Point 27263                              | Back to School Bash          |
| Jess Heybrock     | 2806 Overview Terr<br>High Point NC                                | crisjenn                     |
| Donavan Hylarides | representing Oak<br>Hollow Acquisition, LLC<br>1225 Eastchester Dr | Caring Services              |
| Debbie Gallemore  | 1505 Trafalgar Ct<br>HP 27262                                      | Caring<br>Services           |
| Karen Katsos      | 2815 Lakitill Ct<br>High Point                                     |                              |





NORTH CAROLINA'S INTERNATIONAL CITY™

**PUBLIC COMMENT PERIOD**

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

**Date: July 16, 2018**

**(Please Print)**

| Name             | Address (Residence) & E-mail address    | Matter Speaking About    |
|------------------|-----------------------------------------|--------------------------|
| Rex Spalding     | 2807 E. 9th Ave. High Point, NC 27265   | REZONING                 |
| Glenda Mabe      | 1106 Countryside Dr High Point NC 27265 | Rezoning Centennial      |
| Elizabeth Brauns | 810 E Farriss Ave High Point NC 27265   | HPU Fencing off Greenway |
|                  |                                         |                          |
|                  |                                         |                          |
|                  |                                         |                          |
|                  |                                         |                          |
|                  |                                         |                          |

# PUBLIC HEARING

| Name                 | Address (Residence) &<br>E-mail address             | Matter Speaking About  |
|----------------------|-----------------------------------------------------|------------------------|
| Diana Mars           |                                                     |                        |
| <del>Rex Speck</del> | <del>2807 Big Oak CT<br/>High Point, NC 27265</del> | <del>Rezoning</del>    |
| Jennie Rencock       | perlockjcnjcn@aol.com                               | Rezoning               |
| Lill Alexander       | 1408 Clinard Ave                                    | Tenney                 |
| Nancy Little         | 1012 Clinard                                        | Rezoning               |
| Glenda Mabe          | 1106 Countryside Dr<br>High Point, NC 27265         | Rezoning<br>Centennial |
| Elizabeth Brauns     | 810 E Ferris<br>HP                                  | HPU<br>Fence           |
|                      |                                                     |                        |
|                      |                                                     |                        |
|                      |                                                     |                        |
|                      |                                                     |                        |
|                      |                                                     |                        |
|                      |                                                     |                        |
|                      |                                                     |                        |

Stacy Hiers

Alicia Archibald

Caroun Davenport - Sprouts

Kelly Turkey - Sprouts

~~Rhys~~

Courtney Holder - Liveability issues

Doug Streetman

# Caring Services, Inc.

**A Private, non-profit Agency providing  
housing and supportive services to  
recovering individuals**





Major barriers to treatment do exist, especially for those without private insurance and who don't qualify for Medicaid.

In addition, personal barriers such as the stigma of accessing services and denial or inability of the individual to accept treatment hinder access to services.

Establishing community-wide efforts which include law enforcement, the faith community, business community, neighborhood associations, educators, and service providers insure that those seeking recovery have the opportunity to rebuild their lives.....one day at a time.....and to be a vital and healthy part of our community.....

# Substance Abuse Affects The Entire Community

This is why we care....

- Alcohol contributes to crime, violent crime, injury and death
  - Illicit drugs are involved in the spread of diseases
  - 80% of child welfare cases involve substance abuse, as estimated by the Guilford County Substance Abuse Coalition
  - Recovering individuals cite two factors necessary to sustaining recovery...PERSONAL CHANGE and CHANGE OF ENVIRONMENT. Strong support group systems and transitional housing are especially needed.

# What Is Recovery?

Recovery from addiction is a long-term journey of personal growth. It builds on abstinence from substances of abuse to encompass physical, emotional, social, and spiritual healing.

Managing the task of day-to-day living is a fundamental element of sustained recovery.

# Faces of Recovery

Addiction can affect the old, the young, family, friends, doctors, lawyers and even the clergy. No one is immune from addiction.





# Addiction Is A Brain Disorder

For many years, alcoholism and other addictions were widely regarded as evidence of moral weakness and lack of will power.

As addiction so often leads to irresponsible and even antisocial conduct, the condition further becomes stigmatized.

**Who are our Residents?**

**We do not house people who use  
alcohol or drugs**

**Our residents have chosen to leave  
a life with drug and alcohol  
addictions**

# Emerywood Baptist Church Project Cornerstone and Caring Services Join Forces

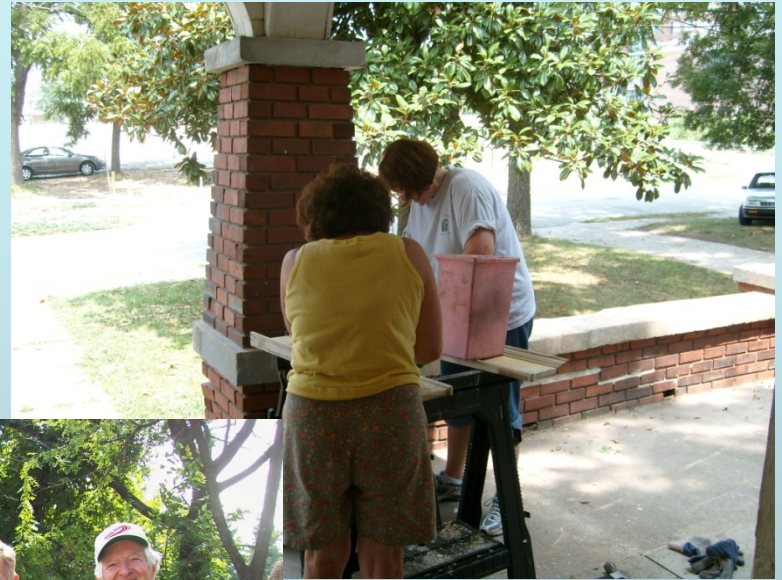


We completely remodeled a former crack house on Oakwood St. which now houses 6 women in recovery.





Everyone was ready to help out, young and old!



We used as much of the original materials as possible.





Women in recovery now enjoy this beautiful home, thanks to the love and support of the community.











Our clients are just like that  
old house on Oakwood Street.

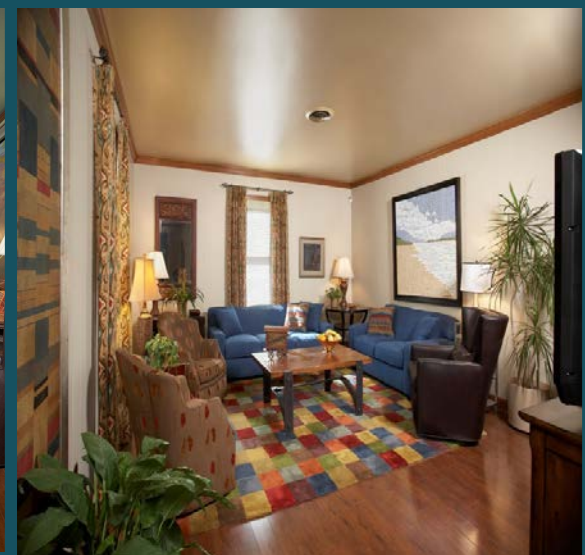
We all see the outside, few (if  
any) get to see the beauty of  
the inside.

Renovations of our veterans living quarters, 2010, through the generosity of the community. Caring Services has a program specifically dedicated to those who served our country who have struggled with addiction. We are grateful for the opportunity to serve those who have served us.....





# The newly re-modeled Vet Safety Net



# The “White House”, our newest renovation project for Caring Services





Novartis Animal Health Care provided 32 volunteers to begin the renovation project of the White House on Friday, May 6<sup>th</sup>. Representatives of Forest Hills greeted, welcomed, thanked and provided doughnuts and coffee for the volunteers as they arrived.





















**Our homes exist harmoniously with  
ALL neighbors**

**Our other homes are well-  
maintained, an asset to their  
neighborhoods, and do not  
have complaints from  
neighbors**

# 409 Ferndale Blvd





# 111 and 112 Oakwood Street



# 101 Oakwood





# 701 Arbordale



# We Are a High Point Success

We are grateful to all of the citizens and churches and the City of High Point for their willingness to partner with Caring Services in addressing addiction in our community and being part of the solution.

“Inasmuch as you have done so for the least of these . . .”

Matthew 25

# CITY OF HIGH POINT

## AGENDA ITEM



### **Title: Authorizing Resolution for a BUILD Planning Grant**

**From:** Randy Hemann, Assistant City Manager

**Meeting Date:** July 16, 2018

**Public Hearing:** N/A

**Advertising Date:** N/A

**Advertised By:** N/A

**Attachments:** Proposed Resolution  
Project Scope Map

---

### **PURPOSE:**

The BUILD or Better Utilizing Investments to Leverage Development Planning Grant is a U.S. Department of Transportation grant that will allow the City to plan and develop a budget estimate for transportation improvements in the Core City. The grant requires a 20% match but the City is proposing a 30% match to produce a more competitive application. The proposed scope of the plan is as follows:

- Elm Street Corridor from the traffic circle at Parkway to West Commerce Avenue– a critical local road in need of streetscape, pedestrian, and bike lane improvements connecting the City Core to the High Point Regional Hospital;
- English Road and Martin Luther King Jr. Drive One Way Conversions – this vital east-west couplet that accommodates commuters and local trucks, does limits adequate access by vehicle, foot or bicycle, to development occurring at the Core. This planned conversion would be from North Centennial Street to Phillips Ave.;
- Southwest Greenway (Phase I) – a conceptually planned bike and pedestrian greenway (rail trail) connecting one of High Point’s industrial centers to the Core City development. The planned greenway would run from the City’s Multi Modal Transportation Facility to Harvell Park/Buzzi Space

### **BACKGROUND:**

The proposed Elm Street Corridor improvements are in support of the City’s Catalyst project and the proposed \$80+ million in private development. The English Road and Martin Luther King Jr. Drive one-way conversions are also in support of development from the Cohab project to HP365 to the Furniture Market expansions which have recently totaled more than \$50 million. The conversions were first proposed in the 2007 Core City Plan. In order to be eligible for future funding for construction (BUILD Grant for construction) these projects need additional planning and design.

### **BUDGET IMPACT:**

The City’s 30% match is anticipated to be \$403,388 and the Federal Grant would be \$1,344,625. Funding is proposed from anticipated fund balance.

### **RECOMMENDATION / ACTION REQUESTED:**

Staff recommends approval of the Authorizing Resolution for a BUILD Planning Grant.

**RESOLUTION AUTHORIZING THE CITY MANAGER TO APPLY FOR A U.S.  
DEPARTMENT OF TRANSPORTATION BETTER UTILIZING INVESTMENTS TO  
LEVERAGE DEVELOPMENT (BUILD) PLANNING GRANT**

**WHEREAS,** The BUILD planning grant will provide the City with the necessary funding to complete preliminary and final engineering as well as environmental reviews on three corridors that provide strategic access to the development in the Core.

**WHEREAS,** Elm Street – a critical local road in need of streetscape, pedestrian, and bike lane improvements connecting the City Core to the High Point Regional Hospital;

**WHEREAS,** English Road and Martin Luther King Jr Drive One-Way Pairing – a vital east-west couplet that accommodates commuters and local trucks, does limits adequate access by vehicle, foot or bicycle, to development occurring at the Core;

**WHEREAS,** The Southwest Greenway (Phase I) – a conceptually planned bike and pedestrian greenway connecting one of High Point’s industrial centers to the Core City development.

**BE IT RESOLVED,** that the High Point City Council hereby authorizes the City Manager and the City Clerk to apply for a BUILD planning grant in the amount of \$941,238. The BUILD planning grant requires a \$403,388 match from the City of High Point.

Adopted this the 16th day of July 2018.

---

Mayor Jay W. Wagner

---

Lisa B. Vierling  
High Point City Clerk



**COUNTY OF GUILFORD****INTERLOCAL AGREEMENT****STATE OF NORTH CAROLINA**

**THIS INTERLOCAL AGREEMENT** ("Agreement") made and entered into on 17<sup>th</sup> day of July, 2018 by the **CITY OF GREENSBORO**, a municipal corporation in the state of North Carolina ("Greensboro"), and **CITY OF HIGH POINT**, a municipal corporation in the state of North Carolina ("High Point"), and **GUILFORD COUNTY**, a body politic and corporate ("County"). Greensboro, High Point and County will hereafter be individually known as "Party" and collectively known as "Parties".

**WITNESSETH**

**WHEREAS**, the Parties have the desire to develop an online park and trail locator application, suitable for the desktop and mobile users. The app will be called "Piedmont Discovery" ("Project"), which will provide a platform for the public to search for and find parks, trails, and amenities that are managed by each of the three Parties; and

**WHEREAS**, the North Carolina General Statutes in Chapter 160A, Article 20, provides that units of local government may enter into agreements in order to execute an undertaking providing for the continual exercise by one unit of any power, function or right; and

**WHEREAS**, the governing bodies of the Greensboro, High Point, and the County, finding that this Agreement is in the best interest to the public safety and welfare, have ratified this Agreement by resolutions being recorded and spread upon their respective minutes; and

**THEREFORE**, in consideration of the mutual covenants, terms and conditions contained in this Agreement herein accruing to the benefit of each of the respective parties hereto and other good and valuable consideration, receipt and sufficiency of which is acknowledged by the Greensboro, High Point and the County, the Parties agree as follows:

1. **Formation of Piedmont Discovery Advisory Board.** The purpose of the Advisory Board is to oversee the Project application, marketing, and growth of the regional application. Each Party will have one voting representative, to be appointed by Party's Park & Recreation Director. Decisions will be based on majority rule. The application will operate for the benefit of the region, and not specifically for one Party. Greensboro's IT/GIS Division will be responsible for hosting the data for the application and maintaining the framework of the application.

2. **Piedmont Discovery Application.** The application will be branded with the Piedmont Discovery logo, not individual Party logos. The Parties will adhere to mutually agreed upon data structures.

3. **Environmental Systems Research Institute (ESRI).** The ESRI Software platform is a requirement for all current and future Parties. All Parties will support the marketing of the Project. Greensboro's IT/GIS Division will provide comments and usage data to each participating Party on a quarterly basis, or when requested. The Parties agree to consistently update the ESRI files for parks and trails simultaneously with public information releases. For Parties whom participate in the Project who have parks and trails open to the public who fail to review data on an annual basis will lose their voting ability.

4. **Growth and Incorporation of Other Entities.** Any group wishing for their data to be included must have it in the ESRI platform. Data Storage will be centralized, with initial housing by Greensboro. The Greensboro IT/GIS Division may decentralize data storage back to each jurisdiction, but if that occurs, data structures shall remain identical to all participants. Any new entities must wait one year after the official launch to join the Project. In order for any entity to be added as a party to the Project, the entity shall agree to terms of the Project application and have executed and delivered a joinder to the Greensboro IT/GIS Department substantially in the form of Amendment to the Agreement. New Entities will not have a vote.

5. **Timeline.** The testing phase will last up to 6 months and is described as a trial period in which beta users work with the application developer (Greensboro GIS) to make edits to application. The public launch will directly follow the testing phase in coordination with targeted marketing efforts by the Parties. It is expected that the application will be operational within 12 months of the final execution of this Agreement.

6. **Financial Obligations.** High Point will contribute \$3,000 toward marketing and events as a one-time contribution. The County will contribute \$3,000 toward marketing and events as a one-time contribution. Greensboro will contribute \$10,000 for the application framework development as a one-time contribution.

7. **Term.** This Agreement shall be effective upon execution by all the Parties and shall continue until termination by written notice is delivered to all entities within at least ninety (90) days' of the termination. The departing Party will be entitled to a digital, current copy of the database used to support the application.

8. **Termination.** Either Party may terminate this Agreement at any time by giving a ninety (90) day written notice of such termination to the other Party. Upon termination of the Agreement or expiration of the term as set forth above, all outstanding contributions shall be paid by the Party.

9. **Notice.** All notices and other communications required or permitted by this Agreement shall be in writing and shall be given either by personal delivery, UPS, Federal Express, or certified United States mail, return receipt requested, addressed as follows:

To Greensboro:

The City of Greensboro  
Attn: Parks and Recreation  
1601 4th Street Greensboro, NC 27405  
Fax number: 336-373-2060  
Email: Shirana.Tillery@greensboro-nc.gov

To High Point:

City of High Point  
Attn: Parks & Recreation Director  
211 S Hamilton St  
High Point, NC 27260  
Fax number: 336-822-7209  
Email: lee.tillery@highpointnc.gov

To the County:

Guilford County  
Attn: \_\_\_\_\_  
301 West Market Street  
Greensboro, NC 27401  
Fax number: (336)641-3802  
Email: \_\_\_\_\_

A change of address, fax number, or person to receive notice may be made by either party by notice given to the other party. Any notice or other communication under this Agreement shall be deemed given and sent at the time of actual delivery, if it is personally delivered. If the notice or other communication is sent by United States mail, it shall be deemed given upon the third calendar day following the day on which such notice or other communication is deposited with the United States Postal Service or upon actual delivery, whichever first occurs.

10. **Miscellaneous.**

(a) Choice of Law and Forum. This agreement shall be governed by and construed in accordance with the law of North Carolina. The exclusive forum and venue for all actions arising out of this Agreement shall be the North Carolina General Court of Justice, in Guilford County. Such actions shall neither be commenced in nor removed to federal court.

(b) Waiver. No action or failure to act by either of the parties shall constitute a waiver of any of their rights or remedies that arise out of this Agreement, nor shall such action or failure to act constitute approval of or acquiescence in a breach thereunder, except as may be specifically agreed in writing.

(c) Performance of Government Functions. Nothing contained in this agreement shall be deemed or construed so as to in any way stop, limit, or impair the Parties from exercising or performing any regulatory, policing, legislative, governmental, or other powers or functions.

(d) Severability. If any provision of this Agreement shall be unenforceable, the remainder of this Agreement shall be enforceable to the extent permitted by law.

(e) Compliance with Law. The Parties shall comply with all applicable law.

(f) No Third Party Rights Created. This Agreement is intended for the benefit of the Parties and not any other person.

(g) Principles of Interpretation and Definitions.

(1) The singular includes the plural and the plural the singular. The pronouns "it" and "its" include the masculine and feminine References to statutes or regulations include all statutory or regulatory provisions consolidating, amending, or replacing the statute or regulation. References to contracts and agreements shall be deemed to include all amendments to them. The words "include," "including," etc. mean include, including, etc. without limitation.

(2) References to a "Section" or "section" shall mean a section of this agreement.

(3) "Contract" and "Agreement," whether or not capitalized, refer to this instrument.

(4) "Duties" includes obligations.

(5) The word "person" includes natural persons, firms, companies, associations, partnerships, trusts, corporations, governmental agencies and units, and other legal entities.

(6) The word "shall" is mandatory.

(7) The word "day" means calendar day.

(8) A definition in this agreement will not apply to the extent the context requires otherwise.

(h) Modifications. A modification of this Agreement is not valid unless signed by the Parties and otherwise in accordance with requirements of law. Further, a modification is not enforceable against each Party unless it is signed by a Manager, a Deputy or Assistant City Manager, or, in limited circumstances, a Department Director.

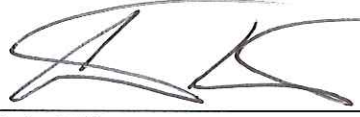


This Agreement contains the entire Agreement between the Parties pertaining to the subject matter of this Agreement. With respect to that subject matter, there are no promises, agreements, conditions, inducements, warranties, or understandings, written or oral, expressed or implied, between the parties, other than as set forth or referenced in this Agreement.

11. **Agreement Amendments.** The terms of this Agreement may only be modified or revised with a written amendment executed by the Parties.

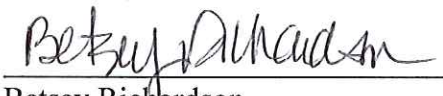
**IN WITNESS WHEREOF**, each Entity has its hands and seals as of the day and year first above written.

**CITY OF GREENSBORO**

 8/31/18  
Chris Wilson  
Greensboro Asst. City Manager

Date

ATTEST:

 8-31-18  
Betsey Richardson  
Greensboro City Clerk

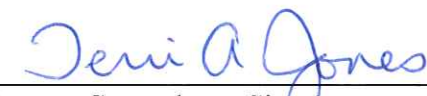
Date

(CITY SEAL)

This instrument has been preaudited in the manner required by the Local Government Budget and Fiscal Control Act.

 8-30-18  
Deputy Greensboro City Finance Officer Date

**Approved as to Form:**

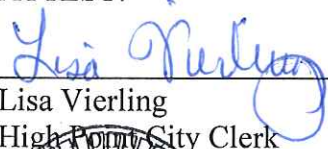
 8/31/18  
Deputy Greensboro City Attorney Date

**CITY OF HIGH POINT**

  
\_\_\_\_\_  
Greg Demko  
City Manager

  
\_\_\_\_\_  
Date

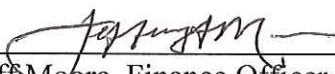
**ATTEST:**

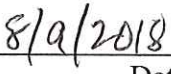
  
\_\_\_\_\_  
Lisa Vierling  
High Point City Clerk

  
\_\_\_\_\_  
Date

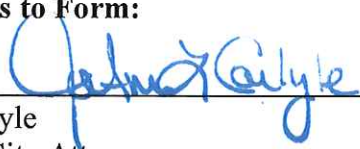


This instrument has been preaudited in the manner required by the Local Government Budget and Fiscal Control Act.

  
\_\_\_\_\_  
Jeff Moore, Finance Officer

  
\_\_\_\_\_  
Date

**Approved as to Form:**

  
\_\_\_\_\_  
JoAnne Carlyle  
High Point City Attorney

  
\_\_\_\_\_  
Date

**GUILFORD COUNTY**

  
\_\_\_\_\_  
Marty K. Lawing  
Guilford County Manager

9-19-18  
\_\_\_\_\_  
Date

ATTEST:

  
\_\_\_\_\_  
Robin B. Keller  
Guilford County Clerk to Board

9-19-18  
\_\_\_\_\_  
Date

(COUNTY SEAL)

This instrument has been preaudited in the manner required by the Local Government Budget and Fiscal Control Act.

  
\_\_\_\_\_  
Harley Will  
Guilford County Finance Director

9/13/18  
\_\_\_\_\_  
Date

RESOLUTION AUTHORIZING INTERLOCAL AGREEMENT BETWEEN THE CITY OF  
GREENSBORO, THE CITY OF HIGH POINT, AND GUILFORD COUNTY FOR THE  
PIEDMONT DISCOVERY PARK LOCATOR APPLICATION

WHEREAS, Piedmont Discovery is a free park locator application that allows resident and visitors to find parks, trails, and activities near them;

WHEREAS, the City of Greensboro, City of High Point, and Guilford County have collaborated to complete a comprehensive inventory of parks and trail and amenities;

WHEREAS, the application wireframe development has been completed and application development will be completed by Winter 2018.

WHEREAS, following completion of the application a testing phase of beta user will last approximately six months;

WHEREAS, each entity will work collaboratively to promote the application once completed for public launch to residents from each governmental entity;

WHEREAS, the Parks and Recreation Commission supported the City entering into this Interlocal agreement at its May 9, 2018 Commission meeting.

WHEREAS, pursuant to N.C. General Statute 160A-461 et seq. entering into such an Interlocal agreement requires City Council approval;

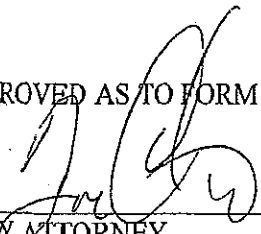
NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF  
GREENSBORO:

That the City Manager is authorized to execute an Interlocal agreement involving the City of Greensboro, City of High Point, and Guilford County for the Piedmont Discovery Application subject to the terms and conditions included within this resolution and Interlocal agreement.

THE FOREGOING RESOLUTION WAS ADOPTED  
BY THE CITY COUNCIL OF THE CITY OF  
GREENSBORO ON THE 17<sup>TH</sup> DAY  
OF JULY, 2018.

  
\_\_\_\_\_  
CITY CLERK

APPROVED AS TO FORM

  
\_\_\_\_\_  
CITY ATTORNEY



# CITY OF HIGH POINT

## AGENDA ITEM



**Title:** Ordinance to Demolish –1508 Lake Village Dr.

**From:** Michael McNair, Director  
Community Development & Housing

**Meeting Date:** 7/16/18

**Public Hearing:** No

**Advertising Date:**

**Advertised By:**

**Attachments:**

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

---

### **PURPOSE:**

A request by Community Development and Housing – Local Codes Section to adopt an ordinance ordering the inspector to demolish the dwelling at 1508 Lake Village Dr.

### **BACKGROUND:**

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 11/4/16. No action occurred by the compliance date of 12/12/16. The necessary repairs to the dwelling exceed its current tax value and the demolition is warranted.

### **BUDGET IMPACT:**

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

### **RECOMMENDATION / ACTION REQUESTED:**

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

### **PENDING ACTION:**

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

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

**ORDINANCE  
REQUEST:**

Ordinance to Demolish

**PROPERTY  
ADDRESS:**

1508 Lake Village Dr.

**OWNER:**

James Dobson Jr.

**REASON FOR  
INSPECTION:**

Received complaint that windows were knocked out and house was deteriorating

**FIRST  
INSPECTION:  
8/12/16**

Summary of Major Violations

1. Repair or replace rotten and damaged rafters
2. Repair or replace roof covering
3. Repair or replace walls, ceilings and floor covering throughout
4. Repair holes in exterior walls
5. Repair or replace windows

**HEARING  
RESULTS:  
11/3/16**

No one appeared for the Hearing. During the Hearing it was determined there are several violations of the Minimum Housing Code. There are multiple violations of the minimum housing code in the house that make it unsafe. In its present state, necessary repairs to the dwelling exceed 50% of the value of the structure.

**ORDER(S)  
ISSUED:  
11/4/16**

Order to Repair or Demolish  
Date of Compliance 12/12/16

**APPEALS:**

No appeals to date.

**OWNER  
ACTIONS:**

None

**ADDITIONAL:**

Guilford County property taxes are delinquent in the amount of \$7,327.53 for 2016 and 2017.

**1508 Lake Village Drive**

**DEBORAH AV**

**ETHEL AV**

**Site**

**LAKE VILLAGE DR**

**PECAN DR**

**COX CT**

**COX AV**



**Scale: 1"=200'**

G:\Planning\Secure\ba-pz/  
Inspections\PresentMap200.mxd

































# CITY OF HIGH POINT

## AGENDA ITEM



**Title:** Zoning Map Amendment 18-07  
Special Use 18-03  
(Caring Services, Inc.)

**From:** Lee Burnette, Planning & Development  
Director

**Meeting Date:** July 16, 2018

**Public Hearing:** Yes

**Advertising Date:** July 4, 2018, and July 11, 2018

**Advertised By:** Planning & Development

**Attachments:** A. Planning and Zoning Commission Recommendation  
B. Staff Report  
C. Zoning Ordinance  
D. Special Use Permit

---

### PURPOSE:

- 1) Zoning Map Amendment 18-07: A request by Caring Services, Inc. to rezone approximately 21 acres from the Single Family Residential-3 (R-3) District and a Conditional Use Institutional (CU-I) District to a Conditional Zoning Institutional (CZ-I) District. The site lies approximately 900 feet north of the intersection of Eastchester Drive and N. Centennial Street, between Eastchester Drive and N. Centennial Street.
- 2) Special Use 18-03: A Special Use request by Caring Services, Inc. to allow a Major Social Service Facility to use in a Conditional Zoning Institutional (CZ-I) District. The site lies approximately 900 feet north of the intersection of Eastchester Drive and N. Centennial Street, between Eastchester Drive and N. Centennial Street.

### BACKGROUND:

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

### BUDGET IMPACT:

There is no budget impact.

### RECOMMENDATION / ACTION REQUESTED:

On June 26, 2018, a public hearing was held before the Planning and Zoning Commission regarding Zoning Map Amendment 18-07 and Special Use 18-03. Recommendations were as follows:

#### 1) Zoning Map Amendment 18-07:

Staff Recommendation: Staff recommended **approval** as outlined in the attached staff report.

Planning & Zoning Commission Recommendation: The Commission recommended **approval**, by a vote of 5-0, as recommended by staff.

#### 2) Special Use 18-03:

Staff Recommendation: Staff recommended **approval** as outlined in the attached staff report.

Planning & Zoning Commission Recommendation: By a vote of 5-0, the Commission forwarded this request to the City Council without a recommendation.

## PLANNING AND ZONING COMMISSION RECOMMENDATION

### Caring Services, Inc.

### Zoning Map Amendment 18-07

### Special Use 18-03

At its June 26, 2018 public hearing, the Planning and Zoning Commission reviewed these requests pertaining to the 21 acres associated with the John Wesley University campus. All members of the Commission were present except for Ms. Marie Stone, Ms. Angela McGill and Mr. John McKenzie. Member Ray Wheatley was recused due to a potential conflict of interest. Mr. Herbert Shannon, Senior Planner, presented both requests and recommended approval of ZA-18-07 and SU 18-03, as outlined in the staff reports.

Speaking in favor of the request: The following speakers spoke in favor of the request:

- Tom Terrell, Attorney, Smith-Moore-Leatherwood LLP, representing Caring Services Inc, 529 W. Parkway Avenue, High Point
- Becky Yates, Executive Director Caring Services Inc, 1713 Windsor Drive, High Point
- Teresa Hinkle, Program Director Caring Services Inc, 102 Chestnut Drive, High Point
- Brian Brown, 303 Milburn Street, Greensboro
- Tom Conley, 5041 Bennington Way, High Point
- Anthony Strong, 2112 Friends Avenue, High Point
- Kyle Hemauer, 701 Arbordale Avenue, High Point
- Linda Sasser, 2831 Brennen Lane, High Point

Mr. Terrell, Ms. Yates and Ms. Hinkle provided an overview of the mission and function of Caring Services and their 23 years of operation in the City of High Point. The provided a detailed overview of how they intend to use the John Wesley University facility if their request is approved. Mr. Terrell stated that the proposed major social service use would house the same number of persons currently housed by the college and that Caring Services would have a similar or less intensive impact as the current education use. Ms. Yates and Ms. Hinkle provided a detailed overview of Caring Services rules of operation, intake procedure, client monitoring, and their day-to-day operation.

The other speakers, Mr. Brown, Mr. Strong and Mr. Hemauer provided personal testimonials of how Caring Services helped change their lives.

Speaking in opposition of the request: The following speakers spoke in opposition of the request:

- David Zaritzky, 2701 N. Centennial Street, High Point
- Pamela You, 739 Hitchcock Way, High Point
- Carolyn Davenport, 1027 Eastchester Drive, High Point
- Amy Heybroek, 2806 Overview Terrace, High Point
- John Shanas, 1022 Clinard Avenue, High Point
- Rex Sokolnicki, 2807 Big Oak Court, High Point
- Johnnie Springett, 2505 Burch Point, High Point
- Ashley Clark, 1020 Clinard Avenue., High Point

These speakers raised the following concerns:

- Concern the social service facility would include sex offenders and the proximity of the use relative to a daycare center and a youth sports facility.
- Concern the facility would reduce the property values of their homes.

- Concern with safety by having a social service use close to residences and increased foot traffic in their neighborhood from the facility.
- Concern with increased criminal activity and drug dealers coming to the area to entice former clients.

Once the public hearing was closed, the Commission deliberated on these requests. During the public hearing, speakers in favor and speakers in opposition submitted copies of additional materials to the Commission to support their positions regarding the Special Use request. The Commission voiced concern that a substantial amount of information was submitted to them by the public and they did not have sufficient time, during the public hearing, to review and validate this new information. As they should only consider valid evidence, the Commission requested guidance from the attorney.

Mr. Fred Baggett, legal counsel for the board, noted that the procedure at City Council will be a quasi-judicial hearing in which only valid substantiated evidence may be considered. Furthermore, speakers are sworn in and can be cross examined. As this Planning & Zoning Commission meeting was not a quasi-judicial hearing and based on the amount of new information submitted it would be appropriate, if they desire, to forward the Special Use request to City Council with no recommendation.

### **Planning & Zoning Commission Action**

#### 1) Zoning Map Amendment 18-07

##### Consistency Statement

The Commission stated that the institutional zoning request is generally consistent with the Land Use Plan map.

##### Reasonableness Statement

The Commission stated that the request is reasonable as the area of the proposed expansion is currently surrounded on three sides by an existing institutional use and the proposed will not significantly increase development intensity of allowable institutional uses.

The Planning & Zoning Commission adopted these statements by a vote of 5-0.

##### Zoning Map Amendment

The Commission recommended **approval** of Zoning Map Amendment 18-07 by a vote of 5-0.

#### 2) Special Use 18-03

By a vote of 5-0, the Commission forwarded this request to the City Council without any recommendation.



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

**STAFF REPORT  
SPECIAL USE PERMIT 18-03  
June 26, 2018**

| <b>Request</b>                             |                                                                                                                                       |
|--------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| <b>Applicant:</b><br>Caring Services, Inc. | <b>Owner:</b><br>John Wesley University                                                                                               |
| <b>Proposal:</b>                           | A Special Use Permit request to allow a Major Social Service Facility use type in a Conditional Zoning Institutional (CZ-I) District. |

| <b>Site Information</b>                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|----------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Location:</b>                       | The site lies approximately 900 feet north of the intersection of Eastchester Drive and N. Centennial Street, between Eastchester Drive and N. Centennial Street.                                                                                                                                                                                                                                                                                                                 |
| <b>Tax Parcel Numbers:</b>             | Guilford County Tax Parcels 0199548 and 0199576                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Site Acreage:</b>                   | Approximately 21 acres                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Current Land Use:</b>               | Single family dwellings and College/University                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Physical Characteristics:</b>       | The majority of the site has a moderately sloping terrain with its high elevations lying along Eastchester Drive and N. Centennial Street frontages. The higher perimeter elevations slope northward to a pond at the northern portion of the site. This pond has been converted to a private regional stormwater control device. This stormwater control device drains northward to a perennial stream at the northern boundary of the site, which empties into Oak Hollow Lake. |
| <b>Water and Sewer Proximity:</b>      | An 8-inch City water line lies adjacent to the site along Eastchester Drive and N. Centennial Street; and an 8 and 16-inch City sewer line lie adjacent to the site along Eastchester Drive and N. Centennial Street. Finally, an 8-inch private sewer line runs across the rear of the property and serves the administrative office building on the site.                                                                                                                       |
| <b>General Drainage and Watershed:</b> | The site drains in a general northerly direction and development is subject to the Oak Hollow Lake Watershed Critical Area requirements. Engineered storm water treatment measures are required for development with a total impervious surface area greater than 24% of the site, and for single family developments with a gross density of two (2) units per acre or more.                                                                                                     |
| <b>Overlay District:</b>               | Eastchester Scenic Corridor Overlay District<br>Oak Hollow Lake Watershed Critical Area (WCA); Tier 2 and 3                                                                                                                                                                                                                                                                                                                                                                       |

| Adjacent Property Zoning and Current Land Use |                                           |                                                                                       |                                                           |
|-----------------------------------------------|-------------------------------------------|---------------------------------------------------------------------------------------|-----------------------------------------------------------|
| <b>North:</b>                                 | <b>R-3</b>                                | Single Family Residential-3 District                                                  | Single family detached dwellings and undeveloped parcel   |
| <b>South:</b>                                 | <b>OI</b><br><b>CU-OI</b><br><b>CU-LB</b> | Office & Institutional District<br>Conditional Use Office &<br>Institutional District | Office, automotive sales and personal service uses        |
| <b>East:</b>                                  | <b>PDL</b>                                | Planned Development – Limited                                                         | Commercial building with retail and personal service uses |
| <b>West:</b>                                  | <b>R-3</b><br><b>R-5</b>                  | Single Family Residential-3 District<br>Single Family Residential-5 District          | Single family detached dwellings                          |

| Relevant Land Use Policies and Related Zoning History  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|--------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Community Growth Vision Statement:</b>              | This request is neither consistent or inconsistent with the goals and objectives of the Community Growth Vision Statement.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Land Use Plan Map Classification:                      | <p>The Eastchester Drive frontage has a Local/Convenience Commercial designation. The central portion of the site has an Institutional designation and the northern half of the site has a Low-Density Residential designation.</p> <ul style="list-style-type: none"> <li>• <b>Institutional:</b> Public, quasi-public and institutional uses on large tracts are included in this classification.</li> <li>• <b>Low-Density Residential:</b> 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.</li> <li>• <b>Local/Convenience Commercial:</b> This classification includes moderate-intensity convenience retail or service uses, generally serving small, local neighborhoods.</li> </ul> |
| <b>Land Use Plan Goals, Objectives &amp; Policies:</b> | This request is neither in conflict, nor does it promote, the goals and objectives of the Land Use Plan.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Relevant Area Plan:</b>                             | Not applicable                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Zoning History:</b>                                 | <p>The college was established on the site in the 1980s and obtained zoning approval in 1988 to add land area along N. Centennial Street to develop student housing (multifamily structure). The campus was expanded to its current configuration under a 1992 zoning approval.</p> <p>In 1995, the site received Special Use Permit approval to install a 120-foot tall telecommunication tower. This Special Use Permit was amended in 2007 to raise the tower 15 feet (to 135 feet) for an additional antenna array.</p>                                                                                                                                                                                                                                                                                              |

| Transportation Information |                                                                                                                    |                                          |                         |
|----------------------------|--------------------------------------------------------------------------------------------------------------------|------------------------------------------|-------------------------|
| <b>Adjacent Streets:</b>   | <b>Name</b>                                                                                                        | <b>Classification</b>                    | <b>Approx. Frontage</b> |
|                            | N. Centennial Street<br>Eastchester Drive                                                                          | Major Thoroughfare<br>Major Thoroughfare | 1,050 feet<br>750 feet  |
| <b>Vehicular Access:</b>   | The applicant is proposing to use the existing drive access point from N. Centennial Street and Eastchester Drive. |                                          |                         |

|                                                 |                                           |                                                                               |
|-------------------------------------------------|-------------------------------------------|-------------------------------------------------------------------------------|
| <b>Traffic Counts:</b><br>(Average Daily Trips) | N. Centennial Street<br>Eastchester Drive | 4,000 ADT (NCDOT 2015 traffic count)<br>32,000 ADT (NCDOT 2015 traffic count) |
| <b>Estimated Trip Generation:</b>               | None available                            |                                                                               |
| <b>Traffic Impact Analysis (TIA):</b>           | <b>Required</b>                           |                                                                               |
|                                                 | <b><u>Yes</u></b>                         | <b><u>No</u></b><br>X                                                         |
|                                                 | <b>TIA Comments</b>                       |                                                                               |
|                                                 | Not applicable                            |                                                                               |

### School District Comment

The current CU-I District allows residential development up to 16 units per acre. As this zoning request will only add a 0.7-acre parcel, this request will not significant impacts area schools.

### Details of Proposal

The applicant has submitted a special use application to allow a major social service use in a Conditional Zoning Institutional (CZ-I) District. The social service use type falls under the residential use classification and is defined as a facility with support and supervisory personnel that provides temporary room and board, housekeeping, personal care, or rehabilitation services for those needing emergency services, post-incarceration services, or drug or alcohol rehabilitation assistance (but not including those with mental illness who are dangerous to others). Facilities that provide assistance to seven (7) or more people are classified as major social service uses. Social service facilities are permitted in the Residential Multifamily 26 (RM-26), Office Institutional (OI), General Business (GB) and Institutional (I) Districts. However, a major social service facility requires a special use permit in these districts.

The applicant, Caring Services, Inc, is proposing to purchase the campus to establish a major social service use and to use the existing structures on the campus for this requested use (see attached SU Sketch Plan). The 20,000± square foot university administrative office and classroom building at the center of the campus (Building #1) is proposed to be used for administrative offices, classes and counseling services. The campus also has four single-family dwellings (Buildings 2, 3, 4 & 6) and a 12-unit multifamily structure (Building #5) that will be used for client housing. Subject to approval of Zoning Map Amendment Case 18-07, one additional single-family dwelling will be added to the campus (Building #7). The NC Building Code will permit up to 6 people in each of these former single family structures.

If approved, the SU sketch plan becomes a binding document as to how the social service use may function on the site. If the applicant proposes expansion of the use by adding land area, enlarge an existing structure or constructing new structures; a new Special Use approval, which includes a new public hearing process, shall be required.

### Findings

A special use is an additional use to those permitted by right in a zoning district. Such a use requires analysis for its potential impact on the proposed site and its impact on surrounding properties. The purpose of the special use review process is to allow the Planning and Zoning Commission and City Council an opportunity to perform this analysis. Section 2.4.11 of the Development Ordinance requires that certain findings be made before a Special Use Permit may be approved. 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 required findings.

**Will not materially endanger the public health or safety if located where proposed.**

|                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Compliance</b> | <p>Although the property is zoned to permit institutional uses, the proposed major social service use is a Residential Use Classification in the City's Development Ordinance. Staff has not identified any evidence that the social service use, as compared to other permitted residential uses or permitted institutional uses, would materially endanger the public health or safety.</p> <p>The May 31, 2018 letter included in the applicant's neighborhood meeting report outlines the scope of Caring Services operation. This letter states that they provide housing and supportive services (treatment) and as long as individuals are enrolled in their program they are required to meet with a counselor, have a sponsor, attend meetings and are randomly screened for drugs/alcohol. Their current facilities operate with monitors and assistant monitors that report any suspicious activities around the property, monitor curfew and notify staff of any problems. Based on this description of services and oversight, along with their described relationship with the High Point Police Department, the requested major social service use is not anticipated to endanger the public safety.</p> |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**Complies with all required standards, conditions, and specifications of the Development Ordinance, including Chapter 4: Uses.**

|                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Compliance</b> | <p>The Development Ordinance requires a social service facility use to meet the following standards:</p> <ol style="list-style-type: none"><li>1. At least 50 square feet of gross floor area shall be provided for each person being housed or sheltered at the facility.<br/><u>Compliance:</u> As part of change of use review, these minimum area requirements shall be enforced.</li><li>2. The facility operators shall provide continuous on-site supervision during the hours of operation through employees and/or volunteers.<br/><u>Compliance:</u> The applicant is aware of this requirement and compliance is an on-going requirement of the permit.</li></ol> |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**Will not substantially injure the value of the abutting land, or the special use is a public necessity;**

|                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Compliance</b> | <p>The current institutional zoning allows higher intensity uses such as multifamily development with a density up to 16 units per acre (335 multifamily units), major assembly/auditorium uses, schools (elementary to high schools) and office complexes. These uses are permitted by right and require no public hearing review. Staff has not identified any evidence that the reuse of the campus and its existing structures would be a higher intensity than other uses permitted by right or that the proposed use would substantially injure the value of abutting lands.</p> |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**Will be in harmony with the area in which it is to be located.**

|                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Compliance</b> | The general land area occupied by the existing institutional use will not be changing and the reuse of the university's existing structures for a social service use will produce a development of similar intensity to the university. Furthermore, the impervious coverage limitations in this tier of the Oak Hollow Lake Watershed Critical Area is restricted to 35% built upon area, which will prevent significant increase in intensity. Taken in total, these factors will ensure development intensity of the requested social service use will be in harmony with the area and any changes to the current site layout must be approved with an amendment to this special use approval. |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**Is in general conformity with the City's adopted policy guidance.**

|                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Compliance</b> | The subject site is situated near the intersection of two thoroughfare roadways where the Land Use Map transitions from commercial and institutional to the low density residential land use classification. The current institutional use acts as a transition between the commercial uses along the Eastchester Drive corridor and the residential neighborhoods to the north. The requested major social service use will continue to serve as a transitional use. Staff has not identified any evidence that the requested social service use, as restricted by the SU Sketch plan and as restricted by standards of the Oak Hollow Lake Watershed Critical Area, would conflict with adopted policy guidance documents. |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**Recommendation**

**Staff recommends approval**

The Planning and Development Department recommends approval of the request to permit a Major Social Service Facility Use in the Conditional Zoning Institutional (CZ-I) District and the accompanying Special Use Permit.

**Report Preparation**

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

## LOCATION MAP

**SPECIAL USE PERMIT: SU-18-03**

**Applicant: Caring Services Inc.**







**SPECIAL USE PERMIT SU-18-03**

**Scale: 1"=300'**  
G:\Planning\Secure\BAC  
/2018\Uu18-03-Permit.mxd

**Legend:**

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

**Site**

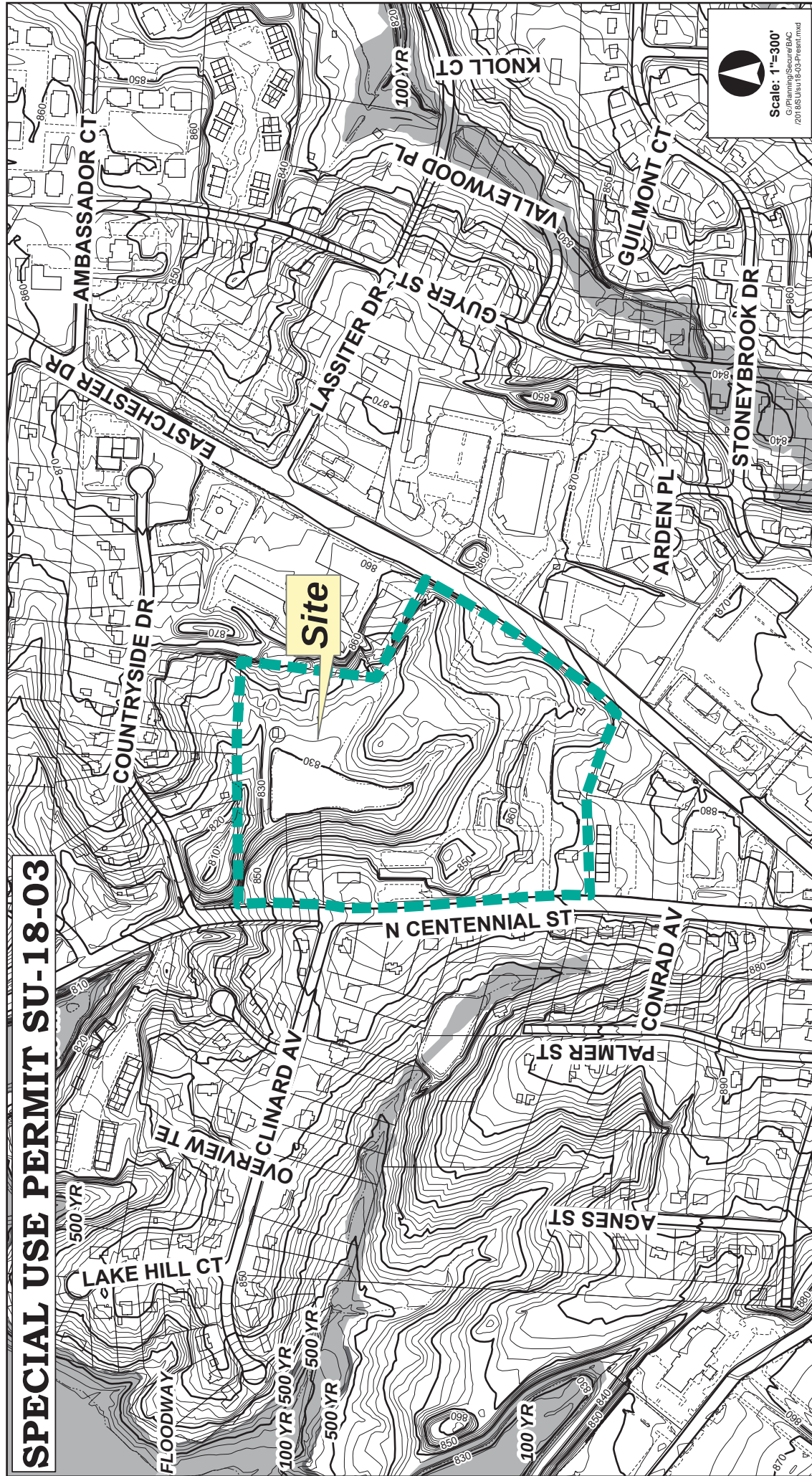
**Streets:** Ambassador Ct, Eastchester Dr, Country Side Dr, Lassiter Dr, Guver St, Valleywood Pl, Knoll Ct, Guilmont Ct, Stoney Brook Dr, Arden Pl, Conrad Av, Palmer St, Agnes St, Overview Te, Clinard Av, Lake Hill Ct

**Scale: 1"=300'**

**Scale: 1"=300'**



**SPECIAL USE PERMIT SU-18-03**





**SPECIAL USE PERMIT SU-18-03**



Scale: 1"=300'  
City Planning Section/BAC  
/2018/03/18/18-03-Permit.mxd



**SPECIAL USE 18-03**  
**CITY OF HIGH POINT, NORTH CAROLINA**

**SECTION 1**

The City of High Point City Council, pursuant to Section 2.4.11, Special Use, of the City of High Point Development Ordinance, approved a Special Use and Site Plan for the following use, subject to the following condition(s):

Part I. USE: Major Social Service Facility

Part II. Conditions: None

**SECTION 2**

Description of Property: The property is approximately 21 acres, lying approximately 900 feet north of the intersection of Eastchester Drive and N. Centennial Street, between Eastchester Drive and N. Centennial Street. The property is also known as Guilford County Tax Parcels 0199548 and 0199576.

**SECTION 3**

A special use and the associated site plan approval are perpetually binding and run with the land, unless amended. A material change to a special use or to an associated site plan that alters the objectives and purposes of the requirements or conditions of the special use constitute an amendment to the special use.

If development approved as a special use is discontinued for a period exceeding 18 months, or if a special use is replaced by a use otherwise permitted by right in the zoning district, the special use approval is deemed abandoned and the special use approval is null and void.

An action invalidating a special use condition of approval for any reason shall render the special use null and void.

**SECTION 4**

Special Use 18-03 and the accompanying site plan were approved by the City Council of High Point, North Carolina on the \_\_\_\_th Day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Lisa B. Vierling  
City Clerk

\_\_\_\_\_  
Date

Special Use Sketch Plan  
(SU-18-03)



Bldg. #7

Bldg. #6

Bldg. #5

Bldg. #4

Bldg #1 Admin/Office  
& counseling services

Bldg. #3

Bldg. #2

Permitted Uses  
Bldg #1: Admin/office uses,  
classrooms & counseling services  
Bldg #2 thru 7: Client housing



# **Citizens Information Meeting Report**

## **Special Use 18-03**

Submitted by: Thomas E. Terrell, Jr. on behalf of  
Caring Services

# **Citizens' Communication Report**

## **Caring Services, Inc.**

### **Zoning Map Amendment Case Special Use Permit Application**

Submitted by  
Thomas E. Terrell, Jr.  
May 31, 2018

#### **1. Letter of Invitation**

The letter attached as Exhibit A (with map in color on original) was sent to all neighbors owning property within 300 feet of the site. The letter included a copy of the official citizens' information statement.

The letter provided ample direct, personal contact information for any person to use if they had questions.

#### **2. Recipients**

The list of recipients, prepared by the City of High Point Planning Department, is attached as Exhibit B.

#### **3. Neighborhood Meeting**

The Neighborhood Meeting was held from 5:00 to 7:00 at the John Wesley campus. A photo of the sign directing neighbors to the meeting is attached as Exhibit C. Attending the meeting for Caring Services were 4 board members, including the board chair; 9 staff members, including Executive Director, Becky Yates; 6 program participants; and 2 supportive friends, for a total of 21 people.

Only two neighbors came:

- (a) Mr. Randy Rich (Rich Automotive)
- (b) Mr. Tom Duke

The sign in sheet is attached as Exhibit D.

#### **4. Questions/Concerns/Comments**

We had a very cordial conversation with Mr. Rich who inquired if the campus would remain the same and keep its natural surroundings. He was assured that it would and that no plans exist for construction or expansion. He asked general questions about length of stay and types of services and programs. Mr. Rich had two recommendations: first, that closing at least

one of the Centennial entrances would stop some of the cut-through traffic; and two, that there is drug activity at the convenience store on the corner that Caring Services should be aware of. Ms. Yates answered all questions and acknowledged that the present Caring Services site is near drug activity too.

## **5. Other Communications**

(a) I had a call from an employee at State Employees Credit Union in Raleigh who wanted to know why they received the letter, which property they owned, and asking several times why there was no loan number on the invitation letter. She expressed no concerns about the zoning but was baffled as to why they received the letter. I tried to explain that the tax department shows that they own a property within 300 feet of John Wesley University, but she continued to express her consternation as to why the property address and loan number were not on the letter and she had not heard of the college.

(b) An hour after the neighborhood meeting I received an email from Margaret Elaine Brown who lives at 2300 Palmer Street. Her email and Ms. Becky Yates' reply are attached to this report as Exhibit E.



# EXHIBIT A

May 22, 2018

Dear Neighbor:

I represent Caring Services, Inc., a High Point non-profit, that has filed an application with the City of High Point to make a small change in the zoning of the 20.87 acre property formerly used as John Wesley College and Laurel University from CU-I (Conditional Use – Institutional) to CZ-I (Conditional Zoning – Institutional). There is also a small residential tract within the campus that is requested to be changed from R-3 to CZ-I.

Caring Services offers the binding condition that no other uses shall be allowed other than those uses listed in the zoning ordinance in the “Social Services, Major” category. An application for a Special Use Permit has also been filed for Social Services, Major. You have received this letter because your property lies within 300 feet of the outer boundary of this tract.

The property is outlined in red on the map below:



May 22, 2018

Page 2

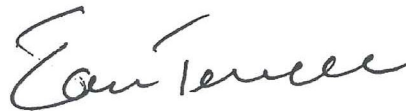
As a very brief description, Caring Services is a High Point-based non-profit that provides counseling services for men and women with alcohol and substance dependencies. Ten percent of our population has struggled with addictions at some point in their lives. They include our employees, co-workers, neighbors, friends, fellow church members, strangers we meet everyday, and, of course, family members. Each person receiving this letter has known or loved someone with an addiction.

If you are interested in learning more, Caring Services will hold an informal, drop-in/drop-out neighborhood meeting in the administration building of the campus between 5:00 and 7:00 p.m. on May 30<sup>th</sup>. There will be signs directing you where to go. In the meantime, if you have questions, please feel free to email me at [tom.terrell@smithmoorelaw.com](mailto:tom.terrell@smithmoorelaw.com) or to call me at my office at 336-378-5412. Please also feel free to email Becky Yates at [byates@caringservices.org](mailto:byates@caringservices.org). She can be reached at 336- 886-5594 Ext. 27

Also enclosed is a sheet that explains how zoning decisions are made by the Planning and Zoning Commission and City Council. The Planning and Zoning Commission will hear the matter at 6:00 pm on Tuesday, June 26, in High Point City Hall.

Sincerely,

Smith Moore Leatherwood LLP

A handwritten signature in black ink, appearing to read "Tom Terrell", written in a cursive style.

Thomas E. Terrell, Jr.

TET/th

Enclosure





---

**City of High Point  
Conditional Zoning District Zoning  
Citizen Information Meetings**

Anyone planning to file a zoning application for a Conditional Zoning district from the City of High Point is required to hold a citizen information meeting prior to filing the application. This requirement applies only to an application for a conditional zoning district or an application to amend a previously approved conditional zoning district. Conditional zoning is a type of zoning where property owners can impose specific conditions or restrictions on the development and use of their property, and where the conditions are enforceable by the City regardless of the property's future ownership.

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 planning to file an application, otherwise known as the applicant, the opportunity to inform citizens about the 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 zoning 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 written description of the development proposal and any other available information that would help citizens to better understand it. After the zoning application is filed with the City's Planning & Development Department, the

---

Administration  
336.883.3328

Planning Services  
336.883.3328

Development Services  
336.883.3328

Inspection Services  
336.883.3151

City of High Point, P.O. 230, 211 South Hamilton Street, High Point, NC 27261 USA  
Fax: 336.883.3056    [www.highpointnc.gov/plan](http://www.highpointnc.gov/plan)    Permit Fax: 336.883.8518    TDD 336.883.8517

---

applicant submits to the City a written report of the citizen information meeting(s). At a minimum, this report records the property owners notified; date, time and location of the meeting(s); the written description of the development proposal; and any comments, ideas or suggestions from citizens that were 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 zoning site. This notice provides information on the conditional zoning district request; 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 zoning 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 zoning site.

No condition can be included in a conditional zoning district that specifies ownership status, race, religion or characteristics of the development's occupants, the minimum size of a dwelling, the minimum value of buildings or improvements, or ones that otherwise excludes specific races, religions or classes of people.

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

Contact:

Planning & Development Department 336-883-3328  
[www.highpointnc.gov/plan/](http://www.highpointnc.gov/plan/)  
[www.buildhighpoint.com](http://www.buildhighpoint.com)

# EXHIBIT B



AGUILAR, RAFAEL E  
2119 ARDEN PL  
HIGH POINT NC 27265

ALLTEL COMMUNICATIONS OF NC LP  
P O BOX 2549  
ADDISON TX 75001

ARBORETUM AT HIGH POINT LLC  
P O BOX 49579  
GREENSBORO NC 27419

ARTHUR, MARLANE FERRARI ; GUELLA, BRIAN  
JOSEPH  
2800 BIG OAK CT  
HIGH POINT NC 27265

BAILEY, JOSEPHINE W  
2118 ARDEN PL  
HIGH POINT NC 27265

BARLEY, ANNIE JUANITA O ESTATE  
800 WALL ST  
ARCHDALE NC 27263

BARLEY, F B  
1701 BRISTOL PL  
HIGH POINT NC 27262

BARNES, JOSEPH L ; BARNES, GLENDA S  
2116 ARDEN PL  
HIGH POINT NC 27265

BEASLEY, VIRGINIA  
1605 LAZY LN  
HIGH POINT NC 27265

BENNETT, WILLIAM J III ; BENNETT, JANET V  
3303 WOODVIEW DR  
HIGH POINT NC 27265

BISHARA, ESSA J ; BISHARA, JACOB E ; BISHARA,  
JAMES E ; BISHARA, NAJWAH E  
3900 MEREDITH DR  
GREENSBORO NC 27408

BOLES, LEO W ; BOLES, RUBY H  
2315 N CENTENNIAL ST  
HIGH POINT NC 27265

BROWN, MARGARET ELAINE  
2300 PALMER ST  
HIGH POINT NC 27265

BUN & SWEETIE LLC  
5973 PEPPER RD  
OAK RIDGE NC 27310

CAPITAL PROPERTY INVESTMENTS LLC  
PO BOX 6476  
HIGH POINT NC 27262

CENTENNIAL PROPERTIES LLC  
PO BOX 6476  
HIGH POINT NC 27262

CHARLTON, RICHARD DEAN  
1105 COUNTRYSIDE DR  
HIGH POINT NC 27265

CHEN, JIN FENG ; MEI, MA TI  
2302 PALMER ST  
HIGH POINT NC 27265

CITY OF HIGH POINT  
PO BOX 230  
HIGH POINT NC 27261

CLARKE, ALEC  
2310 104 N CENTENNIAL ST  
HIGH POINT NC 27265

COMPTON, FREDDY ; COMPTON, CHARLES JR ;  
COMPTON, MICHAEL COMPTON ; COMPTON,  
JOHNNY ; COMPTON, PAMELA COMPTON  
265 LAKE DR  
WINSTON SALEM NC 27107

COMPTON, JARED  
1126 COUNTRYSIDE DR  
HIGH POINT NC 27265

COMPTON, MICHAEL  
1126 COUNTRYSIDE DR  
HIGH POINT NC 27265

COMPTON, MICHAEL D ; COMPTON, DONNA H  
1118 COUNTRYSIDE DR  
HIGH POINT NC 27265

CONFERENCE CAROLINAS  
2310 N CENTENNIAL ST #102  
HIGH POINT NC 27265

DARNELL, DOROTHY DIXON HEIRS  
1109 COUNTRYSIDE DR  
HIGH POINT NC 27265

DEMARCEY, THOMAS W  
1038 CLINARD AVE  
HIGH POINT NC 27265

DUPREE, BERTHA B  
1112 COUNTRYSIDE DR  
HIGH POINT NC 27265

EASTCHESTER PROPERTIES LLC  
5110 OXFORD CRESCENT CT  
CHARLOTTE NC 28226

FARRINGTON, JEFF  
2008 HUNTERSWOOD DR  
HIGH POINT NC 27265

FREEMAN, CHAD STEVEN  
265 EASTCHESTER DR  
HIGH POINT NC 27265

HARRIS, PHILIP E ; HARRIS, MELANIE B  
2804 BIG OAK CT  
HIGH POINT NC 27265

HEPLER, GLENN BARKER  
2809 BIG OAK CT  
HIGH POINT NC 27265

HUMPHREY, JULIE  
1107 COUNTRYSIDE DR  
HIGH POINT NC 27265

HUNT, ADRIANNE D ; HUNT, ERIC  
2808 BIG OAK CT  
HIGH POINT NC 27265

IDOL, ROGER DALE  
2411 N CENTENNIAL ST  
HIGH POINT NC 27265

JLC EASTCHESTER LLC  
1795 ABBOTTS CREEK CHURCH RD  
HIGH POINT NC 27265

KERSEY, ALTON HENRY JR ; KERSEY, JANE F  
2605 N CENTENNIAL ST  
HIGH POINT NC 27265

KING MANAGEMENT GROUP INC  
2310 N CENTENNIAL ST STE 106  
HIGH POINT NC 27262

LACZYNSKI, EDWARD  
218 PINERIDGE DR  
HIGH POINT NC 27262

LAKESIDE ESTATES HOMEOWNERS  
ASSOCIATION INC  
316 LOUISE AVE  
HIGH POINT NC 27262

LAUREL UNIVERSITY  
1215 EASTCHESTER DR  
HIGH POINT NC 27265

LAUREL UNIVERSITY INC  
2314 N CENTENNIAL ST  
HIGH POINT NC 27265

MABE, GLENDA K  
1106 COUNTRYSIDE DR  
HIGH POINT NC 27260

MABE, R WAYNE  
1220 EASTCHESTER DR STE 102  
HIGH POINT NC 27265

MABE, R WAYNE TRUSTEE ; OF CAROLYN I  
WAYNE GENERATION-SKIPPING MARITAL TRUST ;  
MABE, BRADLEY T TRUSTEE ; OF CAROLYN I  
MABE GENERATION-SKIPPING FAMILY TRUST  
4111 GREENVALLEY DR  
HIGH POINT NC 27262

MOXLEY, RONALD E  
1040 CLINARD AVE  
HIGH POINT NC 27265

NOBLE, DEAN ELBERT JR  
2305 N CENTENNIAL ST  
HIGH POINT NC 27265

OAK HOLLOW ACQUISITION LLC  
65 HARRISTOWN RD STE 301  
GLEN ROCK NJ 07452

OTAMENDI, HERON  
1114 COUNTRYSIDE DR  
HIGH POINT NC 27265

POULOS, TERRY C ; GIANOPOULOS, CHRIS T ;  
POULOS, SAM T  
301 ASHFORD CT  
WINSTON SALEM NC 27103

RAYMOND W CHAMBERS JR REAL ESTATE  
HOLDINGS LLC  
1708 HEATHCLIFF RD  
HIGH POINT NC 27262

RICH, HOWARD RANDALL ; RICH, MARK EUGENE  
2302 CANTUS CT  
HIGH POINT NC 27265

SMITH, EVELYN W ; SMITH, JEFFREY HOLTON  
405 OLD MILL RD  
HIGH POINT NC 27265

SMITH, PAMELA DAWN  
2802 BIG OAK CT  
HIGH POINT NC 27265

SOKOLNICKI, REX F ; WIDMANN, PAMELA M  
2807 BIG OAK CT  
HIGH POINT NC 27265

STATE EMPLOYEES CREDIT UNION  
P O BOX DRAWER 25279  
RALEIGH NC 27611

STEVENS, JAMES RICHARD ; STEVENS, TERRI S  
923 GALLIMORE DAIRY RD  
HIGH POINT NC 27265

TERRELL, THOMAS E ; TERRELL, GAITHER M ;  
LANEY, R BRUCE ; TERRELL, NANCY W  
529 W PARKWAY AVE  
HIGH POINT NC 27262

THORNTON, ROGER DALE ; THORNTON, NELLIE M  
1108 COUNTRYSIDE DR  
HIGH POINT NC 27265

TRIANGLE CENTRE STAGE LLC  
404 HUNT ST STE 520  
DURHAM NC 27701

TWO GREAT KIDS LLC  
1971 EASTCHESTER DR STE 100  
HIGH POINT NC 27265

VUKSIC, VESELKO ; VUKSIC, ANICA P  
705 LAKECREST AVE  
HIGH POINT NC 27265

WATTS, CHRISTOPHER N ; WATTS, LESLIE D  
372 WINDY HILL LANE  
THOMASVILLE NC 27360

WHITE, NANCY E  
2303 N CENTENNIAL ST  
HIGH POINT NC 27265



# EXHIBIT C



Caring Services Inc.  
caring-services.org

**NEIGHBORHOOD  
MEETING**

May 30, 2018 • 5-7pm



# EXHIBIT D



Caring Services Inc.   
caringservices.org



Caring Services Inc.   
caringservices.org

Please print

[illegible]

# EXHIBIT E

-----Original Message-----

From: Becky Yates [<mailto:byates@caringservices.org>]

Sent: Thursday, May 31, 2018 2:29 PM

To: Elaine Brown; Tom Terrell

Subject: RE: John Wesley College property rezoning

Ms. Brown,

Sorry you were unable to attend the Neighborhood meeting last evening but I will be happy to answer your questions.

Caring Services is a grassroots non-profit organization founded in 1994 in High Point. We currently provide housing and supportive services (treatment) to over 100 men and women daily, although we would not bring our entire population to the new site. Our program operates in phases and in phase One, all program participants must attend intensive outpatient treatment Monday-Friday from 9am-2:30pm. As they progress through the phases of intensive outpatient treatment, they have more flexibility in their schedules so that by about 90 days, they will complete intensive outpatient treatment. At that time, they are expected to find employment and begin to become more self-sufficient. As long as an individual is enrolled in our program they are required to meet with a counselor, must have a sponsor, must attend 12 step meetings, and are randomly drug/alcohol screened. Nobody in active addiction or who is actively using is permitted on our property or allowed to remain in our program-we are an abstinence based program. There is a great deal of evidence to support the combination of housing and treatment as the most effective way to address substance use. We are state licensed facility and are CARF certified and we have a contract with the Veterans Administration to serve as the Clinical Treatment Program for the Salisbury VA catchment area. Outpatient treatment is offered as well as DWI classes.

As we currently operate, there is a monitor and an assistant monitor for each of our 11 housing sites. Their role is to report any suspicious activity around the property, to monitor curfew, and notify staff of any problems which may arise. We have an on-call emergency number and each monitor is able to reach a staff person at any time. We have a letter from Kenneth J. Shultz, Chief of High Point Police Department, which states in part: " The High Point Police Department and Caring Services have a long history of working together to address community based concerns. Through this partnership, we have been able to identify individuals in need and then work together to provide the resources and support necessary to help the individuals improve upon their circumstances. Through this mutual effort, we have seen positive success. Caring Services has maintained an extensive presence in High Point. Currently, they oversee approximately 10 residences in addition to their office/clinical space located on Chestnut Drive. To verify activity at those site, my Crime Analyst ran a history of calls for service during the timeframe of 4/9/17 through 4/10/2018. He identified that calls for serve to the locations appear to be minimal and are typical of other residential locations throughout the City. There were no reports of Violent Crimes occurring at any of the locations."

There are limited resources for individuals needing treatment, although treatment tends to return \$4-\$7 to the community in benefits such as fewer emergency room visits, fewer EMS calls, an improvement in productivity loss, and our graduates become working, tax paying community members who support their families and volunteer in the community. Other programs available in High Point include: House of Prayer, Naaman Village, and Pierced Ministries, all of which are faith based programs. For information about their locations and programs, I would ask that you contact directly, as I am not familiar with their daily operations.

If you would like to meet with me or would like more information, please feel free to contact me and I will be happy to try to meet at your convenience. Basically, I do not believe that you will see any changes due to the rezoning of



the property. Now you have students who live on campus and take classes on campus. With Caring Services, you will have individuals (no co-ed housing) who will live on campus and take classes on campus. We require program participants to respect the community and we have a tremendous staff of well- educated and compassionate professionals. Most of our participants do not own vehicles so you will not see an increase (and will probably see a decrease) in vehicle traffic. We have been good neighbors in every location where we are located and will continue our commitment to be good neighbors to you.

Sincerely,

Becky Yates  
Executive Director  
Caring Services, Inc

-----Original Message-----

From: Elaine Brown [<mailto:brownelaine65@yahoo.com>]  
Sent: Wednesday, May 30, 2018 8:18 PM  
To: tom.terrell@smithmoorelaw.com  
Cc: Becky Yates  
Subject: John Wesley College property rezoning

I have a few questions.

1. Will this be a residential facility or an outpatient facility?
2. Will it have security?
3. Are there other facilities of this type in High Point and if so, where?

I Could not make the meeting tonight but needed information.

My name is Margaret E Brown  
2300 Palmer Street  
High Point

I do appreciate your time with this matter.

## ORDINANCE

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

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

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

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

PROPERTY LOCATION

308 Fourth St.

OWNER (S)

SHJ Capital LLC  
1947 N. Fayetteville St.  
Asheboro, NC 27203

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

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

Adopted by City Council,  
This the 6<sup>th</sup> day of August, 2018

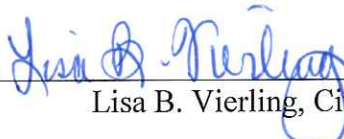
Lisa B. Vierling, City Clerk

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

Certification

I, Lisa B. Vierling, City Clerk of the City of High Point, North Carolina, do hereby certify that the foregoing is a true and accurate Ordinance adopted by the City Council in official Session on August 6, 2018 and upon approval by City Council will be recorded in Book 93 of the Official Minute Books and Ordinance Book XX of this City, under my care, custody and control. As of this date, action to adopt said Ordinance has not been amended, rescinded or repealed and is in full force and effect.

WITNESS my hand and the Corporate Seal of the City of High Point, the 7<sup>th</sup> day of August 2018.

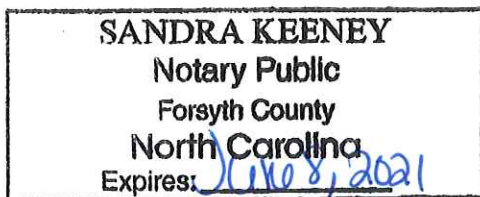
  
\_\_\_\_\_  
Lisa B. Vierling, City Clerk

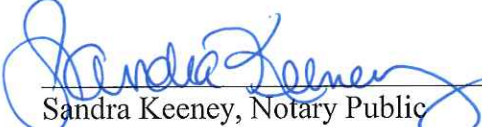


ACKNOWLEDGEMENT

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

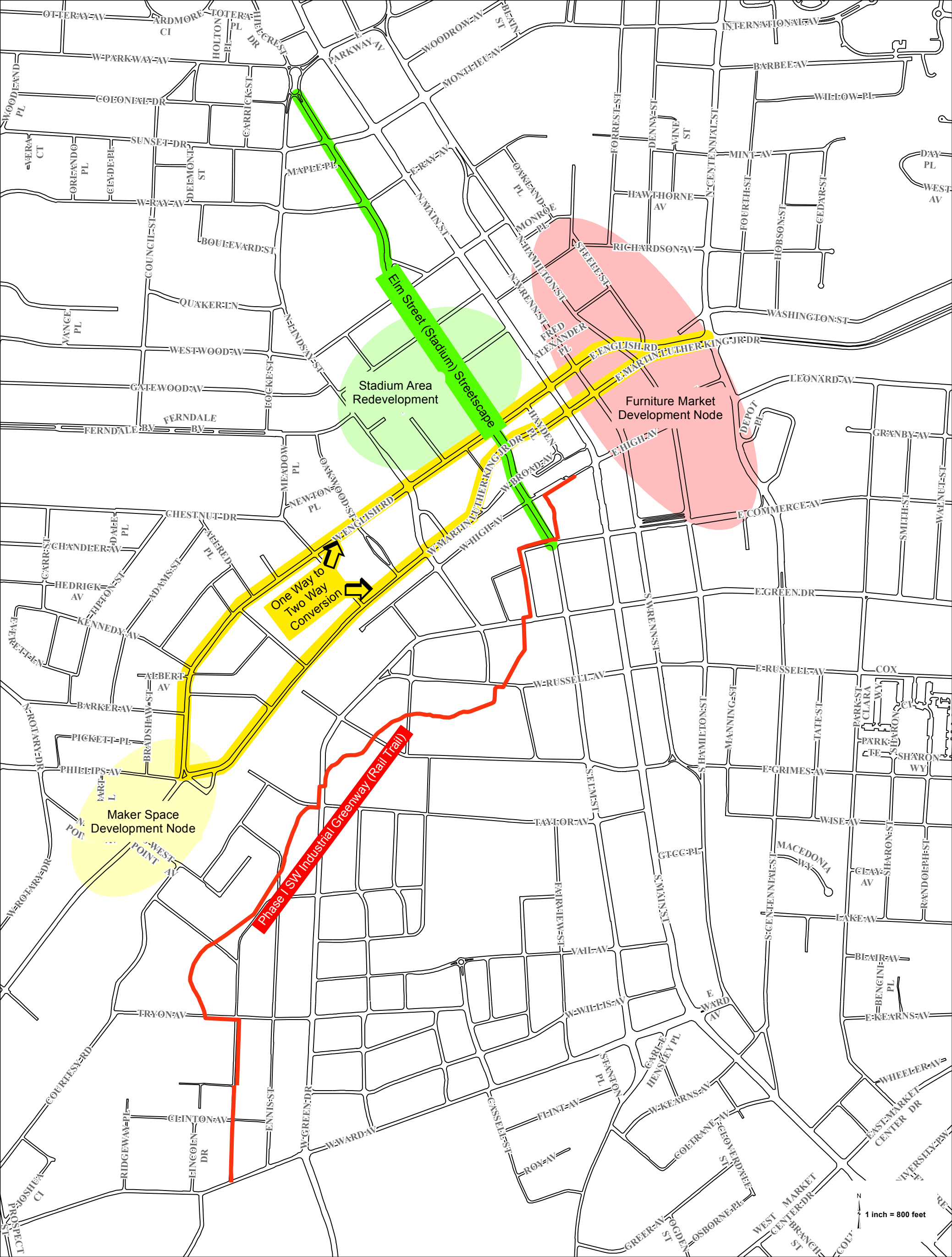
WITNESS my hand and official Notarial Seal, this 7<sup>th</sup> day of August 2018.



  
\_\_\_\_\_  
Sandra Keeney, Notary Public

Commission Expires: 6/08/2021





# CITY OF HIGH POINT

## AGENDA ITEM



### **Title: Reappointment – Historic Preservation Commission**

**From:** Council Member Britt Moore  
Council Member Wesley Hudson

**Meeting Date:** July 16, 2018

**Public Hearing:** N/A

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

**Attachments:** N/A

---

#### **PURPOSE:**

To confirm the reappointments of Janet Catania and Mary Powell DeLille to the Historic Preservation Commission.

#### **BACKGROUND:**

Council Member Britt Moore is recommending the reappointment of Janet Catania as the At-Large appointment. Council Member Hudson is recommending the reappointment of Mary Powell DeLille as the Ward 4 appointment. Both reappointments will be effective immediately and will expire July 1, 2021.

#### **BUDGET IMPACT:**

N/A

#### **RECOMMENDATION / ACTION REQUESTED:**

Council is requested to confirm the reappointments of Janet Catania and Mary Powell DeLille to the Historic Preservation Commission effective immediately and expiring July 1, 2021.

Here is a list of registered offenders of "sexual crimes with minors" that have lived in a transitional home of Caring Services, Inc.

N.C. State Bureau of Investigation (SBI) report

Offenders who are current occupants at 402 Steele St

- |                    |                  |                         |
|--------------------|------------------|-------------------------|
| 1. Allen Campbell  | June 29, 2018    | Victim age not reported |
| 2. David Triplett  | April 9, 2018    | Victim age 12           |
| 3. Keevan McCollum | February 5, 2018 | Victim age 16           |

Offenders who were prior occupants at 402 Steele St

- |                    |                               |                    |
|--------------------|-------------------------------|--------------------|
| 4. Maurice Murdock | March 25, 2017                | Victim ages 13, 15 |
| 5. Nolan Lang      | sometime before June 28, 2015 | Victim age 6       |

City of High Point Police <sup>NOTES (2)</sup> reports showing sexual offenders visiting the Caring Services, Inc office 102 Chestnut drive

- |                   |                 |               |
|-------------------|-----------------|---------------|
| 6. Anthony Fuller | May 10, 2016    | Victim age 14 |
| 7. David Brochet  | August 26, 2016 | Victim age 15 |



## YOUR VIEW

# Caring Services works for positive change

BY JENNIFER E. YATES

I am writing this letter of support for Caring Services, Inc (CSI).

As this newspaper has recently reported, Caring

Services is attempting to purchase the John Wesley

campus for its use and is requesting rezoning to make this possible.

This would be a tremendous opportunity for the program and the community to further help with the serious problem of substance abuse in High Point. CDC data shows that annual heroin deaths have surpassed gun homicides; there were over 700 opioid overdoses and more than 80 overdose deaths in Guilford County last year according to UNCG research. Organizations like Caring Services are helping to diffuse this situation, and they need plenty of support to help this happen.

Caring Services was founded in 1994 and was initially a small undertaking to try to help

a few people with their addiction illness. Because of a continuing and growing need for services, CSI has grown to include more clients and provide more services than anyone ever imagined. And they have done it successfully and quietly.

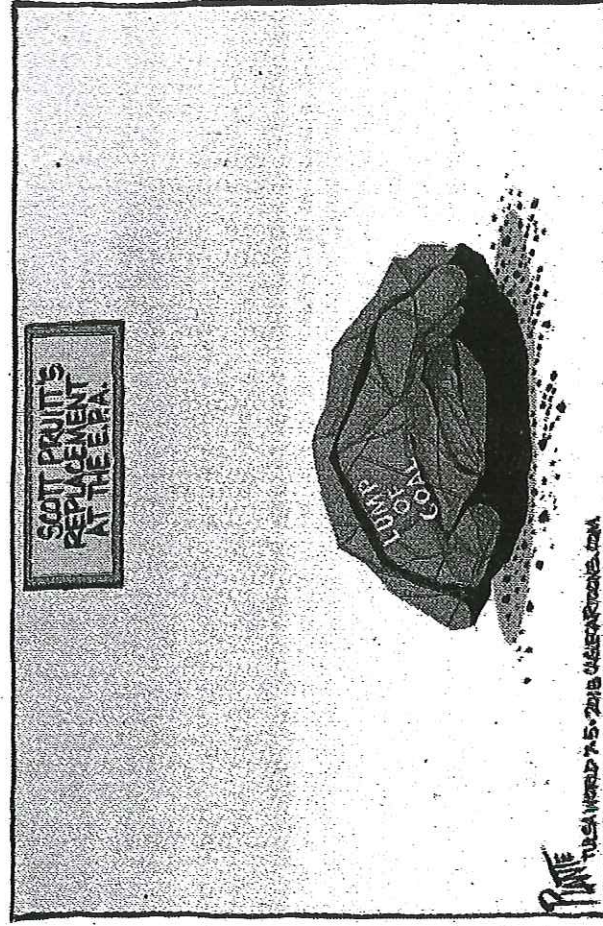
Several years ago, CSI sought to acquire a property on Lexington Avenue. Much like now, there was a community uproar when people heard about this plan. Years later, this house continues to be among the best-maintained

in the area and has never once had a criminal complaint. The men and women in recovery are seeking to make a better life for themselves and to return to society clean and sober and this shows in the program's ongoing successes.

One of the recent concerns brought up about the rezoning was that the agency would bring registered sex offenders into the neighborhood. Caring Services currently has 108 beds for men and women in recovery and

only one registered sex offender. A review of the NC Sex Offender Registry identifies nine currently registered offenders within a 1-mile radius of the property; there are 136 registered offenders within a 3-mile radius and 226 within 5 miles. Caring Services will not bring any registered offenders into the housing which is available on the new campus.

Additionally, it is important to point out that the men and women in Caring Services are closely



PATE  
PATE WHEELER 7-5-2018 GALEN RICHARDS, DVM

supervised. They have tight restrictions early in their tenure at CSI and the restrictions are loosened the longer they stay. When clients relapse, they usually return to the friends and neighborhoods where they used drugs and alcohol before. They are generally ashamed of their lapses and do not want to stay in a recovery environment if they return to using alcohol and drugs. As such, the recovery environment has men and women who are trying to do the right things: stay out of trouble, stay clean and sober, be productive community members, and support themselves and their families.

Addiction is a disease, as defined by the American Medical Association. Caring Services is working hard to affect positive change in our community by treating this disease. The city of High Point should be doing everything in its power to help CSI be successful because this will make High Point a better and safer place to live.

Jennifer E. Yates, M.D.,  
lives in Greensboro.

An independent  
newspaper

Founded in 1883

Rick Bean  
Publisher

Megan Ward  
Editor

Vince Wheeler  
Assistant Editor

213 Woodbine St.,  
High Point, N.C.  
27260

(336) 888-3500  
www.hpnnews.com

## HIGH POINT CITY COUNCIL

Mayor, Jay  
W. Wagner,

Jay.Wagner@  
highpointnc.gov;  
336.883.3305

Britt Moore, At  
Large, britt.moore@  
highpointnc.gov;  
336.687.2200

Don

Scarborough,  
At Large, don.  
scarborough@  
highpointnc.gov;  
336.906.3432

Jeff Golden, Ward  
1, Jeff.Golden@  
highpointnc.gov;  
336.883.1736

Chris Williams,



## INTRODUCTION AND OVERVIEW

### Introduction to the Registration Programs

Under North Carolina law, certain persons who have been convicted of a sex offense or an offense against a minor are required to establish and maintain registration in compliance with the North Carolina Sex Offender and Public Protection Registration Programs. The Registration Programs are governed by Chapter 14, Article 27A of the North Carolina General Statutes.

This publication is designed to serve three main purposes:

- (1) to educate certain offenders on their obligations under the Registration Programs;
- (2) to educate the general public about the Registration Programs and the availability of information on the public registry; and
- (3) to provide a reference to sheriffs' offices, other law enforcement agencies, and prosecutors across the State in their efforts to ensure compliance with the Registration Programs.

The publication should not be relied upon as an authoritative statement or interpretation of the law or legal advice. Readers are encouraged to consult with the relevant statutes and case law. Questions regarding the publication can be directed to the Law Enforcement Liaison Section of the Attorney General's Office at (919) 716-6725.

### Overview of the Registration Programs and Contents of this Publication

#### Chapter 1: Registration of Adult Offenders: Certain Juvenile Offenders (Art. 27A. Parts 2 & 3)

All adult offenders who are required to register are governed by **Part 2** of Article 27A of the North Carolina General Statutes. Any such offender who is (a) convicted of an aggravated offense, (b) convicted of a repeat offense, or (c) determined by a court to be a sexually violent predator is *also* governed by Part 3 of Article 27A. Certain juvenile offenders are treated as adult offenders under Part 2 and, if applicable, **Part 3**. The registration requirements for Part 2 and Part 3 offenders, to include non-resident students and nonresident workers, are discussed in Chapter 1. <Page 3>

#### Chapter 2: Registration of Delinquent Juvenile Offenders (Art. 27A. Part 4)

Certain juveniles who are adjudicated delinquent for various sex offenses in North Carolina may be subject to registration under Part 4 of Article 27A. The registration requirements for juvenile offenders are discussed in Chapter 2. <Page 10>

#### Chapter 3: Restrictions on Offenders: Duties of the General Public

Several statutes located in Article 27A (and elsewhere) restrict the activities of any offender who is subject to registration. A few related statutes apply to the general public. These restrictions are discussed in Chapter 3. <Page 11>

#### Chapter 4: Public Access to Information: Cooperation Among Government Agencies and Other Entities

Information collected through the Registration Programs is disseminated and used in

## CHAPTER 3

### RESTRICTIONS ON OFFENDERS AND DUTIES OF THE GENERAL PUBLIC ASSOCIATED WITH THE REGISTRATION PROGRAMS

This chapter contains a description of the restrictions which are placed on offenders required to register under Article 27A, as well as a description of related activities of the general public which are prohibited by law. See Appendix 3 for a summary of criminal penalties associated with the Registration Programs.

#### Restricted Activities of Offenders

The State of North Carolina places several restrictions on the activities of offenders required to register under Article 27A. These are detailed below. Offenders should also seek information regarding any local ordinances which might restrict their activities, such as a prohibition against entering public parks, for example.

#### Residency Restrictions (G.S. § 14-208.16)

Any offender required to register under Article 27A is prohibited from knowingly residing within 1,000 feet of the property on which any public or nonpublic school or child care center is located.

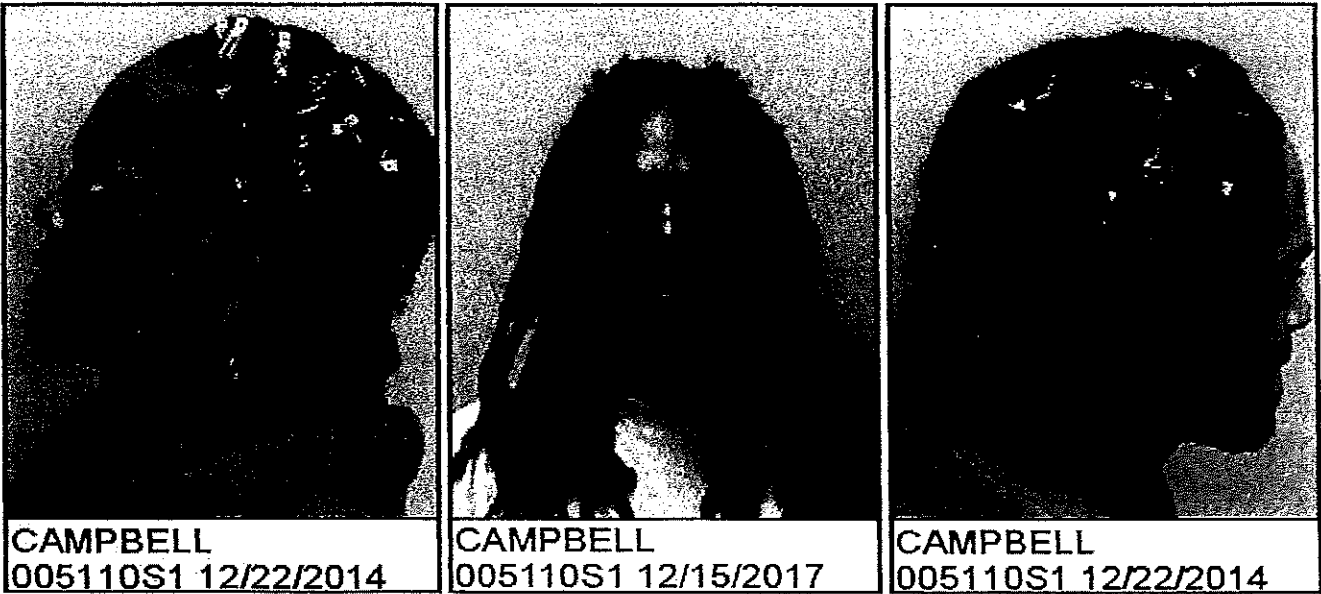
The term "school" in this section does not include home schools (defined in G.S. § 11 5C-563) or institutions of higher education, such as colleges or universities. The term "child care center" has the same definition as "child care facility" in G.S. § 110-86(3) and therefore the list of exclusions in G.S. § 110-86(2) are not included in the definition of "child care center." However, for purposes of sex offender registration, the term "child care center" does include the permanent locations of organized clubs of Boys and Girls Clubs of America.

For purposes of N.C.G.S. § 14-208.16, the definition of "child care center" is the same as the definition of "child care facility" under N.C.G.S. § 110-86:

#### § 110-86. Definitions.

- (2) Child care- A program or arrangement where three or more children less than 13 years old, who do not reside where the care is provided, receive care on a regular basis of at least once per week for more than four hours but less than 24 hours per day from persons other than their guardians or full-time custodians, or from persons not related to them by birth, marriage, or adoption. Child care does not include the following:
  - a. Arrangements operated in the home of any child receiving care if all of the children in care are related to each other and no more than two additional children are in care;
  - b. Recreational programs operated for less than four consecutive months in a year;
  - c. Specialized activities or instruction such as athletics, dance, art, music





**CAMPBELL, ALLEN LAMONT**

402 STEELE STREET  
HIGH POINT, NC 27262  
SRN:005110S1

Race: B      Sex: M  
Height: 5' 11"      Weight: 158 lbs.  
Hair: BLACK  
Eyes: BROWN  
Birth Date: 05-31-1979  
Registration Type: Regular  
Minimum Registration Period: 10 YEARS

**Offender Information**

**Alias Names:** AL,XX  
CAMPBALL, ALLEN  
CAMPBEL, ALLEN LAMONT  
CAMPBELL, AL LAMONT  
CAMPBELL, ALLEN  
CAMPBELL, ALLEN L

**Scars, Marks, Tattoos:** SC FACE 2" CUT LEFT SIDE OF FACE  
SC L SHLD 2" DIAMETER SCAR  
TAT CHEST PSYCHO  
TAT L ARM POWER  
TAT L ARM WISE  
TAT R ARM RAEQUAN  
TAT R ARM TASMANIAN DEVIL  
TAT R SHLD  
TAT R ARM WOLF  
TAT BACK DRAGON  
TAT L ARM CROWN WITH BLOOD DROPS

**Last Address** 06-29-2018  
**Verified:**  
**Registration Status:** Registered  
**Registration Date:** 04-11-2000  
**Violations:** None Reported

# Conviction Information

|                                      |                        |                 |            |
|--------------------------------------|------------------------|-----------------|------------|
| Offense 1                            |                        |                 |            |
| Offense Date:                        | 04-01-1997             | County - State: | MOORE - NC |
| Conviction Date:                     | 04-11-2000             | Release Date:   | 04-11-2000 |
| Probation:                           | 36M                    | Confinement:    | 23M        |
| Statute:                             | 14-202.1               |                 |            |
| Description:                         | INDECENT LIBERTY MINOR |                 |            |
| Victim's Age:                        | None Reported          | Offender's Age: | 17         |
| Primary Name at time of Conviction:  | None Reported          |                 |            |
| Alias Name(s) at time of Conviction: | None Reported          |                 |            |
| Primary Name at time of Sentencing:  | None Reported          |                 |            |

## Note

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## David Zaritzky

---

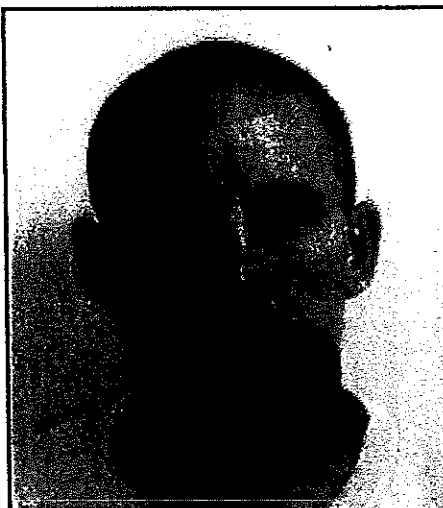
**From:** amy heybrock <amyhey@aol.com>  
**Sent:** Thursday, June 21, 2018 7:37 PM  
**To:** David Zaritzky  
**Subject:** North Carolina Offender Registry

<http://sexoffender.ncsbi.gov/details.aspx?srn=017660S3>

Search the Registry  
Search the National Registry  
FAQs  
About the Registry  
Contact Information  
Statistics  
Email Alerts  
Telephone Alerts  
Mobile Application  
Links  
NC Sheriffs' Offices



TRIPLETT  
017660S3 10/8/2012



TRIPLETT  
017660S3 4/21/2016



TRIPLETT  
017660S3 10/8/2012

**TRIPLETT, DAVID CLETUS**

**402 STEELE ST  
HIGH POINT, NC 27262  
SRN:017660S3**





**Race:** W **Sex:** M  
**Height:** 5' 09" **Weight:** 170 lbs.  
**Hair:** BROWN  
**Eyes:** GREEN  
**Birth Date:** 06-05-1969  
**Registration Type:** Regular  
**Minimum Registration Period:** 10 YEARS

## Offender Information

### Alias Names:

TRIP,XX  
TRIPLETT,DAVID  
TRIPLETT,DAVID C

### Scars, Marks, Tattoos:

SC NOSE SC NOSE  
TAT L ARM CROSS WITH WENDY AND DOLLY IN HEART  
TAT L ARM DOUBLE HEARTS WITH JUNE AND SUSAN  
TAT L SHLD CROSS DOUBLE HEARTS  
TAT R ARM EAGLE AND CROSS

### Last Address Verified:

04-09-2018

### Registration Status:

Registered

### Registration Date:

04-06-2009

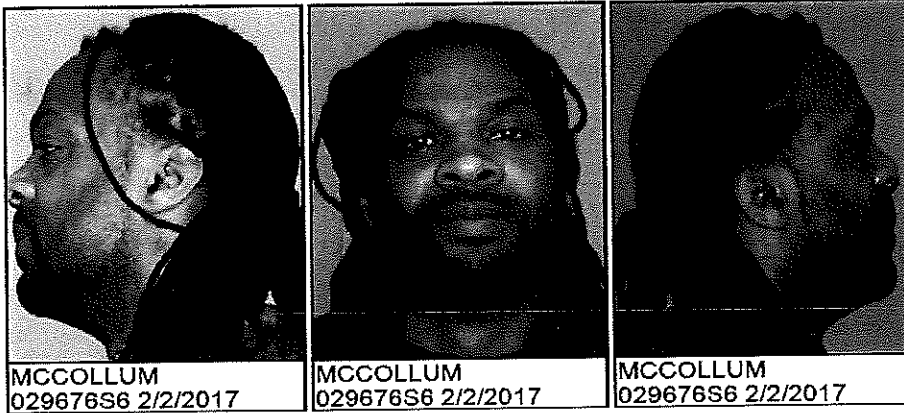
### Violations:

None Reported

## Conviction Information

|                                             |                                                   |                        |            |
|---------------------------------------------|---------------------------------------------------|------------------------|------------|
| <b>Offense Date:</b>                        | 03-01-2006                                        | <b>County - State:</b> | AVERY - NC |
| <b>Conviction Date:</b>                     | 03-29-2007                                        | <b>Release Date:</b>   | 04-01-2009 |
| <b>Probation:</b>                           | None                                              | <b>Confinement:</b>    | 27-33M     |
| <b>Statute:</b>                             | 14-202.1.A.1                                      |                        |            |
| <b>Description:</b>                         | INDECENT LIBERTY MINOR - SEX AROUSAL WITH A CHILD |                        |            |
| <b>Victim's Age:</b>                        | 12                                                | <b>Offender's Age:</b> | 36         |
| <b>Primary Name at time of Conviction:</b>  | TRIPLETT,DAVID CLETUS                             |                        |            |
|                                             | TRIP,XX                                           |                        |            |
|                                             | TRIPLETT,DAVID C                                  |                        |            |
| <b>Alias Name(s) at time of Conviction:</b> | TRIPLETT,DAVID                                    |                        |            |
| <b>Primary Name at time of Sentencing:</b>  | TRIPLETT,DAVID CLETUS                             |                        |            |

## Note



## MCCOLLUM,KEEVAN DESHANNON

402 STEELE ST  
HIGH POINT, NC 27262  
SRN:029676S6

Race: B Sex: M  
Height: 5' 05" Weight: 160 lbs.  
Hair: BLACK  
Eyes: BROWN  
Birth Date: 03-04-1975  
Registration Type: Regular  
Minimum Registration Period: 10 YEARS

### Offender Information

Alias Names: MCCOLLUM,KEEVAN  
MCCOLLUM,KEEVAN D  
Scars, Marks, MC OTHER UPPER 1 TOOTH MISSING  
Tattoos: PRCD L EAR TWO HOLES  
PRCD R EAR EARLOBE  
SC L CHK 1 SCAR  
TAT R BRST PANTHER

Last Address 02-05-2018

Verified:

Registration Status: Registered

Registration Date: 02-02-2017

Violations: None Reported

### Conviction Information

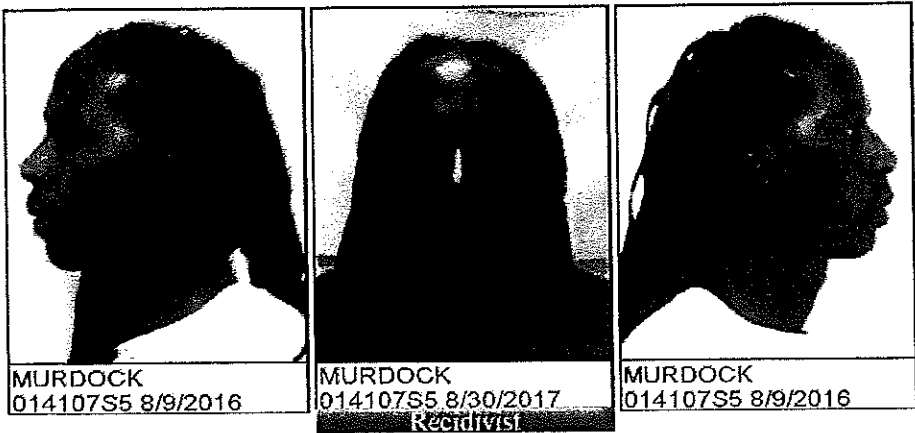
#### Offense 1

Offense Date: 02-22-2009 County - State: GUILFORD - NC  
Conviction Date: 03-11-2010 Release Date: 01-29-2017  
Probation: None Confinement: 93-121M  
Statute: 14-27.5  
Description: SEX OFFENSE 2ND DEGREE

Victim's Age: 16 Offender's Age: 33  
Primary Name at time of Conviction: MCCOLLUM,KEEVAN DESHANNON  
Alias Name(s) at time of Conviction: MCCOLLUM,KEEVAN  
MCCOLLUM,KEEVAN D  
Primary Name at time of Sentencing: MCCOLLUM,KEEVAN DESHANNON

### Note

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**MURDOCK, MAURICE DUPREE**

406 DENNY ST  
HIGH POINT, NC 27262  
SRN:014107S5

Race: B      Sex: M  
Height: 6' 04"      Weight: 200 lbs.  
Hair: BLACK  
Eyes: BROWN  
Birth Date: 10-18-1984  
Registration Type: Recidivist  
Minimum Registration Period: LIFETIME

**Offender Information**

**Alias Names:** MURDOCK, MAURICE  
MURDOCK, MAURICE D  
MURDOCK, MAURICE DEMON  
**Scars, Marks,** PRCD L EAR ONE HOLE  
**Tattoos:** SC FACE FOREHEAD CHILDHOOD ACCIDENT  
SC FACE SCAR  
SC R KNEE  
SC R KNEE ORTHOSCOPIC SURGERY  
TAT BACK  
TAT NECK  
TAT R ARM  
TAT BACK MURDOCK  
TAT CHEST NECKLACE  
TAT NECK BACK OF M O E  
TAT R ARM REESE

**Last Address** 06-04-2018  
**Verified:**  
**Registration Status:** Registered  
**Registration Date:** 08-09-2016  
Violations: None Reported



## Conviction Information

### Offense 1

**Offense Date:** 01-01-2002      **County - State:** MECKLENBURG - NC  
**Conviction Date:** 07-29-2002      **Release Date:** 01-12-2007  
**Probation:** None      **Confinement:** 55M-75M  
**Statute:** 14-27.5  
**Description:** SEX OFFENSE 2ND DEGREE

**Victim's Age:** 13      **Offender's Age:** 17  
**Primary Name at time of Conviction:** MURDOCK, MAURICE DUPREE  
**Alias Name(s) at time of Conviction:** MURDOCK, MAURICE DEMON  
 MURDOCK, MAURICE D  
 MURDOCK, MAURICE  
**Primary Name at time of Sentencing:** MURDOCK, MAURICE DUPREE

### Offense 2

**Offense Date:** 01-25-2002      **County - State:** MECKLENBURG - NC  
**Conviction Date:** 07-29-2002      **Release Date:** 01-18-2008  
**Probation:** None      **Confinement:** 55-75M  
**Statute:** 14-27.5  
**Description:** SEX OFFENSE 2ND DEGREE

**Victim's Age:** 13      **Offender's Age:** 17  
**Primary Name at time of Conviction:** MURDOCK, MAURICE DUPREE  
**Alias Name(s) at time of Conviction:** MURDOCK, MAURICE DEMON  
 MURDOCK, MAURICE D  
 MURDOCK, MAURICE  
**Primary Name at time of Sentencing:** MURDOCK, MAURICE DUPREE

### Offense 3

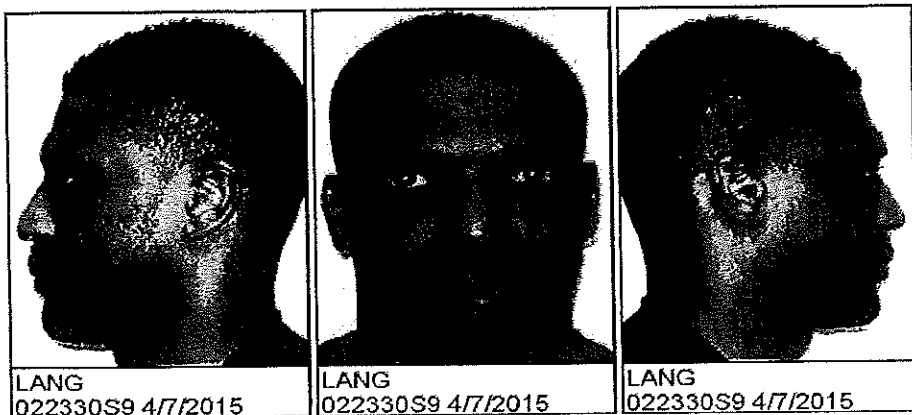
**Offense Date:** 07-15-2012      **County - State:** IREDELL - NC  
**Conviction Date:** 08-30-2013      **Release Date:** 08-04-2016  
**Probation:** None      **Confinement:** 25-39M  
**Statute:** 14-202.1  
**Description:** INDECENT LIBERTY MINOR

**Victim's Age:** 15      **Offender's Age:** 27  
**Primary Name at time of Conviction:** MURDOCK, MAURICE DUPREE  
**Alias Name(s) at time of Conviction:** MURDOCK, MAURICE DEMON  
 MURDOCK, MAURICE  
 MURDOCK, MAURICE D  
**Primary Name at time of Sentencing:** MURDOCK, MAURICE DUPREE

## Note

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| Incident #<br>Nature                                                                                                                                                                                                                                                                                                         | Date/Time           | Priority | Street    | Call Src | Business | City | Additional Location Info | Race | Sex | Age | Agcy | Dist | SvBt | R |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|----------|-----------|----------|----------|------|--------------------------|------|-----|-----|------|------|------|---|
| 2017042687<br>CRIMINAL PROCESS                                                                                                                                                                                                                                                                                               | 04/05/2017 12:36:39 | 402      | STEELE ST | HP       |          |      |                          |      |     |     |      |      |      |   |
| Notes: ATL...DENNIS CRONIN...SHOW CAUSE [04/05/2017 12:36:40 Unit:B92]<br>No one home [04/05/17 12:42:42 Unit:B92]                                                                                                                                                                                                           |                     |          |           |          |          |      |                          |      |     |     |      |      |      |   |
| 2017037925<br>ASSISTANCE                                                                                                                                                                                                                                                                                                     | 03/26/2017 03:27:16 | 402      | STEELE ST | HP       |          |      |                          |      |     |     |      |      |      |   |
| Notes: STRAP TAMPER ALARM ACTIVATED ON A SEXUAL OFFENDER. [03/26/17 03:28:56 COBETH]<br>10-25 WITH COMP IN REF TO CHECKING ON MAURICE MURDOCK AT THIS ADDRESS. [03/26/17 03:29:40 COBETH]<br>{A91} 1019 W/P&P [03/26/17 04:04:26 COMABE]<br>helped probation change out a faulty ankle bracelet [03/26/17 04:09:16 Unit:A91] |                     |          |           |          |          |      |                          |      |     |     |      |      |      |   |
| 2016147120<br>CRIMINAL PROCESS                                                                                                                                                                                                                                                                                               | 11/04/2016 10:32:59 | 402      | STEELE ST | HP       |          |      |                          |      |     |     |      |      |      |   |
| Notes: ATL, JAMES HOWARD JR. B/M<br>WFA [11/04/2016 10:33:00 Unit:B92]<br>Subject does not live here [11/04/16 10:46:26 Unit:B92]                                                                                                                                                                                            |                     |          |           |          |          |      |                          |      |     |     |      |      |      |   |
| 2016088019<br>CRIMINAL PROCESS                                                                                                                                                                                                                                                                                               | 07/05/2016 10:33:05 | 402      | STEELE ST | HP       |          |      |                          |      |     |     |      |      |      |   |
| Notes: SHOW CAUSE ATTEMPT ON JOHNSON, DAMON LAMONT DOB 5-6-72 [07/05/2016 10:33:05 Unit:E51]                                                                                                                                                                                                                                 |                     |          |           |          |          |      |                          |      |     |     |      |      |      |   |
| 2016067621<br>CRIMINAL PROCESS                                                                                                                                                                                                                                                                                               | 05/25/2016 10:25:04 | 402      | STEELE ST | HP       |          |      |                          |      |     |     |      |      |      |   |
| Notes: Darryl Tuttle 1012 ****at the magistrate's office**** for service of OFA/FTA soliciting w/o a permit. [05/25/16 10:25:56 COBROWN]                                                                                                                                                                                     |                     |          |           |          |          |      |                          |      |     |     |      |      |      |   |
| 2015089906<br>911 HANGUP                                                                                                                                                                                                                                                                                                     | 07/21/2015 06:40:27 | 402      | STEELE ST | HP       |          |      |                          |      |     |     |      |      |      |   |
| Notes: atc [07/21/15 06:40:32 CODAVENPORT]<br>on call back compl adv accidental.. aware PD will be responding [07/21/15 06:41:35 CODAVENPORT]<br>everything 10-4 [07/21/15 06:50:17 Unit:E91]                                                                                                                                |                     |          |           |          |          |      |                          |      |     |     |      |      |      |   |
| 2015080159<br>CRIMINAL PROCESS                                                                                                                                                                                                                                                                                               | 06/30/2015 12:06:36 | 402      | STEELE ST | HP       |          |      |                          |      |     |     |      |      |      |   |
| Notes: at the mag's office....nolan lang...3 ofa's in ncareware [06/30/15 12:07:01 COBARBRY]                                                                                                                                                                                                                                 |                     |          |           |          |          |      |                          |      |     |     |      |      |      |   |



## LANG, NOLAN

Reported Address - Out-of-State  
BATON ROUGE, LA 70802  
SRN:022330S9

Race: B Sex: M  
Height: 5' 09" Weight: 162 lbs.  
Hair: BLACK  
Eyes: BROWN  
Birth Date: 08-10-1968  
Registration Type: Regular  
Minimum Registration Period: 10 YEARS

### Offender Information

Alias Names: LANG, NOLAN JR  
Scars, Marks, DISC L LEG BIRTHMARK LEFT HIP  
Tattoos: PRCD L EAR PIERCED  
SC ABDOM 1 ACCIDENT  
SC ABDOM SC ABDOMEN  
SC UP LIP RIGHT SIDE STAB WOUND FROM A FORK  
SC UP LIP SC BESIDE UPPER LIP  
TAT L ARM CINDY UPPER ARM  
TAT L SHLD CINDY

Last Address 11-02-2016

Verified:

Registration Status: Registered

Registration Date: 04-07-2015

Violations: None Reported

### Conviction Information

#### Offense 1

Offense Date: 01-01-1998 County - State: DAVIDSON - NC  
Conviction Date: 02-03-2003 Release Date: 04-01-2015  
Probation: None Confinement: 120-153M  
Statute: 14-27.5  
Description: SEX OFFENSE 2ND DEGREE

Victim's Age: 6 Offender's Age: 29  
Primary Name at time of Conviction: LANG, NOLAN  
Alias Name(s) at time of Conviction: LANG, NOLAN JR  
Primary Name at time of Sentencing: LANG, NOLAN

#### Offense 2

Offense Date: 01-01-1998 County - State: DAVIDSON - NC  
Conviction Date: 02-03-2003 Release Date: 04-01-2015  
Probation: None Confinement: 120-153M  
Statute: 14-27.5  
Description: SEX OFFENSE 2ND DEGREE

Victim's Age: 6 Offender's Age: 29  
Primary Name at time of Conviction: LANG, NOLAN  
Alias Name(s) at time of Conviction: LANG, NOLAN JR  
Primary Name at time of Sentencing: LANG, NOLAN

### Note

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<http://sexoffender.ncsbi.gov/details.aspx?SRN=022330S9>



2015079396 06/28/2015 22:01:07 402 STEELE ST HP 4 C91 HPP S 9 W:

CRIMINAL PROCESS 3 SELF CARING SERVICES TRANSIT HOUSE

Notes: ATL NOLAN LANG, B/M, 3 OFA NCAWARE [06/28/2015 22:01:07 Unit:C91] 1998 crime agent  
staff advised Lang is no longer a resident here [06/28/15 22:03:41 Unit:C91] 6 ybo

2015065551 05/29/2015 08:33:44 402 STEELE ST HP 4 C91 HPP S 9 W:

CRIMINAL PROCESS 3 SELF CARING SERVICES TRANSIT HOUSE

Notes: ATL KENNETH OWEN TUCKER, W/M, 10-5-1983... OFA NCAWARE [05/29/2015 08:33:44 Unit:C91]  
no answer...left notice on front door [05/29/15 08:44:26 Unit:C91]

2015004745 01/12/2015 21:49:46 402 STEELE ST HP 4 F51 HPP S 9 W:

FRAUD 6 PHON CARING SERVICES TRANSIT HOUSE

Notes: 1021 in ref to identity theft [01/12/15 21:50:20 COTIBBETTS]  
made contact with subj. [01/12/15 22:09:26 Unit:F51]

2014151274 12/12/2014 09:21:36 402 STEELE ST HP 1 HPF 2 S1

MEDICAL CALL P XFER 402 STEELE ENG1 2014-12835

Notes: \*\* Transfer from GM9 \*\*  
GM9 received: 12/12/2014 09:20:29 Source: PHONE

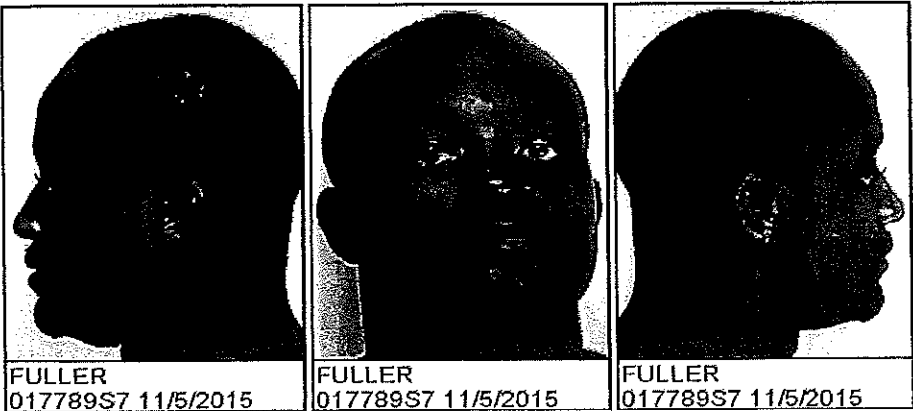
Nature: HEMORRHAGE / LACERATIONS MP: 21-D-03  
Call #: 619 Event Id: 2014630024

Console: FDTAC1 Call Taker: GRAHAMY  
Notes: [EMD] Caller Statement: POSS UPPER GI BLEED/BLOOD IN VOMIT

Chief Complaint: Sick Person (Specific Diagnosis)  
23-year-old, Male, Conscious, Breathing. [12/12/14 09:21:37 GRAHAMY] [12/12/14 09:21:37 TRANSFER]

{FROM GM9: ...CALLER SAYS 10-15 IS PAST 10-85 ABUSER AND HIS PROBLEMS MAY STEM FROM THAT, HOWEVER, HE IS SOBER NOW..  
[12/12/14 09:23:47 GRAHAMY]} [12/12/14 09:23:05 TRANSFER]

.....note.....call showed holding over one minute due to and I.T. issue. The issue has since been corrected. [12/19/14 14:21:38 COSNADEN]



**FULLER,ANTHONY DARRELL**

2421 ROBBINS ST  
HIGH POINT, NC 27263  
SRN:017789S7

Race: B      Sex: M  
Height: 5' 09"      Weight: 175 lbs.  
Hair: BLACK  
Eyes: BROWN  
Birth Date: 10-25-1985  
Registration Type: Regular  
Minimum Registration Period: 10 YEARS

**Offender Information**

Alias Names: FULLER,ANTHONY D  
                  XX,AT  
Scars, Marks, PRCD L EAR X 1  
Tattoos: PRCD R EAR X 1  
              SC L ARM 2 GLASS FIGHT  
              SC R ARM 4 GLASS FIGHT  
              SC R HND PINKY 4 GLASS FIGHT  
              SC R WRIST 2 GLASS FIGHT  
              TAT L ARM CROSS  
              TAT L ARM FULLER  
Last Address 05-01-2018  
Verified:  
Registration Status: Registered  
Registration Date: 04-24-2009  
Violations: None Reported

**Conviction Information**

Offense 1  
Offense Date: 01-08-2009      County - State: DAVIDSON - NC  
Conviction Date: 04-21-2009      Release Date:  
Probation: 24M      Confinement: None  
Statute: 14-202.1.A.1  
Description: INDECENT LIBERTY MINOR - SEX AROUSAL WITH A CHILD  
Victim's Age: 14      Offender's Age: 23  
Primary Name at time of Conviction: FULLER,ANTHONY DARRELL  
Alias Name(s) at time of Conviction: FULLER,ANTHONY D  
                                                  XX,AT  
Primary Name at time of Sentencing: FULLER,ANTHONY DARRELL

**Note**

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| Incident # | Date/Time | Street | City | Additional Location Info | Race | Sex | Age | Agcy | Dist | SVBt | Close | Prime Unit Report # |
|------------|-----------|--------|------|--------------------------|------|-----|-----|------|------|------|-------|---------------------|
|------------|-----------|--------|------|--------------------------|------|-----|-----|------|------|------|-------|---------------------|

|             |                     |                 |      |                        |  |  |  |  |  |  |  |  |
|-------------|---------------------|-----------------|------|------------------------|--|--|--|--|--|--|--|--|
| 2016060290  | 05/10/2016 17:32:02 | 102 CHESTNUT DR | HP   | DIST: 10.16 FT         |  |  |  |  |  |  |  |  |
| ASSAULT HPD |                     |                 | W911 | CARING SERVICES OFFICE |  |  |  |  |  |  |  |  |

Notes: male client assaulted compl [05/10/16 17:34:06 COVARNER]

UNK 10785... [05/10/16 17:34:16 COVARNER]  
 BM WEARING WHT SHIRT TAN PANTS [05/10/16 17:34:34 COVARNER]  
 BOTH SUBJ STILL 1023 [05/10/16 17:35:00 COVARNER]  
 UNK 1056 [05/10/16 17:35:02 COVARNER]  
 COMPL CB REF TIME [05/10/16 17:38:50 COVARNER]

I arrived and spoke with a Antony Fuller. Mr. Fuller stated the other party involved starting talking "junk" to him and assaulted him by throwing a piece of candy at him and hitting in the back with it. I then spoke with Nolan Gray the other party. He stated he asked Mr. Fuller what happened to his face (because there were what appeared to be two burn marks on Mr. Fullers face). This is when he stated Mr. Fuller became upset. He also stated that Mr. Fuller is probably off his "meds". Mr. Fuller does have alerts for 10-73. Mr. Gray did admit to throwing candy at Mr. Fuller. Mr. Fuller was not injured and did not wish to charge Mr. Gray with an Assault. Both were negative for warrants. [05/10/16 17:54:39 Unit A41]

|                    |                     |                 |      |                        |  |  |  |  |  |  |  |  |
|--------------------|---------------------|-----------------|------|------------------------|--|--|--|--|--|--|--|--|
| 2016022887         | 02/22/2016 19:01:03 | 102 CHESTNUT DR | HP   | DIST: 140.78 ft        |  |  |  |  |  |  |  |  |
| PUBLIC DISTURBANCE |                     |                 | W911 | CARING SERVICES OFFICE |  |  |  |  |  |  |  |  |

Notes: A RESIDENT... W/M... GREG KNIGHT IS SITTING IN A BURG/SILVER DODGE P/U IN THE PVA... WAS ASKED TO LEAVE AND CAUSED A DIST INSIDE... [02/22/16 19:02:27 COBARBRY]  
 SUBJ STILL HAS BELONGINGS INSIDE [02/22/16 19:02:37 COBARBRY]  
 RED SILVER DODGE RAM [02/22/16 19:10:14 COJCROUSE]

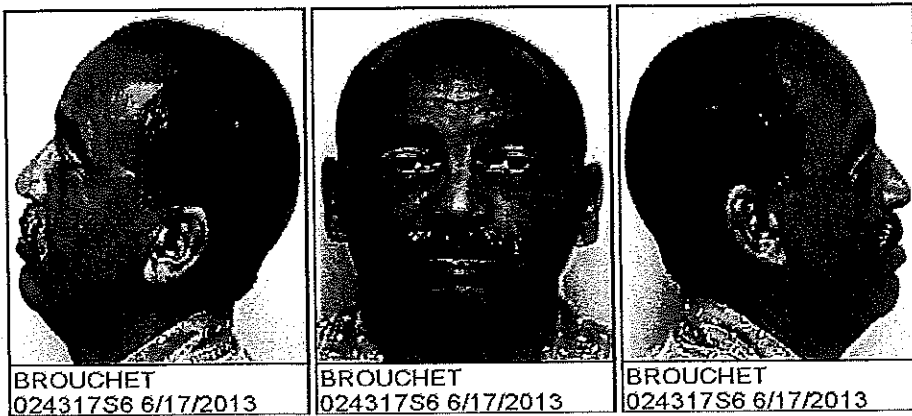
|            |                     |                 |      |                        |  |  |  |  |  |  |  |  |
|------------|---------------------|-----------------|------|------------------------|--|--|--|--|--|--|--|--|
| 2016001657 | 01/05/2016 10:07:52 | 102 CHESTNUT DR | HP   |                        |  |  |  |  |  |  |  |  |
| FOLLOW UP  |                     |                 | SELF | CARING SERVICES OFFICE |  |  |  |  |  |  |  |  |

Notes: use ci#201540740 [01/05/16 17:19:02 Unit T5]

|             |                     |                 |      |                        |  |  |  |  |  |  |  |  |
|-------------|---------------------|-----------------|------|------------------------|--|--|--|--|--|--|--|--|
| 2015160970  | 12/23/2015 15:43:11 | 102 CHESTNUT DR | HP   |                        |  |  |  |  |  |  |  |  |
| INFORMATION |                     |                 | PHON | CARING SERVICES OFFICE |  |  |  |  |  |  |  |  |

Notes: 1021 caller ref to 201540740.. caller stated he received a call from his insurance company about a claim and he states he hasnt been involved in any accidents [12/23/15 15:44:41 CODCARTE]  
 same was a 1054 [12/23/15 15:44:46 CODCARTE]  
 pub serv [12/23/15 16:35:28 Unit C92]  
 Mr. Ridge is needing information that I am unable to provide at this time. I completed the initial report and I do not have answers to his current questions. A supplement has been completed regarding the investigation of the hit and run, but I am unable to determine who completed the supplement. [12/23/15 16:48:13 Unit C92]  
 Officer Barker completed the supplement. [12/23/15 16:56:02 Unit C92]





**BROUCHET,DAVID LARRY**

518 DENNY ST  
HIGH POINT, NC 27262  
SRN:024317S6

Race: B      Sex: M  
Height: 5' 07"      Weight: 200 lbs.  
Hair: BLACK  
Eyes: BROWN  
Birth Date: 02-01-1955  
Registration Type: Regular  
Minimum Registration Period: 10 YEARS

**Offender Information**

Alias Names: BROUCHET,DAVID  
                  BROUCHET,DAVID L  
Scars, Marks,      TAT R ARM TAT R ARM  
Tattoos:  
Last Address      06-18-2018  
Verified:  
Registration Status: Registered  
Registration Date: 06-17-2013  
Violations: None Reported

Conviction Information

Offense 1  
Offense Date: 12-11-1988 County - State: DURHAM - NC  
Conviction Date: 10-18-1989 Release Date: 06-13-2013  
Probation: None Confinement: 40Y  
Statute: 14-27.5  
Description: SEX OFFENSE 2ND DEGREE  
Victim's Age: 15 Offender's Age: 33  
Primary Name at time of Conviction: BROUCHET,DAVID LARRY  
Alias Name(s) at time of Conviction: BROUCHET,DAVID  
BROUCHET,DAVID L  
Primary Name at time of Sentencing: BROUCHET,DAVID LARRY

Offense 2  
Offense Date: 12-11-1988 County - State: DURHAM - NC  
Conviction Date: 10-18-1989 Release Date: 06-13-2013  
Probation: None Confinement: 10Y  
Statute: 14-202.1  
Description: INDECENT LIBERTY MINOR  
Victim's Age: 15 Offender's Age: 33  
Primary Name at time of Conviction: BROUCHET,DAVID LARRY  
Alias Name(s) at time of Conviction: BROUCHET,DAVID  
BROUCHET,DAVID L  
Primary Name at time of Sentencing: BROUCHET,DAVID LARRY

Offense 3  
Offense Date: 01-07-1988 County - State: DURHAM - NC  
Conviction Date: 10-18-1989 Release Date: 06-13-2013  
Probation: None Confinement: 10Y  
Statute: 14-27.3.A.1  
Description: RAPE 2ND DEGREE - W/FORCE  
ATTEMPTED  
Victim's Age: 15 Offender's Age: 32  
Primary Name at time of Conviction: BROUCHET,DAVID LARRY  
Alias Name(s) at time of Conviction: BROUCHET,DAVID  
BROUCHET,DAVID L  
Primary Name at time of Sentencing: BROUCHET,DAVID LARRY

Note

The information contained in the Registry and individual record has been provided by the registrant and/or entities other than the North Carolina State Bureau of Investigation (SBI). The SBI and the sheriff's office cannot guarantee the accuracy of this information. If you have reasonable proof that any of the information contained in these records is inaccurate, please contact the sheriff's office for the county listed (see NC Sheriffs' Offices link).

2016117253

09/01/2016 20:47:02

102 CHESTNUT DR

HP

HARRING SERVICES

2

S2

MEDICAL CALL

P

XFER

CARING SERVICES OFFICE

1

ENG2

2016-10088

Notes:

\*\* Transfer from GM9 \*\*

GM9 received: 09/01/2016 20:46:28 Source: W911

Nature: CHEST PAIN

Call #: 511 Event Id: 2016448601

Console: CT10 Call Taker: PHILLIPSJ

Notes: [09/01/16 20:47:03:TRANSFER]

{\*\*\*\* -EMS HAS DISPATCHED UNIT M222 \*\*\*\*} [09/01/16 20:47:29:TRANSFER]

{FROM GM9: 1015 WAS ONLY ABLE TO CHEW 1 BABY ASPRIN, THAT WAS ALL HE HAD [09/01/16 20:49:08 PHILLIPSJ]} [09/01/16 20:49:09:TRANSFER]

{FROM GM9: Closed event with disposition [229]} [09/01/16 21:50:59 TRANSFER]

{\*\*\*\* -EMS HAS DISPATCHED UNIT M222 \*\*\*\*} [09/01/16 21:52:34:TRANSFER]

{FROM GM9: Closed event with disposition [1]} [09/01/16 21:52:36 TRANSFER]

2016113935

08/26/2016 05:49:37

102 CHESTNUT DR

HP

DIST: 60.83 ft

4

D31

SUSPICIOUS VEHICLE

2

W911

CARING SERVICES OFFICE

Notes:

subj passed out in a white volvo station wagon. Unk if sleeping or passed out. Caller saw him pull in. Has been there 10-15 minutes. [08/26/16 05:50:21 COFENNELLY]

david brouchet, registered owner of veh. waiting for business to open, they had another client walk by and recognized him, all was t4 and no 29's [08/26/16 06:11:34 Unit:D31]

2016113633

08/25/2016 17:15:28

102 CHESTNUT DR

HP

3

F11

CRIMINAL PROCESS

8

SELF

CARING SERVICES OFFICE

Notes:

prisoner processing at the PD [08/25/16 17:37:54 Unit:127]

{F11} hold open [08/25/16 17:46:25:COLOWDIS]

send back [08/25/16 21:10:58 Unit:F11]

10-24 code 3 [08/25/16 22:36:12 Unit:F11]



**HIGH POINT CITY COUNCIL  
SPECIAL MEETING  
High Point Museum, 1859 E. Lexington Avenue  
June 13, 2018 – 3:00 P.M.**

**MINUTES**

***Note: QUORUM WAS NOT PRESENT***

**Present:**

Council Members Don Scarborough (At-Large), and Monica Peters (Ward 3)

**Absent:**

Mayor Jay Wagner, Mayor Pro Tem Christopher Williams (Ward 2), and Council Members Britt Moore (At-Large), Jeffrey Golden (Ward 1), Wesley Hudson (Ward 4), Victor Jones (Ward 5), and Jason Ewing (Ward 6)

**Staff Present:**

Mary Sizemore, Library Director; Edith Brady, Museum Director; Marian Inabinett, Curator; Corinne Midgett, Registrar; Teresa Loflin, Community Relations Director; Crystal Williams, Administrative Assistant; Sandra Keeney, Deputy City Clerk; and Lisa Vierling, City Clerk

*Edith Brady, Museum Director, and the Museum staff greeted Council and staff as they entered the building and provided some background information on the High Point Museum. The operational hours for the Museum are as follows:*

- ✓ *Tuesday through Saturday from 10:00 a.m. to 4:00 p.m.*
- ✓ *During the Summer hours, the Museum is open on Sundays from 10:00 a.m. to 4:30 p.m.*

*The City of High Point provides funding for the building/maintenance, employee salaries, etc..... and the Museum continues to rely on support from the High Point Historical Society to fill its galleries and to raise funds for projects that exceed the Museum's operational budget.*

*Some of the Exhibits currently on display at the Museum are:*

- ✓ *Furniture Heritage Collection*
  - ✓ *Meredith's Miniatures*
  - ✓ *Strength in Numbers: Women's Organizations in High Point that highlights the following four organizations that played a major role in the development of High Point: Alpha Art Club, The Women's Club, Junior League of High Point, and Young Women's Christian Association (YWCA) (on display until mid-October).*
-

*The High Point Museum hosts a variety of events throughout the year, ranging from business meetings to family reunions and has an Education Classroom as well as a Lecture Gallery.*

*Following a tour inside the Museum, the tour concluded on the outside of the Museum campus. The following historical buildings are located on the Museum campus:*

- 1. Blacksmith Shop*
- 2. Haley House*
- 3. Hoggatt House*
- 4. Little Red School House. This historical structure was recently moved to the Museum campus and renovations are almost complete.*

Following the conclusion of the tour, the meeting adjourned at 4:00 p.m.

Respectfully Submitted,

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Lisa B. Vierling, MMC  
City Clerk



**July 10, 2018**

To: Randy McCaslin, Deputy City Manager

From: Michael E. McNair, Director of Community Development & Housing

Subject: Code Enforcement Activity Report for June 2018

This report serves to summarize Code Enforcement activity for the month of June. During this period, staff processed 34 new minimum housing complaints (277 minimum housing cases are currently active); 180 new public nuisance complaints (208 public nuisance cases are currently active) and collected 87 signs. Additionally:

- The backlog of minimum housing cases from the old system dropped from 270 (June 2016) but currently remains at 7 for this reporting period.
- Local Code Enforcement Staff recorded 25 zoning complaints during the month.
- Public Nuisances have continued to generate the greatest number of cases. A total of 256 Public Nuisance cases were abated during the month.
- During the month of June Lori taught 4 – 1-hour sessions of In Service Training for the HPPD on what Code Enforcement does and how we can work together in identifying various code issues.
- 2 New employees started June 11, 2018; we're back up to full staff now (6 LCEOs).
- 11 properties were inspected for asbestos. They are being abated and bids will be submitted in July for the demolition.

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



| <b>Local Codes Enforcement Montly Activity</b> |                                                           |                                 |               |               |               |               |               |
|------------------------------------------------|-----------------------------------------------------------|---------------------------------|---------------|---------------|---------------|---------------|---------------|
|                                                |                                                           | <b>Jan-18</b>                   | <b>Feb-18</b> | <b>Mar-18</b> | <b>Apr-18</b> | <b>May-18</b> | <b>Jun-18</b> |
| 1. Minimum Housing                             |                                                           |                                 |               |               |               |               |               |
|                                                | a. Minimum Housing Complaints                             | 43                              | 21            | 32            | 39            | 26            | 34            |
|                                                | b. Active Minimum Housing Cases                           | 304                             | 293           | 295           | 292           | 278           | 277           |
|                                                | c. Active Backlog Cases (270 original)                    | 17                              | 13            | 9             | 7             | 7             | 7             |
|                                                | d. Cases Taken Before City Council                        |                                 |               |               |               |               |               |
|                                                | i. For Demolition                                         | 4                               | 3             | 5             | 3             | 5             | 5             |
|                                                | e. City Demolished Houses                                 | 0                               | 4             | 0             | 1             | 9             | 0             |
|                                                |                                                           |                                 |               |               |               |               |               |
| 2. Public Nuisance                             |                                                           |                                 |               |               |               |               |               |
|                                                | a. Public Nuisance Complaints (incl. unsecured dwellings) | 13                              | 29            | 44            | 96            | 286           | 180           |
|                                                | b. Active Public Nuisance Cases                           | 36                              | 40            | 49            | 165           | 329           | 208           |
|                                                | c. City abated PN Cases                                   | 15                              | 2             | 2             | 5             | 26            | 80            |
|                                                | d. Owner abated PN Cases                                  | 35                              | 19            | 23            | 38            | 166           | 176           |
|                                                |                                                           |                                 |               |               |               |               |               |
| 3. Zoning                                      |                                                           |                                 |               |               |               |               |               |
|                                                | a. Zoning Complaints ( Vehicles, Signs, Banners)          | 12                              | 30            | 18            | 27            | 32            | 25            |
|                                                | b. Active Zoning Cases                                    | X                               | X             | X             | X             | X             | 130           |
|                                                | c. Signs collected                                        | 128                             | 372           | 113           | 68            | 70            | 87            |
|                                                |                                                           |                                 |               |               |               |               |               |
|                                                |                                                           | <b>TOTAL ACTIVE CASES - 622</b> |               |               |               |               |               |





CITY OF HIGH POINT  
CODE ENFORCEMENT  
VIOLATION NOTICE

















CITY OF HIGH POINT  
CODE ENFORCEMENT  
VIOLATION NOTICE











CITY OF HIGH POINT  
CODE ENFORCEMENT  
VIOLATION NOTICE  
Address: 1226  
Violation: 8-1000-10  
Amount: \$100.00  
Due Date: 8/1/2024  
Contact: 857-4217









CITY OF HIGH POINT  
CODE ENFORCEMENT  
VIOLATION NOTICE







# CITY OF HIGH POINT

## AGENDA ITEM



### **Title: Reappointments – Theatre Advisory Board**

**From:** Council Member Wesley Hudson

**Meeting Date:** July 16, 2018

**Public Hearing:** N/A

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

**Attachments:** N/A

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#### **PURPOSE:**

To confirm the reappointments to the Theatre Advisory Board.

#### **BACKGROUND:**

Council Member Wesley Hudson is recommending the following for reappointment to the Theatre Advisory Board: Tom Blount, Nho Bui, Clay Fielding and Nikki Lee effective immediately with terms expiring on June 1, 2021.

#### **BUDGET IMPACT:**

N/A

#### **RECOMMENDATION / ACTION REQUESTED:**

Council is requested to confirm these reappointments for the Theatre Advisory Board.



## Quasi-Judicial Hearing

“Special Use Hearings are quasi-judicial evidentiary hearings. That means they are like court hearings and the state law sets specific procedures and rules concerning how this Council must make its decisions.

The Council must base its decision upon competent, material and substantial evidence presented during the hearing. If you will be speaking as a witness, please focus on facts and standards, not personal preference or opinion.

This meeting is open to the public and everyone is welcome to watch. However, only parties with standing have rights to participate fully. Parties may present evidence, call witnesses, and make legal arguments. Parties are limited to:

- people or entities with an ownership or lease interest in the property;
- the applicant;
- the City of High Point; and
- individuals who can show they will suffer special damages as a result of the decision.

Council will only allow non-party testimony as long as it is relevant to the matter under consideration and limited to facts, not opinions.

For certain topics, the Council may hear opinion testimony from expert witnesses. Individuals providing expert opinion must be qualified as experts and must provide the factual evidence upon which they base their expert opinion.”

## Open the Hearing

“I now open the evidentiary hearing for

(CASE NAME/NUMBER)”



## Swear-in or Affirm Witnesses

“Witnesses must swear or affirm their testimony. At this time, all individuals present who intend to provide witness testimony for this matter should come forward and be sworn or affirmed.”

## Disclosure

“The Parties to this case are entitled to an impartial Council. A Council member may not participate in this hearing if he or she is not impartial. For example, a Council member may not participate if he or she has a fixed opinion prior to the hearing that is not susceptible to change, a financial interest in the outcome of the matter, or a close familial or business relationship with an affected person. Does any Council member have any partiality to disclose or recusal to offer?”

*(IF THERE IS A RECUSAL: MOTION TO ACCEPT RECUSAL, SECOND, DISCUSSION, VOTE)* It is the policy of this Council that a recused member shall step down from the dais and retire to the conference room behind the chamber. The Council member may return to the dais for the next matter. *(allow member to retire to the conference room)*

“Also, Council members must disclose any *ex parte* communications. *Ex parte* communication is any communication about the case outside of the hearing. That may include site visits as well as conversations with parties, staff, or the general public. Does any Council member have a site visit, conversation or other communication to disclose?” *(consult w/ attorney if necessary)*

## Staff Presentation

\* “At this time Council will hear staff testimony. Before you start, please confirm for the record that you were sworn at the start of the hearing.”

*(HEAR STAFF SUMMARY OF CASE AND TESTIMONY)*

“Does the Council have questions for staff?”

“Does any party have questions for staff?”



## Applicant Testimony and Argument

“The Council will now ask the applicant to present evidence and legal arguments. As a reminder, any evidence and argument must focus on the applicable standards. Documents and other physical evidence referred to or used by witnesses will need to be entered into the record, and a copy left with the City Clerk for that purpose.”

\* “Before you begin, please state for the record your name, address, and relation to the case and confirm for the record that you were sworn at the start of the hearing.”

(HEAR TESTIMONY & LEGAL ARGUMENT)

“Does the Council have questions for this witness?”

“Does any party have questions for this witness?”

“Does the applicant wish to call any other witnesses to speak on behalf of your case?”

(REPEAT FOR EACH WITNESS)

## Opportunity for Non-Party Testimony

“As a reminder: Council will only allow non-party testimony IF it is relevant to the matter and it is factual and not opinion. Are there any non-party individuals that have factual testimony or evidence to offer?”

(HEAR TESTIMONY & EVIDENCE)

“Does the Council have questions for this witness?”

“Does any party have questions for this witness?”



## Deliberation and Vote

“Does the Council have any more questions for any of the Parties or witnesses before we move into deliberation?”

(QUESTIONS FROM COUNCIL, IF ANY)

“Hearing no additional questions, the Council will begin its deliberation.”

“Please note that the evidentiary hearing remains open so that the Council may ask clarifying questions, if needed.”

“As a reminder, this Council is tasked with making a decision based on the evidence presented during this hearing. This decision cannot be based on the personal preference of Council members. Council members are reminded to reference applicable standards and specific evidence in your deliberation.

Finally, if during our deliberation, the Council should pose a question to a party or a non-party witness, please come back to the podium and respond only to what is asked.”

“I will now call for a motion.” (PAUSE FOR MOTION/SECOND)

“A motion has been made and seconded. The Council will now begin its deliberation.”

*“IT IS IMPORTANT THAT THE COUNCIL ADDRESS EACH OF THE REQUIRED FINDINGS IN ITS DISCUSSION, AND CLEARLY STATE HOW THE REQUEST DOES OR DOES NOT MEET EACH ONE.”*

## Decision and Closing

“A written Order of the decision of the Council decision will be provided to the applicant and other parties with a right to such notice as required by state law. Parties have 30 days from receipt of the Order to appeal this decision to Superior Court.

This hearing is now concluded.”

**HIGH POINT CITY COUNCIL SPECIAL MEETING  
JUNE 18, 2018 – 4:30 P.M.  
HIGH POINT MUNICIPAL BUILDING  
3<sup>RD</sup> FLOOR LOBBY CONFERENCE ROOM**

**MINUTES**

**Present:**

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

**Absent:**

Council Member Wesley Hudson (Ward 4)

**Staff Present:**

Greg Demko, City Manager; Randy McCaslin, Deputy City Manager; Randy Hemann, Assistant City Manager; JoAnne Carlyle, City Attorney; Kenneth Shultz, Chief of Police, Sandra Keeney, Deputy City Clerk, and Lisa Vierling, City Clerk

**Also Present:**

Ray Gibbs, Executive Director- Forward High Point, Inc.

Mayor Wagner called the meeting to order and noted the purpose of the meeting was to go into Closed Session pursuant to N.C. General Statute 143-318.11(a)(3) to preserve Attorney-Client Privilege.

**Council Member Ewing then moved to enter into Closed Session. The motion was seconded by Council Member Golden and carried unanimously. [8-0 vote]**

Upon reconvening into Open Session at 5:28 p.m., Mayor Wagner announced there would be no action taken as a result of the Closed Session. **Motion by Council Member Ewing, and seconded by Council Member Golden to adjourn the meeting.**

Respectfully Submitted,

---

Jay W. Wagner, Mayor

Attest:

---

Lisa B. Vierling, MMC  
City Clerk

The following is a list of evidence that may be considered pursuant to Section 2.3.7:

- **Party presenting evidence:** any affected party (includes applicant but may also be another party) must have a reasonable opportunity to present evidence and ask questions of the applicant, its representatives, or the City staff and representatives. At the discretion of the person chairing the body conducting the quasi-judicial public hearing, an affected party may be granted an opportunity to ask questions of any other members of the public who have testified at the hearing.
- **Evidence admissible:** according to HP ordinance, the hearing is not bound by rules of evidence and may consider all testimony and evidence it deems competent and material to the application under consideration.
- **Special Use Review Standards:** A special use shall be approved upon a finding that the applicant demonstrates the proposed special use:
  - Will not materially endanger the public health or safety if located where proposed;
  - Complies with all required standards, conditions, and specifications of this Ordinance, including Chapter 4: Uses;
  - Will not substantially injure the value of the abutting land, or the special use is a public necessity;
  - Will be in harmony with the area in which it is to be located; and
  - Is in general conformity with the City's adopted policy guidance.

**Decision:** The City Council, after the conclusion of a quasi-judicial public hearing, shall decide the application in accordance with Section 2.4.11 C, Special Use Review Standards. The decision shall be the one of the following:

- (1) Approval of the special use as proposed;
- (2) Approval of a revised special use;
- (3) Denial of the special use; or
- (4) Remand of the special use application to the P&Z for further consideration



Any Heybrock

CALLS FOR SERVICE  
HIGH POINT POLICE

JANUARY 1, 2017 - CURRENT CALLS FOR SERVICE FOR REQUESTED STREET  
NO TRAFFIC CALLS INCLUDED

6/4/2018

4:24:51PM

| <u>Incident</u>            | <u>Calltime</u>       | <u>Nature</u>    | <u>Address</u>   | <u>callsource</u> | <u>Dispo</u> | <u>Caself</u> |
|----------------------------|-----------------------|------------------|------------------|-------------------|--------------|---------------|
| <b>1 ASSIST EMS</b>        |                       |                  |                  |                   |              |               |
| 2017032733                 | 3/14/2017 7:54:48PM   | ASSIST EMS       | 111 OAKWOOD ST   | XFER              | INFO/ASSIST  |               |
| <b>6 ASSISTANCE</b>        |                       |                  |                  |                   |              |               |
| 2017136335                 | 10/15/2017 8:17:24AM  | ASSISTANCE       | 111 OAKWOOD ST   | PHONE             | INFO/ASSIST  |               |
| 2017125589                 | 9/23/2017 5:04:29PM   | ASSISTANCE       | 111 OAKWOOD ST   | W911              | INFO/ASSIST  |               |
| 2017024761                 | 2/19/2017 1:05:04AM   | ASSISTANCE       | 111 OAKWOOD ST   | PHONE             | INFO/ASSIST  |               |
| 2017037925                 | 3/26/2017 3:27:16AM   | ASSISTANCE       | 402 STEELE ST    | PHONE             | INFO/ASSIST  |               |
| 2018054433                 | 4/21/2018 11:07:15PM  | ASSISTANCE       | 409 FERNDAL BV   | PHONE             | REPORT       | 201815768     |
| <b>26 CRIMINAL PROCESS</b> |                       |                  |                  |                   |              |               |
| 2017027839                 | 3/3/2017 10:30:40PM   | CRIMINAL PROCESS | 111 OAKWOOD ST   | SELF              | UNFOUNDED    |               |
| 2018037537                 | 3/18/2018 10:03:10AM  | CRIMINAL PROCESS | 111 OAKWOOD ST   | SELF              | UNFOUNDED    |               |
| 2017020858                 | 2/17/2017 7:07:21AM   | CRIMINAL PROCESS | 111 OAKWOOD ST   | SELF              | ARREST       | 201705594     |
| 2018073233                 | 5/30/2018 7:43:51AM   | CRIMINAL PROCESS | 111 OAKWOOD ST   | SELF              | INFO/ASSIST  |               |
| 2017004410                 | 1/12/2017 8:14:40AM   | CRIMINAL PROCESS | 111 OAKWOOD ST   | SELF              | UNFOUNDED    |               |
| 2017078579                 | 6/19/2017 9:00:13PM   | CRIMINAL PROCESS | 111 OAKWOOD ST   | PHONE             | ARREST       | 201720310     |
| 2017000839                 | 1/3/2017 9:35:31AM    | CRIMINAL PROCESS | 111 OAKWOOD ST   | SELF              | UNFOUNDED    |               |
| 2018055719                 | 4/25/2018 8:37:41AM   | CRIMINAL PROCESS | 111 OAKWOOD ST   | SELF              | UNFOUNDED    |               |
| 2017026387                 | 3/1/2017 7:15:22AM    | CRIMINAL PROCESS | 111 OAKWOOD ST   | SELF              | UNFOUNDED    |               |
| 2017121313                 | 9/15/2017 8:37:21AM   | CRIMINAL PROCESS | 111 OAKWOOD ST   | SELF              | INFO/ASSIST  |               |
| 2017163946                 | 12/14/2017 7:59:45AM  | CRIMINAL PROCESS | 111 OAKWOOD ST   | SELF              | UNFOUNDED    |               |
| 2017077238                 | 6/17/2017 8:49:54AM   | CRIMINAL PROCESS | 111 OAKWOOD ST   | SELF              | INFO/ASSIST  |               |
| 2017017051                 | 2/9/2017 8:14:46AM    | CRIMINAL PROCESS | 111 OAKWOOD ST   | SELF              | UNFOUNDED    |               |
| 2017005202                 | 1/13/2017 7:50:09PM   | CRIMINAL PROCESS | 111 OAKWOOD ST   | SELF              | UNFOUNDED    |               |
| 2017118277                 | 9/8/2017 5:43:56PM    | CRIMINAL PROCESS | 402 STEELE ST    | SELF              | UNFOUNDED    |               |
| 2017042687                 | 4/5/2017 12:36:39PM   | CRIMINAL PROCESS | 402 STEELE ST    | SELF              | UNFOUNDED    |               |
| 2017137551                 | 10/17/2017 2:51:12PM  | CRIMINAL PROCESS | 402 STEELE ST    | SELF              | UNFOUNDED    |               |
| 2017112581                 | 8/28/2017 8:10:10AM   | CRIMINAL PROCESS | 402 STEELE ST    | SELF              | UNFOUNDED    |               |
| 2018057385                 | 4/28/2018 9:27:43AM   | CRIMINAL PROCESS | 402 STEELE ST    | SELF              | UNFOUNDED    |               |
| 2018056913                 | 4/27/2018 12:16:38PM  | CRIMINAL PROCESS | 409 FERNDAL BV   | SELF              | INFO/ASSIST  |               |
| 2017139579                 | 10/21/2017 4:31:56PM  | CRIMINAL PROCESS | 409 FERNDAL BV   | PHONE             | INFO/ASSIST  |               |
| 2017139746                 | 10/21/2017 10:57:38PM | CRIMINAL PROCESS | 409 FERNDAL BV   | SELF              | UNFOUNDED    |               |
| 2018044556                 | 4/2/2018 9:05:43AM    | CRIMINAL PROCESS | 409 FERNDAL BV   | SELF              | UNFOUNDED    |               |
| 2018028442                 | 2/27/2018 2:43:55PM   | CRIMINAL PROCESS | 409 FERNDAL BV   | SELF              | UNFOUNDED    |               |
| 2018053790                 | 4/20/2018 2:58:41PM   | CRIMINAL PROCESS | 409 FERNDAL BV   | SELF              | UNFOUNDED    |               |
| 2018042885                 | 3/29/2018 10:29:47AM  | CRIMINAL PROCESS | 701 ARBORDALE AV | PHONE             | UNFOUNDED    |               |
| <b>3 FOLLOW UP</b>         |                       |                  |                  |                   |              |               |
| 2017020408                 | 2/16/2017 7:12:57AM   | FOLLOW UP        | 111 OAKWOOD ST   | SELF              | INFO/ASSIST  |               |
| 2018072347                 | 5/28/2018 1:46:22PM   | FOLLOW UP        | 402 STEELE ST    | PHONE             | UNFOUNDED    |               |
| 2017194537                 | 8/11/2017 10:42:55AM  | FOLLOW UP        | 402 STEELE ST    | PHONE             | INFO/ASSIST  |               |

| <u>Incident</u> | <u>Calltime</u>       | <u>Nature</u>       | <u>Address</u> | <u>callsource</u> | <u>Dispo</u> | <u>CaseID</u> |
|-----------------|-----------------------|---------------------|----------------|-------------------|--------------|---------------|
| 1<br>2017103951 | 8/10/2017 8:17:54AM   | FOUND BODY-HPD      | 402 STEELE ST  | W911              | REPORT       | 201728892     |
| 1<br>2017063207 | 5/19/2017 3:35:48PM   | INTOXICATED PERSON  | 111 OAKWOOD ST | W911              | INFO/ASSIST  |               |
| 1<br>2018011317 | 1/24/2018 2:18:35PM   | KNOCK AND TALK      | 402 STEELE ST  | SELF              | UNFOUNDED    |               |
| 2<br>2017114023 | 8/30/2017 4:38:48PM   | LARCENY OTHER-HPD   | 409 FERNDAL BV | W911              | REPORT       | 201729598     |
| 2017122818      | 9/18/2017 1:06:52PM   | LARCENY OTHER-HPD   | 409 FERNDAL BV | E911              | REPORT       | 201731915     |
| 1<br>2018072217 | 5/28/2018 6:28:45AM   | MOTOR VEHICLE THEFT | 402 STEELE ST  | E911              | REPORT       | 201820882     |
| 1<br>2017125842 | 9/23/2017 2:47:08AM   | PUBLIC DISTURBANCE  | 111 OAKWOOD ST | W911              | INFO/ASSIST  |               |
| 1<br>2018054084 | 4/21/2018 2:46:24AM   | SUSPICIOUS PERSON   | 409 FERNDAL BV | E911              | UNFOUNDED    |               |
| 2<br>2017066109 | 5/25/2017 8:46:49PM   | TRESPASS            | 111 OAKWOOD ST | W911              | UNFOUNDED    |               |
| 2017103835      | 8/9/2017 12:49:27PM   | TRESPASS            | 111 OAKWOOD ST | PHONE             | INFO/ASSIST  |               |
| 1<br>2017125331 | 9/23/2017 1:47:26AM   | UNKNOWN TROUBLE     | 111 OAKWOOD ST | W911              | INFO/ASSIST  |               |
| 1<br>2017154033 | 11/22/2017 10:41:38AM | VANDALISM-HPD       | 402 STEELE ST  | W911              | REPORT       | 201740357     |

6/4/2018

CALLS FOR SERVICE  
HIGH POINT POLICE  
JANUARY 1, 2017 - CURRENT CALLS FOR SERVICE FOR REQUESTED STREET  
NO TRAFFIC CALLS INCLUDED

1:21:17PM

CaseID

IncidentCalltimeNatureAddresscallsourceDispo

|            |                      |                     |                 |       |             |           |  |  |
|------------|----------------------|---------------------|-----------------|-------|-------------|-----------|--|--|
| 2          | ANIMAL RELATED-HPD   |                     |                 |       |             |           |  |  |
| 2018005837 | 1/12/2018 1:56:18PM  | ANIMAL RELATED-HPD  | 102 CHESTNUT DR | PHONE | INFO/ASSIST |           |  |  |
| 2017068222 | 5/30/2017 1:02:21PM  | ANIMAL RELATED-HPD  | 102 CHESTNUT DR | PHONE | CALLBK      |           |  |  |
| 2          | ASSIST EMS           |                     |                 |       |             |           |  |  |
| 2017037664 | 3/26/2017 1:40:50PM  | ASSIST EMS          | 102 CHESTNUT DR | W911  | INFO/ASSIST |           |  |  |
| 2017104613 | 8/11/2017 1:46:35PM  | ASSIST EMS          | 102 CHESTNUT DR | E911  | INFO/ASSIST |           |  |  |
| 1          | ASSISTANCE           |                     |                 |       |             |           |  |  |
| 2017158499 | 12/25/2017 2:08:01PM | ASSISTANCE          | 102 CHESTNUT DR | W911  | INFO/ASSIST |           |  |  |
| 4          | CRIMINAL PROCESS     |                     |                 |       |             |           |  |  |
| 2017040314 | 3/31/2017 9:41:44AM  | CRIMINAL PROCESS    | 102 CHESTNUT DR | SELF  | UNFOUNDED   |           |  |  |
| 2017110346 | 8/23/2017 7:27:10AM  | CRIMINAL PROCESS    | 102 CHESTNUT DR | SELF  | UNFOUNDED   |           |  |  |
| 2017081593 | 6/26/2017 9:17:45AM  | CRIMINAL PROCESS    | 102 CHESTNUT DR | SELF  | UNFOUNDED   |           |  |  |
| 2017060949 | 5/15/2017 2:21:42PM  | CRIMINAL PROCESS    | 102 CHESTNUT DR | SELF  | UNFOUNDED   |           |  |  |
| 1          | INTOXICATED PERSON   |                     |                 |       |             |           |  |  |
| 2017070157 | 6/2/2017 9:13:38PM   | INTOXICATED PERSON  | 102 CHESTNUT DR | PHONE | INFO/ASSIST |           |  |  |
| 1          | INVESTIGATE          |                     |                 |       |             |           |  |  |
| 2017035934 | 7/4/2017 4:47:53PM   | INVESTIGATE         | 102 CHESTNUT DR | W911  | INFO/ASSIST |           |  |  |
| 1          | LARCENY OTHER-HPD    |                     |                 |       |             |           |  |  |
| 2017137520 | 10/17/2017 2:03:21PM | LARCENY OTHER-HPD   | 102 CHESTNUT DR | PHONE | REPORT      | 201735896 |  |  |
| 2          | MENTAL PATIENT       |                     |                 |       |             |           |  |  |
| 2017117280 | 9/8/2017 7:32:01PM   | MENTAL PATIENT      | 102 CHESTNUT DR | PHONE | INFO/ASSIST |           |  |  |
| 2017117261 | 9/8/2017 6:16:37PM   | MENTAL PATIENT      | 102 CHESTNUT DR | PHONE | UNFOUNDED   |           |  |  |
| 1          | MISSING PERSON-HPD   |                     |                 |       |             |           |  |  |
| 2017123913 | 9/20/2017 2:13:03PM  | MISSING PERSON-HPD  | 102 CHESTNUT DR | PHONE | INFO/ASSIST |           |  |  |
| 1          | MOTOR VEHICLE THEFT  |                     |                 |       |             |           |  |  |
| 2017156588 | 11/28/2017 4:37:59PM | MOTOR VEHICLE THEFT | 102 CHESTNUT DR | PHONE | REPORT      | 201741183 |  |  |
| 2          | PUBLIC DISTURBANCE   |                     |                 |       |             |           |  |  |
| 2017033839 | 3/17/2017 8:03:27AM  | PUBLIC DISTURBANCE  | 102 CHESTNUT DR | E911  | INFO/ASSIST |           |  |  |
| 2017150914 | 11/15/2017 7:53:34PM | PUBLIC DISTURBANCE  | 102 CHESTNUT DR | W911  | INFO/ASSIST |           |  |  |
| 1          | SUICIDE              |                     |                 |       |             |           |  |  |
| 2017118155 | 9/8/2017 1:14:45PM   | SUICIDE             | 102 CHESTNUT DR | E911  | INFO/ASSIST |           |  |  |
| 1          | SUSPICIOUS VEHICLE   |                     |                 |       |             |           |  |  |
| 2018075467 | 8/3/2018 9:13:06PM   | SUSPICIOUS VEHICLE  | 102 CHESTNUT DR | PHONE | INFO/ASSIST |           |  |  |
| 1          | VICE / MORALS        |                     |                 |       |             |           |  |  |
| 2017099587 | 8/1/2017 8:23:39AM   | VICE / MORALS       | 102 CHESTNUT DR | W911  | INFO/ASSIST |           |  |  |



CALLS FOR SERVICE  
HIGH POINT POLICE  
JANUARY 1, 2017 - CURRENT CALLS FOR SERVICE FOR REQUESTED STREET  
NO TRAFFIC CALLS INCLUDED

6/4/2018

2:48:34PM

| <u>Incident</u> | <u>Calltime</u>      | <u>Nature</u>         | <u>Address</u>   | <u>callsource</u> | <u>Dispo</u> | <u>CaseID</u> |
|-----------------|----------------------|-----------------------|------------------|-------------------|--------------|---------------|
| 1               |                      |                       |                  |                   |              |               |
| 2017145473      | 11/3/2017 6:54:53AM  | ASSIST EMS            | 410 GATEWOOD AV  | XFER              | INFO/ASSIST  |               |
| 1               |                      |                       |                  |                   |              |               |
| 2018037585      | 3/18/2018 11:53:06AM | ASSISTANCE            | 410 GATEWOOD AV  | W911              | INFO/ASSIST  |               |
| 7               |                      |                       |                  |                   |              |               |
| 2017011608      | 1/28/2017 11:18:39AM | CRIMINAL PROCESS      | 312 OAKWOOD ST   | SELF              | UNFOUNDED    |               |
| 2018073235      | 5/30/2018 7:45:37AM  | CRIMINAL PROCESS      | 312 OAKWOOD ST   | PHONE             | INFO/ASSIST  |               |
| 2017064247      | 5/22/2017 8:18:24AM  | CRIMINAL PROCESS      | 312 OAKWOOD ST   | SELF              | INFO/ASSIST  |               |
| 2018008332      | 1/18/2018 9:30:07AM  | CRIMINAL PROCESS      | 312 OAKWOOD ST   | SELF              | UNFOUNDED    |               |
| 2018008918      | 1/19/2018 1:33:37PM  | CRIMINAL PROCESS      | 410 GATEWOOD AV  | SELF              | UNFOUNDED    |               |
| 2018009190      | 1/29/2018 7:26:54AM  | CRIMINAL PROCESS      | 410 GATEWOOD AV  | SELF              | UNFOUNDED    |               |
| 2018009201      | 1/20/2018 7:58:50AM  | CRIMINAL PROCESS      | 410 GATEWOOD AV  | SELF              | UNFOUNDED    |               |
| 1               |                      |                       |                  |                   |              |               |
| 2017039653      | 3/29/2017 10:49:23PM | NON RESIDENTIAL ALARM | 228 MANDUSTRY ST | PHONE             | UNF FALSE    |               |
| 1               |                      |                       |                  |                   |              |               |
| 2018026989      | 2/25/2018 12:52:43AM | PROWLER               | 312 OAKWOOD ST   | W911              | UNFOUNDED    |               |
| 1               |                      |                       |                  |                   |              |               |
| 2018039669      | 3/22/2018 3:45:48PM  | PUBLIC DISTURBANCE    | 312 OAKWOOD ST   | W911              | INFO/ASSIST  |               |
| 1               |                      |                       |                  |                   |              |               |
| 2017145472      | 11/3/2017 6:52:52AM  | SUBJECT DOWN          | 410 GATEWOOD AV  | W911              |              |               |
| 1               |                      |                       |                  |                   |              |               |
| 2017024261      | 2/24/2017 9:48:12AM  | SUICIDE               | 312 OAKWOOD ST   | E911              | INFO/ASSIST  |               |

7/11/2018

**CALLS FOR SERVICE  
HIGH POINT POLICE  
1/1/2017 - 6/4/2018 CALLS FOR SERVICE FOR REQUESTED ADDRESSES  
NO TRAFFIC CALLS INCLUDED**

10:13:02AM

| <u>Incident</u> | <u>Calltime</u>           | <u>Nature</u>      | <u>Address</u>       | <u>Business</u>       | <u>callsource</u> | <u>Dispo</u> | <u>CaseID</u> |
|-----------------|---------------------------|--------------------|----------------------|-----------------------|-------------------|--------------|---------------|
| <b>1</b>        | <b>911 HANGUP</b>         |                    |                      |                       |                   |              |               |
| 2017152993      | 11/20/2017 4:21:44AM      | 911 HANGUP         | 2314 N CENTENNIAL ST |                       | W911              | CANCEL INFO  |               |
| <b>1</b>        | <b>ASSIST EMS</b>         |                    |                      |                       |                   |              |               |
| 2017015938      | 2/6/2017 9:20:49PM        | ASSIST EMS         | 2418 N CENTENNIAL ST | LAUREL UNIVERSITY DOI | W911              |              |               |
| <b>1</b>        | <b>CRIMINAL PROCESS</b>   |                    |                      |                       |                   |              |               |
| 2018058519      | 4/30/2018 6:58:54PM       | CRIMINAL PROCESS   | 2500 N CENTENNIAL ST |                       | PHONE             | INFO/ASSIST  |               |
| <b>1</b>        | <b>PROPERTY RELATED</b>   |                    |                      |                       |                   |              |               |
| 2017006662      | 1/17/2017 2:44:06PM       | PROPERTY RELATED   | 2320 N CENTENNIAL ST |                       | PHONE             | INFO/ASSIST  |               |
| <b>1</b>        | <b>SUSPICIOUS VEHICLE</b> |                    |                      |                       |                   |              |               |
| 2017027881      | 3/4/2017 12:28:40AM       | SUSPICIOUS VEHICLE | 2418 N CENTENNIAL ST | LAUREL UNIVERSITY DOI | PHONE             | UNFOUNDED    |               |
| <b>1</b>        | <b>TRESPASS</b>           |                    |                      |                       |                   |              |               |
| 2017140119      | 10/22/2017 11:46:25PM     | TRESPASS           | 2418 N CENTENNIAL ST | LAUREL UNIVERSITY DOI | W911              | INFO/ASSIST  |               |
| <b>1</b>        | <b>UNKNOWN TROUBLE</b>    |                    |                      |                       |                   |              |               |
| 2017056687      | 5/5/2017 9:38:13PM        | UNKNOWN TROUBLE    | 2320 N CENTENNIAL ST |                       | PHONE             | INFO/ASSIST  |               |

7





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

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

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on June 26, 2018 and before the City Council of the City of High Point on July 16, 2018 regarding **Zoning Map Amendment Case 18-07 (ZA-18-07)** 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 17, 2018, for the Planning and Zoning Commission public hearing and on July 4, 2018 and July 11, 2018, for the City Council public hearing pursuant to Chapter 160A-364 of the General Statutes of North Carolina; and

WHEREAS, the proposed amendment was adopted by the City Council of the City of High Point on **July 16, 2018**.

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

**SECTION 1**

That the Official Zoning Map of the City of High Point be amended to establish the following described area as a: **Conditional Zoning Institutional (CZ-I) District**. The property lies approximately 900 feet north of the intersection of Eastchester Drive and N. Centennial Street, between Eastchester Drive and N. Centennial Street. The property is also known as Guilford County Tax Parcels 0199548 and 0199576.

**SECTION 2**

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

**Part I. USES:**

Any uses allowed in the Institutional (I) District subject to the standards of the Development Ordinance and the specific conditions listed in this ordinance.

**Part II. CONDITIONS:**

- A. **Lot Combination:** All parcels associated with this zoning map amendment shall be combined into one parcel. This lot combination shall be completed within 180 days of the adoption of this ordinance.

B. Transportation Conditions.

1. Right-of-way Dedication: The property owner shall dedicate up to fifty-seven (57) feet of right-of-way as measured from the existing centerline of Eastchester Drive. This dedication shall take place within 180 days of the adoption of this ordinance.
2. Access:
  - a) Eastchester Drive: The property shall be limited to one (1) point of direct vehicular access to Eastchester Drive.
  - b) N. Centennial Street: The zoning site shall be limited to two (2) points of direct vehicular access to N. Centennial Street. Existing driveways in place as of July 16, 2018, that serve former single family detached dwellings, may remain until that structure is removed or converted to a multifamily dwelling use type or a nonresidential use classification.
3. Other Transportation Conditions: The City of High Point Transportation Director and the North Carolina Department of Transportation (NCDOT) shall approve the exact location and design of all access points and improvements.

SECTION 3

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

SECTION 4

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

SECTION 5

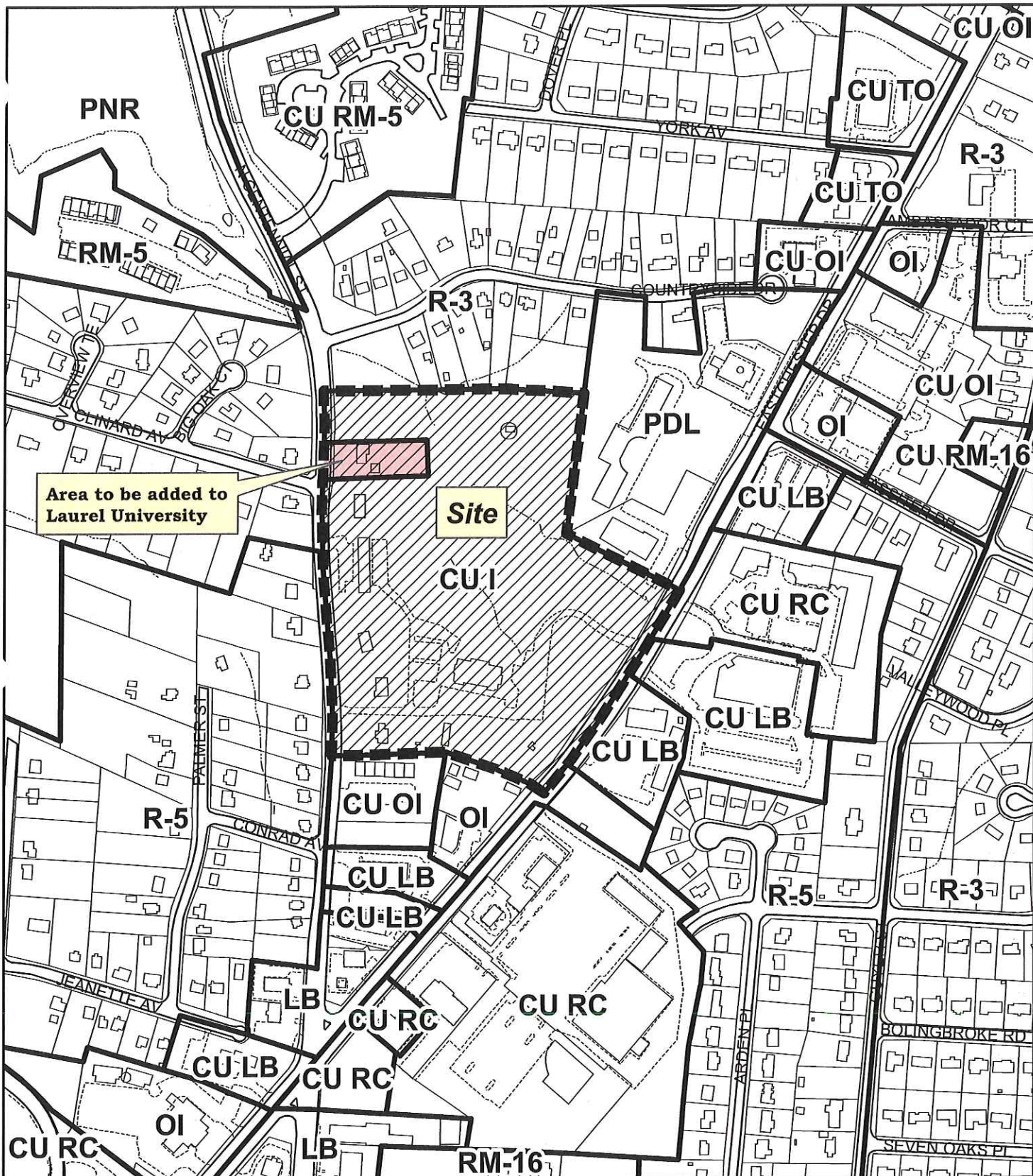
That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 6.

This ordinance shall become effective upon the date of adoption.

16<sup>th</sup> day of July, 2018.

Lisa B. Vierling, City Clerk



# **ZONING MAP AMENDMENT ZA-18-07**

**From: Residential Single Family-3 (R-3) and  
Conditional Use Institutional (CU I)  
To: Conditional Zoning Institutional (CZ I)**

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

**Planning & Development  
Department**

**City of High Point**



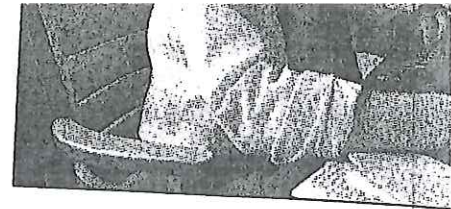
**Scale: 1"=400'**  
G:\Planning\Secure\BAC\ZMA\2018\WXDs\za18-07.mxd



bootleggers and speakeasies, with murders and bank heists, with auto theft rings and crooked card games and other unspeakable acts of immorality. That should've been plenty of sin for

WGHP-TV began taping professional wrestling matches in High Point's old Sheraton Hotel, showcasing the likes of Johnny Weaver, Wahoo McDaniel and

SEE EVENT/PAGE A2



## Article #2 Police: Problems at drug rehab houses are minimal

BY LEE SANDERLIN  
ENTERPRISE STAFF WRITER

**HIGH POINT** — Does a program that houses rehabilitating drug addicts draw more crime in the areas where the homes are located?

Statistics from the High Point Police Department obtained by The High Point Enterprise show that calls to existing houses that are part of the program are infrequent and usually deal with minor law enforcement issues.

Caring Services, a nonprofit that provides housing and drug-and-alcohol-addiction treatment services, is looking to move from its current location on Chestnut Drive to the John Wesley University campus.

A group of about 30 residents who live near the campus turned out to a High Point Planning and Zoning Commission meeting last week opposing the project, expressing worries about a potential increase in crime their neighborhoods.

According to data from the High Point Police Department, there were 57 calls for service to the 11 Caring Services properties between April 9, 2017, and April 10, 2018, a number that Police Chief Kenneth Shultz called "minimal" and "typical of other residential areas in the city."

Of the 57 calls, a majority were for police officers to make an arrest of an individual in one of Caring Services' 11 houses. Other calls included reports of larceny and public disturbance.

SEE REHAB/PAGE A2

## FLYING THE FLAG



Above: Ava N. and Ryann R. wave America received at Sat Point Farmers first 250 visitors an American flag by Craven-John Realtors in pre the July Fourth Left: Member: Moon's Strum perform at Sat farmers market



PHOTOS BY LAURA

## Doctor's heart for miss



**HIGH POINT CITY COUNCIL  
REGULAR MEETING  
COUNCIL CHAMBERS – HIGH POINT MUNICIPAL BUILDING  
June 18, 2018 – 5:30 P.M**

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

*Mayor Wagner called the meeting to order at 5:30 p.m.*

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

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

**Absent:** *Council Member Wesley Hudson, (Ward 4)*

*Mayor Wagner called for a Moment of Silence. The Pledge of Allegiance followed.*

**RECOGNITIONS AND PRESENTATIONS**

**2018-218      Resolution - Wesleyan Christian Academy Men's Baseball Team**

Mayor Wagner will present a Resolution to the Wesleyan Christian Academy Men's baseball team for capturing the North Carolina Independent School Athletic Association 3-A State Championship.

*Mayor Wagner read the Resolution into the record recognizing the Wesleyan Christian Academy Men's Baseball Team for capturing the North Carolina Independent School Athletic Association 3-A State Championship.*

*Mikel Rodenberg, Assistant Coach, thanked the Mayor and City Council for the Resolution and said it was an honor to coach such outstanding young men.*

*[applause, standing ovation, and photo op followed]*

**CONSENT AGENDA ITEMS**

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

*Finance Committee Chairman Moore reported that the Finance Committee did meet on June 14, 2018 and recommended all finance-related items be placed on the Consent Agenda with a favorable recommendation. **He stated however, he would like to make a***

***motion that item number 2018-199 be placed into pending for further discussion at a future Finance Committee Meeting. Council Member Ewing seconded the motion.***

*JoAnne Carlyle, City Attorney, asked if Chairman Moore would like to go on record as to reason for placing the item in pending. Chairman Moore stated to further clarify the contract between High Point Convention & Visitors Bureau and City Council. Ms. Carlyle stated that the Economic Development Agreement contained a document this Council had not yet agreed to.*

***Motion carried unanimously with the following 8-0 vote.***

**Aye (8):** Mayor Wagner, Mayor Pro Tem Williams, At-Large Council Member Moore, At-Large Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Jones, and Council Member Ewing

**Absent (1):** Council Member Hudson

***Finance Committee Chairman Moore made a motion to approve the balance of the Consent Agenda. Council Member Ewing made a second. Motion carried unanimously with the following unanimous 8-0 vote.***

**Aye (8):** Mayor Wagner, Mayor Pro Tem Williams, At-Large Council Member Moore, At-Large Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Jones, and Council Member Ewing

**Absent (1):** Council Member Hudson

*Note: Although one motion was made to approve/adopt these matters under the Finance Committee Consent Agenda, action on all of these matters will be reflected throughout the Consent Agenda portion of these minutes as being made and seconded by the same persons.*

**2018-196      Ordinance - Budget Amendment - Insurance Reserve Fund**

City Council is requested to adopt an ordinance amending the 2017-2018 Annual Budget to appropriate funds in the amount of \$1,240,610 for expenditures for the Insurance Reserve Fund projected to exceed the budget due to increased health and dental care costs.

Adopted Ordinance amending the 2017-2018 Annual Budget to appropriate funds in the amount of \$1,240,610 for expenditures for the Insurance Reserve Fund.

**A motion was made by Finance Committee Chairman Moore, seconded by Council Member Ewing that this matter be adopted. The motion carried with the following unanimous 8-0 vote:**



Aye (8): Mayor Wagner, Mayor Pro Tem Williams, At-Large Council Member Moore, At-Large Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Jones, and Council Member Ewing

Absent (1): Council Member Hudson

**Ordinance No. 7423**

**Ordinance book, Volume XX Page 52**

**Introduced: June 18, 2018 Adopted: June 18, 2018**

**2018-197 Ordinance - Budget Amendment - Market Authority**

City Council is requested to adopt an ordinance amending the 2017-2018 Annual Budget to appropriate funds in the amount of \$75,000 for additional revenue received from Occupancy Tax and Showroom tax that have been received above the amount budgeted.

Adopted an Ordinance amending the 2017-2018 Annual Budget to appropriate funds in the amount of \$75,000 for additional revenue received from Occupancy Tax and Showroom tax that have been received above the amount budgeted.

**A motion was made by Finance Committee Chairman Moore, seconded by Council Member Ewing that this matter be adopted. The motion carried with the following vote:**

Aye (8): Mayor Wagner, Mayor Pro Tem Williams, At-Large Council Member Moore, At-Large Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Jones, and Council Member Ewing

Absent (1): Council Member Hudson

**Ordinance No. 7424**

**Ordinance Book, Volume XX, Page 53**

**Introduced: June 18, 2018 Adopted June 18, 2018**

**2018-198 International Home Furnishings Market Authority - 2018-2019 Annual Budget**

City Council is requested to consider the FY 2018-2019 annual budget for the International Home Furnishings Market Authority (Market Authority).

Approved the International Home Furnishings Market Authority 2018-2019 Annual Budget.

**A motion was made by Finance Committee Chairman Moore, seconded by Council Member Ewing that this matter be adopted. The motion carried unanimously with the following unanimous 8-0 vote:**

Aye (8): Mayor Wagner, Mayor Pro Tem Williams, At-Large Council Member Moore, At-Large Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Jones, and Council Member Ewing

Absent (1): Council Member Hudson

**2018-199 High Point Convention & Visitors Bureau - 2018-2019 Annual Budget/Contract**

City Council is requested to consider the annual budget for the High Point Convention & Visitors Bureau (CVB) for FY 2018-2019 and authorize the City Manager to execute contract between the High Point Convention and Visitors Bureau for FY 2018-2019.

**A motion was made by Finance Committee Chairman Moore, seconded by Council Member Ewing that this matter be referred back to the Finance Committee for further discussion. The motion carried unanimously with the following 8-0 vote:**

Aye (8): Mayor Wagner, Mayor Pro Tem Williams, At-Large Council Member Moore, At-Large Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Jones, and Council Member Ewing

Absent (1): Council Member Hudson

**2018-200 City of High Point/Forsyth County - Tax Collection**

Council is requested to authorize the appropriate City Official to execute an agreement between Forsyth County and the City of High Point for the collection of the 2018 and for the collection of 2017 and prior years' taxes by the Forsyth County Tax Administration office for areas of High Point located in Forsyth County.

Approved the Authorization for the appropriate City Official to execute an agreement between Forsyth County and the City of High Point for the collection of the 2018 and for the 2017 and prior years' taxes by the Forsyth County Tax Administration office for areas of High Point located in Forsyth County.

**A motion was made by Finance Committee Chairman Moore, seconded by Council Member Ewing, that this matter be approved. The motion carried unanimously with the following 8-0 vote:**

Aye(8): Mayor Wagner, Mayor Pro Tem Williams, At-Large Council Member Moore, At-Large Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Jones, and Council Member Ewing

Absent (1): Council Member Hudson

**2018-201     Contract - Hazen & Sawyer - Eastside WWTP Incinerator Restart Project**

City Council is requested to approve a professional engineering service agreement to Hazen and Sawyer in the amount of \$492,830.00 for Eastside Waste Water Treatment Plant incinerator restart project.

Approved a professional engineering service agreement to Hazen and Sawyer in the amount of \$492,830.00 for Eastside Waste Water Treatment Plant incinerator restart project.

**A motion was made by Finance Committee Chairman Moore, seconded by Council Member Ewing, that this matter be approved. The motion carried unanimously by the following unanimous 8-0 vote:**

Aye (8): Mayor Wagner, Mayor Pro Tem Williams, At-Large Council Member Moore, At-Large Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Jones, and Council Member Ewing

Absent (1): Council Member Hudson

**2018-202     Contract - Temporary Services - Material Recovery Facility**

Council is requested to approve a contract with People Ready in the estimated amount of \$100,000.00 - \$120,000.00 to provide temporary labor services at the Material Recovery Facility (MRF).

Approved a contract with People Ready in the estimated amount of \$100,000.00 - \$120,000.00 to provide temporary labor services at the Material Recovery Facility (MRF).

**A motion was made by Finance Committee Chairman, seconded by Council Member Ewing, that this matter be approved. The motion carried unanimously by the following unanimous 8-0 vote:**

Aye (8): Mayor Wagner, Mayor Pro Tem Williams, At-Large Council Member Moore, At-Large Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Jones, and Council Member Ewing

Absent (1): Council Member Hudson

**2018-203     Contract - Water and Sewer Scheduled Maintenance**

City Council is requested to award a contract to Breece Enterprises, Inc. in the amount of \$338,105.00 for the Water and Sewer Scheduled Maintenance.

Approved a contract to Breece Enterprises, Inc. in the amount of \$338,105.00 for the water and sewer scheduled maintenance.



**A motion was made by Finance Committee Chairman, seconded by Council Member Ewing, that this matter be approved. The motion carried unanimously by the following unanimous 8-0 vote:**

Aye (8): Mayor Wagner, Mayor Pro Tem Williams, At-Large Council Member Moore, At-Large Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Jones, and Council Member Ewing

Absent (1): Council Member Hudson

**2018-204      Contract - Sidewalk Improvements**

City Council is requested to award a contract to ASJ Wilson Construction, Inc. in the amount of \$886,541.70 for eight new sidewalk projects. These projects were identified and prioritized by the High Point Department of Transportation.

Approved a contract with ASJ Wilson Construction, Inc. in the amount of \$886,541.70 for eight new sidewalk projects.

**A motion was made by Finance Committee Chairman Moore, seconded by Council Member Ewing, that this matter be approved. The motion carried unanimously by the following unanimous 8-0 vote:**

Aye (8): Mayor Wagner, Mayor Pro Tem Williams, At-Large Council Member Moore, At-Large Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Jones, and Council Member Ewing

Absent (1): Council Member Hudson

**2018-205      Budget Ordinance Amendment - Sidewalk Improvements**

City Council is requested to adopt an ordinance amending the 2017-2018 Annual Budget to appropriate funds in the amount of \$107,000.00 for the sidewalk improvement contract project.

Adopted an Ordinance amending the 2017-2018 Annual Budget to appropriate funds in the amount of \$107,000.00 for the sidewalk improvement contract project.

**A motion was made by Finance Committee Chairman Moore, seconded by Council Member Ewing, that this matter be adopted. The motion carried unanimously by the following unanimous 8-0 vote:**

Aye (8): Mayor Wagner, Mayor Pro Tem Williams, At-Large Council Member Moore, At-Large Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Jones, and Council Member Ewing

Absent (1): Council Member Hudson

**Ordinance No. 7425****Ordinance Book, Volume XX, Page 54****Introduced: June 18, 2018 Adopted June 18, 2018****2018-206      Contract - Purchase and Install New Parking Access and Revenue Control System**

City Council is requested to approve a contract with Southern Time in the amount of \$209,392.00 for the purchase and installation of a new PARC (Parking Access and Revenue Control) system at the Plaza and Broad Street parking decks.

Approved a contract with Southern Time in the amount of \$209,392.00 for the purchase and installation of a new PARC (Parking Access and Revenue Control) system at the Plaza and Broad Street parking decks.

**A motion was made by Finance Committee Chairman Moore, seconded by Council Member Ewing, that this matter be approved. The motion carried unanimously by the following unanimous 8-0 vote:**

Aye (8): Mayor Wagner, Mayor Pro Tem Williams, At-Large Council Member Moore, At-Large Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Jones, and Council Member Ewing

Absent (1): Council Member Hudson

**2018-207      Contract - New Flyer Industries - New City Transit Bus**

City Council is requested to award a contract to New Flyer Industries in the amount of \$467,639.90 for the purchase of a bus to replace a bus in the current fleet that is no longer serviceable.

Approved a contract to New Flyer Industries in the amount of \$467,639.90 for the purchase of a bus to replace a bus in the current fleet that is no longer serviceable.

**A motion was made by Finance Committee Chairman Moore, seconded by Council Member Ewing, that this matter be approved. The motion carried unanimously by the following 8-0 vote:**

Aye (8): Mayor Wagner, Mayor Pro Tem Williams, At-Large Council Member Moore, At-Large Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Jones, and Council Member Ewing

Absent (1): Council Member Hudson

**REGULAR AGENDA ITEMS****FINANCE COMMITTEE** - Council Member Moore, Chair*Committee Members: Jones, Hudson, and Ewing***2018-208      Public Hearing - Transit Operating and Capital Grant Application**

Monday, June 18, 2018 at 5:30 p.m. is the date and time established to receive public comments on the filing of the FY2019 FTA Section 5307 operating, capital and planning grant application for High Point Transit and the Thomasville portion of Davidson County Transportation System.

*Finance Committee Chairman Moore, opened the Public Hearing for Item number 2018-208 and asked if there was anyone present who would like to offer comments. There being no one present to comment, he closed the Public Hearing.*

**Finance Committee Chairman Moore, made a motion to adopt the Resolution authorizing the City Manager to enter into a Contract with the North Carolina Department of Transportation (NCDOT) to assist in the funding of transit planning task and authorize the staff to proceed with the filing of grant applications to the FTA. Council Member Peters seconded the motion. Motion carried unanimously with an 8-0 vote:**

Aye (8): Mayor Wagner, Mayor Pro Tem Williams, At-Large Council Member Moore, At-Large Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Jones, and Council Member Ewing

Absent (1): Council Member Hudson

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

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

*Note: This matter was initially heard by the City Council at the May 21, 2018 Meeting and action was taken at that time to refer the matter back to the Finance Committee for further discussion.*

**2018-100      High Point Area Arts Council Assistance Agreement**

City Council is requested to approve an Agreement providing assistance from the City of High Point of up to \$181,324.00 over the next two fiscal years for the satisfaction of a \$362,648 mortgage associated with the High Point Area Arts Council purchase of property located at 121 S. Centennial Street. (This item will be discussed at the July 16, 2018 Council Meeting.)



*Note: This matter was initially heard by Council on April 2, 2018, at which time it was tabled and sent to the Finance Committee for further discussion. It was discussed by the Finance Committee on May 3, 2018, and forwarded back to the City Council with no recommendation. It was again discussed at the May 7, 2018 City Council meeting. At the May 7, 2018 meeting, a series of motions were made including denial of the Arts Council Agreement, which did not pass. the prevailing motion was to refer it to the Prosperity & Livability Committee for further discussion. The matter was again discussed by the Prosperity & Livability Committee on May 9, 2018 and after another lengthy discussion no recommendation was made. However, the Committee agreed to discuss it further at their June 6th meeting. The Prosperity & Livability Committee met and discussed this request again at their June 6, 2018 meeting. At this meeting, a motion was made to approve a matching grant up to \$90,000 for next year, however, the motion resulted in a 2-2 tie vote of the Committee. This item will be discussed at the July 16, 2018 Council Meeting.*

COMMUNITY HOUSING, NEIGHBORHOOD DEVELOPMENT AND PUBLIC SAFETY COMMITTEE - Council Member Golden, Chair  
Committee Members: Peters, Scarborough, and Williams

**2018-210     Ordinance to Demolish - 308 Park Street**

City Council is requested to adopt an ordinance ordering the housing inspector to effectuate the demolition of a dwelling located at 308 Park Street belonging to Anthony Pearson & Sylvia Davis.

*Lori Loosemore, Local Codes Enforcement Supervisor, stated this case was part of the old cases with the old software. The new case was started on January 27, 2017. A hearing was held on October 24, 2017 and no one appeared for the hearing. It was determined the house exceeded 65% of the value of the structure and an Order to Repair or Demolish was issued on November 8, 2017 with a compliance date of December 8, 2017. As to date no repairs have been made to the structure. Property taxes are delinquent in the amount of \$2,184.00.*

*There was no one present to speak regarding this housing case.*

Adopted an Ordinance ordering the housing inspector to effectuate the demolition of a dwelling located at 308 Park Street.

**A motion was made by Council Member Golden, seconded by Mayor Pro Tem Williams, that this Demolition Ordinance be adopted. The motion carried by the following unanimous 8-0 vote:**

Aye (8): Mayor Wagner, Mayor Pro Tem Williams, At-Large Council Member Moore, At-Large Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Jones, and Council Member Ewing

Absent (1): Council Member Hudson

**Ordinance No. 7426****Ordinance Book, Volume XX, Page 55****Introduced: June 18, 2018 Adopted: June 18, 2018****2018-211****Ordinance to Demolish - 308 Fourth Street**

City Council is requested to adopt an ordinance ordering the housing inspector to effectuate the demolition of a dwelling located at 308 Fourth Street belonging to SHJ Capital LLC.

*Lori Loosemore, Local Codes Enforcement Supervisor, advised this case was originally started due to a fire that started August 26, 2017. Inspection on the structure was performed on September 7, 2017 and a hearing was held on September 28, 2017. No one appeared for the hearing. It was determined that the property repairs exceeded 65% of the value of the property. An order to demolish was issued October 12, 2017 with a compliance date of November 13, 2017. She noted that the Inspector spoke with a previous representative, James Campbell, with SHJ Capital on several occasions and Mr. Campbell advised the Inspector that he knew the house had burned and he would need to speak with his boss concerning the plans for the property. She shared photographs of the property and noted the property is still in bad condition.*

*Dawn Agenon, Representative from Schwarz Properties, stated per her conversation with Lori Loosemore, that Ms. Loosemore asked that the structure be boarded up to ensure no one could physically walk inside the residence, clear up loose trees and debris, as well as the garbage behind the home. She stated those issues have been corrected. She advised that Ms. Loosemore stated as long as individuals could not physically walk in the unit that she would have more time to get things done. There was an asbestos report performed as requested, as well as a utility disconnect and a demolished structured permit executed on June 12, 2018. She asked for an additional 30 days to get proper statements and bids for demolishing the structure.*

*Chairman Golden asked if the house was boarded up prior to the fire? Ms. Agenon replied yes, every time she goes by the property she has to issue a new maintenance order to secure the unit, and noted that one was issued today. Chairman Golden pointed out she had pulled a temporary permit, but it was pulled because the City was waiting on an asbestos report which needed a contractor to access the issue. Chairman Golden stated he wasn't sure if his question was answered and asked the question again about how long the property has been vacant? Ms. Agenon replied, probably since January.*

*Council Member Ewing asked if it was this January or last January? Ms. Agenon replied she was not sure about the date of the fire. Mayor Wagner stated the fire occurred in August 2017. Ms. Agenon then replied since the fire in August 2017.*

*Council Member Moore asked how long she had owned the property? Ms. Agenon replied she was not sure how long J&S Capital has owned the property, but it has been for a number of years.*

*For clarification purposes, Chairman Golden asked Ms. Agenon if she was asking for time for them to do the demolition and she replied that she was and was in the process of getting some bids for the demolition.*

*Mayor Wagner noted that the Order to Repair or Demolish went out last year and asked why she had not received bids at that time. Ms. Agenon stated she was not sure why the Property Manager before her did not get bids. She stated that J&S Capital just merged with Schwarz Properties and they have changed how things are managed.*

*Council Member Jones stated if the City moves forward with the Order to Demolish, she would still have a few weeks to get the bids and possibly have it done on their own versus the City paying to have the demolition done.*

*A discussion ensued regarding the request.*

**A motion was made by Chairman Golden, seconded by Council Member Ewing, that the property owner be given a 30-day extension and be placed back on the Agenda for the July 16, 2018, City Council Meeting. The motion carried by the following unanimous 8-0 vote:**

Aye(8): Mayor Wagner, Mayor Pro Tem Williams, At-Large Council Member Moore, At-Large Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Jones, and Council Member Ewing

Absent (1): Council Member Hudson

#### PENDING ITEMS

##### **2018-144     Ordinance - Demolition of Structure - 1505 East Avenue**

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

*Note: This item was placed in Pending at the May 7, 2018 City Council Meeting.*

PLANNING & DEVELOPMENT COMMITTEE - Mayor Pro Tem Williams, Chair  
Committee Members: Jones, Moore, and Scarborough

##### **2018-213     City of High Point - Historic Marker Request**

A request by the City Manager's Office for approval of a Historic Marker recognizing the Washington Street Historic District at the northwest corner of Washington Street and Fourth Street.

*David Fencl, Senior Planner, stated this is a marker request from the City Manager's Office recognizing the Washington Street Historic District that will be placed at the corner of Fourth Street and Washington Street. The policy that was adopted by Council*



*in 2016 provides guidelines and criteria to facilitate the selection and placement of the roadside markers, and requires the Historic Preservation Committee to review the marker request and compare to the guidelines prior to consideration by City Council. The Historic Preservation Committee met on May 9, 2018 and recommended approval. This is the City's fourth marker request under this new policy.*

Approved a Historic Marker recognizing the Washington Street Historic District at the corner of Washington Street and Fourth Street.

*Mayor Pro Tem Williams stated he was pleased with this request.*

*For clarification purposes, Council Member Ewing asked what the funding source for the marker would be. Randy McCaslin, Deputy City Manager, stated this Historical Marker is part of the City Streetscape Plan and there are funds available for the project.*

**A motion was made by Mayor Pro Tem Williams, seconded by Council Member Moore, that this matter be approved. The motion carried unanimously by the following 8-0 vote:**

Aye (8): Mayor Wagner, Mayor Pro Tem Williams, At-Large Council Member Moore, At-Large Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Jones, and Council Member Ewing

Absent (1): Council Member Hudson

**2018-214 Lighttower Fiber / Fibertech - Right-of-Way Encroachment RE-18-0005**

A request by Lighttower Fiber Network / Fibertech Networks to install a small cell antenna pole within the Gatewood Avenue right-of-way.

*Justin Westbrook, Senior Planner, explained in 2015, City Council approved a right-of-way encroachment for this applicant for a similar pole along Gatewood Avenue. In association with the construction of the baseball stadium, it was determined by the applicant, that the encroachment location was in conflict with the construction of the baseball stadium, and is required to relocate. He shared drawings and photographs regarding the placement of the tower. He noted the stealth pole will resemble the existing street light poles used by the City in that area.*

*Council Member Moore asked if the tower was going to perform the right-of-way functions? Mr. Westbrook answered no, this is a request by Lighttower and Fibertech which is a utility provider of cellular signals. Through the last several years, they have proposed several of these poles throughout the City. The small cell antenna provides cellular service for Sprint.*

Approved a request by Lighttower Fiver Network/Fibertech Networks to install a small cell antenna pole within the Gatewood Avenue right-of-way.

**A motion was made by Mayor Pro Tem Williams, seconded by Council Member Golden, that this matter be approved. Motion carried unanimously with an 8-0 vote:**

Aye (8): Mayor Wagner, Mayor Pro Tem Williams, At-Large Council Member Moore, At-Large Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Jones, and Council Member Ewing

Absent (1): Council Member Hudson

#### GENERAL BUSINESS AGENDA

##### **2018-215      City Council Travel Policy - Final**

City Council is requested to approve the City Council Travel Policy. (An interim Policy was approved on March 5, 2018 with the knowledge that a more comprehensive policy would be before City Council for approval).

*Mayor Wagner noted that Council approved a portion of this policy in March 2018 and what is before Council now is the remainder of the Policy.*

*Eric Olmedo, Budget and Administrative Director, stated this policy is more aligned with the general travel policy for all employees. It outlines all the different policies related to lodging, air fare, as well as sets the GSA reimbursement rate for meal reimbursements.*

Approved the City Council Travel Policy.

**A motion was made by Council Member Ewing, seconded by Council Member Jones, that this matter be approved. The motion carried unanimously by the following unanimous 8-0 vote:**

Aye (8): Mayor Wagner, Mayor Pro Tem Williams, At-Large Council Member Moore, At-Large Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Jones, and Council Member Ewing

Absent (1): Council Member Hudson

##### **2018-217      Boards & Commissions - Reappointment - ABC Board**

Mayor Wagner is requesting that City Council confirm the reappointment of Mary Lou Blakeney to the High Point Alcoholic Beverage Control Board (ABC) for a second term. Reappointment will be effective immediately and will expire February 8, 2021.

*Council Member Ewing stated that Ms. Blakeney is a very active member of the Board and currently serves at the Secretary. The Board is fortunate to have her.*

*Mayor Wagner stated he has heard nothing but positive things about her service on the Board.*

**A motion was made by Council Member Ewing, seconded by Mayor Pro Tem Williams, that this matter be approved. The motion carried by the following unanimous 8-0 vote:**

Aye (8): Mayor Wagner, Mayor Pro Tem Williams, At-Large Council Member Moore, At-Large Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Jones, and Council Member Ewing

Absent (1): Council Member Hudson

**2018-216     Approval of Minutes**

Regular Meeting of City Council; Monday, June 4th @ 5:30 p.m.

Prosperity & Livability Committee Meeting; Wednesday, June 6th @ 9:00 a.m.

**A motion was made by Mayor Pro Tem Williams, seconded by Council Member Ewing, that the preceding minutes be approved as submitted. The motion carried by the following unanimous 8-0 vote:**

Aye (8): Mayor Wagner, Mayor Pro Tem Williams, At-Large Council Member Moore, At-Large Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Jones, and Council Member Ewing

Absent (1): Council Member Hudson

**ADJOURNMENT**

*Mayor Pro Tem Williams recognized the High Point Police Department and High Point University for the Youth Academy. He stated it is impressive what these two entities will be doing over the next couple of weeks in grooming our next leaders. He encouraged Council and colleagues to go by and observe the wonderful things being done.*

**There being no further business to come before the Council, the meeting adjourned at 6:11 p.m. upon motion by Council Member Ewing and seconded by Council Member Jones.**

Respectfully Submitted,

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Jay W. Wagner, Mayor

Attest:

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Sandra Keeney, Deputy City Clerk



# CITY OF HIGH POINT

## AGENDA ITEM



**Title:** Ordinance to Demolish –1405 East Ave.

**From:** Michael McNair, Director  
Community Development & Housing

**Meeting Date:** 7/16/18

**Public Hearing:** No

**Advertising Date:**

**Advertised By:**

**Attachments:**

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

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### **PURPOSE:**

A request by Community Development and Housing – Local Codes Section to adopt an ordinance ordering the inspector to demolish the dwelling at 1405 East Avenue.

### **BACKGROUND:**

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 12/20/17. No action occurred by the compliance date of 1/29/18. The necessary repairs to the dwelling exceed its current tax value and the demolition is warranted.

### **BUDGET IMPACT:**

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

### **RECOMMENDATION / ACTION REQUESTED:**

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

### **PENDING ACTION:**

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

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

**ORDINANCE  
REQUEST:**

Ordinance to Demolish

**PROPERTY  
ADDRESS:**

1405 East Ave.

**OWNER:**

Katie Gill Evans Estate

**REASON FOR  
INSPECTION:**

Old case from previous Software used

**FIRST  
INSPECTION:**  
11/16/17

Summary of Major Violations  
1. Repair or replace roof sheathing & covering  
2. Repair or replace chimney  
3. Repair or replace porch floor and posts  
4. Repair or replace damaged ceiling joists & rafters  
5. Repair or replace damaged ceiling

**HEARING  
RESULTS:**  
12/20/17

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

**ORDER(S)  
ISSUED:**  
12/20/17

Order to Repair or Demolish  
Date of Compliance 1/29/18

**APPEALS:**

No appeals to date.

**OWNER  
ACTIONS:**

None

**1405 East Avenue**

**CRAWFORD AV**

**DAY PL**

**UNDERHILL ST**

**WEST AV**

**Site**

**EAST AV**

**N DOWNING ST**

**ECCLLES PL**

**HENLEY ST**

**N UNIVERSITY PW**

**WASHINGTON ST**

**E MARTIN LUTHER KING JR DR**

**ST**



**Scale: 1"=200'**

G:/Planning/Secure/ba-pz/  
Inspections/PresentMap200.mxd





1405

PRIVATE  
PROPERTY















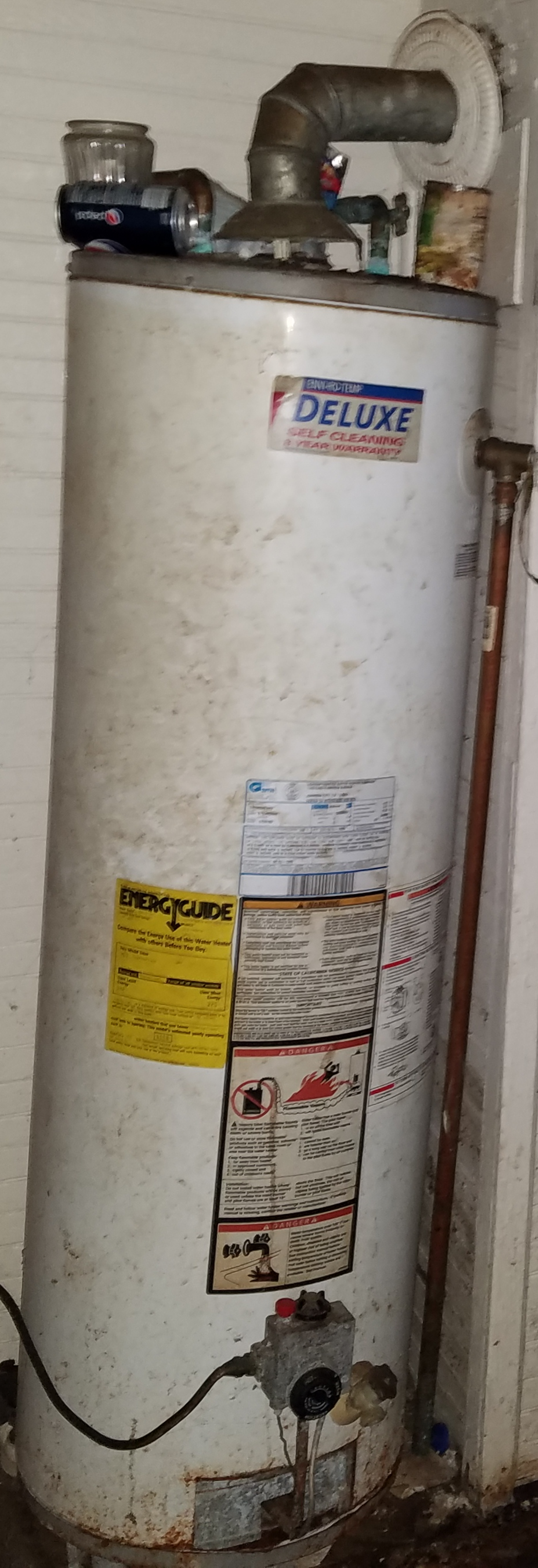






MVP



















# CITY OF HIGH POINT

## AGENDA ITEM



### **Title: Appointment/Reappointments – Citizens Advisory Council**

**From:** Mayor Jay Wagner  
Council Member Golden  
Mayor Pro Tem Williams

**Meeting Date:** July 16, 2018

**Public Hearing:** N/A

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

**Attachments:** N/A

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#### **PURPOSE:**

To confirm appointment/reappointments to the Citizens Advisory Council.

#### **BACKGROUND:**

Mayor Wagner is recommending the reappointment of Donald Belton to the Citizens Advisory Council and Mayor Pro Tem Williams is recommending the appointment of Cyril Jefferson. Both appointments are effective immediately and will expire May 31, 2020. Council Member Golden is recommending the reappointment of Willie Davis as the Ward 1 appointment. This appointment will be effective immediately and will expire May 31, 2021.

#### **BUDGET IMPACT:**

N/A

#### **RECOMMENDATION / ACTION REQUESTED:**

Council is requested to confirm these appointment/reappointments to the Citizens Advisory Council.

#### **Approved**

High Point City Council  
July 16, 2018



# CITY OF HIGH POINT

## AGENDA ITEM



### **Title: Reappointment – Deborah Davis**

**From:** Mayor Jay Wagner

**Public Hearing:** N/A

**Attachments:** N/A

**Meeting Date:** July 16, 2018

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

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#### **PURPOSE:**

To confirm the reappointment of Deborah Davis to the Board of Adjustment.

#### **BACKGROUND:**

Mayor Wagner is recommending the reappointment of Deborah Davis to the Board of Adjustment. Reappointment will be effective immediately and will expire July 1, 2021.

#### **BUDGET IMPACT:**

N/A

#### **RECOMMENDATION / ACTION REQUESTED:**

Council is requested to confirm the reappointment of Deborah Davis to the Board of Adjustment effective immediately and expiring July 1, 2021.

#### **Approved**

High Point City Council

July 16, 2018



City Clerk's Office

Sandra Keeney

DEPUTY CITY CLERK



July 18, 2018

Deborah Davis  
3951 Cobblestone Bend  
High Point, NC 27265

RE: Reappointment – Board of Adjustment

Dear Deborah Davis:

During an official meeting of the High Point City Council held on July 16, 2018, you were unanimously reappointed to serve as a member on the Board of Adjustment. Your appointment will be effective July 1, 2018 and will expire July 1, 2021.

Our Boards and Commissions play an important role in our community, and in order to carry out this role, we need interested volunteers such as yourself who are willing to give of their time and talents while carrying out the duties and responsibilities they assume as members.

We sincerely appreciate your willingness to serve as a Member of this very important Board. If I can be of any further assistance to you, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink that reads "Sandra Keeney". The signature is fluid and cursive.

Sandra Keeney  
Deputy City Clerk



# CITY OF HIGH POINT

## AGENDA ITEM



**Title:** Interlocal Agreement – Piedmont Discovery Application

**From:** Lee Tillery –Parks and Recreation Director

**Meeting Date:** July 16, 2018

**Public Hearing:** N/A

**Advertising Date:** N/A

**Advertised By:** N/A

**Attachments:** Interlocal Agreement  
Resolution Authorizing the Execution of An Interlocal Agreement

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### **PURPOSE:**

The Piedmont Discovery Project is an online application that will provide a platform for the public to search and locate parks, trails and other recreational amenities located in High Point, Greensboro and Guilford County. The interlocal agreement is built around these three entities and the management, marketing and administration of the application.

### **BACKGROUND:**

The three entities have been working together for the last two years in the creation and development of this application. The goal is to make information about parks, trails and amenities in the region readily accessible and provide more information about all Parks and Recreation Departments involved. The City of High Point will be responsible for a one-time contribution of \$3,000 and the City of Greensboro will be responsible for hosting the data and maintaining the framework of the application.

### **BUDGET IMPACT:**

The project requires a one-time contribution from the City of High Point in the amount of \$3,000.00.

### **RECOMMENDATION / ACTION REQUESTED:**

The Parks and Recreation Department recommends Council approve the agreement and endorse the resolution authorizing the execution of the agreement.



**RESOLUTION AUTHORIZING THE EXECUTION OF  
AN INTERLOCAL AGREEMENT BETWEEN THE CITY HIGH POINT, NC; CITY OF  
GREENSBORO, NC; AND COUNTY OF GUILFORD, NC FOR THE PIEDMONT  
DISCOVERY ONLINE PARK AND TRAIL LOCATOR**

**BE IT RESOLVED**, that the High Point City Council hereby authorizes the City Manager and the City Clerk to execute the attached Interlocal Agreement between Guilford County, the City of Greensboro, and the City of High Point (“Agreement”). The Agreement provides for a one-time contribution of \$3,000 from the City of High Point for the sole purpose of aiding in the costs for the Piedmont Discovery Online Park and Trail Locator application suitable for desktop and mobile uses, which will provide a platform for the public to search for and find parks, trails and amenities that are managed by the City of High Point, the City of Greensboro, and Guilford County.

Adopted this the 16th day of July, 2018.

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Mayor Jay W. Wagner

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Lisa B. Vierling  
High Point City Clerk



**COUNTY OF GUILFORD**

**INTERLOCAL AGREEMENT**

**STATE OF NORTH CAROLINA**

**THIS INTERLOCAL AGREEMENT** (“Agreement”) made and entered into on \_\_\_\_\_ day of July, 2018 by the **CITY OF GREENSBORO**, a municipal corporation in the state of North Carolina (“Greensboro”), and **CITY OF HIGH POINT**, a municipal corporation in the state of North Carolina (“High Point”), and **GUILFORD COUNTY**, a body politic and corporate (“County”). Greensboro, High Point and County will hereafter be individually known as “Party” and collectively known as “Parties”.

**WITNESSETH**

**WHEREAS**, the Parties have the desire to develop an online park and trail locator application, suitable for the desktop and mobile users. The app will be called “Piedmont Discovery” (“Project”), which will provide a platform for the public to search for and find parks, trails, and amenities that are managed by each of the three Parties; and

**WHEREAS**, the North Carolina General Statutes in Chapter 160A, Article 20, provides that units of local government may enter into agreements in order to execute an undertaking providing for the continual exercise by one unit of any power, function or right; and

**WHEREAS**, the governing bodies of the Greensboro, High Point, and the County, finding that this Agreement is in the best interest to the public safety and welfare, have ratified this Agreement by resolutions being recorded and spread upon their respective minutes; and

**THEREFORE**, in consideration of the mutual covenants, terms and conditions contained in this Agreement herein accruing to the benefit of each of the respective parties hereto and other good and valuable consideration, receipt and sufficiency of which is acknowledged by the Greensboro, High Point and the County, the Parties agree as follows:

1. **Formation of Piedmont Discovery Advisory Board.** The purpose of the Advisory Board is to oversee the Project application, marketing, and growth of the regional application. Each Party will have one voting representative, to be appointed by Party’s Park & Recreation Director. Decisions will be based on majority rule. The application will operate for the benefit of the region, and not specifically for one Party. Greensboro’s IT/GIS Division will be responsible for hosting the data for the application and maintaining the framework of the application.

2. **Piedmont Discovery Application.** The application will be branded with the Piedmont Discovery logo, not individual Party logos. The Parties will adhere to mutually agreed upon data structures.



3. **Environmental Systems Research Institute (ESRI).** The ESRI Software platform is a requirement for all current and future Parties. All Parties will support the marketing of the Project. Greensboro's IT/GIS Division will provide comments and usage data to each participating Party on a quarterly basis, or when requested. The Parties agree to consistently update the ESRI files for parks and trails simultaneously with public information releases. For Parties whom participate in the Project who have parks and trails open to the public who fail to review data on an annual basis will lose their voting ability.

4. **Growth and Incorporation of Other Entities.** Any group wishing for their data to be included must have it in the ESRI platform. Data Storage will be centralized, with initial housing by Greensboro. The Greensboro IT/GIS Division may decentralize data storage back to each jurisdiction, but if that occurs, data structures shall remain identical to all participants. Any new entities must wait one year after the official launch to join the Project. In order for any entity to be added as a party to the Project, the entity shall agree to terms of the Project application and have executed and delivered a joinder to the Greensboro IT/GIS Department substantially in the form of Amendment to the Agreement. New Entities will not have a vote.

5. **Timeline.** The testing phase will last up to 6 months and is described as a trial period in which beta users work with the application developer (Greensboro GIS) to make edits to application. The public launch will directly follow the testing phase in coordination with targeted marketing efforts by the Parties. It is expected that the application will be operational within 12 months of the final execution of this Agreement.

6. **Financial Obligations.** High Point will contribute \$3,000 toward marketing and events as a one-time contribution. The County will contribute \$3,000 toward marketing and events as a one-time contribution. Greensboro will contribute \$10,000 for the application framework development as a one-time contribution.

7. **Term.** This Agreement shall be effective upon execution by all the Parties and shall continue until termination by written notice is delivered to all entities within at least ninety (90) days' of the termination. The departing Party will be entitled to a digital, current copy of the database used to support the application.

8. **Termination.** Either Party may terminate this Agreement at any time by giving a ninety (90) day written notice of such termination to the other Party. Upon termination of the Agreement or expiration of the term as set forth above, all outstanding contributions shall be paid by the Party.

9. **Notice.** All notices and other communications required or permitted by this Agreement shall be in writing and shall be given either by personal delivery, UPS, Federal Express, or certified United States mail, return receipt requested, addressed as follows:



To Greensboro:

The City of Greensboro

Fax number: \_\_\_\_\_

Email: \_\_\_\_\_

To High Point:

City of High Point

Attn: Parks & Recreation Director

211 S Hamilton St

High Point, NC 27260

Fax number: 336-822-7209

Email: lee.tillery@highpointnc.gov

To the County:

Guilford County

Attn: \_\_\_\_\_

Fax number: \_\_\_\_\_

Email: \_\_\_\_\_

A change of address, fax number, or person to receive notice may be made by either party by notice given to the other party. Any notice or other communication under this Agreement shall be deemed given and sent at the time of actual delivery, if it is personally delivered. If the notice or other communication is sent by United States mail, it shall be deemed given upon the third calendar day following the day on which such notice or other communication is deposited with the United States Postal Service or upon actual delivery, whichever first occurs.

**10. Miscellaneous.**

(a) Choice of Law and Forum. This agreement shall be governed by and construed in accordance with the law of North Carolina. The exclusive forum and venue for all actions arising out of this Agreement shall be the North Carolina General Court of Justice, in Guilford County. Such actions shall neither be commenced in nor removed to federal court.

(b) Waiver. No action or failure to act by either of the parties shall constitute a waiver of any of their rights or remedies that arise out of this Agreement, nor shall such action or failure to act constitute approval of or acquiescence in a breach thereunder, except as may be specifically agreed in writing.



(c) Performance of Government Functions. Nothing contained in this agreement shall be deemed or construed so as to in any way stop, limit, or impair the Parties from exercising or performing any regulatory, policing, legislative, governmental, or other powers or functions.

(d) Severability. If any provision of this Agreement shall be unenforceable, the remainder of this Agreement shall be enforceable to the extent permitted by law.

(e) Compliance with Law. The Parties shall comply with all applicable law.

(f) No Third Party Rights Created. This Agreement is intended for the benefit of the Parties and not any other person.

(g) Principles of Interpretation and Definitions.

(1) The singular includes the plural and the plural the singular. The pronouns "it" and "its" include the masculine and feminine References to statutes or regulations include all statutory or regulatory provisions consolidating, amending, or replacing the statute or regulation. References to contracts and agreements shall be deemed to include all amendments to them. The words "include," "including," etc. mean include, including, etc. without limitation.

(2) References to a "Section" or "section" shall mean a section of this agreement.

(3) "Contract" and "Agreement," whether or not capitalized, refer to this instrument.

(4) "Duties" includes obligations.

(5) The word "person" includes natural persons, firms, companies, associations, partnerships, trusts, corporations, governmental agencies and units, and other legal entities.

(6) The word "shall" is mandatory.

(7) The word "day" means calendar day.

(8) A definition in this agreement will not apply to the extent the context requires otherwise.

(h) Modifications. A modification of this Agreement is not valid unless signed by the Parties and otherwise in accordance with requirements of law. Further, a modification is not enforceable against each Party unless it is signed by a Manager, a Deputy or Assistant City Manager, or, in limited circumstances, a Department Director.



This Agreement contains the entire Agreement between the Parties pertaining to the subject matter of this Agreement. With respect to that subject matter, there are no promises, agreements, conditions, inducements, warranties, or understandings, written or oral, expressed or implied, between the parties, other than as set forth or referenced in this Agreement.

11. **Agreement Amendments.** The terms of this Agreement may only be modified or revised with a written amendment executed by the Parties.

**IN WITNESS WHEREOF**, each Entity has its hands and seals as of the day and year first above written.

**CITY OF GREENSBORO**

|                                                        |               |
|--------------------------------------------------------|---------------|
| _____<br>Chris Wilson<br>Greensboro Asst. City Manager | _____<br>Date |
|--------------------------------------------------------|---------------|

ATTEST:

|                                                     |               |
|-----------------------------------------------------|---------------|
| _____<br>Betsey Richardson<br>Greensboro City Clerk | _____<br>Date |
|-----------------------------------------------------|---------------|

(CITY SEAL)

This instrument has been preaudited in the manner required by the Local Government Budget and Fiscal Control Act.

|                                                 |               |
|-------------------------------------------------|---------------|
| _____<br>Deputy Greensboro City Finance Officer | _____<br>Date |
|-------------------------------------------------|---------------|

**Approved as to Form:**

|                                          |               |
|------------------------------------------|---------------|
| _____<br>Deputy Greensboro City Attorney | _____<br>Date |
|------------------------------------------|---------------|



**CITY OF HIGH POINT**

---

Greg Demko  
City Manager

Date

ATTEST:

---

Lisa Vierling  
High Point City Clerk

Date

(CITY SEAL)

This instrument has been preaudited in the manner required by the Local Government Budget and Fiscal Control Act.

---

Jeff Moore, Finance Officer

Date

**Approved as to Form:**

---

JoAnne Carlyle  
High Point City Attorney

Date



**GUILFORD COUNTY**

---

Marty K. Lawing  
Guilford County Manager

Date

ATTEST:

---

Robin B. Keller  
Guilford County Clerk to Board

Date

(COUNTY SEAL)

This instrument has been preaudited in the manner required by the Local Government Budget and Fiscal Control Act.

---

N. Reid Baker, III  
Guilford County Finance Director

Date