



# City of High Point

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

## Meeting Agenda

### City Council

*Jay W. Wagner, Mayor*

*S. Wesley Hudson, Mayor Pro Tem*

*Britt W. Moore (At Large), Tyrone Johnson (At Large), Cyril Jefferson (Ward 1), Christopher Williams (Ward 2), Monica L. Peters (Ward 3), Victor Jones (Ward 5), and Michael Holmes (Ward 6)*

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Tuesday, June 20, 2023

5:30 PM

Council Chambers

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### **ROLL CALL, MOMENT OF SILENCE, AND PLEDGE OF ALLEGIANCE**

### **RECOGNITIONS AND PRESENTATIONS**

[2023-297](#)

Proclamation - Parks & Recreation Month

Mayor Wagner will present a proclamation to staff recognizing July 2023 as Parks & Recreation month in the City of High Point.

**Attachments:** [Proclamation - Parks and Recreation Month July 2023](#)

### **FINANCE COMMITTEE - Britt Moore, Chair**

### **CONSENT AGENDA ITEMS**

[2023-286](#)

Consideration of a Resolution of the High Point City Council Authorizing Upset Bid Process for Sale of City Property Located at 810. E. Russell Avenue High Point, NC

City Council is requested to approve a resolution authorizing the upset bid process for sale of city property located at 810. E. Russell Avenue in the amount of \$7,500.00 in accordance with N.C.G.S. §160A-269.

**Attachments:** [Sale of Property 810 E. Russell Ave](#)

[2023-287](#)

Consideration of an Ordinance Amending the 2022-2023 Budget Ordinance of the City of High Point, North Carolina to Appropriate Interest Income Accumulated from American Rescue Plan Act (ARPA) Funds  
City Council is requested to approve the budget ordinance amendment for the use of interest income accumulated from the ARPA funds. Total interest accumulated is \$127,000 and will be utilized for the third-floor replacement at the High Point Public Library (\$77,000) and for general Parks and Recreation improvements (\$50,000).

**Attachments:** [American Rescue Plan Act \(ARPA\) Interest Income](#)

[2023-288](#)

Consideration of an Ordinance Amending the 2022-2023 Budget Ordinance of the City of High Point, North Carolina to allow proper

accounting of the capital lease

City Council is requested to approve a budget ordinance amendment which is necessary to properly record the City's outstanding leases and subscription-based information technology arrangements (SBITAs).

**Attachments:** [Lease amendment FY23](#)

**2023-289**

Consideration of an Ordinance Amending Title 11 Chapter 2 Section 11-2-44 of the High Point City Code Regarding Method of Determining Fare

City Council is requested to approve an ordinance to update and increase taxicab fares.

**Attachments:** [Taxicab Fare Increase](#)

**2023-290**

Consideration of a Request to Approve an Extension of the Pass-Through Grant Agreement to the High Point Chamber Foundation for the THRIVE Minority Entrepreneurship Initiative

City Council is requested to approve an extension of the Pass-Through Grant Agreement to the new completion date of July 1, 2026 and authorize appropriate City Officials to amend the Pass Through Agreement with the High Point Chamber Foundation.

**Attachments:** [THRIVE Grant Extension](#)

**2023-291**

Consideration of a Contract with Solutions of America in the amount of \$96,025 for Security Services at the City of High Point Public Library  
City Council is requested to award a contract for Security Services with Solutions of America in the amount of \$96,025 per year, for a three-year period beginning after July 1, 2023 and authorize the appropriate City Official(s) to execute the necessary documents.

**Attachments:** [Library Security Service Contract](#)

**2023-292**

Consideration of a Contract Extension with EZGO for the Golf Cart Lease Program for Oak Hollow and Blair Park Golf Courses

City Council is requested to authorize a 59-month contract extension with EZGO for the Golf Cart Lease Program in the amount of \$1,023,403.97 and authorize the appropriate City Official(s) to execute all necessary documents.

**Attachments:** [EZGO Contract Extension](#)

**2023-293**

Consideration of a Contract with HH Architecture in the amount of \$115,000 for Pre-Design Services for the New Center for Active Adults  
City Council is requested to authorize the appropriate City Official to execute a scope of services task order with HH Architecture in the amount of \$115,000 and approve the Capital Project Budget Ordinance.

**Attachments:** [HH Architecture Pre-Design Ctr for Active Adults](#)

**2023-294**

Consideration of a Municipal Agreement with North Carolina Department of Transportation (NCDOT) for Rebuilding American Infrastructure with



Sustainability and Equity (RAISE) Funding to Construct Improvements to Elm Street and Construct Phases 1-3 of the Southwest Heritage Greenway City Council is requested to approve the Municipal Agreement with NCDOT for RAISE funding for improvements to Elm Street and Phases 1-3 of the Southwest Heritage Greenway for a total cost of \$28,489,089 in which the City will budget and get reimbursed as work is completed.

**Attachments:** [NCDOT RAISE Municipal Agreement](#)

[2023-295](#)

Consideration of a Contract with Alta Engineering SE, PLLC (ALTA) in the amount of \$2,862,495.84 for Professional Engineering and Design Services for Improvements for High Point RISE along Elm Street and Phases 1-3 of the Southwest Heritage Greenway City Council is requested to award a contract with ALTA for the proposed project, approve the budget ordinance for the RAISE Grant, and authorize the appropriate City Official(s) to execute the necessary documents.

**Attachments:** [RAISE PE Contract](#)

[2023-296](#)

Consideration of Waterview Pump Station Forcemain Extension Change Order No. 3 to Baker Underground Inc. in the Amount of \$165,610.39 City Council is requested to approve Change Order No. 3 to Baker Underground Inc. in the amount of \$165,610.39 and approve a 45-day extension to the contract end date, which will be July 21, 2023.

**Attachments:** [Waterview Pump Station Forcemain Extension Change Order No 3](#)

## **COMMUNITY DEVELOPMENT COMMITTEE - Council Member Williams, Chair**

### **CONSENT AGENDA ITEMS**

[2023-268](#)

Consideration of an Ordinance to Demolish a Dwelling Located at 406 Cable Street

City Council is requested to approve and ordinance ordering the building inspector to effectuate the demolition of a dwelling at 406 Cable St.

**Attachments:** [Demo Ordinance - 406 Cable](#)

[2023-269](#)

Consideration of an Ordinance to Demolish a Dwelling Located at 1205 Filbert Place

City Council is requested to approve an ordinance ordering the building inspector to effectuate the demolition of a dwelling at 1205 Filbert Place.

**Attachments:** [Demo Ordinance - 1205 Filbert](#)

[2023-271](#)

Consideration of a Resolution of the High Point City Council Approving Conveyance of Real Property to a Nonprofit Corporation

City Council is requested to approve a resolution conveying properties to Habitat for Humanity of High Point, Archdale & Trinity in the South Side community, and that the appropriate City official and/or employee be

authorized to execute all necessary documents.

**Attachments:** [Conveyance of Property to Habitat for Humanity - 705 and 707 Tryon Avenue P](#)

## **PENDING ITEMS**

### **2023-196**

Consideration of an Ordinance to Demolish a Dwelling Located at 411 W. Willis Avenue

City Council is requested to approve an ordinance ordering the building inspector to effectuate the demolition of a dwelling at 411 W. Willis Avenue. (This item was placed in pending at the May 18, City Council Meeting.)

**Attachments:** [Ordinance 411 W Willis Ave Committee](#)

## **PLANNING & DEVELOPMENT - Mayor Jay W. Wagner**

## **PUBLIC HEARINGS**

### **2023-283**

City of High Point, Zoning Map Amendment 23-13

A request by the High Point City Council to rezone the Burton Run Subdivision, totaling approximately 60.35 acres, from the Residential Multifamily - 16 (RM-16) District and the Residential Multifamily - 26 (RM-26) District to the Single Family Residential - 5 (R-5) District. The Burton Run Subdivision is located north of the intersection of Burton Avenue and Burton Run Road.

**Attachments:** [Staff Report](#)

### **2023-284**

Stack Family LLC and Ronaldo Perdue, Annexation 23-02

A request by Stack Family LLC and Ronaldo Perdue, to consider a voluntary non-contiguous annexation of approximately 30.39 acres. The proposed annexation site is located at the southwest corner of S. Bunker Hill Road and Boylston Road. The site is addressed as 8871 & 8869 Boylston Road and 721 S. Bunker Hill Road and also known as Guilford County Tax Parcel 168991, 169142 and 169021.

**Attachments:** [Staff Report](#)

### **2023-285**

Guilford County Schools, Zoning Map Amendment 23-12

A request by Guilford County Schools to rezone approximately 30.39 acres from the Agricultural (AG) District, within Guilford County's zoning jurisdiction, to a Conditional Zoning Institutional (CZ-I) District. The site lies at the southwest corner of S. Bunker Hill Road and Boylston Road.

**Attachments:** [Staff Report](#)

## **GENERAL BUSINESS AGENDA**

### **2023-299**

Consideration of an Appointment to the Citizens Advisory Council

City Council is requested to approve the recommendation by Council

Member Holmes to appoint Victor Vincent to the Citizens Advisory Council.  
Term will be effective immediately and will expire May 31, 2024.

**Attachments:** [Appointment - Citizens Advisory Council](#)

[VINCENT, Victor](#)

[2023-298](#)

Consideration of Approval of Minutes

City Council is requested to approve the following minutes:

Finance Committee Minutes - June 1, 2023, at 4:00 p.m.

Special Meeting of the High Point City Council - June 5, 2023, at 4:30 p.m.

Regular Meeting of the High Point City Council - June 5, 2023, at 4:00 p.m.

Community Development Committee Minutes - June 6, 2023, at 4:00 p.m.

**Attachments:** [Approval of Minutes](#)

[Finance Committee Minutes - June 1, 2023](#)

[Special Meeting Minutes, June 5, 2023](#)

[Regular Meeting Minutes, June 5, 2023](#)

[Community Development Committee Meetin - June 6, 2023](#)

## **ADJOURNMENT**

**HIGH POINT CITY COUNCIL  
REGULAR MEETING  
JUNE 5, 2023 – 5:30 P.M.  
COUNCIL CHAMBERS – MUNICIPAL BUILDING**

**MINUTES**

**ROLL CALL, MOMENT OF SILENCE, AND PLEDGE OF ALLEGIANCE**

Mayor Wagner called the meeting to order at 5:31 p.m.

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

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

Mayor Wagner called for a Moment of Silence. The Pledge of Allegiance followed.

**RECOGNITIONS AND PRESENTATIONS**

**2023-274     Proclamation - American Flag Day 2023**

Mayor Wagner will present a proclamation proclaiming Saturday, June 10th as American Flag Day in the City of High Point.

*Mayor Wagner read the proclamation into the minutes proclaiming Saturday, June 10<sup>th</sup> as American Flag Day in the City of High Point.*

*[applause, photo ops]*

*Council Member Jefferson encouraged everyone to attend the Flag Day event to be held at the High Point Library on June 10<sup>th</sup> at 10:00 a.m.*

**STRATEGIC PLAN UPDATE- Blight Reduction and Marketing & Branding Initiative**

**2023-275     Strategic Plan Update**

Council Member Chris Williams, Chairman of the Community Development Committee, will recognize staff to provide an update on the Strategic Plan regarding Blight Reduction.

*Council Member Williams provided an update regarding the strategic plan report for the activities for the month of May 2023 as followed:*

*Minimum Housing*

- *19 New Citizen Complaints*
- *3 New City-initiated Cases*
- *Demolition Ordinances*
  - *8 Units with contracts out for demolition*
  - *2 Owner-initiated demolitions (1707 Welborn St and 2315 E. Green Dr)*
  - *5 Units pending repairs*
  - *(1004 Prospect St, 337 Wingo St, 613 Manley St, 524 Cross St and 1222 Carter St)*

*Public Nuisance*

- *47 New Citizen Complaints*
- *168 New City-initiated Cases*
- *284 Cases Abated*
  - *88 City abated*
  - *196 Owner abated*

*Zoning*

- *17 New Citizen Complaints*
- *29 New City-initiated Cases*
- *146 Signs Collected*

*Total Active Cases (545)*

- *243 Minimum Housing*
- *194 Public Nuisance*
- *108 Zoning*

**Blight Initiative**

*Lori Loosemore, Code Enforcement Manager shared a success story regarding a property located 510 Sunset Drive; gave a brief history for said property; showed before and after pictures of repaired home; and that the property was listed for sale.*

**Marketing & Branding Initiative**

*Council Member Holmes, Chair of the Marketing Branding Task Force reported that the Task Force and staff was working with Civic Brand on implementing the city's new brand; that they were reviewing the guidelines for the new brand; and that the new brand introduction would be introduced during the summer.*

**PUBLIC COMMENT PERIOD**

**2023-276      Public Comment Period**

A Public Comment Period will be held on the first Monday of the regular City Council meeting

schedule at 5:30 p.m. or as soon thereafter as reasonably possible following recognitions, awards, and presentations. Our policy states persons may speak on any item not on the agenda.

- \* Persons who have signed the register to speak shall be taken in the order in which they are listed. Others who wish to speak and have not signed in will be taken after those who have registered.
- \* Persons addressing City Council are asked to limit their comments to 3 minutes.
- \* Citizens will be asked to come to the podium, state their name and address and the subject(s) on which they will comment.
- \* If a large number of people are present to register concerns about the same subject, it is suggested that they might be acknowledged as a unified group while a designated speaker covers the various points. This helps to avoid repetition while giving an opportunity for people present with the same concerns to be recognized.

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

*Mayor Wagner opened the public comment period.*

***Ken Orms**, 3525, Sandbury Lane, spoke to the changes made to the city's proposed budget to include city council salary increase, to allowing voters to decide on salary increases for council and term limits; asked that this choice be included on the voting ballots this November; voiced concerns regarding how the city spent and used funds; and spoke to school bonds.*

***Amy Purcell**, Colfax spoke in opposition regarding the regarding the Guilford County Schools, Zoning request; voiced safety concerns for the proposed school location; concerns for second amendment rights due to location of school; said that farm use was not compatible with school use; and asked council to deny said request.*

***Dr. Pat Schriber**, Colfax said that she was the chair of the Stakeholders Committee Land Use Plan; spoke to the history of Colfax; to having a quality of life; recommended keeping South Bunker Hill as a low density, and using the land for housing development; spoke to her experience in education; to the teacher shortage; to focusing on the current school; to traffic concerns; and made a recommendation to council to vote no to the school zoning request.*

***Patricia Derrick**, 8861 Boylston Rd, Colfax; spoke to the school zoning request; voiced concerns over the spending of tax payer's dollars; and said that she was opposed to the school rezoning.*

***Sherri Adams**, 801 Westborne Grove Ct, Colfax spoke to the school rezoning case; and that she was opposed to the school's rezoning.*

**Anne Blankenship**, Boylston Rd., Colfax spoke to the school rezoning case; said that a residential development would be more compatible with the area; and that she was opposed to the school rezoning case.

**Evan Booth**, 807 Westborne Grove Ct. spoke to the school rezoning matter; voiced traffic concerns for said area; and shared comparable data regarding school traffic for the location of the proposed school.

**Julie Eschmeiler**, 423 Gray Ln, Colfax; spoke to traffic concerns regarding the school rezoning case; to teacher shortages; to overcrowding schools; to how schools were managed; to concerns for second amendment rights crossing school zones; to a petition against the rezoning that had 450 signatures; and to having due process.

**Louis Thibodeaux**, 1242 Kensington Drive, High Point spoke to the proposed city's budget that included a salary increase for council; to the increase in utilities; recommended updating the current city hall; to city and state streets in need of repair/resurfacing; and to creating affordable housing.

**Stephen Harper**, 2434 Lexington Ave High Point spoke to the food desert communities; said that the lack of access to healthy foods in these communities translated to health concern and may contribute to crimes in those neighborhoods; spoke to creating food equity; and to solving the hunger problem in High Point.

**Jim Hedgcock**, 8857 Boylston Rd., Colfax spoke to his personal history of living in Colfax; provided a map of said area explaining concerns; and said his was in opposition of request.

**Abby Godwin**; 809 Quail Meadow lane, Colfax; spoke in opposition of school zoning; to the history of Colfax; and asked council to vote no.

Mayor closed public comment period.

#### FINANCE COMMITTEE - Britt Moore, Chair

Council Member Britt Moore, Chair of the Finance Committee, reported that the Finance Committee did meet on June 1, 2023, and recommended the matters under the Consent Agenda be forwarded to the City Council with a favorable recommendation for approval.

**Council Member Moore then moved for approval of all matters on the Finance Committee Consent Agenda. Council Member Hudson made a second to the motion. The motion carried by the following 9-0 unanimous vote:**



Aye (9): Mayor Wagner, Mayor Pro Tem Hudson, Council Member Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Jones, and Council Member Holmes

### CONSENT AGENDA ITEMS

**2023-245      Resolution - 2022 Local Water Supply Plan (LWSP)**

City Council is requested to adopt a resolution for the 2022 Local Water Supply Plan and that the appropriate official execute the resolution. This is an assessment of the water system's current and future water needs and is required for the City to be compliant with the requirements of the NC General Statute 143-355(1).

Approved under consent agenda.

**2023-246      Sole Source Contract - Machinex Technologies Inc. - Material Recycling Facility (MRF)**

City Council is requested to award a sole source contract to Machinex Technologies Inc. in the amount of \$1,300,000 for the replacement of the original 1972 Mosley Dual Ram Baler to maintain operations.

Approved under consent agenda.

**2023-247      Contract - Lease Agreement - Andritz Separation - Westside Wastewater Treatment Plant (WWTP) - Centrifuge**

City Council is requested to approve the emergency purchase order for Andritz Separation in the amount of \$195,812 to replace the rental mobile screw press at the Westside Wastewater Treatment Plant with a rental centrifuge.

Approved under consent agenda.

**2023-253      Contract - Sole Source - Nexus 33 Group, LLC - Transit - Drug & Alcohol Management & Compliance Software**

City Council is requested to award a (3) three year sole source contract to Nexus 33 Group, LLC in the amount of \$288,000 for the purchase of Drug & Alcohol Management & Compliance Software.

Approved under consent agenda.

**2023-254      Sole Source Contract - Top Stone - High Point Public Library - Granite Rolling Sphere Fountain**

City Council is requested to award a sole source contract to Top Stone in the amount of

\$78,500 for the purchase of a 48” polished granite rolling sphere fountain, base, and related equipment for the sensory garden at the High Point Public Library.

Approved under consent agenda.

**2023-255**

**Contract - Breece Enterprises, Inc. - Stormwater Services Maintenance Div.**

City Council is requested to award a contract to Breece Enterprises Inc. in the amount of \$497,650 for maintenance, repair, and installation of storm water infrastructure and that the appropriate City official and/or employee be authorized to execute all necessary documents.

Approved under consent agenda.

**2023-256**

**Contract - Breece Enterprises, Inc. - Water Sewer Maintenance & Emergency Repairs**

City Council is requested to award a contract to Breece Enterprises, Inc. in the amount of \$1,717,210.00 for maintenance and emergency repair of existing water and sewer utilities and that the appropriate City official and/or employee be authorized to execute all necessary documents.

Approved under consent agenda.

**2023-257**

**Contract - Barrs Recreation - High Point City Lake Park - Playground Equipment**

City Council is requested to award a contract to Barrs Recreation in the amount of \$222,380 for the purchase and installation of composite play structures for High Point City Lake Park.

Approved under consent agenda.

**2023-258**

**Contract - Cunningham Recreation - High Point City Lake Park – Playground Equipment**

City Council is requested to award a contract to Cunningham Recreation in the amount of \$123,841.20 for the purchase and installation of a GT Wave Climber, Inclusive See Saw, Spin with Me and Expression Swing for High Point City Lake Park.

Approved under consent agenda.

**2023-259**

**Contract - Southeastern Consulting Engineers - Electric System Study-10 Year Plan**

City Council is requested to award a contract to Southeastern Consulting Engineers in the amount of \$121,000 to assist the City of High Point Electric Department with analysis of the current system and in developing departmental goals for our long term system health.

Approved under consent agenda.

**2023-260      Contract - Ordinance - Parks Ford - High Point Police Department - Ford Police Interceptor Utility Vehicles**

City Council is requested to award a NC Sheriff's Association Contract# 22-08-0913R in the amount of \$173,032.68 for the purchase of four (4) Ford Police Interceptor Utility Vehicles and to approve the budget ordinance amendment for the vehicle purchase.

Approved under consent agenda.

**2023-261      Ordinance - Budget - Fleet Services Technical Adjustment**

City Council is requested to adopt a budget ordinance to transfer existing appropriations from departmental budgets and re-appropriate funds in the central services fund for vehicle and other rolling stock replacement.

Approved under consent agenda.

**2023-262      Budget Amendment - City Lake Park Internal Loan - Landfill Reserve Fund**

City Council is requested to adopt a budget amendment and repayment terms to appropriate funding for an internal loan in the amount of \$8,352,748 from the Landfill Reserve Fund.

Approved under consent agenda.

**2023-263      Tax Collection Orders- Forsyth County Tax Administration- for Collection of Fiscal Year 2023 Taxes and Collection of 2022 and Prior Years' Taxes**

City Council is requested to approve the Tax Collection Orders as requested by the Forsyth County Tax Administration for collection of Fiscal Year 2023 Taxes and collection of 2022 and prior years' taxes by the Forsyth County Tax Administration office for areas of High Point located in Forsyth County, and to authorize the appropriate City Official to execute the Tax Collection Orders.

Approved under consent agenda.

**2023-264      Contract - Sole Source - Core & Main Composite Water Meter Box Lids - Customer Service**

City Council is requested to award a sole source contract to Core & Main in the amount of \$32,349.52 for the purchase of 800 Composite Meter Box Lids to ensure reading accuracy in the future AMI system.

Approved under consent agenda.

**2023-265      NCMPA1 - ElectriCities - REPS & RECR-1/2 Rider Updates**

City Council is requested to adopt updated rate riders RECR (Renewable Energy Credits Rider 1 & 2) to remain compliant with NCMPA1.

Approved under consent agenda.

**2023-266      Approval- FY 2023-2024 Annual Budget for the Market Authority**

City Council is requested to approve the FY 2023-2024 Annual Budget for the Market Authority.

Approved under consent agenda.

**2023-267      Approval-FY 2023-2024 Annual Budget for Visit High Point**

City Council is requested to approve the FY 2023-24 Visit High Point budget and authorize the City Manager to execute a contract with Visit High Point for FY 2023-24.

Approved under consent agenda.

**COMMUNITY DEVELOPMENT COMMITTEE - Council Member Williams, Chair**

**PENDING ITEMS**

**2023-196      Ordinance-Demolition of Dwelling-411 W. Willis Avenue**

Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling at 411 W. Willis Avenue.

**GENERAL BUSINESS AGENDA**

**2023-277      Adoption-Proposed City of High Point FY 2023-2024 Annual Budget - Fee Changes - Forward High Point Annual FY23-24 Budget**

City Council is requested to consider the adoption of the City of High Point's FY 2023-2024 Annual Budget Ordinance for the City of High Point, proposed changes to the fee schedule, and FY 2023-2024 Annual Budget Ordinance for Forward High Point.

*Stephen Hawryluk said that this request would require two separate votes for the*

*proposed City of High Point FY 2023-2024 Annual Budget, and proposed changes to the fee schedule; and the FY 2023-2024 Annual Budget for Forward High Point; and noted that Mayor Wagner and Council Member Peters would need to be recused from voting on Forward High Point's budget due to their membership and serving on that board.*

*Council Member Peters noted that the High Point City Council has not had an increase in their salaries since 2007.*

**Council Member Hudson moved to adopt the City of High Point's FY 2023-2024 Annual Budget Ordinance for the City of High Point, and proposed changes to the fee schedule. Council Member Williams made a second to the motion. The motion carried by the following 9-0 unanimous vote:**

Aye (9): Mayor Wagner, Mayor Pro Tem Hudson, Council Member Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Jones, and Council Member Holmes

**Council Member Jefferson moved to recuse Mayor Wagner and Council Member Peters from voting on the budget for Forward High Point. Council Member Johnson made a second to the motion. The motion carried by the following 9-0 unanimous vote:**

Aye (9): Mayor Wagner, Mayor Pro Tem Hudson, Council Member Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Jones, and Council Member Holmes

**Council Member Hudson moved to approve the FY 2023-2024 Annual Budget Ordinance for Forward High Point. Council Member Jefferson made a second to the motion. The motion carried by the following 7-0 unanimous vote:**

Aye (7): Mayor Pro Tem Hudson, Council Member Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Jones, and Council Member Holmes

Recused (2): Mayor Wagner, and Council Member Peters

#### **2023-249 Boards and Commissions Reappointments - Housing Authority Board**

Council is requested to confirm the reappointments of Matt Witmeyer and Roosevelt Swinnie (Resident Commissioner) effective December 22, 2023, with terms expiring December 22, 2028.

**Mayor Wagner then moved to approve the reappointments of Matt Witmeyer and Roosevelt Swinnie (Resident Commissioner) effective December 22, 2023, with terms expiring December 22, 2028. Council Member Williams made a second to the motion. The motion carried by the following 9-0 unanimous vote:**

Aye (9): Mayor Wagner, Mayor Pro Tem Hudson, Council Member Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Jones, and Council Member Holmes

**2023-250      Boards and Commission Reappointments - Board of Adjustment**

Council is requested to confirm the reappointments of David Horne and Tyler Walsh to the Board of Adjustment. Terms effective June 30, 2023, and expiring June 30, 2026.

**Mayor Wagner moved to approve the reappointment of David Horne and Tyler Walsh to the Board of Adjustment, effective June 30, 2023, and expiring June 30, 2026. Council Member Johnson made a second to the motion. The motion carried by the following 9-0 unanimous vote:**

Aye (9): Mayor Wagner, Mayor Pro Tem Hudson, Council Member Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Jones, and Council Member Holmes

**2023-251      Boards and Commission Appointment/Reappointments - Historic Preservation Commission**

Council is requested to confirm the appointment of Rodney Smith to fill an unexpired term to be effective immediately and expire on June 30, 2025, and to confirm the reappointments of David Blackman, Jeremy Fennema, and John Fitzwater to be effective June 30, 2023, and expire June 30, 2026.

**Mayor Wagner moved to approve the appointment of Rodney Smith to fill an unexpired term to be effective immediately and expire on June 30, 2025, and to confirm the reappointments of David Blackman, Jeremy Fennema, and John Fitzwater to be effective June 30, 2023, and expire June 30, 2026. Council Member Jones made a second to the motion. The motion carried by the following 9-0 unanimous vote:**

Aye (9): Mayor Wagner, Mayor Pro Tem Hudson, Council Member Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Jones, and Council Member Holmes

**2023-252      Boards and Commission Reappointments - Planning and Zoning Commission**

Council is requested to confirm the reappointments of Terry Venable and Mark Walsh to the Planning and Zoning Commission. Terms will be effective June 30, 2023, and will expire on June 30, 2026.

**Mayor Wagner moved to approve the reappointments of Terry Venable and Mark Walsh to the Planning and Zoning Commission, terms will be effective June 30, 2023, and will expire on June 30, 2026. Council Member Johnson made a second to the motion. The motion carried by the following 9-0 unanimous vote:**

Aye (9): Mayor Wagner, Mayor Pro Tem Hudson, Council Member Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Jones, and Council Member Holmes

**2023-273      Boards and Commission Reappointment - Human Relations Commission**

City Council is requested to approve the reappointment of Sharon McGregor to the Human Relations Commission. Term will be effective immediately and will expire November 1, 2024.

*Council Member Moore thanked Ms. McGregor for her efforts and dedication while serving on this board.*

**Mayor Wagner moved to approve the reappointment of Sharon McGregor to the Human Relations Commission, effective immediately and will expire November 1, 2024. Council Member Johnson made a second to the motion. The motion carried by the following 9-0 unanimous vote:**

Aye (9): Mayor Wagner, Mayor Pro Tem Hudson, Council Member Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Jones, and Council Member Holmes

**2023-279      Boards and Commission Appointment - Parks and Recreation Commission**

City Council is requested to approve the appointment of Cameron Marsdon to the Parks and Recreation Commission. Term effective July 1, 2023, and expiring July 1, 2026.

*Council Member Moore thanked Cameron Marsdon for their time and effort and willingness to serve on this board.*

**Mayor Wagner moved to approve the appointment of Cameron Marsdon to the Parks and Recreation Commission, effective July 1, 2023, and expiring July 1, 2026. Council Member Jefferson made a second to the motion. The motion carried by the following 9-0 unanimous vote:**

Aye (9): Mayor Wagner, Mayor Pro Tem Hudson, Council Member Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Jones, and Council Member Holmes

**2023-248      Minutes to be Approved**

Special Meeting of the High Point City Council Minutes-November 21, 2022 @ 3:30 p.m.

Prosperity and Livability Committee Minutes - May 3, 2023 @ 9:00 a.m.

Finance Committee Minutes - May 11, 2023 @ 4:00 p.m.

Special Meeting of the High Point City Council Minutes - May 15, 2023 @ 4:30 p.m.

Regular Meeting of the High Point City Council Minutes - May 15, 2023 @ 5:30 p.m.

Special Meeting of the High Point City Council Minutes - May 18, 2023 @ 4:00 p.m.

**Council Member Hudson moved to approve the meeting minutes. Council Member Williams made a second to the motion. The motion carried by the following 9-0 unanimous vote:**

Aye (9): Mayor Wagner, Mayor Pro Tem Hudson, Council Member Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Jones, and Council Member Holmes

### COUNCIL REMARKS

*Mayor Wagner noted that the council would reconvene into closed session after adjournment of the regular meeting.*

*Council Member Jefferson recognized and welcomed Cynthia Barnes, MWBE Coordinator, to the City of High Point.*

*Council Member Williams wished his wife a Happy 25<sup>th</sup> Wedding Anniversary.*

There being no further business to come before Council, the meeting adjourned at 6:29 p.m. p.m. upon motion duly made by Council Member Holmes and second by Council Member Hudson.

Respectfully Submitted,

---

Jay W. Wagner, Mayor

Attest:

---

Mary S. Brooks, CMC  
Deputy City Clerk





NORTH CAROLINA'S INTERNATIONAL CITY™

**PUBLIC HEARING**

**Sign-In Sheet**

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

Date: June 20, 2023

(Please Print)

| Name                     | Address (Residence) & E-mail address                      | Matter Speaking About |
|--------------------------|-----------------------------------------------------------|-----------------------|
| ✓ Julie Eschweiler       | 423 Gray Lane<br>Colfax<br>hfn.julie@msn.com              | Colfax School         |
| ✓ Chris Eschweiler       | 423 Gray Lane<br>Colfax<br>hfn.chris@msn.com              | "                     |
| ✓ Dr. Patricia Schrieber | pat.schrieber@triad.rr.com                                | "                     |
| ✓ Tommy Hodgkin          | 4600 W. 5th St<br>Kernersville, NC<br>thodgkin@ptc-hp.com | "                     |
| ✓ Regan Sears            |                                                           | "                     |
| ✓ Courtney Smith-Pope    |                                                           | "                     |
| ✓ Anne Blankenship       | 8826 Boylston Rd<br>annie-blankenship@hotmail.com         | "                     |
| ✓ Evan Booth             | evanbooth@gmail.com                                       | "                     |
| ✓ Amy Purcell            | 416 Gray Lane<br>Colfax<br>amy.purcell@me.com             | "                     |
| ✓ Tom Lambeth            | 416 Gray Lane<br>Colfax<br>tommy.lambeth@me.com           | "                     |
| ✓ Patricia Derrick       | patricia.derrick1@gmail.com                               | "                     |

# PUBLIC HEARING

CCS  
Trans. Consult.

| Name                         | Address (Residence) &<br>E-mail address                                 | Matter Speaking About |
|------------------------------|-------------------------------------------------------------------------|-----------------------|
| ✓ Michael Logan              | 5202 Rambling rd<br>Greensboro NC 27409<br><del>BW HUNTER@msr.com</del> | Colfax School         |
| ✓ Dionne Brown               | 4600 Warrick Dr.<br>Raleigh                                             | S.W. Sehaap           |
| ✓ Lori Sterling              | 941 Maple Creek Dr<br>Colfax NC 27233                                   | Colfax School         |
| ✓ Kay Sterling               | 8731 Bame Rd<br>Colfax NC                                               | Colfax School         |
| ✓ Dr. Robin Sowell (?)       |                                                                         | Colfax School.        |
| ✓ George Jackson             |                                                                         | Colfax School         |
| ✓ Mike Rogers (?)            |                                                                         |                       |
| ✓ Jose Mendoza               |                                                                         | Colfax School         |
| ✓ Jack "in the box" Patrick. |                                                                         | Colfax School.        |
| ✓ Beverly Gray               | 408 Gray Ln.                                                            | Colfax School.        |
| ✓ Robin White                | Sam Court                                                               |                       |
|                              |                                                                         |                       |
|                              |                                                                         |                       |
|                              |                                                                         |                       |





NORTH CAROLINA'S INTERNATIONAL CITY™

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| ✓ Chris Eschweiler       | 423 Gray Lane<br>Colfax<br>hfn.chris@msn.com              | "                     |
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| ✓ Tommy Hodgkin          | 4600 W. 5th St<br>Kernersville, NC<br>thodgkin@ptc-hp.com | III'                  |
| ✓ Regan Sears            |                                                           | "                     |
| ✓ Courtney Smith-Pope    |                                                           | "                     |
| ✓ Anne Blankenship       | 8826 Boylston Rd<br>annie-blankenship@hotmail.com         | "                     |
| ✓ Evan Booth             | evanbooth@gmail.com                                       | "                     |
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| ✓ Kay Sterling               | 8731 Bame Rd<br>Colfax NC                                               | Colfax School         |
| ✓ Dr. Robin Sowell (?)       |                                                                         | Colfax School.        |
| ✓ George Jackson             |                                                                         | Colfax School         |
| ✓ Mike Rogers (?)            |                                                                         |                       |
| ✓ Jose Mendoza               |                                                                         | Colfax School         |
| ✓ Jack "in the box" Patrick. |                                                                         | Colfax School.        |
| ✓ Beverly Gray               | 408 Gray Ln.                                                            | Colfax School.        |
| ✓ Robin White                | Sam Court                                                               |                       |
|                              |                                                                         |                       |
|                              |                                                                         |                       |
|                              |                                                                         |                       |

---

**Profile**

Victor

First Name

Vincent

Last Name

thereentryexpert@gmail.com

Email Address

504 Birchwood Dr.

Street Address

Suite or Apt

High Point

City

NC

State

27262

Postal Code

Home: (336) 991-2517

Primary Phone

Alternate Phone

City or Greensboro

Employer

---

**Which Boards would you like to apply for?**

Citizens Advisory Council: Submitted

---

**Ward you reside in?**

Four

---

**Interests & Experiences**

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

[resume\\_profile.pdf](#)

Upload a Resume

---

**Have you participated in Leadership High Point?**☐ Yes ☒ No

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

---

**Gender \***☒ Male

## Contact

victorismichael@gmail.com

[www.linkedin.com/in/victor-vincent-03525b29](http://www.linkedin.com/in/victor-vincent-03525b29) (LinkedIn)

## Top Skills

Microsoft Word

Microsoft Office

PowerPoint

# Victor Vincent

Founder/President Victor M Vincent Jr. The Reentry Expert Inc.  
Creator and Owner of RePour Radio Station  
Greensboro--Winston-Salem--High Point Area

## Summary

Created a Re-entry program to serve residents of Triad by helping men and woman who have faced incarcerated develop and utilize the skills they possess to gain employment and become successful members of society.

Criminal Justice Major with skills in research, writting as well as analyzing various forms of information. Excellent problem solving skills and excellent critical thinking skills.

President of The Student Goverment Association with experience in managing large and small groups. Experience in creating working relationships with students, staff and administration. Managing funds and creating events to make college life an enjoyable experience for adults.

Operator/ Quad Leader with experience in customer relations.

Specialties: Research, Managing, Customer Relations, Sales, Merchandising, Mentoring

---

## Experience

Victor M Vincent Jr. The Re-entry Expert  
Founder/President  
March 2019 - Present (3 years 11 months)  
Greensboro/ High Point North Carolina

City of Greensboro NC  
Field Supervisor  
September 2013 - Present (9 years 5 months)  
Greensboro

Currently Supervising maintenance workers in the field operations department.

Victor M Vincent Jr. The Re-entry Expert

Founder

February 2013 - Present (10 years)

5719 Bramblegate Rd. Greensboro N.C

Assisting individuals who have been incarcerated to become successful and productive members of society.

Guilford College

Former President SGA Guilford College

January 2011 - Present (12 years 1 month)

City of Greensboro

Operator

January 2005 - Present (18 years 1 month)

Acosta Sales & Marketing

Driver / Merchandiser

January 2000 - January 2005 (5 years 1 month)

Bond Distributing

---

## Education

Criminal Justice Guilford College

Bachelor of Science - BS, Criminal Justice/Safety Studies · (2008 - 2011)

# CITY OF HIGH POINT

## AGENDA ITEM



**Title: Order to Demolish - 1205 Filbert Place**

**From:** Thanena S. Wilson, Director  
Community Development & Housing

**Meeting Date:** 6/6/2023

**Public Hearing:** N/A

**Advertising Date:** N/A

**Advertised By:**

**Attachments:**

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

---

### **PURPOSE:**

A request by Community Development and Housing, Local Codes Division to adopt an ordinance ordering the inspector to demolish the dwelling at 1205 Filbert Place

### **BACKGROUND:**

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 12/3/2020. No action occurred by the compliance date of 1/4/2021. The necessary repairs to the dwelling exceed its current tax value and the demolition is warranted.

### **BUDGET IMPACT:**

There are sufficient funds in the FY-22-23 budget for the demolition 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 all outbuildings on the property.

### **PENDING ACTION:**

The Ordinance to Demolish 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.





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 12 of Chapter 160D of the General Statutes of North Carolina.

PROPERTY LOCATION

OWNER (S)

1205 Filbert St.

Citi Group Investments LLC  
624 Guilford College Rd. Ste. E  
Greensboro, NC 27409

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 20th day of June, 2023

Sandra Keeney, City Clerk

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

|                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|--------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>ORDINANCE<br/>REQUEST:</b>              | Ordinance to Demolish                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>PROPERTY<br/>ADDRESS:</b>               | 1205 Filbert Pl.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>OWNER:</b>                              | LADEM Inc. (purchased 2/20/2023)<br>Lis Pendens recorded 12/10/2020                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>REASON<br/>FOR<br/>INSPECTION:</b>      | Inspector found house vacant and unsecured                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>FIRST<br/>INSPECTION:</b><br>04/29/2020 | Summary of Major Violations<br><br><ol style="list-style-type: none"><li>1. Repair or replace damaged roof covering</li><li>2. Repair or replace damaged wall covering throughout</li><li>3. Repair or replace required plumbing fixtures</li><li>4. Repair or replace damaged siding</li><li>5. Repair or replace damaged/cracked foundation</li></ol>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>HEARING<br/>RESULTS:</b><br>10/21/2020  | No one appeared for 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>ORDER(S)<br/>ISSUED:</b><br>12/3/2020   | Order to Repair or Demolish<br>Date of Compliance 1/4/2021                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>APPEALS:</b>                            | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>OWNER<br/>ACTIONS:</b>                  | <p>Since the beginning of this case, this property has been sold twice. The original owner sold the property to Steffany Lopez in the summer of 2021. Ms. Lopez obtained a building permit in January of 2022 and a fence permit in October 2021. No inspections were requested on the building permit and the fence permit failed it's inspection. Ms. Lopez then sold the property to Citi Group Investments in June of 2022.</p> <p>Derrick McDow, representing Citi Group Investments LLC met with Lori Loosemore and signed an Acknowledgment of Requirements for Additional Time to Repair a Property, which Lori approved on 1/31/2023.</p> <p>Citi Group was not meeting their agreement requirements when Lori discovered the property was sold on 2/20/2023 to Ladem Inc., 624 Guilford College Rd. Ste E, Greensboro, NC 27405 (same address as Citi Group Investments)</p> |

Citi Group LLC applied for a building permit for repairs on 2/24/2023. The permit was issued on 4/13/2023 - RC-23-0157. When Don Clodfelter, building inspector, met with Mr. McDow on 4/17/2023 he failed the inspection and made the following notes:

*“I met onsite with Mr. McDow and discussed the scope of the project. The home is currently gutted down to studs, windows replaced, and all old plumbing, wiring, and hvac have been removed (pictures attached). I informed that typically a project of this magnitude would cost over 30k to complete, so detailed material costs and estimates from all contractors to finish the job are required before the permit can be issued. If over 30k a licensed GC is required. A licensed mechanical contractor and inspections also need to be added to the record. This inspection is failed until job cost can be verified.”*

There has not been any contact between Citi Group LLC or Ladem Inc. and the Local Codes Section (except the inspector reaching out to Mr. McDow on 5/24/2023) We were not aware that the property had been sold/transferred until recently. The Agreement that Mr. McDow signed specifically stated the agreement is not transferable to a new owner and if they plan to sale or donate the property they need to notify the Code Enforcement Manager no less than 45 days prior to the closing date. Additionally, they have not met any of the benchmarks they set in the Agreement for Additional Time document.

As of 5/24/2023 the property was unsecured and the inspector was able to take pictures of the property to show the current condition. There have not been any updates to the building permit either.





























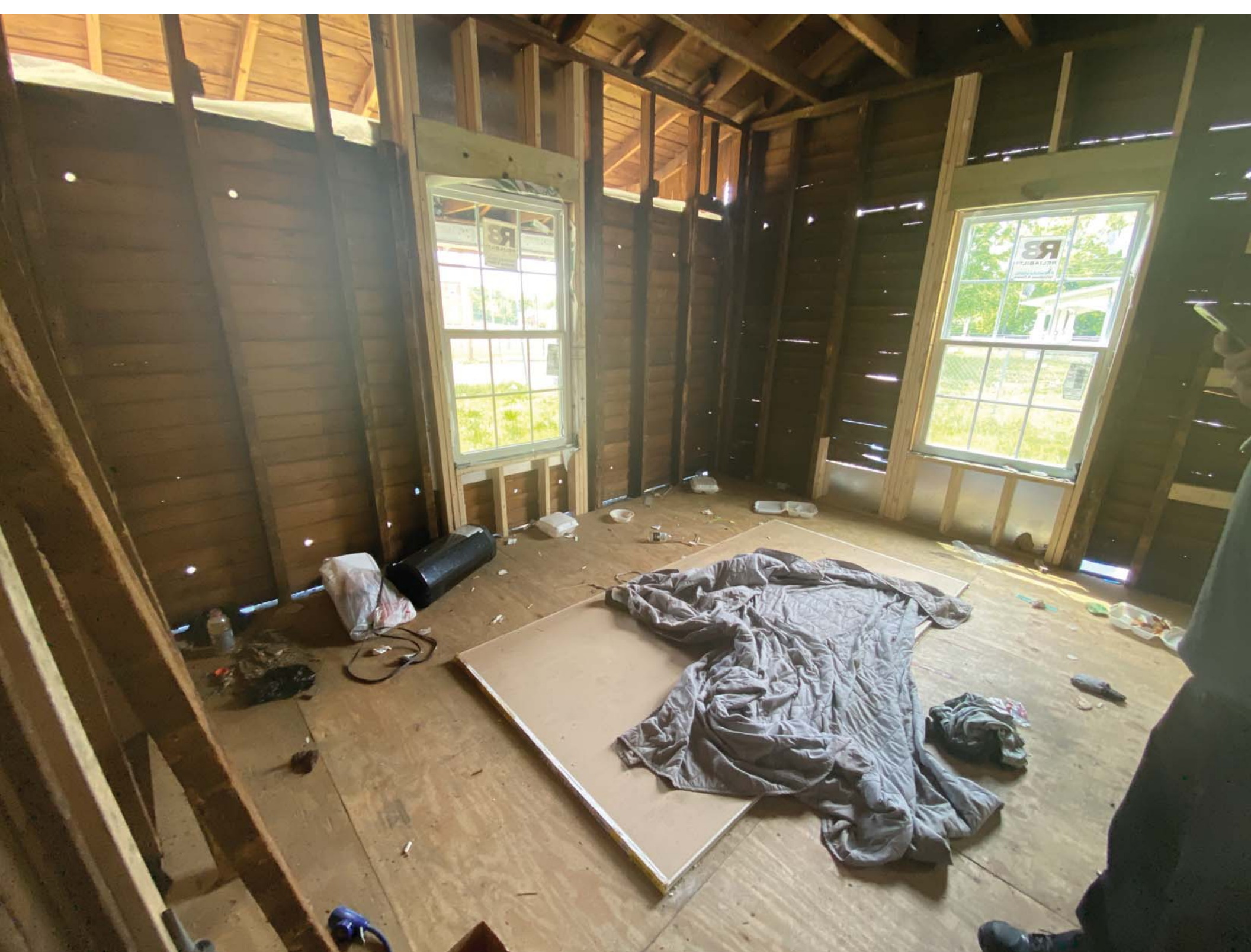












# CITY OF HIGH POINT

## AGENDA ITEM



**Title:** Zoning Map Amendment 23-13

*(City of High Point – Comprehensive Zoning Map Amendment Project)*

**From:** Sushil Nepal, AICP  
Planning & Development Director

**Meeting Date:** June 20, 2023

**Public Hearing:** Yes

**Advertising Date:** June 7, 2023, and  
June 14, 2023

**Attachments:** A. Staff Report  
B. Zoning Ordinance

**Advertised By:** Planning & Development

---

### PURPOSE:

A request by the High Point City Council to rezone the Burton Run Subdivision, totaling approximately 60.35 acres, from the Residential Multifamily – 16 (RM-16) District and the Residential Multifamily – 26 (RM-26) District to the Single Family Residential – 5 (R-5) District. The Burton Run Subdivision is located north of the intersection of Burton Avenue and Burton Run Road.

### BACKGROUND:

The Planning and Zoning Commission reviewed this request at their May 23, 2023 public hearing. All members of the Commission were present except for Mr. Terry Venable and Ms. Joan Swift. Mr. Herbert Shannon, Senior Planner, presented the case. He noted that staff has amended the application to remove lands associated with 1106, 1200, 1202 and 1204 Burton Avenue, and outlined the staff recommendation of approval.

### Speaking on the request:

There were no speakers in favor or opposition to this request.

### BUDGET IMPACT:

There is no budget impact.

### RECOMMENDATION / ACTION REQUESTED:

#### A. Staff Recommendation

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

#### B. Planning and Zoning Commission Action

1. The Planning and Zoning Commission recommended **approval** of this request, as recommended by staff, by a vote of 7-0.

2. Consistency and Reasonableness Statements

The Planning and Zoning Commission voted 7-0 to approve the following statement:

That Zoning Map Amendment 23-13 is consistent with the City's adopted policy guidance because The zoning map amendment is supported by Goal #1 of the Land Use Plan, which speaks to encouraging development that enhances and preserve established neighborhoods. Furthermore, the amendments are needed to match the manner in which these neighborhoods have developed.



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

**STAFF REPORT  
ZONING MAP AMENDMENT ZA-23-13  
May 23, 2023**

**Request**

A request by the High Point City Council to rezone 216 properties, totaling approximately 60.35 acres, as part of Round 5 of the Comprehensive Zoning Map Amendment Project. This request focuses on lands at the intersection of Burton Avenue and Burton Run Road, in the southwestern portion of the City.

**Background**

The purpose of the Comprehensive Zoning Map Amendment Project is to review and evaluate the zoning of land throughout the city, identify areas where the zoning is out of sync with the existing use of land or is inconsistent with current land use policy, and propose appropriate changes in zoning for those areas. The primary goal of the project is to remove improper or obsolete zoning districts that may be acting as a barrier to development. The Comprehensive Zoning Map Amendment Project was initiated in 2017. The City Council initiated this current fifth round of zoning evaluations, associated with this request, in January 2023.

**Details of Proposal**

The following is a summary of the two areas to be considered under this Zoning Map Amendment.

| <b>From</b> | <b>To</b> | <b>Development/Use</b>  | <b>Location</b>                                                                                                                                              |
|-------------|-----------|-------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| RM-16       | R-5       | Single family dwellings | <b>Burton Run Subdivision, common area and abutting undeveloped parcels</b><br><i>(lying north of the intersection of Burton Avenue and Burton Run Road)</i> |

**Analysis**

The requested rezoning of this area is intended to establish zoning to match the manner in which this area has developed and to maintain the integrity of this neighborhood. See attached evaluation.

**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 zoning map amendment is supported by Goal #1 of the Land Use Plan, which speaks to encouraging development that enhances and preserve established neighborhoods.**

**Reasonableness/Public Interest:**

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

**The amendments are needed to match the manner in which these neighborhoods have developed.**

### **Recommendations**

Staff recommends approval of the request to rezone the Burton Run Subdivision, and abutting parcels lying between the Guilford/Davidson County line and the western boundary of this subdivision, from the RM-16 and RM-26 Districts to the R-5 District.

### **Required Action**

#### **Planning and Zoning Commission:**

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

#### **City Council:**

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

### **Report Preparation**

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

**Location:**     **Burton Run Subdivision, common area and abutting undeveloped parcels**  
*(lying north of the intersection of Burton Avenue and Burton Run Road)*

**Current Use:** Single family dwellings, common area and undeveloped parcels

**Comparison of Current and Proposed Zoning**

|                              | <b>Current Zoning</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>Proposed Zoning</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                              | Residential Multifamily – 16 (RM-16) District<br><br>Residential Multifamily – 26 (RM-26) District                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Residential Single Family – 5 (R-5) District                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <i>Purpose &amp; Intent:</i> | <u>RM-16 District &amp; RM-26 District</u><br>The RM-16 & RM-26 district are established to accommodate a mix of residential, that is served by public water and sewer. The RM-16 district accommodates residential uses at densities of up to 16 units an acre, while the RM-26 District supports residential uses at densities of up to 26 units an acre. District regulations encourage the development of functioning neighborhoods that include a mix of housing types and a variety of institutional uses. Complimentary uses such as open space, schools, utilities, religious institutions, and recreational facilities are also allowed. | <u>Residential Single Family – 5 (R-5) District</u><br>The R-5 district is established to accommodate principally single-family detached dwellings developed at a density of 5 units an acre that is served by public water and sewer. Complimentary uses such as open space, schools, utilities, religious institutions, and recreational facilities are also allowed. District regulations discourage uses that interfere with the development of residential development or that is detrimental to the residential nature of the district. |
| <i>Current Uses:</i>         | Permitted                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Permitted                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <i>Conditions</i>            | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

|               | <b>Adjacent Zoning</b>                                                                         | <b>Adjacent Land Use</b>                                              |
|---------------|------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|
| <b>North:</b> | Parks and Natural Resources (PNR) District<br>Residential Single Family – 3 (R-3) District     | Undeveloped Parcel<br>Single family dwelling                          |
| <b>South:</b> | Residential Multifamily – 16 (RM-16) District<br>Residential Multifamily – 26 (RM-26) District | Single family dwellings, multifamily development townhome development |
| <b>East:</b>  | Parks and Natural Resources (PNR) District<br>Residential Multifamily – 26 (RM-26) District    | Undeveloped Parcel<br>Single family dwelling                          |
| <b>West:</b>  | Low Intensity Residential (RS) District<br><i>(Davidson County)</i>                            | Single family dwellings and undeveloped parcels                       |



### Land Use Plan Classification

The area is designated as follows:

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

### **Analysis/Recommendation**

The Burton Run Subdivision is an existing single family subdivision that was developed between 2004 and 2006. However, the development has a RM-16 and RM-26 district zoning which permits a wide variety of higher density multifamily uses at densities of 16 to 26 dwelling units per acre.

Staff has concerns with the character of this development being compromised with individual or series of lots being purchased and redeveloped with multifamily uses in the middle of this established single family neighborhood. Therefore, staff recommends this subdivision be rezoned to the R-5 District to preserve the single family character of this neighborhood.

### **Staff recommendation.**

Rezone the Burton Run Subdivision, and abutting parcels lying between the Guilford/Davidson County line and the western boundary of this subdivision, from the RM-16 and RM-26 District to the R-5 District.

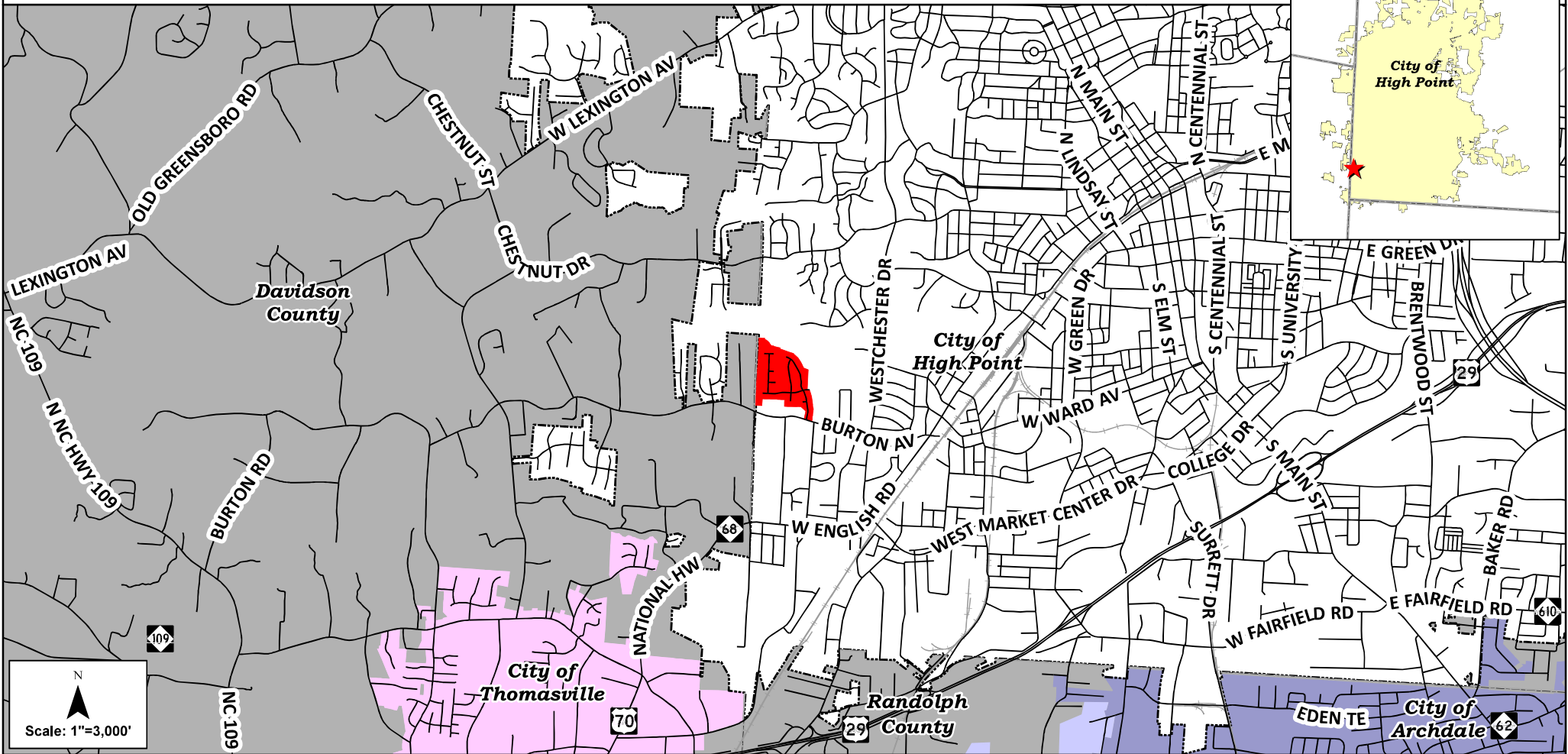
# LOCATION MAP

ZONING MAP AMENDMENT: ZA-23-13

Applicant: City of High Point

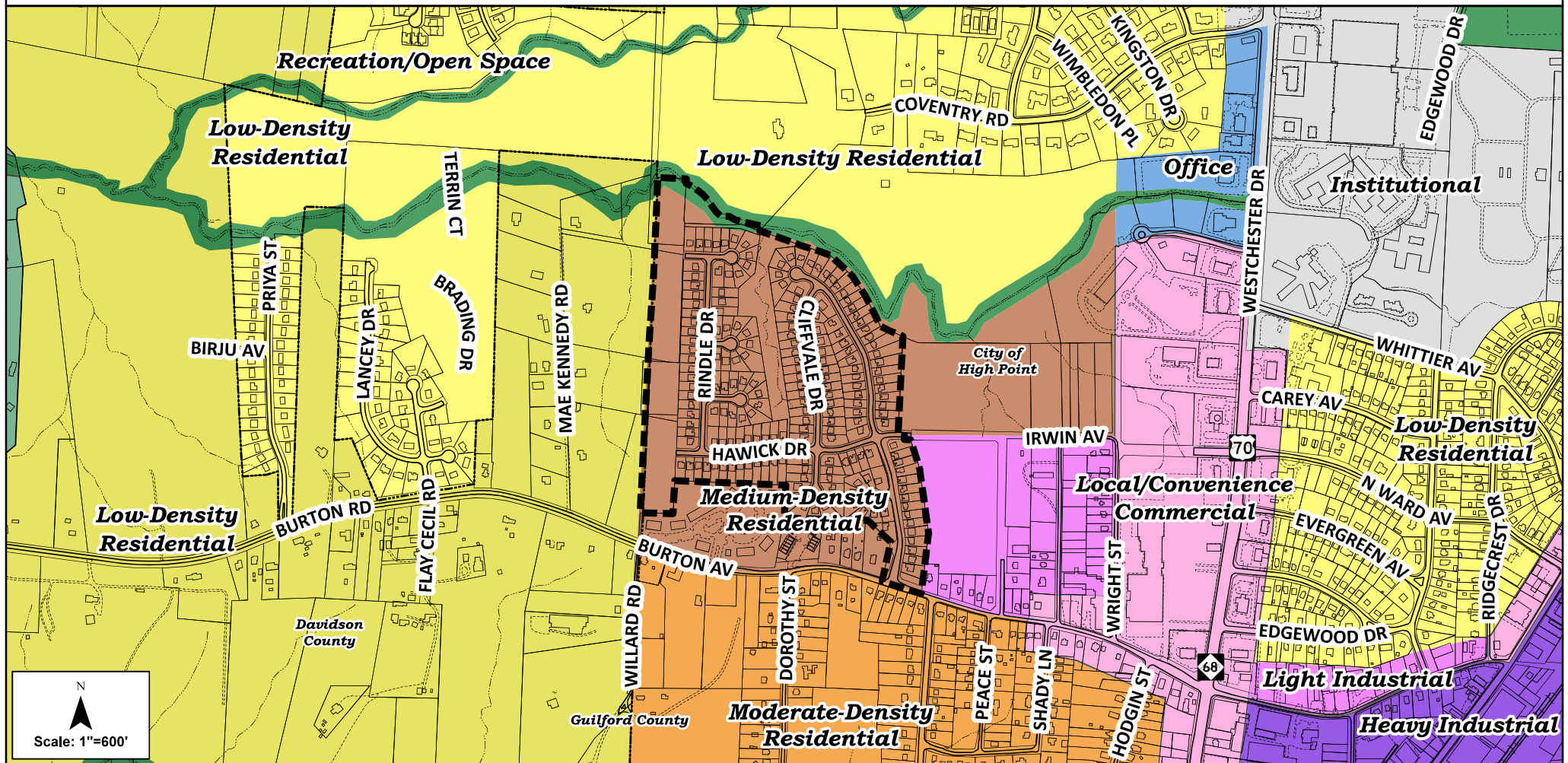
## Vicinity Map

City of  
High Point



# ZONING MAP AMENDMENT: ZA-23-13

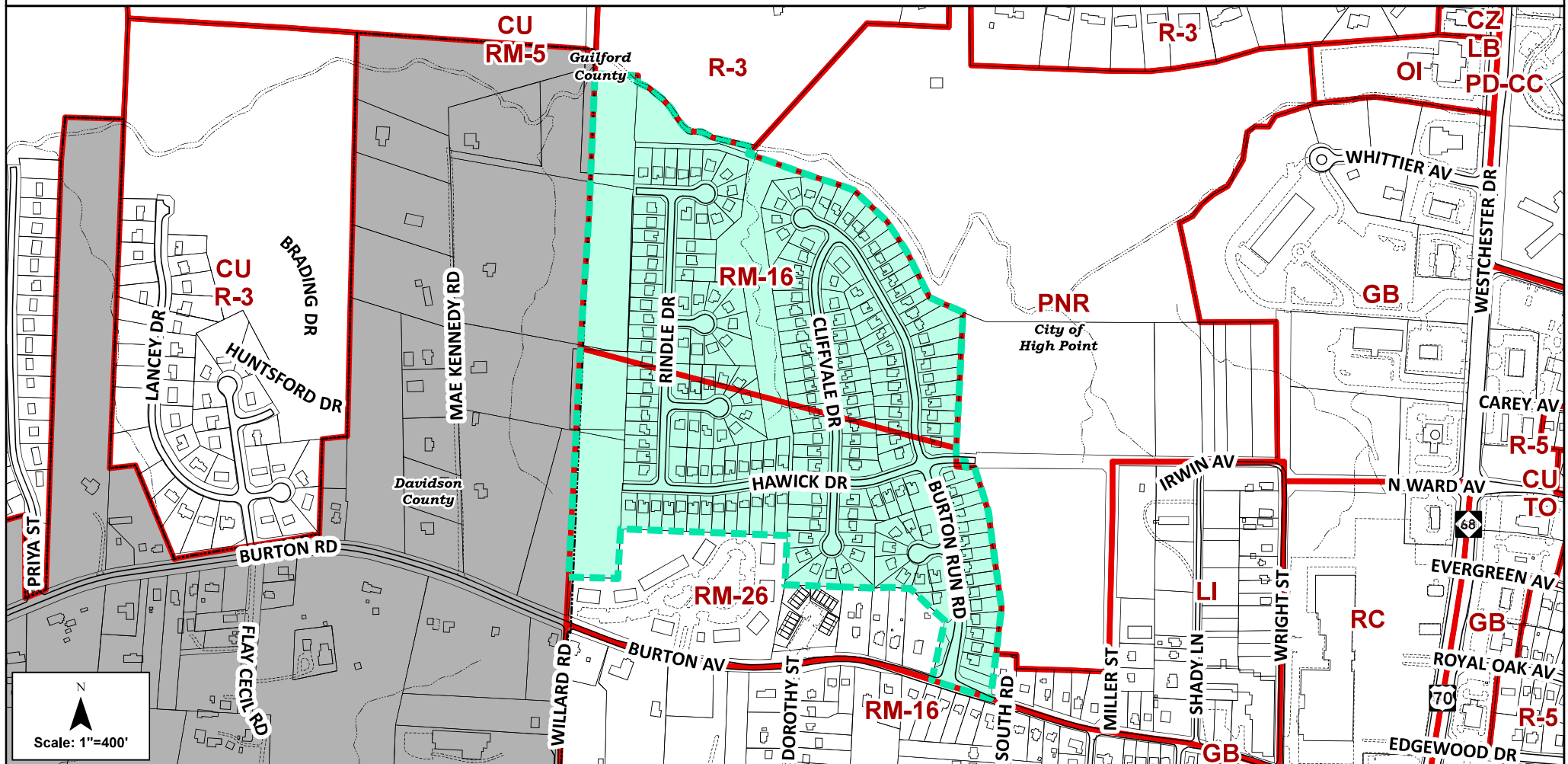
## LAND USE PLAN MAP





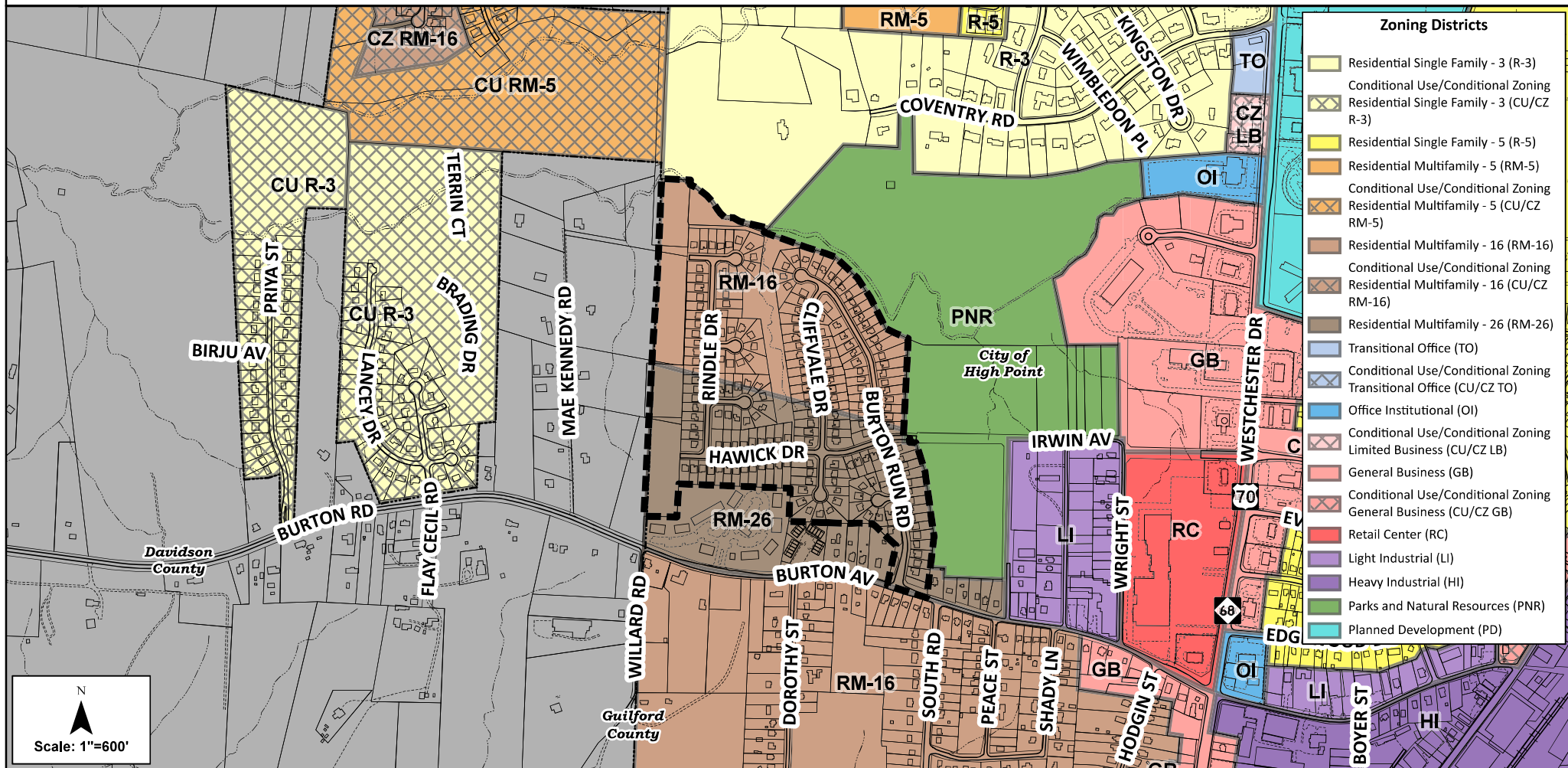
# ZONING MAP AMENDMENT: ZA-23-13

## ZONING MAP



# ZONING MAP AMENDMENT: ZA-23-13

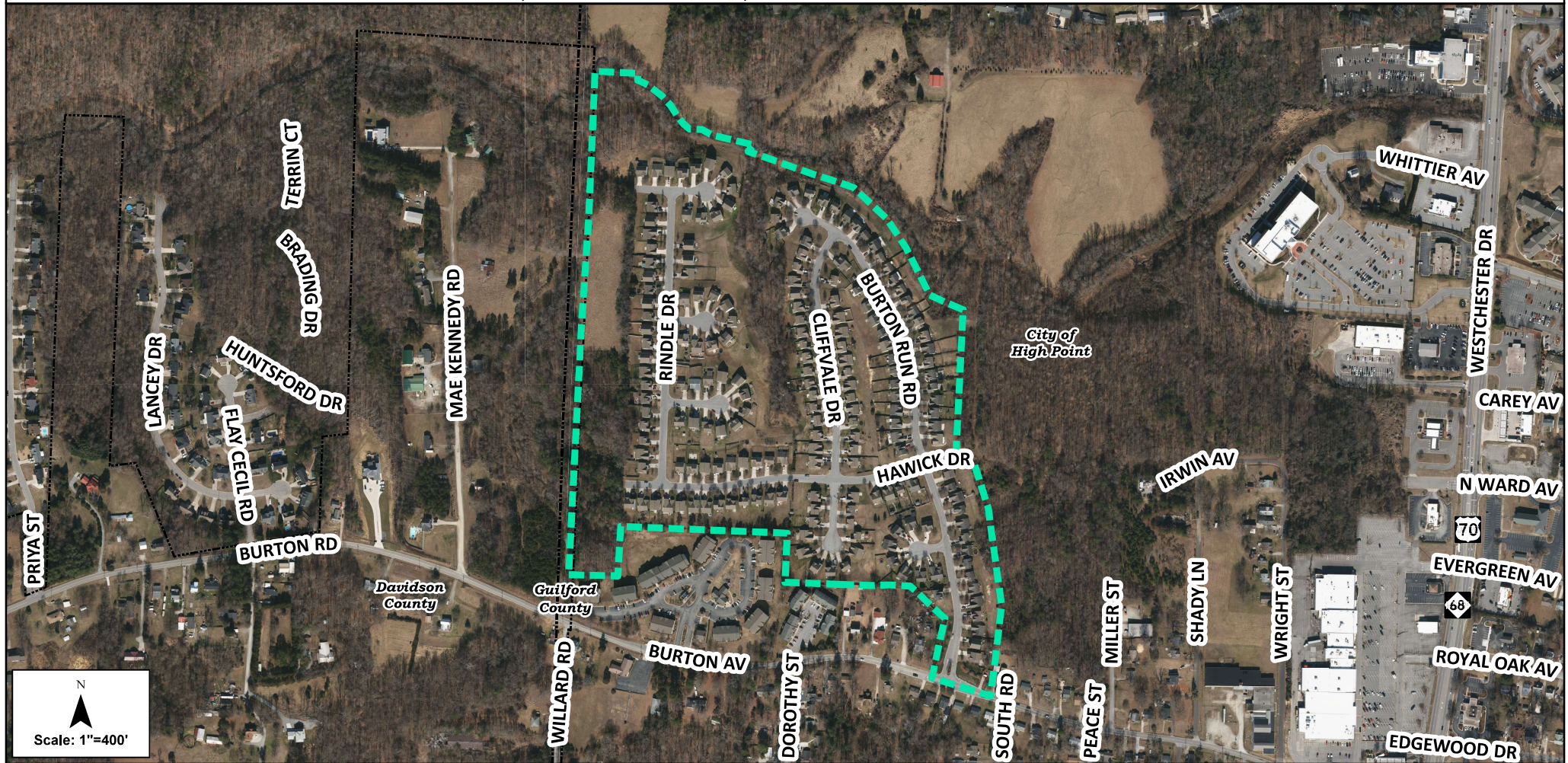
## COLOR-CODED ZONING MAP





# ZONING MAP AMENDMENT: ZA-23-13

## AERIAL PHOTOGRAPHY (FEB. 2022)





AN ORDINANCE AMENDING “THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE,” PURSUANT TO SECTION 2.4.20, 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 May 23, 2023 and before the City Council of the City of High Point on June 20, 2023 regarding **Zoning Map Amendment Case ZA-23-13 (ZA-23-13)** a proposed amendment to the Official Zoning Map of the “City of High Point Development Ordinance”;

WHEREAS, notice of the public hearings were published in the High Point Enterprise on May 13, 2023, for the Planning and Zoning Commission public hearing and on June 7, 2023 and June 14, 2023, for the City Council public hearing pursuant to Chapter 160D-602 of the General Statutes of North Carolina; and

WHEREAS, the proposed amendment was adopted by the City Council of the City of High Point on **June 20, 2023**.

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

#### **SECTION 1**

That the Official Zoning Map of the City of High Point be amended to establish the following described area as a: **Residential Single Family 5 (R-5) District**. The site property is approximately 60.35 acres, located in the Burton Run Subdivision (north of the intersection of Burton Avenue and Burton Run Road) and includes parcels between the Burton Run Subdivision and the Guilford/Davidson County line.

The property is also known as that portion of Davidson County Tax Parcel 16-311-0-000-0079 lying east of the Guilford/Davison County line, that portion of Davidson County Tax Parcel 16-311-0-000-0081 lying east of the Guilford/Davison County line, all of the two portions of Davidson County Tax Parcel 16-311-0-000-0085 lying east of the Guilford/Davison County line, that portion of Davidson County Tax Parcel 16-311-0-000-0087 lying east of the Guilford/Davison County line and Guilford County Tax Parcels 178941, 179042, 179043, 179059, 214494, 214495, 214496, 214497, 214498, 214499, 214500, 214501, 214502, 214503, 214504, 214505, 214506, 214507, 214508, 214509, 214510, 214511, 214512, 214513, 214514, 214515, 214516, 214517, 214518, 214519, 214520, 214521, 214522, 214523, 214524, 214525, 214526, 214527, 214528, 214529, 214530, 214531, 214532, 214533, 214534, 214535, 214536, 214537, 214538, 214539, 214540, 214541, 214542, 214543, 214544, 214545, 214546, 214547, 214548, 214549, 214550, 214551, 214552, 214553, 214554, 214555, 214556, 214557, 214558, 214559, 214560, 214561, 214562, 214563, 214564, 214565, 214566, 214567, 214568, 214569, 214570, 214571, 214572, 214573, 214574, 214575, 214576, 214577, 214578, 214579, 214580, 214581, 214582, 214583, 214584, 214585, 214586, 214587, 214588, 214589, 214590, 214591, 214592, 214593, 214594, 214595, 214596, 214597, 214598, 214599, 214600, 214601, 214602, 214603, 214604, 214605, 214606, 214607, 214608, 214609, 214610, 214611, 214612, 214613,

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The Burton Run subdivision portion of the zoning site is also depicted in:

- a. Final Plat “Burton Run Subdivision” Phase 1, Section 1 & 2, as recorded in PB 151 PG 105 and PB 153 PG 34 of the Guilford County Register of Deeds Office.
- b. Final Plat “Burton Run Subdivision” Phase 2, Section 1, as recorded in PB 155 PG 24 of the Guilford County Register of Deeds Office.
- c. Final Plat “Burton Run Subdivision” Phase 3, Section 1 & 2, as recorded in PB 157 PG 126 and PB 160 PG 38 of the Guilford County Register of Deeds Office.

## SECTION 2

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

## SECTION 3

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

## SECTION 4.

This ordinance shall become effective upon the date of adoption.

Adopted by the City Council  
City of High Point, North Carolina  
The 20<sup>th</sup> day of June, 2023

By: \_\_\_\_\_

Jay W. Wagner, Mayor

ATTEST:

\_\_\_\_\_  
Sandra R. Keeney, City Clerk

**Office of the Mayor  
City of High Point  
North Carolina**

**PROCLAMATION...**

**WHEREAS,** parks and recreation programs and events are an integral part of communities throughout this country, including High Point; and

**WHEREAS,** High Point's parks and recreation programs and events are fundamentally important to improving the health of our citizens and enriching the lives of our youth, families, older adults, and those with mental or physical disabilities; and

**WHEREAS,** parks and recreation programs help build healthier, more active communities, aiding in the prevention of chronic disease and improving the mental and emotional well-being of the citizens of High Point; and

**WHEREAS,** parks and recreation programs increase public engagement among citizens, promote volunteerism and build strong partnerships with other community organizations and service providers; and

**WHEREAS,** our abundance of local parks, trails, greenways and natural recreation areas sustains the ecological beauty of our community and provides numerous places for children and adults to connect with nature and recreate outdoors; and

**WHEREAS,** parks and recreation programs increase a community's economic prosperity through the attraction and retention of businesses, increased property values, expansion of the local tax base, increased tourism and crime reduction; and

**WHEREAS,** the City of High Point recognizes that High Point Parks & Recreation enhances this community's quality of life by its commitment to providing opportunities through innovative programs, parks and facilities for present and future generations;

**NOW THEREFORE BE IT RESOLVED** by the Mayor and the High Point City Council, July 2023 is recognized as Park and Recreation Month in the city of High Point, North Carolina.

**WITNESS my hand and the Corporate  
Seal of the City of High Point, North  
Carolina, this the 20<sup>th</sup> day of June 2023.**

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**Jay W. Wagner, Mayor**



# CITY OF HIGH POINT

## AGENDA ITEM



**Title:**     **Annexation 23-02**  
              *(Ronald O. Perdue and Stack Family, LLC)*

**From:**    Sushil Nepal, AICP  
              Planning & Development Director

**Meeting Date:**     June 20, 2023

**Public Hearing:**    Yes

**Advertising Date:**   May 31, 2023

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

**Advertised By:**     Planning & Development

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### **PURPOSE:**

A request by Stack Family LLC and Ronaldo Perdue, to consider a voluntary non-contiguous annexation of approximately 27.28 acres. The proposed annexation site is located at the southwest corner of S. Bunker Hill Road and Boylston Road. The site is addressed as 8871 & 8869 Boylston Road and 721 S. Bunker Hill Road and also known as Guilford County Tax Parcel 168991, 169142 and 169021.

### **BACKGROUND:**

The staff report and recommendation are enclosed.

### **BUDGET IMPACT:**

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

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

Staff recommends *approval* of Annexation 23-02.

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

**STAFF REPORT  
ANNEXATION 23-02  
June 20, 2023**

| <b>Request</b>                                              |                                                              |
|-------------------------------------------------------------|--------------------------------------------------------------|
| <b>Applicant:</b><br>Stack Family, LLC and Ronald O. Perdue | <b>Owners:</b><br>Stack Family, LLC and Ronald O. Perdue     |
| <b>Proposal:</b><br>Voluntary non-contiguous annexation.    | <b>Effective Date:</b><br>Upon adoption                      |
|                                                             | <b>Associated Zoning Case:</b><br>Zoning Map Amendment 23-10 |

| <b>Site Information</b>                              |                                                                                                                                                                                                                                                                                                                                                                |
|------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Location:</b>                                     | The site lies at the southwest corner of S. Bunker Hill Road and Boylston Road ( <i>8871 &amp; 8869 Boylston Road and 721 S. Bunker Hill Road</i> ).                                                                                                                                                                                                           |
| <b>Tax Parcel Number:</b>                            | Guilford County Tax Parcels 168991, 169142 and 169021                                                                                                                                                                                                                                                                                                          |
| <b>Site Acreage:</b>                                 | Approximately 27.28 acres                                                                                                                                                                                                                                                                                                                                      |
| <b>Current Land Use:</b>                             | Undeveloped.                                                                                                                                                                                                                                                                                                                                                   |
| <b>Current Fire District:</b>                        | <p>The site is within the Colfax Special Fire District, with the City of High Point Fire Department providing back-up services.</p> <p>Guilford County has contracted with the City of High Point Fire Department to provide services to the unincorporated areas lying south of I-40, for land outside the Colfax special fire district.</p>                  |
| <b>Physical Characteristics:</b>                     | The site has a gentle to moderately sloping terrain, with its steeper topography lying along its southwestern boundary. A 40-foot-wide Davidson Electric Membership Corporation utility easement runs across the southern boundary of the site.                                                                                                                |
| <b>Proposed Unit Type, Number and Average Value:</b> | An approximately 110,000 square foot educational facility (K – 8 grade) is proposed to be developed at a cost of approximately \$79,000,000.                                                                                                                                                                                                                   |
| <b>Proposed Build-out Schedule:</b>                  | Approximately 18 months after issuance of building permits.                                                                                                                                                                                                                                                                                                    |
| <b>Proposed City of High Point Council Ward:</b>     | If approved, the annexation site will be part of Ward 5.                                                                                                                                                                                                                                                                                                       |
| <b>Water and Sewer Proximity:</b>                    | Two 16-inch City water lines lie adjacent to the site. One along S. Bunker Hill Road and the other along Boylston Road. A 15-inch City sewer line runs along the West Fork of the Deep River, approximately 1,500 feet east of the site along and approximately 1,700 feet to the northeast.                                                                   |
| <b>General Drainage and Watershed:</b>               | The site drains in a southerly direction and development is subject to the Oak Hollow Lake General Watershed Area (GWA) requirements. Primary stormwater control measures are required for development with a total impervious surface area greater than 24% of the site, and for single family developments with a gross density of 2 units per acre or more. |

|                          |                                              |
|--------------------------|----------------------------------------------|
| <b>Overlay District:</b> | Oak Hollow Lake General Watershed Area (GWA) |
|--------------------------|----------------------------------------------|

| <b>Adjacent Property Zoning and Current Land Use</b> |       |                                                                    |                                                 |
|------------------------------------------------------|-------|--------------------------------------------------------------------|-------------------------------------------------|
| <b>North:</b>                                        | AG    | Agricultural District ( <i>Guilford County</i> )                   | Single family detached dwellings                |
| <b>South:</b>                                        | AG    | Agricultural District ( <i>Guilford County</i> )                   | Single family detached dwelling                 |
| <b>East:</b>                                         | RS-40 | Residential Single Family – 40 District ( <i>Guilford County</i> ) | Single family detached dwellings                |
| <b>West:</b>                                         | AG    | Agricultural District ( <i>Guilford County</i> )                   | Undeveloped parcels and single family dwellings |

| <b>Transportation Information</b> |                                                                |                       |                         |
|-----------------------------------|----------------------------------------------------------------|-----------------------|-------------------------|
| <b>Adjacent Streets:</b>          | <b>Name</b>                                                    | <b>Classification</b> | <b>Approx. Frontage</b> |
|                                   | S. Bunker Hill Road                                            | Minor Throughfare     | 1,180 ft.               |
|                                   | Boylston Road                                                  | Local                 | 1,460 ft.               |
| <b>Vehicular Access:</b>          | Via driveway access from S. Bunker Hill Road and Boylston Road |                       |                         |

### **City Department Comment Summary**

Comments from service related departments were requested as to 1) short term impact, 2) effects on future planned improvements and 3) long term impact potential negative impacts to City services. Comment from these departments is noted below:

|                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Public Services Department:</b> | No objections noted.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Electric Department:</b>        | This proposed site is outside of the City's electric utilities service area. As per our service territories map, this site will be served by Duke Energy. Therefore, there are no applicable impacts to the Electric Department.                                                                                                                                                                                                                                                                                                                                                          |
| <b>Police Department:</b>          | <p>No objections.</p> <p>The geographic area is small and very close to areas where we are dispatched to calls for service anyway. The High Point police department responds to calls much further out than this location (<i>Example: 7941 National Service Rd, Colfax - Amazon</i>). The school will increase traffic volume which may bump the number of calls for service. Once the school is up and running, the primary concern is being able to get there in a timely fashion should an active, ongoing threat take place on campus.</p>                                           |
| <b>Fire Department:</b>            | <p>Other than having to add some hydrants in the area, we do not see a problem serving this area.</p> <p><u>Short Term Impact:</u> High Point Fire's nearest station is located 2.3 miles from the property with a 4 minute response time and 10 minutes for a full NFPA 1710 Standard of Cover deployment. We see no problems with providing Class One fire protection to this property.</p> <p><u>Effects on future planned improvements:</u> We are in the planning stages for a new station near the SR66 and Payne Road area that will enhance the service to this area as well.</p> |



|                                         |                                                                                                                                                                                                                              |
|-----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                         | <u>Long term impact potential negative impacts to City services:</u> We see no long term impacts in servicing this area. We are planning for enhanced service to this area as it continues to grow with planned development. |
| <b>Transportation Department:</b>       | No objections as it relates to annexation. Specific traffic mitigation issues are noted in the Zoning Map Amendment staff report.                                                                                            |
| <b>Engineering Services Department:</b> | No objections noted                                                                                                                                                                                                          |
| <b>Information Technology Director</b>  | No objections noted                                                                                                                                                                                                          |
| <b>Customer Service Director</b>        | No objections noted                                                                                                                                                                                                          |

### Details of Proposal

This property is situated in the northwestern portion of the City's Planning Area and the applicant is requesting annexation to have access to City utilities. The Land Use Plan designation for the site is Future Growth Area. This designation is intended for areas lacking public water and sewer and other municipal services. Classification of this area as Future Growth Area dates to when the current Land Use Plan was adopted in 2000. The Future Growth Area designation in this portion of the City's Planning Area is now largely outdated, following the installation of City utility lines in the area in 2009 (sewer) and 2010 (water). In addition, the Northwest Area Plan (adopted in 2011) recommended land use designations for the area that provide more detailed guidance than what is found in the Land Use Plan. It calls for the site, and the area within its vicinity, to be developed as Low-Density Residential at densities up to five dwelling units per acre; thus, supporting annexation of lands in this portion of the City's planning area.

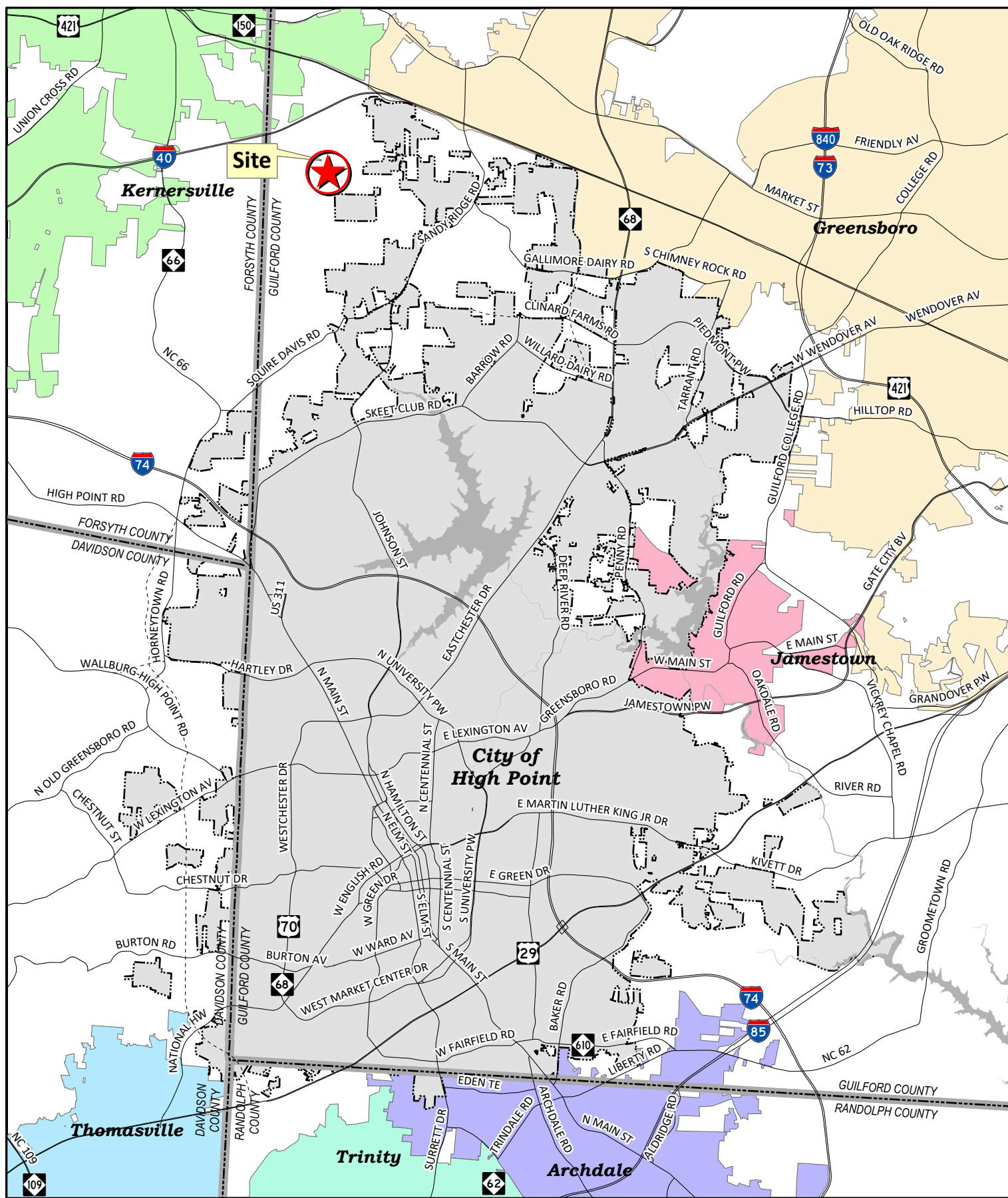
The City's Planning Area/Annexation Agreement boundaries extends northward to I-40 and westward to just past the Guilford/Forsyth County line. Since the early 2000s, this northern portion of the City's planning area has experienced steady growth from multiple annexations and zoning approvals totaling approximately 1,200 acres. The most recent annexation approval near this current zoning site consists of the following:

- 350 South Industrial Park/North High Point Industrial Park (Annexation in 2012 and 2022): These annexations for approximately 511 acres, lies approximately ½ mile to the east and approximately ¾ mile to the northeast of this current annexation request. The boundary of this annexation extends from Sandy Ridge Road to the west side of Adkins Road, and northward to the intersection of I-40 and S. Bunker Hill Road.
- Northborough Subdivision (Annexation in 2020). This 114-acre annexation for a 400 unit residential development lies along the south side of Boylston Road approximately 1,500 feet (1/3 of a mile) to the southeast of this current annexation request.

This annexation petition represents a logical progression of the City's annexation policy for this area as the proposed annexation site is within the City's established planning area and City of High Point water and sewer utility lines have been extended to serve this area. Furthermore, with the establishment of the Northborough Subdivision, city services and service vehicles are already present in this general area. In conclusion, staff notes that the annexation request will not negatively impact the City's ability to provide services in this area.

### **Report Preparation**

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



**ANNEXATION REQUEST: AN-23-02 S.  
Bunker Hill Road**

**Applicant: Stack Family, LLC and Ronald Perdue**  
**Area: 27.28 acres (approximate)**

**Planning & Development  
Department**

**City of High Point**



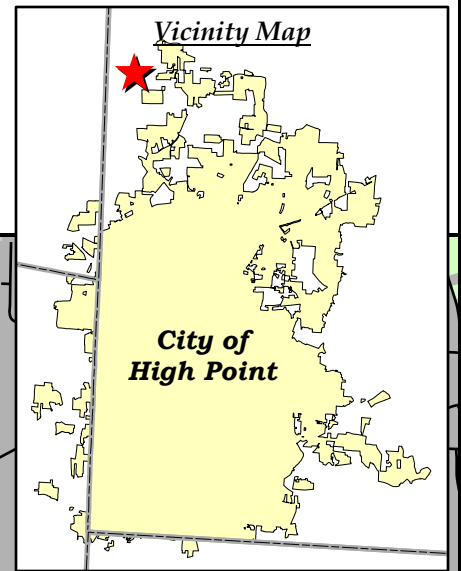
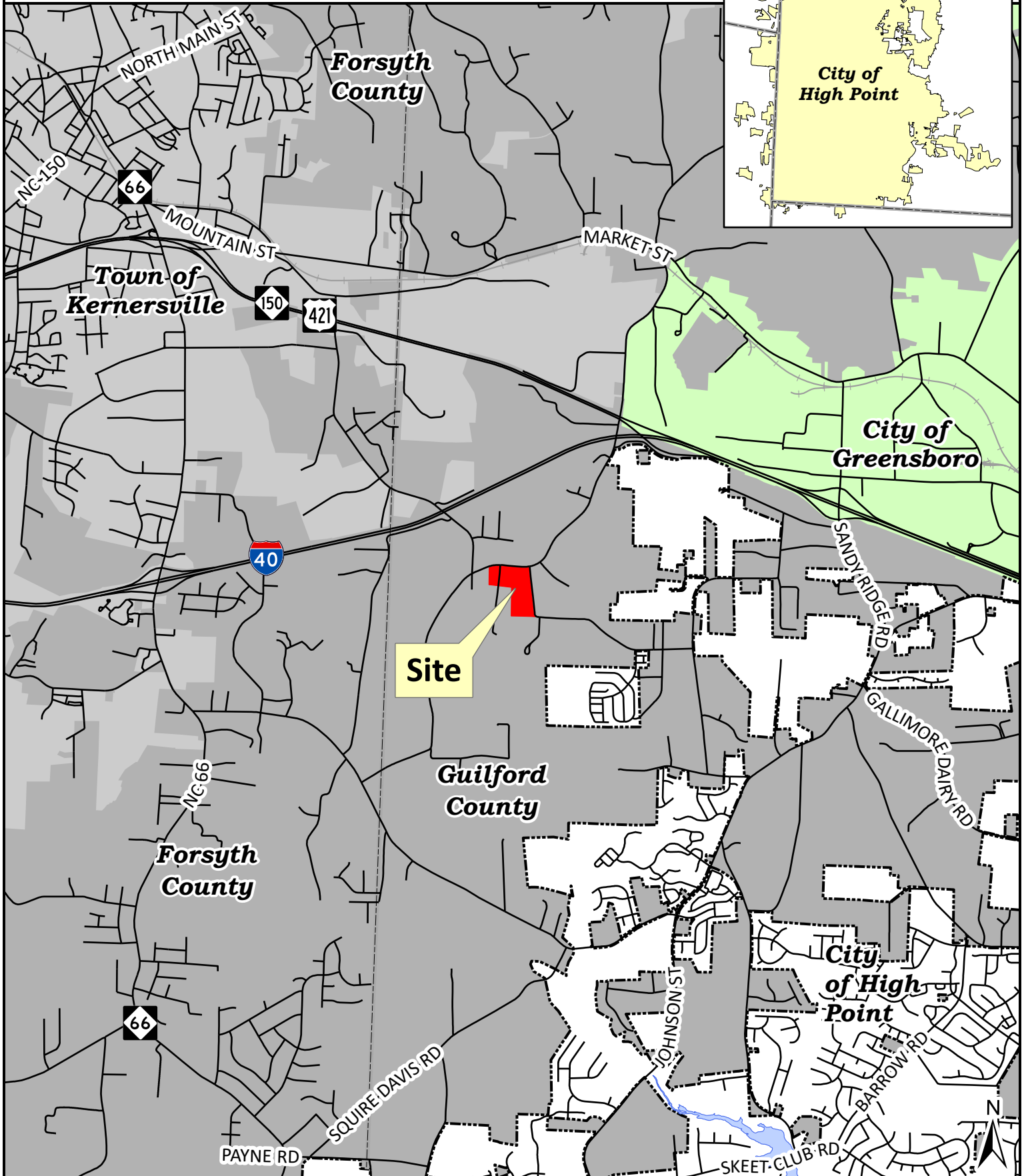
**Scale: 1" = 8,500'**

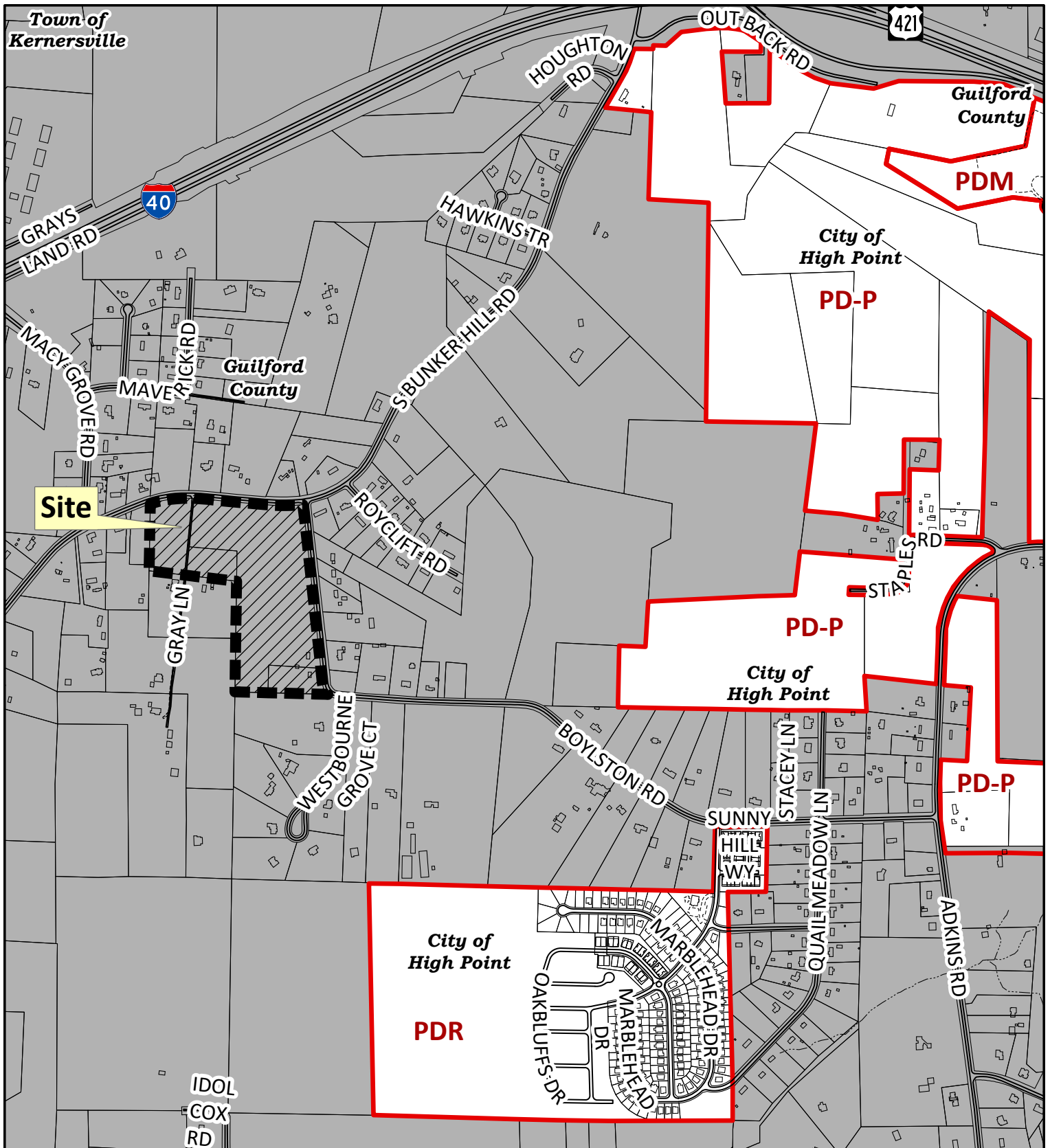


# LOCATION MAP

ANNEXATION REQUEST: AN-23-02 - S. Bunker Hill Road

Applicant: Stack Family, LLC and Ronald Perdue





## ANNEXATION REQUEST: AN-23-02 S. Bunker Hill Road

**Applicant:** Stack Family, LLC and Ronald Perdue  
**Area:** 27.28 acres (approximate)



Planning & Development Department

N



Scale: 1" = 1,000'

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



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

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

WHEREAS, The City of High Point has been petitioned under G.S. 160A-58.1, as amended, to annex the area described herein; and,

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

WHEREAS, a public hearing on this annexation was held at the Municipal Building at 5:30 p.m. on the 20<sup>th</sup> day of June, 2023; and,

WHEREAS, the City of High Point does hereby find as a fact that said petition meets the requirements of G.S. 160A-58.1 as amended;

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

SECTION 1. By virtue of the authority granted by G.S. 160A-58.1 as amended, the following described territory is hereby annexed, and made a part of the City of High Point as of June 20, 2023.

**A map showing the annexed area can be found in Plat Book: \_\_\_\_\_ Page: \_\_\_\_\_  
in the in the Guilford County Register of Deeds Office.**

**ANNEXATION DESCRIPTION**

Annexation Case 23-02

Guilford County Tax Parcels 168991, 169142 and 169021



The annexation site is more specifically described as follows:

**METES and BOUNDS DESCRIPTION**

Ronald O. Perdue Property and Stack Family, LLC Properties

721 S. Bunker Hill Road, 8869 Boylston Road and 8871 Boylston Road, Colfax, North Carolina

Being all of those parcels of land lying in Deep River Township, Guilford County, North Carolina, and being more particularly described as follows:

**BEGINNING** at an existing 3/4" iron pipe, said point having North Carolina State Plane coordinates of N=852130.60 feet and E=1695412.78 feet, NAD83(2011), said point also being the northeastern most boundary corner of that parcel of land as conveyed to Tracey T. Beck, recorded in Deed Book 8336, Page 110, and as shown as "Lot 2" on Plat Book 206, Page 24, Guilford County, North Carolina Registry of Deeds, said point also lying on the southerly right-of-way of S. Bunker Hill Road (SR 2007, a 60 foot wide public right-of-way);

thence following the southerly right-of-way of S. Bunker Hill along a curve to the right, said curve having a radius of 1026.92 feet, an arc length of 312.65 feet, a chord bearing of N 83°19'23" E, and a chord length of 311.44 feet, to a computed point lying on the southerly right-of-way of S. Bunker Hill Road;

thence following the southerly right-of-way of S. Bunker Hill along a curve to the right, said curve having a radius of 1030.53 feet, an arc length of 52.10 feet, a chord bearing of S 86°33'45" E, and a chord length of 52.09 feet, to a computed point lying on the southerly right-of-way of S. Bunker Hill Road;

thence following the southerly right-of-way of S. Bunker Hill S 84°44'50" E, a distance of 519.23 feet, to a computed point lying on the southerly right-of-way of S. Bunker Hill Road;

thence following the southerly right-of-way of S. Bunker Hill along a curve to the left, said curve having a radius of 1139.97 feet, an arc length of 221.24 feet, a chord bearing of N 89°55'07" E, and a chord length of 220.89 feet, to a computed point lying on the southerly right-of-way of S. Bunker Hill Road;

thence leaving the southerly right-of-way of S. Bunker Hill S 51°26'33" E, a distance of 55.04 feet, to a computed point lying on the westerly right-of-way of Boylston Road (SR 1859, a 60 foot wide public right-of-way);

thence following the westerly right-of-way of Boylston Road S 06°15'27" E, a distance of 133.42 feet, to a computed point lying on the westerly right-of-way of Boylston Road; thence following the westerly right-of-way of Boylston Road S 06°15'27" E, a distance of 794.56 feet, to an existing 3/4" iron pipe lying on the westerly right-of-way of Boylston Road; thence following the westerly right-of-way of Boylston Road S 06°15'01" E, a distance of 70.01 feet, to an existing 3/4" iron pipe lying on the westerly right-of-way of Boylston Road;

thence following the westerly right-of-way of Boylston Road S 06°11'20" E, a distance of 201.15 feet, to an existing 3/4" iron pipe lying on the westerly right-of-way of Boylston Road;

thence following the westerly right-of-way of Boylston Road S 06°16'55" E, a distance of 114.92 feet, to an existing 3/4" iron pipe lying on the westerly right-of-way of Boylston Road;

thence following the westerly right-of-way of Boylston Road S 14°37'31" E, a distance of 98.15 feet, to a computed point lying on the westerly right-of-way of Boylston Road, said point being a northeasterly boundary corner of that parcel of land as conveyed to Bruce A. Young and Sharon Young, recorded in Deed Book 3745, Page 887, aforesaid records;

thence leaving the westerly right-of-way of Boylston Road, and following the northerly boundary line of the aforesaid Bruce A. Young and Sharon Young parcel N 88°30'33" W, a distance of 425.00 feet, to an existing 3/4" iron pipe lying on the northerly boundary line of the aforesaid Bruce A. Young and Sharon Young parcel;

thence following the northerly boundary line of the aforesaid Bruce A. Young and Sharon Young parcel N 88°30'33" W, a distance of 262.55 feet, to an existing 3/4" iron pipe, said point being the northwesternmost boundary corner of the aforesaid Bruce A. Young and Sharon Young parcel, said point also lying on the easterly boundary line of that parcel of land as conveyed to DDC Land Trust, recorded in Deed Book 8096, Page 2793, and as shown as a portion of "Lot 5" and all of "Lot 6" on plat recorded in Plat Book 78, Page 2, aforesaid records;

thence following the easterly boundary line of the aforesaid DDC Land Trust parcel N 00°45'20" E, a distance of 134.23 feet, to an existing 3/4" iron pipe lying on the easterly boundary line of the aforesaid DDC Land Trust parcel;

thence following the easterly boundary line of the aforesaid DDC Land Trust parcel N 00°46'46" E, a distance of 269.27 feet, to an existing 3/4" iron pipe, said point being the northeastern most boundary corner of the aforesaid DDC Land Trust parcel, said point also being the southeasternmost boundary corner of that parcel of land as conveyed to James C. Taylor and Mary L. Taylor, recorded in Deed Book 5036, Page 482, and as shown as "Lot 4" on plat recorded in Plat Book 78, Page 2, aforesaid records;

thence following the easterly boundary line of the aforesaid James C. Taylor and Mary L. Taylor parcel N 01°00'53" E, a distance of 131.27 feet, to an existing 3/4" iron pipe lying on the easterly boundary line of the aforesaid James C. Taylor and Mary L. Taylor parcel;

thence following the easterly boundary line of the aforesaid James C. Taylor and Mary L. Taylor parcel N 01°01'43" E, a distance of 96.95 feet, to an existing 3/4" iron pipe lying on the easterly boundary line of the aforesaid James C. Taylor and Mary L. Taylor parcel;

thence following the easterly boundary line of the aforesaid James C. Taylor and Mary L. Taylor parcel N 00°50'12" E, a distance of 205.33 feet, to an existing 3/4" iron pipe, said point being the northeastern most boundary corner of the aforesaid James C. Taylor and Mary L. Taylor parcel;

thence following the northerly boundary line of the aforesaid James C. Taylor and Mary L. Taylor parcel N 83°02'11" W, a distance of 377.64 feet, to an existing 3/4" iron pipe, said point being the northwesternmost boundary corner of the aforesaid James C. Taylor and Mary L. Taylor parcel, said point also being the northeastern most boundary corner of that parcel of land as conveyed to Beverly Gray, recorded in Deed Book 8480, Page 20, and as shown as "Lot 3" on plat recorded in Plat Book 78, Page 2, aforesaid records;

thence following the northerly boundary line of the aforesaid Beverly Gray parcel N 84°16'08" W, a distance of 277.20 feet, to an existing 3/4" iron pipe, said point being the northwesternmost boundary corner of the aforesaid Beverly Gray parcel, said point also lying on the easterly boundary line of that parcel of land as conveyed to Tracey T. Beck, recorded in Deed Book 8336, Page 110, and as shown as "Lot 3" on Plat Book 206, Page 24, aforesaid records;

thence following the easterly boundary line of the aforesaid Tracey T. Beck parcel ("Lot 3" on Plat Book 206, Page 24) N 01°51'47" E, a distance of 56.69 feet, to an existing 3/4" iron pipe, said point being the northeasternmost boundary corner of the aforesaid Tracey T. Beck parcel ("Lot 3" on Plat Book 206, Page 24), said point also being the southeasternmost boundary corner of that parcel of land as conveyed to Tracey T. Beck, recorded in Deed Book 8336, Page 110, and as shown as "Lot 2" on Plat Book 206, Page 24, aforesaid records;

thence following the easterly boundary line of the aforesaid Tracey T. Beck parcel ("Lot 2" on Plat Book 206, Page 24) N 01°40'03" E, a distance of 464.89 feet, to an existing 3/4" iron pipe lying on the southerly right-of-way of S. Bunker Hill Road, to the **POINT OF BEGINNING**, containing 1,210,093 square feet, or **27.78 acres of land, more or less**, and encompassing all of that parcel of land as passed to Ronald O. Perdue, recorded in Estate Book 97-E-1507 (see Deed Book 3005, Page 210, "Tract 1" for reference) and as shown as "Lot 2" on plat recorded in Plat Book 78, Page 2, aforesaid records; all of that parcel of land as conveyed to Stack Family, LLC, recorded in Deed Book 8062, Page 161 – "Tract 5, Parcel 2," aforesaid records; all of that parcel of land as conveyed to Stack Family, LLC, recorded in Deed Book 8062, Page 161 – "Tract 5, Parcel 1," aforesaid records; and all of that parcel of land as conveyed to Stack Family, LLC, recorded in Deed Book 8062, Page 161 – "Tract 2," aforesaid records.

SECTION 2. Upon and after **June 20, 2023** the foregoing property and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the City of High Point, and shall be entitled to the same privileges and benefits as other parts of the City of High Point. Said territory shall be subject to municipal taxes according to G.S. 160A-58.3.

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



Adopted by the City Council  
City of High Point, North Carolina  
The 20<sup>th</sup> day of June, 2023.

By: \_\_\_\_\_  
Jay W. Wagner, Mayor

ATTEST:

\_\_\_\_\_  
Sandra R. Keeney, City Clerk

# CITY OF HIGH POINT

## AGENDA ITEM



**Title:** Ordinance to Demolish – 406 Cable St.

**From:** Thanena Wilson, Director  
Community Development & Housing

**Meeting Date:** 6/6/2023

**Public Hearing:** N/A

**Advertising Date:**  
**Advertised By:** N/A

**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 406 Cable Street.

### BACKGROUND:

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 8/11/2022. No action occurred by the compliance date of 9/12/2022. The necessary repairs to the dwelling exceed its current tax value and the demolition is warranted.

### BUDGET IMPACT:

There are sufficient funds in the FY22-23 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 all outbuildings on the property.

### PENDING ACTION:

The Ordinance to Demolish 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.

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 12 of Chapter 160D of the General Statutes of North Carolina.

PROPERTY LOCATION

OWNER (S)

406 Cable St.

Felix Donatien  
728 Ferndale Blvd.  
High Point, NC 27260

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 20th day of June, 2023

Sandra Keeney, City Clerk



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

**ORDINANCE  
REQUEST:**

Ordinance to Demolish

**PROPERTY  
ADDRESS:**

406 Cable Street

**OWNER:**

Felix Donatien (purchased 11/19/2019)

**REASON FOR  
INSPECTION:**

Inspector observed condition of the property

**FIRST  
INSPECTION:**  
8/14/2019

Summary of Major Violations

1. Install heating system
2. Repair or replace loose wall & ceiling material throughout
3. Install all required plumbing fixtures
4. Repair or replace missing/damaged light fixtures & exposed wiring
5. Install exterior steps to second floor

**HEARING  
RESULTS:**  
8/11/2022

Mr. Donatien and his wife, Shelly Godfrey attended the Hearing. The violations were discussed, and the inspector advised they need to make progress on the house and call for inspections for their permit that was issued in January of 2020. They stated they understood, and they plan on making full repairs to the house. It was determined there are several violations of the Minimum Housing Code that make it unsafe. In its present state, necessary repairs to the dwelling exceed 65% of the value of the structure.

**ORDER(S)  
ISSUED:**  
8/11/2022

Order to Repair or Demolish  
Date of Compliance 9/12/2022

**APPEALS:**

None

**OWNER  
ACTIONS:**

Permit issued RC-20-0055

**ADDITIONAL:**

Mr. Donatien purchased the property in November 2019 with an existing minimum housing case for the property. However, we did not

have a Lis Pendens recorded therefore we started a new case, with a new Hearing process. He was issued a building permit on 1/31/2020 – RC-20-0055. On this permit he has had a total of 2 inspections: plumbing rough on 1/25/2023 that failed and another plumbing rough on 2/20/2023 which passed.

Mr. Donatien told the inspector handling the case in January of 2022 that funding wasn't an issue, it is time and help with the work.

Inspectors were in touch with Mr. Donatien many times over the course of this case to discuss his plans for completing repairs.

Guilford County property taxes are delinquent in the amount of \$567.58 for 2022.



406 CABLE AV

PRICE ST

LEONARD AV

HAY ST

GRANBY AV

R C BALDWIN AV

Site

PARK ST

SMITH ST

WALNUT ST

WHITE OAK ST

CABLE ST

S UNIVERSITY PKWY

WOODBURY ST

E COMMERCE AV

FURLOUGH AV

THISSELL ST

EVANS ST

VERNON PL

FRANKLIN AV



Scale: 1"=200'

G:\Planning\Secure\Community Development\Community Development.aprx

































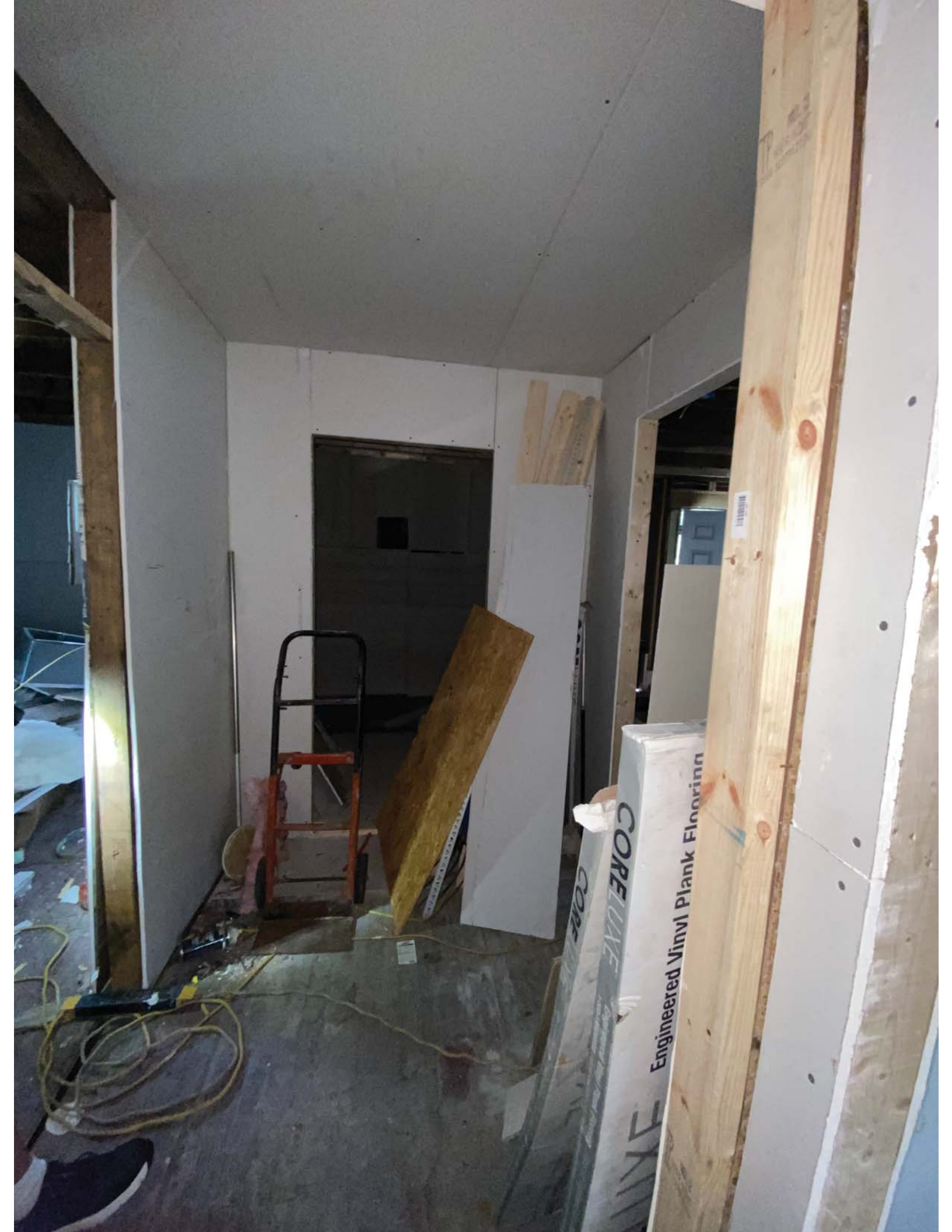




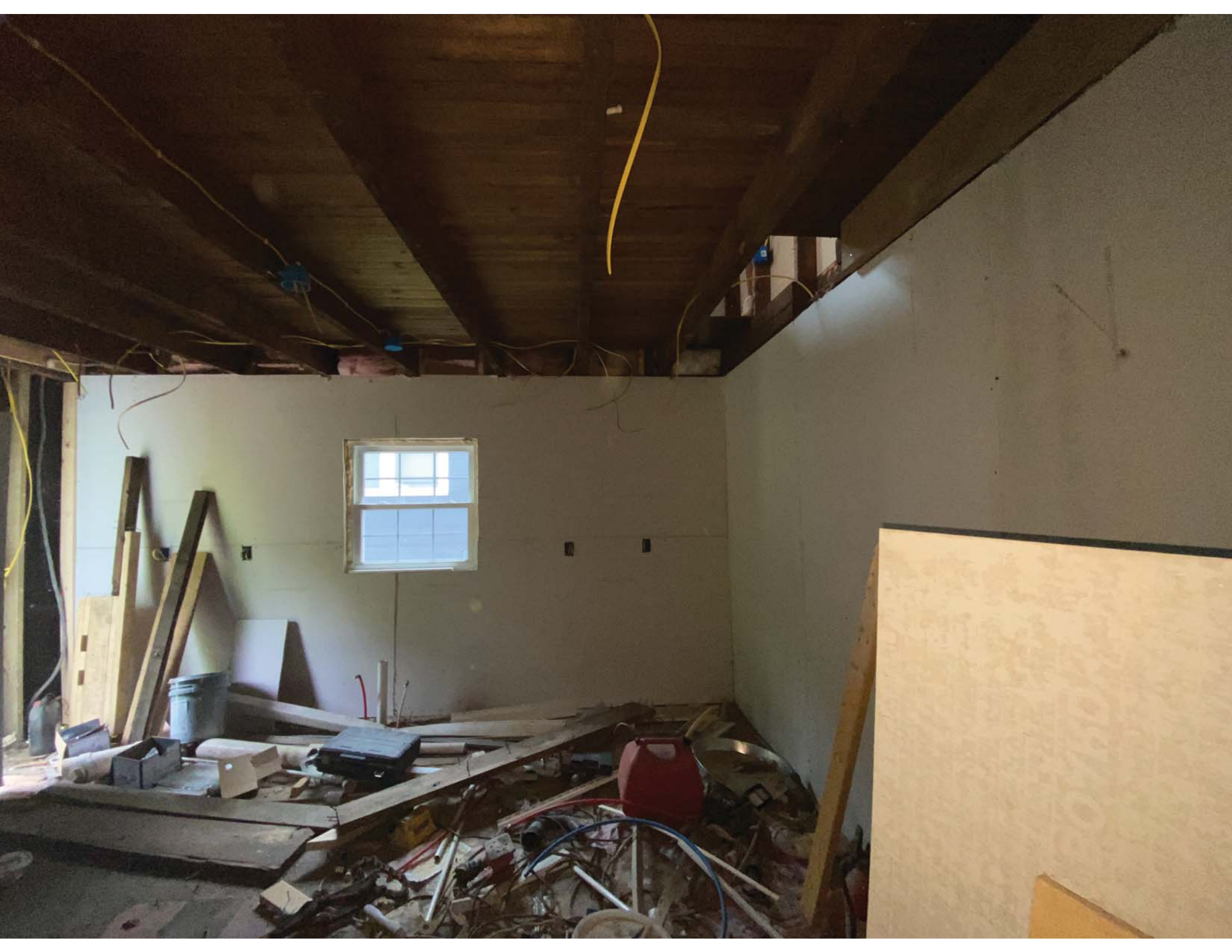




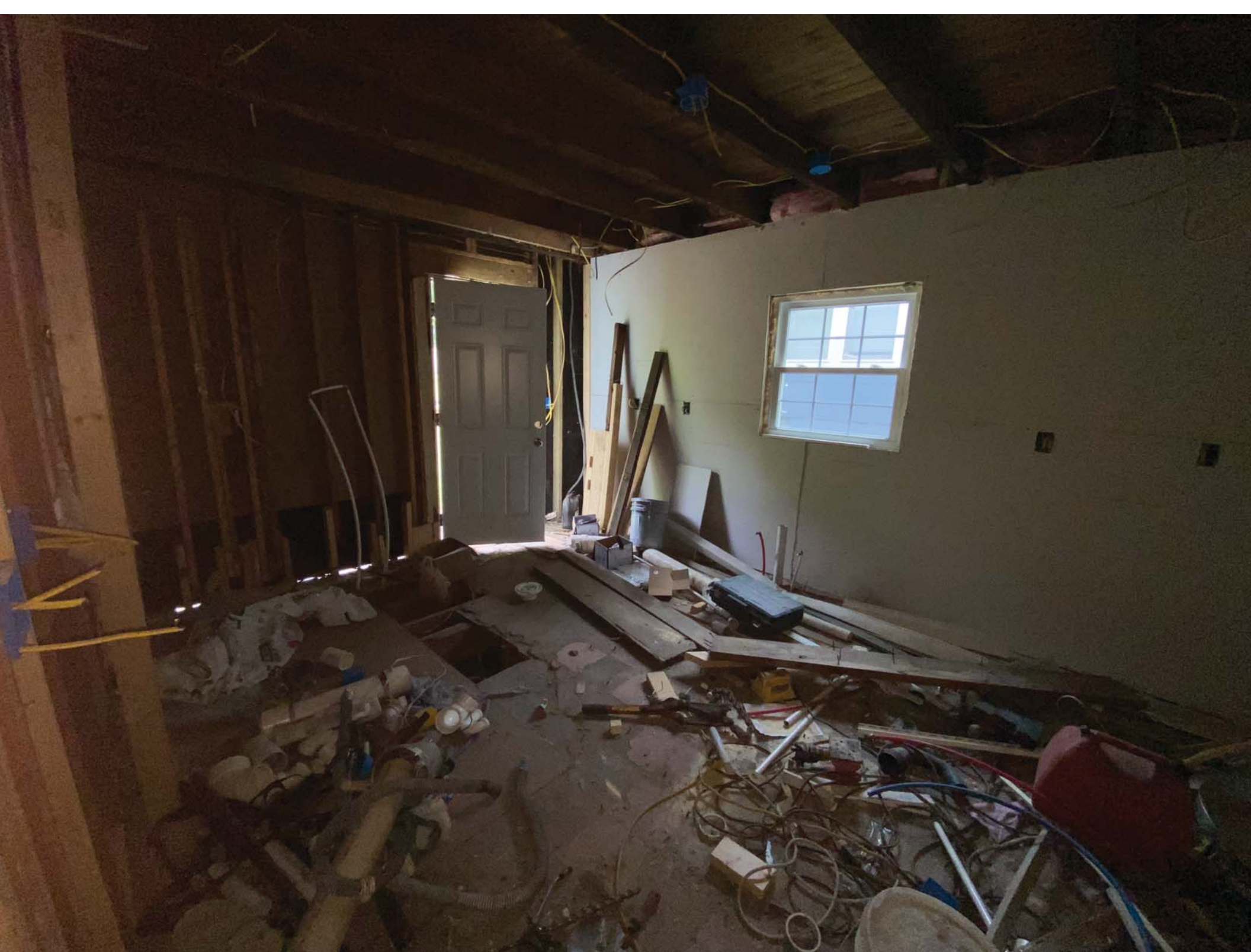














# CITY OF HIGH POINT

## AGENDA ITEM



**Title:** Zoning Map Amendment 23-12  
(City of High Point)

**From:** Sushil Nepal, AICP  
Planning & Development Director

**Public Hearing:** Yes

**Meeting Date:** June 20, 2023

**Advertising Date:** June 7, 2023, and  
June 14, 2023

**Attachments:** A. Staff Report  
B. Zoning Ordinance

**Advertised By:** Planning & Development

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### PURPOSE:

A request by Guilford County Schools to rezone approximately 27.28 acres from the Agricultural (AG) District, within Guilford County's zoning jurisdiction, to a Conditional Zoning Institutional (CZ-I) District. The site lies at the southwest corner of S. Bunker Hill Road and Boylston Road.

### BACKGROUND:

The Planning and Zoning Commission reviewed this request at their May 23, 2023 public hearing. All members of the Commission were present except for Mr. Terry Venable and Ms. Joan Swift. Mr. Herbert Shannon, Senior Planner, presented the case and recommended approval of the request as outlined in the staff report.

### Speaking on the request:

Speaking in favor of the request was the applicant's representative, Ms. Amanda Hodierne, Attorney, Isaacson-Sheridan, 804 Green Valley Road - Suite 200, Greensboro, and Dr. Whitney Oakley, Guilford County Schools Superintendent, 712 N. Eugene Street, Greensboro. Ms. Hodierne and Superintendent Oakley provided an overview of the proposal to rezone this site to support a public elementary/middle school with a design capacity for 900 students. They outlined the need for additional educational facilities in the southwestern portion of Guilford County to relieve overcrowding at current facilities. This site is a good location as it is situated between Southwest Elementary School and Colfax Elementary School, lies outside the city's Airport Overlay District, fronts along a classified thoroughfare roadway (S. Bunker Hill Road) and has limited or no environmental constraints. The speakers outlined conditions offered to mitigate traffic impacts and how this request is consistent with the City of High Points land use policies. Finally, they provided examples as to other schools in the county in lower intensity residential and agricultural areas. Data was also presented as to housing values near other elementary schools in the county being generally above the average Guilford County home price and argued that this use type does not negatively impact home values.

The following people spoke in opposition to the request.

- |                                                                                                                                                                                    |                                                                                                                                                                                                                  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"><li>• Kay Sterling, 8731 Bame Road</li><li>• Amy Purcell, 416 Gray Lane</li><li>• Dr. Pat Schreiber, 1717 Bunker Hill Sandy Ridge Road</li></ul> | <ul style="list-style-type: none"><li>• Mark Rogers, 408 Gray Lane</li><li>• Tommy Lambeth, 416 Gray Lane</li><li>• Jim Hedgecock, 8857 Boylston Road</li><li>• Evan Booth, 807 Westbourne Grove Court</li></ul> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

- Adam Derrick, 8861 Boylston Road
- June Blankenship, 8826 Boylston Road
- Regan Sears, 905 Quailmeadow Lane
- Courtney Smith Pope, 712 S. Bunker Hill Road
- Jennifer Ayers, 804 Westbourne Grove Ct
- Julie Eschweiler, 423 Gray Lane
- Chris Eschweiler, 417 and 423 Gray Lane

- Patricia Derrick, 8861 Boylston Road
- Eugenio Proenza, 8907 Royclift Road
- Patrick Sterling, 941 Maple Creek Drive
- Sherry Somers, 601 S. Bunker Hill Road
- Robin Sowell, 813 S. Bunker Hill Road
- Beverly Gray, 408 Gray Lane
- Sherri Adams, 801 Westbourne Grove Ct
- Robert Kabler, 8710 Boylston Road

These speakers expressed the following concerns.

1. The proposed Institutional zoning district and use is not compatible with the surrounding area:
  - This use type (school) creates problems that negatively impact surrounding property owners.
  - The requested CZ-I District is not compatible with the surrounding land use pattern, is not consistent with the City's land use plan and the Heart of the Triad Plan.
  - Want to keep this as a low density residential or agricultural area.
  - Not an appropriate location for a school.
2. Traffic Impact and Public Safety Concerns (first responders)
  - This use (school) generates an undue amount of traffic and will negatively impact surrounding roads and property owners.
  - Roads in this area are not designed to handle the increase traffic volume that will be generated.
  - There is already negative traffic impact from the Amazon facility and from industrial development to the north in Kernersville. This will only increase when the High Point North Industrial Park (350-South) comes online.
  - Concern with the ability of High Point emergency response personnel (fire and police) to respond to emergencies in a timely manner. Also, there may be confusion as to which emergency response agency (city, county, state) should be first responder and potential delays in routing calls to the correct agency.
3. Continued use of Grey Lane (private access easement) There is a vehicle access easement (i.e., Grey Lane), on the parcel owned by Mr. Purdue ,which is proposed to be rezoned. Concerns were expressed as to how this use type will impact property owners that use this access easement. Including concerns with the ability to carry firearms or other personal protection devises across an access easement that may run through a school property.
4. Environmental impacts: Clearing of the site and removal of trees will negatively impact High Points drinking water quality. Also, development may negatively impact a stream on adjacent property to the west.

Once the public hearing was closed, the Commission had a lengthy discussion and questions for staff and the applicant. Questions were raised as to the Grey Lane access easement, traffic mitigation offered by the applicant and stream buffers. There was also a discussion about the commission always hearing from property owners that new residential developments should be denied due to school overcrowding, and that this proposal may address some of those concerns.

The applicant's traffic engineer, Ms. Davenport, provided additional details on traffic mitigation measures from their study and that their calculations did include future traffic impacts from the industrial park that is

under construction. City Attorney Megan Maguire, spoke about the Grey Lane access easement issue. She noted that concerns raised as to someone's constitutional rights (a neighbors right to carry a firearm or the property owners right to sell their property) is not the Commission or City Council interests as it relates to this zoning request. The primary focus of the Planning and Zoning Commission and the City Council is does this zoning request meet the City's adopted land use policy and have the conditions offered by the applicant sufficiently mitigate any adverse impacts. As to stream buffers, Mr. Shannon noted that if a classified stream is identified on an adjacent property, the required stream buffer standard would still apply even if that buffer extended on to the zoning site.

**BUDGET IMPACT:**

There is no budget impact.

**RECOMMENDATION / ACTION REQUESTED:**

A. Staff Recommendation

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

B. Planning and Zoning Commission Action

1. The Planning and Zoning Commission recommended **approval** of this request, as recommended by staff, by a vote of 6-1, with member Walsh voting in opposition. As part of his vote, Mr. Walsh did not state a specific reason for his vote in opposition to the request.

2. Consistency and Reasonableness Statements

The Planning and Zoning Commission voted 6-1 to approve the following statement:

That Zoning Map Amendment 23-12 is consistent with the City's adopted policy guidance because with the establishment of City utilities in this portion of the City's planning area and conditions offered by the applicant, the requested CZ-I District does not conflict with the Land Use Plan, the Northwest Area Plan, or other policy guidance documents. Furthermore, the Northwest Area Plan supports residential uses in this portion of the City's planning area, and it is not unusual for educational uses to be located in residential areas. Based upon conditions offered by the applicant, the requested CZ-I District is reasonable and in the overall public interest.



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

**STAFF REPORT  
ZONING MAP AMENDMENT ZA-23-12**

**June 20, 2023**

*(Revised)*

| <b>Request</b>                                                                                                                                                                                                                                                                                                             |                                                            |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|
| <b>Applicant:</b><br>Guilford County Schools                                                                                                                                                                                                                                                                               | <b>Owners:</b><br>Ronald O. Perdue and Stack Family, LLC   |
| <b>Zoning Proposal:</b><br>To annex and apply initial City zoning                                                                                                                                                                                                                                                          | <b>From:</b> AG Agricultural District<br>(Guilford County) |
|                                                                                                                                                                                                                                                                                                                            | <b>To:</b> CZ-I Conditional Zoning Institutional District  |
| <b>Notices:</b> <ul style="list-style-type: none"> <li>Applicant held a Citizen Information Meeting <i>(Yes)</i></li> <li>As required by Section 2.3.6 (Notification) of the Development Ordinance, the Planning and Development Department provided published, mailed and posted notice of this public hearing</li> </ul> |                                                            |

| <b>Site Information</b>                |                                                                                                                                                                                                                                                                                                                                                                |
|----------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Location:</b>                       | The site lies at the southwest corner of S. Bunker Hill Road and Boylston Road (8871 & 8869 Boylston Road and 721 S. Bunker Hill Road).                                                                                                                                                                                                                        |
| <b>Tax Parcel Number:</b>              | Guilford County Tax Parcels 168991, 169142 and 169021                                                                                                                                                                                                                                                                                                          |
| <b>Site Acreage:</b>                   | Approximately 27.28 acres                                                                                                                                                                                                                                                                                                                                      |
| <b>Current Land Use:</b>               | Undeveloped.                                                                                                                                                                                                                                                                                                                                                   |
| <b>Physical Characteristics:</b>       | The site has a gentle to moderately sloping terrain, with its steeper topography lying along its southwestern boundary. A 40-foot-wide Davidson Electric Membership Corporation utility easement runs across the southern boundary of the site.                                                                                                                |
| <b>Water and Sewer Proximity:</b>      | Two 16-inch City water lines lie adjacent to the site. One along S. Bunker Hill Road and the other along Boylston Road. A 15-inch City sewer line runs along the West Fork of the Deep River, approximately 1,500 feet east of the site along and approximately 1,700 feet to the northeast.                                                                   |
| <b>General Drainage and Watershed:</b> | The site drains in a southerly direction and development is subject to the Oak Hollow Lake General Watershed Area (GWA) requirements. Primary stormwater control measures are required for development with a total impervious surface area greater than 24% of the site, and for single family developments with a gross density of 2 units per acre or more. |
| <b>Overlay District:</b>               | Oak Hollow Lake General Watershed Area (GWA)                                                                                                                                                                                                                                                                                                                   |

| <b>Adjacent Property Zoning and Current Land Use</b> |       |                                                           |                                                 |
|------------------------------------------------------|-------|-----------------------------------------------------------|-------------------------------------------------|
| <b>North:</b>                                        | AG    | Agricultural District (Guilford County)                   | Single family detached dwellings                |
| <b>South:</b>                                        | AG    | Agricultural District (Guilford County)                   | Single family detached dwelling                 |
| <b>East:</b>                                         | RS-40 | Residential Single Family – 40 District (Guilford County) | Single family detached dwellings                |
| <b>West:</b>                                         | AG    | Agricultural District (Guilford County)                   | Undeveloped parcels and single family dwellings |

| <b>Relevant Land Use Policies and Related Zoning History</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|--------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Community Growth Vision Statement:</b>                    | This request aligns with the City's Community Growth Vision Statement consistent with recent expansion of water and sewer in that growth area.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Land Use Plan Map Classification:</b>                     | The site has a Future Growth Area land use classification. This classification collectively includes environmentally sensitive lands, rural subdivisions and agricultural or undeveloped areas lacking public water and sewer and other municipal facilities, infrastructure and services. These lands are not intended for development within the five-year timeframe of this adopted Land Use Plan (adopted in 2000), but shall await reevaluation during the next scheduled Major Five-Year Review Process or upon submittal of a Plan Amendment application pursuant to the Minor Review process before they can be reclassified to an appropriate land use category supportive of urban development.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Land Use Plan Goals, Objectives &amp; Policies:</b>       | <p>The following goals and objectives of the Land Use Plan are relevant to this request:</p> <p>Goal #4: Ensure that all required public services and facilities are sequenced to meet demands of development.</p> <p>Goal #5: Promote an urban growth pattern that occurs in an orderly fashion and conserves the land resources of the city and its planning area.</p> <p>Obj.#5. Maintain an appropriate balance between the size, location and density of new development and the availability and demands upon the public services and facilities required to serve that development.</p> <p>Obj. #6. Establish an effective mechanism for coordinating proposed school locations and current enrollment capacities at existing schools with respect to new residential development.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Relevant Area Plans:</b>                                  | <p><u>Northwest Area Plan</u></p> <p>Adopted in 2011, the purpose of this plan was to assess the northwest portion of the city's planning area following a number of initiatives and events in the area, including the FedEx airport hub, the Heart of the Triad Study, revisions to the High Point/Kernersville annexation agreement, and the extension of a major sewer outfall. The plan designates the subject site as Low-Density Residential, primarily for development of single family detached dwellings on individual lots at densities not exceeding five dwelling units per acre.</p> <p>The following goals and objectives of the plan are relevant to this request:</p> <p><u>Goal 1:</u> Protect the natural environment and its many features.</p> <ul style="list-style-type: none"> <li>Obj. 1c: Where possible, preserve mature trees, and provide for increased planting and replanting rates in new development with an emphasis on native plant materials.</li> </ul> <p><u>Goal 2:</u> Achieve high quality development in the built environment.</p> <ul style="list-style-type: none"> <li>Obj. 2a: Ensure quality development by requiring high aesthetic standards in site and building design, construction materials and intra-development coordination.</li> <li>Obj. 2e: Protect existing residential neighborhoods from new nonresidential development through design standards and landscape buffers.</li> </ul> |

|                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                        | <p><u>Goal 3:</u> Create a fully integrated transportation system that recognizes and accommodates a wide variety of transportation needs and users.</p> <ul style="list-style-type: none"> <li>• Obj. 3b: Provide intra-and inter-development transportation connectivity via streets, sidewalks, greenways and less formal trails.</li> <li>• Obj. 3d: Meet environmental and aesthetic needs through landscaping and the preservation of existing trees along transportation corridors.</li> </ul> <p><u>Goal 4:</u> Continue economic development programs to respond to the needs of a growing area and a changing economic environment.</p> <ul style="list-style-type: none"> <li>• Obj. 4c: Support educational facilities and programs that train workers for existing and targeted businesses.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Zoning History:</b> | <p>The northwestern portion of the City's planning area extends northward to I-40 and westward to just past the Guilford/Forsyth County line. Since the early 2000s, this northern portion of the City's planning area has experienced steady growth from multiple annexations and zoning approvals totaling approximately 1,200 acres. The most recent developments near this current zoning site consist of the following:</p> <ul style="list-style-type: none"> <li>• <u>350 South Industrial Park/North High Point Industrial Park:</u> The boundary of this industrial park lies approximately ½ mile to the east and approximately ¾ mile to the northeast of this current zoning site. Between 2011 to 2021, more than 511 acres have been annexed and granted City zoning for this industrial park. The boundary of this industrial park extends from Sandy Ridge Road to the west side of Adkins Road, and northward to the intersection of I-40 and S. Bunker Hill Road. Construction has recently commenced for phase I of this development, which includes an extension of Gallimore Dairy Road westward to connect to Boylston Road.</li> <li>• <u>Northborough Subdivision.</u> This residential development is approximately 30% complete and lies along the south side of Boylston Road approximately 1,500 feet to the southeast of this current zoning site. This project obtained annexation and zoning approval in 2020 for a 114-acre tract of land along the south side of Boylston Road, to support a 402-unit mixed residential development.</li> </ul> |

| Transportation Information |                                                                                                                                                                                                                                                                                              |                                        |                  |
|----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|------------------|
| Adjacent Streets:          | Name                                                                                                                                                                                                                                                                                         | Classification                         | Approx. Frontage |
|                            | S. Bunker Hill Road                                                                                                                                                                                                                                                                          | Minor Throughfare                      | 1,180 ft.        |
|                            | Boylston Road                                                                                                                                                                                                                                                                                | Local                                  | 1,460 ft.        |
| Vehicular Access:          | Via driveway access from S. Bunker Hill Road and Boylston Road                                                                                                                                                                                                                               |                                        |                  |
| Traffic Counts:            | S. Bunker Hill Road                                                                                                                                                                                                                                                                          | 2,500 AADT (2021 NCDOT traffic counts) |                  |
| (Average Daily Trips)      | Boylston Road                                                                                                                                                                                                                                                                                | 1,200 AADT (2021 NCDOT traffic counts) |                  |
| Estimated Trip Generation: | A K-8 school (900 students) is proposed. Such a use is anticipated to generate approximately 1,302 daily trips (during a 24-hour time period) with approximately 439 AM peak-hour trips and approximately 198 school dismissal hour trips. See detailed trip information from the TIA below: |                                        |                  |



|                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                       |                              |             |                     |                        |                          |                     |             |                            |             |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|-------------|---------------------|------------------------|--------------------------|---------------------|-------------|----------------------------|-------------|
|                                                                                                                                                                                                                                                     | <b>Table 3 - MSTA Trip Generation</b>                                                                                                                                                                                                                                                                                                 |                              |             |                     |                        |                          |                     |             |                            |             |
|                                                                                                                                                                                                                                                     | <b>Southwest School (High Point, NC)</b>                                                                                                                                                                                                                                                                                              |                              |             |                     |                        |                          |                     |             |                            |             |
|                                                                                                                                                                                                                                                     | Average Weekday Driveway Volumes                                                                                                                                                                                                                                                                                                      |                              |             |                     |                        | 24 Hour<br>Two-Way       | AM Peak Hour        |             | Dismissal peak Hour        |             |
|                                                                                                                                                                                                                                                     | <u>Land Use</u>                                                                                                                                                                                                                                                                                                                       | <u>ITE<br/>Land<br/>Code</u> | <u>Size</u> |                     | <u>Data<br/>Source</u> | <u>Volume</u>            | <u>Enter</u>        | <u>Exit</u> | <u>Enter</u>               | <u>Exit</u> |
|                                                                                                                                                                                                                                                     | Elementary<br>Student<br>Parents                                                                                                                                                                                                                                                                                                      | N/A                          | 600         | Students            | MSTA<br>Calculator     | 738                      | 219                 | 219         | 150                        | 150         |
|                                                                                                                                                                                                                                                     | Middle<br>School<br>Parents                                                                                                                                                                                                                                                                                                           | N/A                          | 300         | Students            | MSTA<br>Calculator     | 304                      | 104                 | 104         | 48                         | 48          |
|                                                                                                                                                                                                                                                     | Elementary<br>School<br>Faculty/Staff                                                                                                                                                                                                                                                                                                 | N/A                          | 71          | Staff               | MSTA<br>Calculator     | 142                      | 71                  | 0           | 0                          | 0           |
|                                                                                                                                                                                                                                                     | Middle<br>School<br>Faculty/Staff                                                                                                                                                                                                                                                                                                     | N/A                          | 31          | Staff               | MSTA<br>Calculator     | 62                       | 31                  | 0           | 0                          | 0           |
|                                                                                                                                                                                                                                                     | Buses                                                                                                                                                                                                                                                                                                                                 | N/A                          | 14          | Buses               | MSTA<br>Calculator     | 56                       | 14                  | 0           | 0                          | 14          |
|                                                                                                                                                                                                                                                     | <b>Combination of Trips</b>                                                                                                                                                                                                                                                                                                           |                              |             |                     |                        |                          |                     |             |                            |             |
|                                                                                                                                                                                                                                                     | <u>Trip Types</u>                                                                                                                                                                                                                                                                                                                     |                              |             |                     |                        | <u>24 Hour<br/>Trips</u> | <u>AM Peak Hour</u> |             | <u>Dismissal peak Hour</u> |             |
|                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                       |                              |             |                     |                        |                          | <u>Enter</u>        | <u>Exit</u> | <u>Enter</u>               | <u>Exit</u> |
|                                                                                                                                                                                                                                                     | Parent Trips                                                                                                                                                                                                                                                                                                                          |                              |             |                     |                        | 1,042                    | 323                 | 323         | 198                        | 198         |
|                                                                                                                                                                                                                                                     | Staff Trips                                                                                                                                                                                                                                                                                                                           |                              |             |                     |                        | 204                      | 102                 | 0           | 0                          | 0           |
| Buses                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                       |                              |             |                     | 56                     | 14                       | 0                   | 0           | 14                         |             |
| <b>Total Trips</b>                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                       |                              |             |                     | <b>1,302</b>           | <b>439</b>               | <b>323</b>          | <b>198</b>  | <b>212</b>                 |             |
| <b>Traffic Impact<br/>Analysis (TIA):</b>                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                       | <b>Required</b>              |             | <b>TIA Comments</b> |                        |                          |                     |             |                            |             |
|                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                       | <u>Yes</u><br><b>X</b>       | <u>No</u>   |                     |                        |                          |                     |             |                            |             |
| The proposed use will generate more than 150 trips in a peak hour; therefore, a TIA is required to be submitted as part of the rezoning application. The TIA executive summary is attached as a supporting document at the end of the staff report. |                                                                                                                                                                                                                                                                                                                                       |                              |             |                     |                        |                          |                     |             |                            |             |
| <b><u>Recommended Improvement from the TIA</u></b>                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                       |                              |             |                     |                        |                          |                     |             |                            |             |
| Bunker Hill Road at<br>Boylston Road                                                                                                                                                                                                                | <ul style="list-style-type: none"><li>• Provide a westbound left turn lane with 100 feet of storage and appropriate taper along Bunker Hill Road</li><li>• Provide a northbound right turn lane with 150 feet of storage and appropriate taper along Boylston Road</li></ul>                                                          |                              |             |                     |                        |                          |                     |             |                            |             |
| Boylston Road at<br>Adkins Road and<br>Gallimore Dairy<br>Road extension                                                                                                                                                                            | <ul style="list-style-type: none"><li>• Provide an eastbound left turn lane with 100 feet of storage and appropriate taper along Boylston Road</li><li>• Provide a northbound left turn lane with 100 feet of storage and appropriate taper along Adkins Road</li><li>• Convert the intersection to all-way-stop controlled</li></ul> |                              |             |                     |                        |                          |                     |             |                            |             |
| Bunker Hill Road at<br>Western School<br>Access                                                                                                                                                                                                     | <ul style="list-style-type: none"><li>• Provide an eastbound right turn lane with 100 feet of storage and appropriate taper along Bunker Hill Road</li><li>• Provide a westbound left turn lane with 200 feet of storage and appropriate taper along Bunker Hill Road</li><li>• Construct access to NCDOT/ HPDOT standards</li></ul>  |                              |             |                     |                        |                          |                     |             |                            |             |
| Boylston Road at<br>Eastern School<br>Access                                                                                                                                                                                                        | <ul style="list-style-type: none"><li>• Provide an eastbound right turn lane with 100 feet of storage and appropriate taper along Boylston Road</li><li>• Construct access to NCDOT and HPDOT standards</li></ul>                                                                                                                     |                              |             |                     |                        |                          |                     |             |                            |             |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                          |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Boylston Road at School Bus Access                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <ul style="list-style-type: none"><li>• Realign the access with Boylston Road for a three-leg intersection</li><li>• Convert intersection into an all-way stop control</li><li>• Construct access to NCDOT and HPDOT standards</li></ul> |
| <b><u>Additional Recommendations from the Transportation Department</u></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                          |
| <ul style="list-style-type: none"><li>• <u>Right-of-way dedication</u>: Along the Boylston Road and S. Bunker Hill Road frontages of the zoning site the property owner shall dedicate a minimum of forty-two (42) feet of right-of-way as measured from the centerline of Boylston Road and S. Bunker Hill Road.</li><li>• Onsite vehicle queuing shall be provided as calculated by NCDOT MSTA calculator as shown in TIA submitted on 3/24/23.</li><li>• The City of High Point Director of Transportation and the North Carolina Department of Transportation (NCDOT) shall approve all construction and improvements.</li></ul> |                                                                                                                                                                                                                                          |

### Details of Proposal

The applicant is requesting City of High Point zoning approval, in conjunction with a separate annexation petition, to establish a Conditional Zoning Institutional (CZ-I) zoning district for this 30± acre site. An elementary/middle school, ranging from grades K through 8, is proposed with a built-out capacity of approximately 900 students. As this proposed use will have a capacity for more than 800 students it would be classified under the City's Development Ordinance as a Major School use type. To mitigate potential impacts, the applicant has included with this zoning application an associated Conditional Zoning Ordinance in which they have offered conditions pertaining to permitted and prohibited uses, conditional zoning plan, lot combination landscaping/buffer & screening, on-site vehicle queuing, right-of-way dedication, offsite transportation improvements, parking, pedestrian access and other general transportation conditions.

### Staff Analysis

The subject site is situated in the northwestern portion of the City of High Point Planning Area where the City may annex and extend its corporate limits. The current planning area boundary extends northward to I-40 and west of the Guilford/Forsyth county line to Twin Creek Road. It was updated in 2000 to match the annexation agreement the City had established with the Town of Kernersville in 1995. That agreement was updated in 2007.

Key policy issues to consider with annexation and zoning requests in this portion of the City's planning area are as follows:

- Land Use Plan  
Northwest Area Plan (a focused area plan that is part of the Land Use Plan).
- Airport Overlay District
- Proposed uses and mitigation of impacts from a proposed use (if any)

#### A. Land Use Plan (including the Northwest Area Plan)

In evaluating whether the request is consistent with adopted policy guidance, of note is that the Land Use Plan designation for the site is Future Growth Area. This designation is intended for areas lacking public water and sewer and other municipal services. Classification of this area as Future Growth Area dates to when the current Land Use Plan was adopted in 2000. The Future Growth Area designation in this portion of the City's Planning Area is now largely outdated, following the installation of City utility lines in the area in 2009 (sewer) and 2010 (water). In addition, the Northwest Area Plan (adopted in 2011), which took into consideration some of the

recommendations of the Heart of the Triad Study, recommends land use designations for the area that provide more detailed guidance than what is found in the Land Use Plan. It calls for the site, and the area within its vicinity, to be developed as Low-Density Residential at densities up to five dwelling units per acre. In combination with the availability of utilities, this provides justification for consideration of annexation and zoning petitions in this portion of the City's planning area.

Typically for cases like these where the requested zoning does not match the Land Use Plan designation, a Land Use Plan Amendment is initiated by the applicant in conjunction with the associated annexation and zoning map amendment request. As of January 2023, staff has been advising all applicants that the typical Plan Amendment application would not be necessary because the City is currently in the process of creating the High Point 2045 Comprehensive Plan with an anticipated completion date in the Spring of 2024. Furthermore, recent changes in NC General Statutes allow the adoption of a zoning amendment that is inconsistent with the Land Use Plan without first adopting a Land Use Plan amendment, subject to that amendment being noted in the plan following approval of the request. As a result, if this CZ-I District zoning request is approved, it will be treated as a simultaneous approval of a Land Use Plan Amendment for the site to an Institutional land use map designation. This redesignation, along with any others approved elsewhere in the city, would then be taken into consideration while the comprehensive plan is being created.

B. Airport Overlay (ARO) District

With the announcement of the construction of the Piedmont Triad International Airport (PTIA) FedEx Cargo Hub in 1998, the City embarked on a study as to potential night-time noise impact in the northern portion of the City's planning area to guide future development. The City's ARO District was adopted in 2003 and only applies to lands within the High Point city limits.

Airport-related use restrictions related to the proposed Major School use type do not apply to this zoning request. The ARO has 4-Zones, in which Zones 1 & 2 are the most restrictive (with use restrictions) and Zone 4 the least restrictive in which the only requirement is the notification of potential nighttime aircraft noise impact to future land-owners in conjunction with the sale of property. When initially established in 2003, the area along the S. Bunker Hill Road corridor was in Zone 4 of the ARO.

Land uses associated with residential uses, hospitals, noise sensitive uses and certain civic or assembly uses are prohibited in the ARO Zones 1 and 2. Furthermore, with the completion of the 2020 FAA Part 150 Airport Noise Compatibility Study for PTIA, the limits of Zone 4 were reduced based upon findings of that study. It was pulled eastward from the Guilford/Forsyth county line to the East Fork of the Deep River, effectively removing the zoning site and adjacent lands completely from the ARO District.

C. Compatibility of proposed uses and mitigation of impacts from a proposed use (if any)

As part of any conditional zoning request, staff evaluates all allowable uses under the requested zoning district, potential impacts and if sufficient conditions have been offered to mitigate such impacts. The applicant desires to develop a Major School use type, and staff has worked with the applicant to establish the following development conditions in their Conditional Zoning Ordinance to address or mitigate impacts:

- 1) Use restrictions: The Institutional zoning district is intended to accommodate large-size public, quasi-public and institutional uses in a campus-like setting on lands of 20 acres or more. Institutional uses such as schools on parcels smaller than 20 acres are typically permitted in all



residential zoning districts as a special use. The applicant has offered to prohibit higher intensity uses allowed in the I District such as multifamily, townhomes, healthcare (hospital/medical uses) and commercial uses.

- 2) Perimeter buffering: The following higher landscaping standards have been offered by the applicant along the southern and southwestern boundary of the site next to residential uses.

|                                                                                                                                                                               | <b>Required</b> landscaping buffer for a school next to a single family home   | <b>Proposed</b> landscaping buffer for a school next to a single family home     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|----------------------------------------------------------------------------------|
| Planting Yard                                                                                                                                                                 | Type B Yard                                                                    | Type A Yard                                                                      |
| Average width                                                                                                                                                                 | 25 feet                                                                        | 45 feet                                                                          |
| Trees                                                                                                                                                                         | 4 canopy trees every 100 linear ft.<br>6 understory trees every 100 linear ft. | 12 canopy trees every 100 linear ft.<br>10 understory trees every 100 linear ft. |
| Shrubs                                                                                                                                                                        | 25 every 100 linear feet                                                       | Evergreen shrubs required - 33 shrubs every 100 linear feet                      |
| Existing vegetation to be preserved where possible. The Planning Director may approve and alternate landscaping plan, but planting yard width shall not be less than 35 feet. |                                                                                |                                                                                  |

- 3) Mitigation of traffic impact: The following is a summary of traffic mitigation measures offered by the applicant. It should be noted that Boylston Road and S. Bunker Hill Road are NCDOT maintained roads. The NCDOT has final review and approval authority for any improvements, modifications and driveway/access within and to these rights-of-way.

a. On-site queuing of vehicle

A minimum of 2,900 linear feet of onsite vehicle queuing, in a double lane/stacking configuration, for student pick-up and drop-off is to be provided along with a separate area to accommodate a minimum of 800 linear feet of queuing for school buses.

b. Intersection improvements

- Intersection of S. Bunker Hill Road and Boylston Road  
Installation of a westbound left turn lane on S. Bunker Hill Road and a northbound right turn lane on Boylston Road
- Intersection of Boylston Road at Adkins Road and Gallimore Dairy Road Extension  
Turn lanes to be installed and conversion of this intersection to an all-way stop controlled intersection

c. Access points to site

- A conditional zoning plan is to be provided that locks in the general location of access points. Also, turn lanes are proposed to be installed at all access points.

4) Alternative Design Review

A Traffic Impact Analysis (TIA) was required to be submitted as part of this zoning application. This traffic study was submitted, and the City of High Point Transportation Department conducted an independent review of this study and concurred with its general findings. However, to address concerns raised from adjacent property owners at their Citizen Information Meetings, the applicant requested their traffic engineer to amend the TIA, so as to evaluate potential traffic improvements that could be provided at the southeastern boundary of the site where the Boylston Road right-of-way makes a sharp northerly turn. This is also in the vicinity of where the school bus access to the site is proposed to be provided.

The High Point Transportation Department reviewed this amended TIA and agreed with its findings for reconfiguring this curve to a three-way stop T-intersection. However, they requested their engineer and the NCDOT to also consider a potential alternate design utilizing roundabouts for traffic control at both the proposed new T-intersection and at the intersection of S. Bunker Hill Road and Boylston Road. This information was provided to the High Point Transportation Department from the applicant's traffic engineer. The transportation department has noted that either design option, T-intersection or installation of roundabouts for traffic control, would mitigate traffic impacts. However, the High Point Transportation Department would prefer the installation of roundabouts, but the NCDOT will make the final decision regarding this issue.

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

**Consistency with Adopted Policy Guidance**

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

**With the establishment of City utilities in this portion of the City's planning area and conditions offered by the applicant, the requested CZ-I District does not conflict with the Land Use Plan, the Northwest Area Plan, or other policy guidance documents.**

**Reasonableness/Public Interest:**

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

**The Northwest Area Plan supports residential uses in this portion of the City's planning area, and it is not unusual for educational uses to be located in residential areas. Based upon conditions offered by the applicant, the requested CZ-I District is reasonable and in the overall public interest.**

**Compatibility with Surrounding Areas**

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

It is not uncommon for institutional uses, such as a school, to be located in residential areas. Based upon conditions offered by the applicant as to allowable uses, perimeter landscaping buffer and traffic improvements, the request can be compatible with adjacent land uses.

### **Mitigation of Impacts**

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

|                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Mitigation #1</b> | <p><b>Minimize or effectively mitigate any identified adverse impact on adjacent and nearby land, such as that caused by traffic, parking, noise, lighting, trash, loading areas, etc.</b></p> <ul style="list-style-type: none"> <li>❖ Conditions offered by the applicant pertaining to allowable institutional land uses, perimeter landscaping, and road intersection improvements will assist to ensure development will be compatible with the surrounding area.</li> <li>❖ Required standards of the Development Ordinance pertaining to screening of trash receptacles, perimeter parking lot landscaping and exterior lighting will further mitigate impacts on adjacent property.</li> </ul> |
| <b>Mitigation #2</b> | <p><b>Minimize or effectively mitigate any identified adverse environmental impact on water and air resources, minimize land disturbance, preserve trees and protects habitat.</b></p> <p>The site is within the Oak Hollow Lake General Watershed Area, and as such, development is required to meet the watershed standards of the Development Ordinance.</p>                                                                                                                                                                                                                                                                                                                                        |
| <b>Mitigation #3</b> | <p><b>Minimize or effectively mitigate any identified adverse impact on municipal facilities and services, such as streets, potable water and wastewater facilities, parks, police and fire.</b></p> <p>The site is within an area currently served by City of High Point municipal utilities (water and sewer). In conjunction with an associated annexation petition, City of High Point Department heads were consulted, and no objections were raised as to provision of City services for this site.</p>                                                                                                                                                                                          |
| <b>Mitigation #4</b> | <p><b>Minimize or effectively mitigate any identified adverse effect on the use, enjoyment or value of adjacent lands.</b></p> <p>Based upon conditions offered by the applicant, specifically as to limitations on allowable I District uses and traffic mitigation measures, staff has found no evidence that the requested CZ-I District, as conditioned, would adversely effect the use of adjacent lands.</p>                                                                                                                                                                                                                                                                                     |

### **Supportive Changes in the Area**

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

Changes in this portion of the City's planning area have occurred since the Future Growth Area land use classification was established for this area 23 years ago. The Future Growth Area designation is intended for areas lacking public water and sewer facilities. With the extension of City water and sewer lines into this area, the Future Growth Area land use classification is no longer valid. This was further confirmed by the Northwest Area Plan in 2011, as this plan recommends land use designations for the area that provide more detailed guidance than what is found in the Land Use Plan. It calls for a Low Density Residential land use map classification for this area.

### **Promotes a Preferred Development Pattern**

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



Public schools are an essential governmental service, and within Guilford County this responsibility lies under the authority of the county government. Their primary goal is to provide educational facilities/services for residents throughout the county whether within incorporated or unincorporated areas. Staff's primary concern with the location of schools are 1) they not being located in Heavy Industrial (HI) zoned areas based upon uses permitted in the HI District that may not be compatible with that use type, 2) they not be located in Zone 1 of the City's ARO District; and 3) the site having street frontage and gain primary access on a street classified higher than a residential local street or have no access from a residential local street, unless the use is located on a corner lot with street frontage on a thoroughfare street. Subject to these locational standards being met, the City of High Point Development Ordinance generally supports schools being located within all residential zoning districts (with special use permit approval), in higher intensity commercial zoning districts, within mixed use districts, and within agricultural and institutional zoning districts. This site addresses all of these locational concerns.

The request for a CZ-I District zoning at this location for a school would address current and future educational service needs and capacity concerns. This request addresses Goal #4 & #5 of the Land Use Plan, which speaks to sequencing public service facilities to meet demands of development, and promoting an urban growth pattern that occurs in an orderly fashion. Furthermore, as the City has seen increased growth of residential development in the northern portion of its planning area, and the Northwest Area Plan supports residential development for this area, the proposal for a school is consistent with Objective 5 & 6, which speaks to the timing of public services.

### Recommendation

**Staff Recommends Approval:**

The Planning and Development Department recommends approval of the request to rezone this 27.28 acre parcel to the CZ-I District.

### Required Action

**Planning and Zoning Commission:**

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

**City Council:**

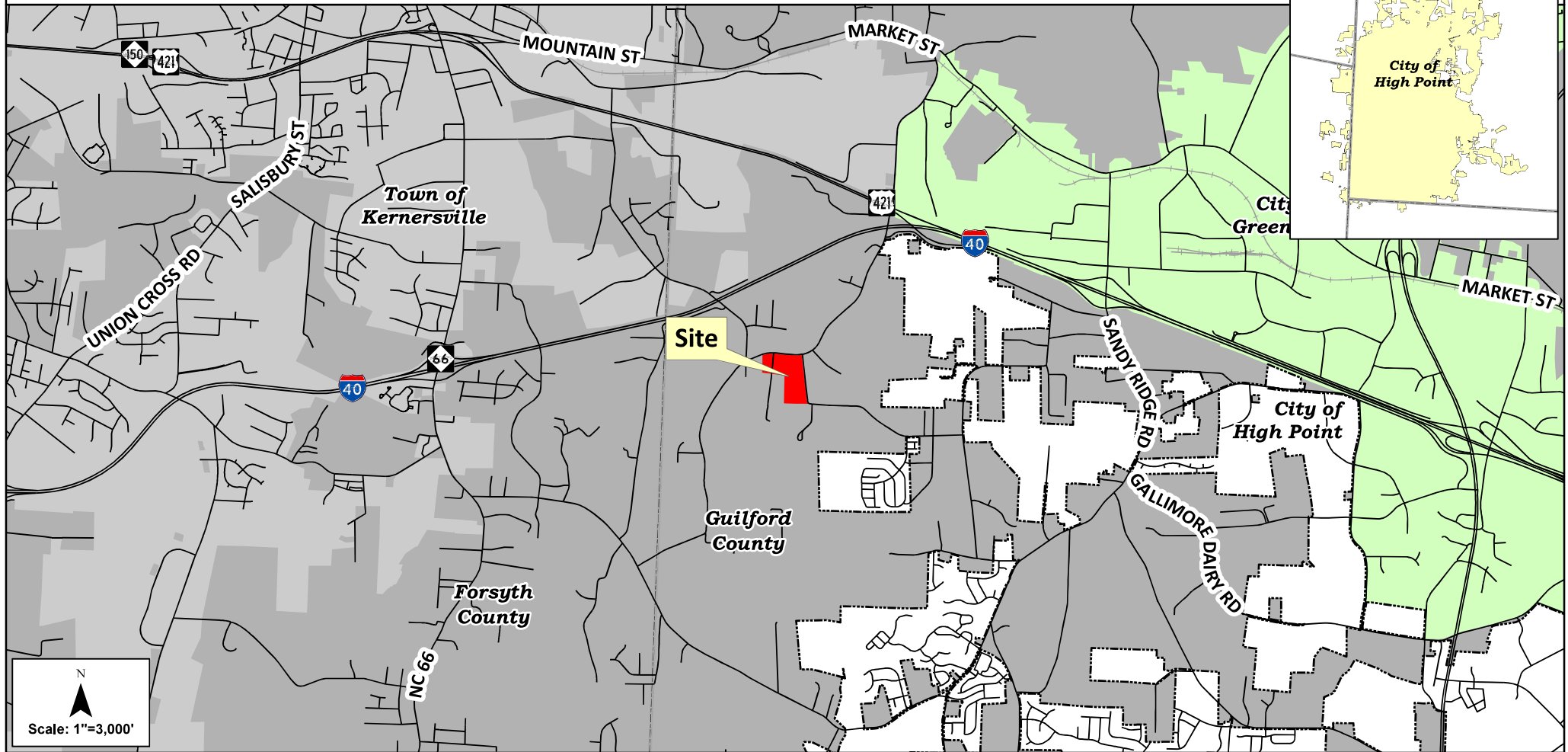
The NC General Statutes require that the City Council also place in the official record a statement of consistency with the City's adopted plans, and explain why the action taken is considered to be reasonable and in the public interest when rendering its decision in this case. This may be accomplished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

### Report Preparation

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

# LOCATION MAP

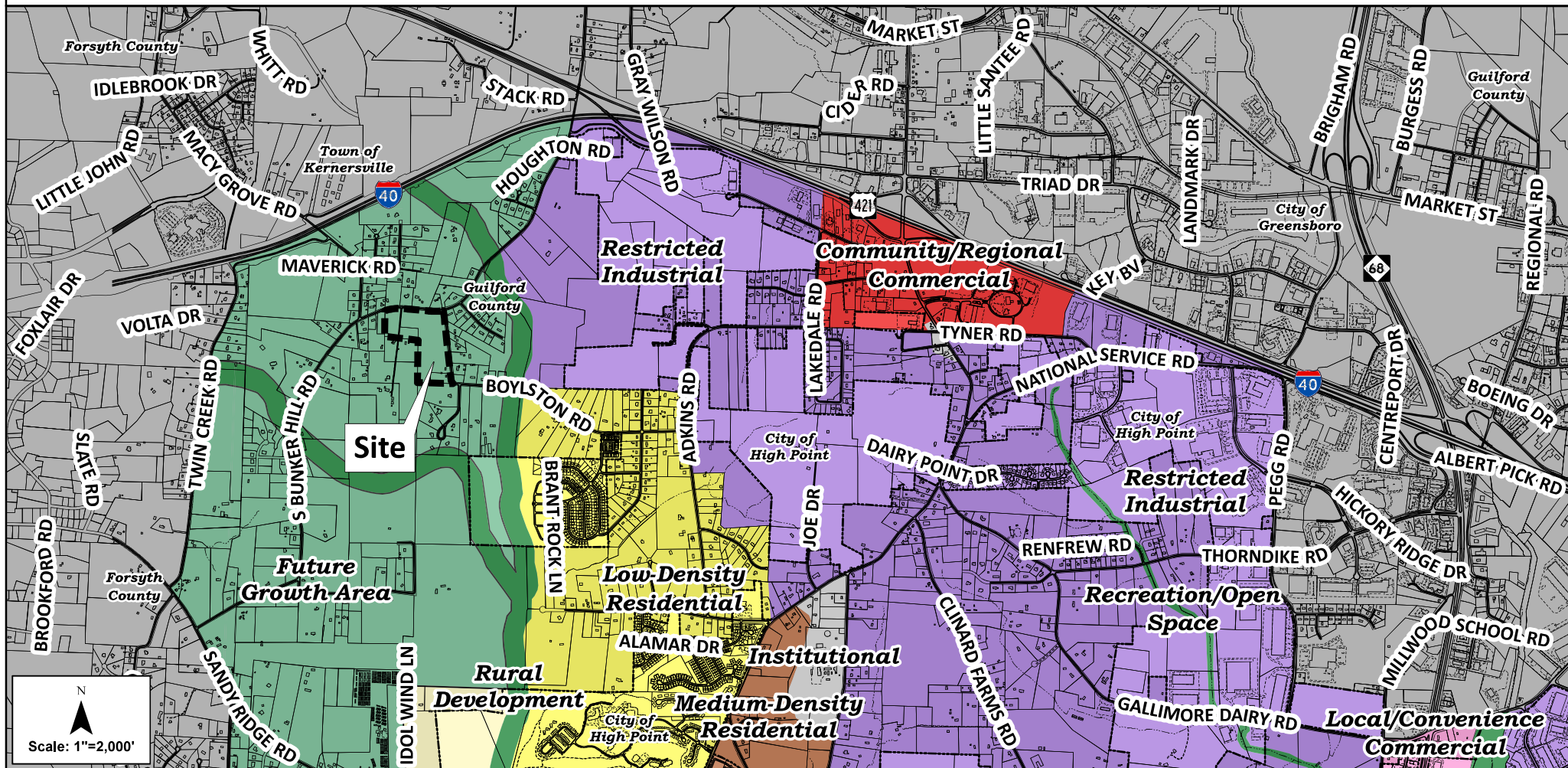
ZONING MAP AMENDMENT: ZA-23-12  
Applicant: Guilford County Schools



## Vicinity Map

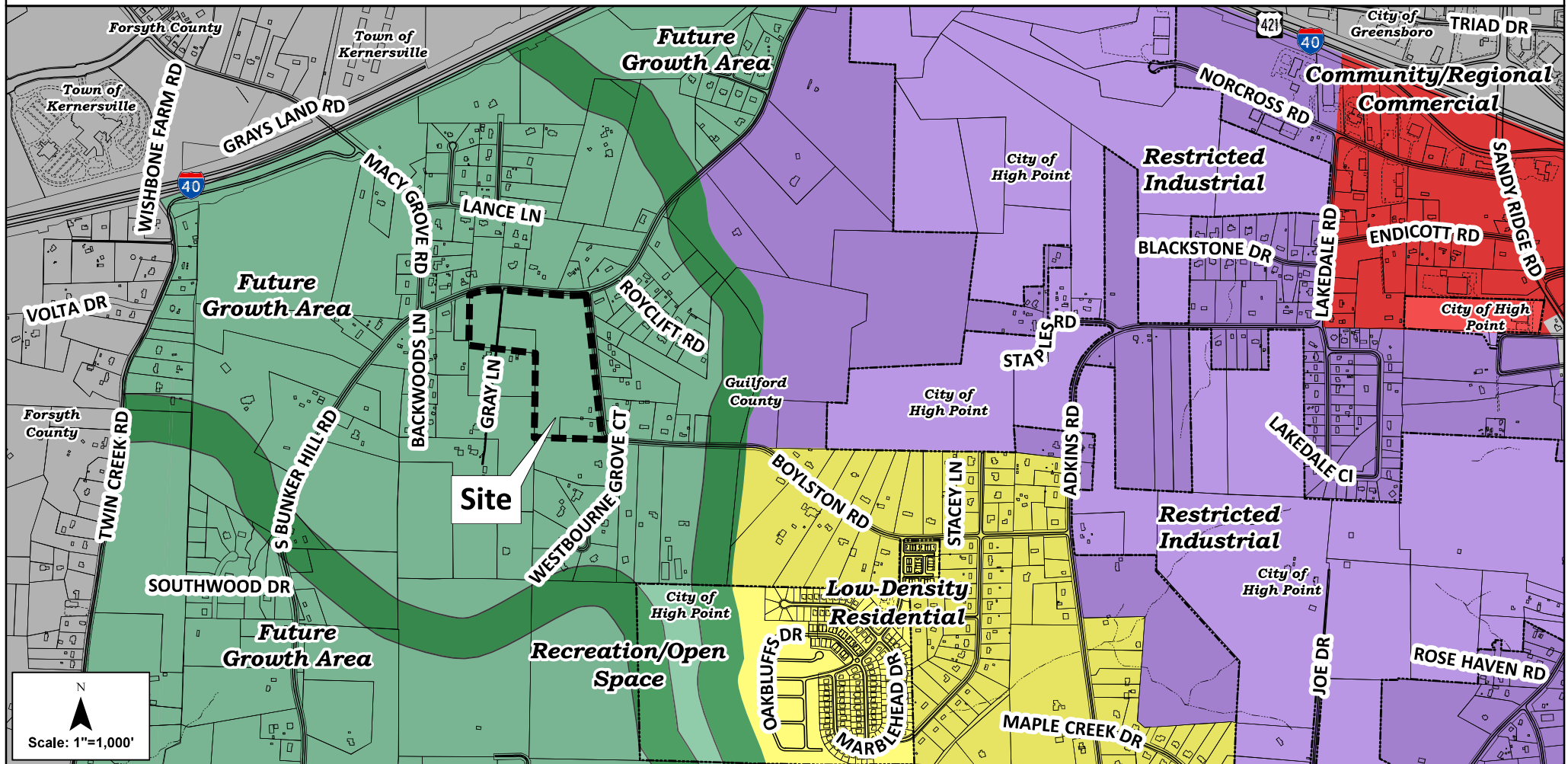


# ZONING MAP AMENDMENT: LAND USE PLAN MAP

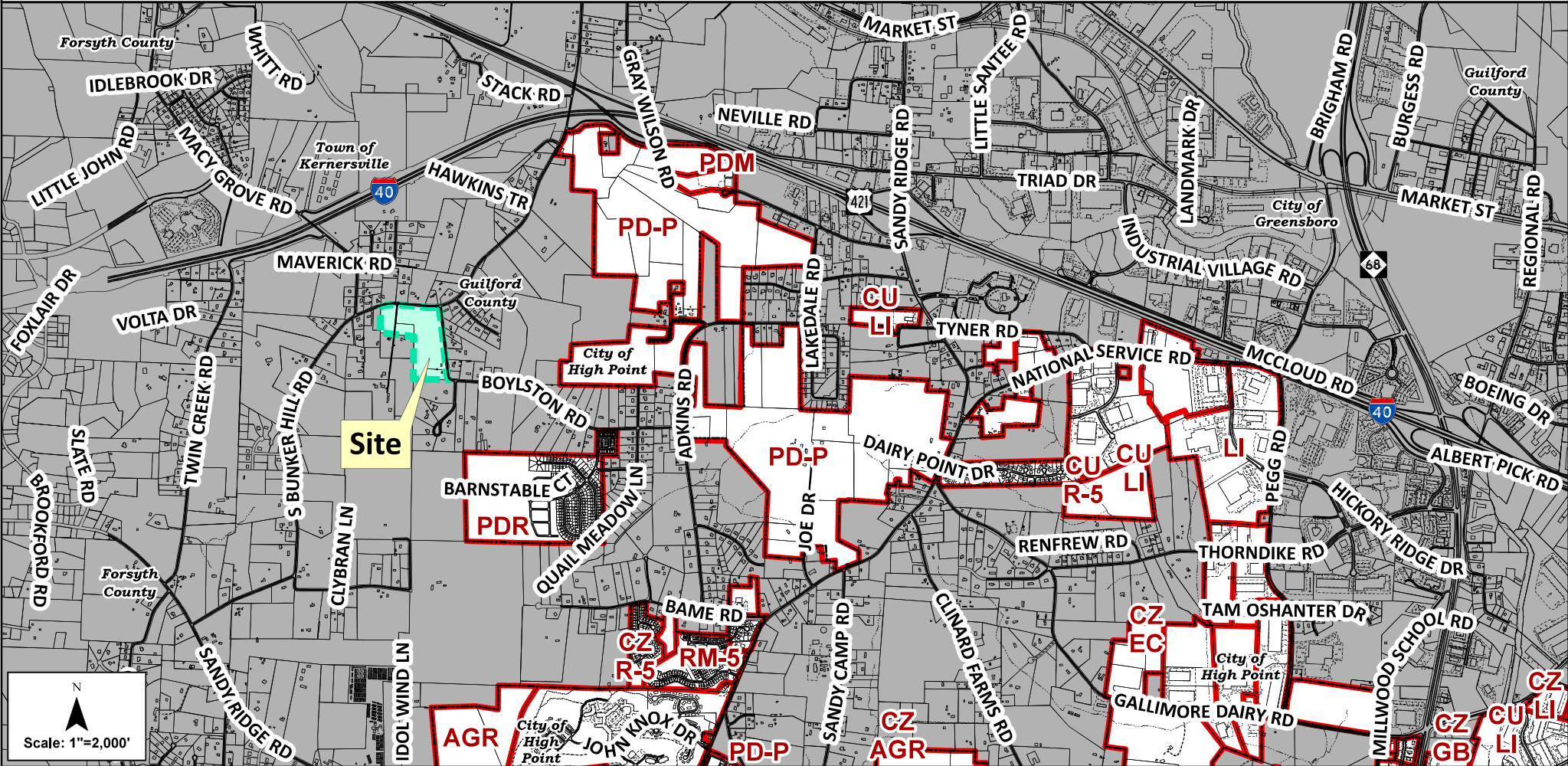




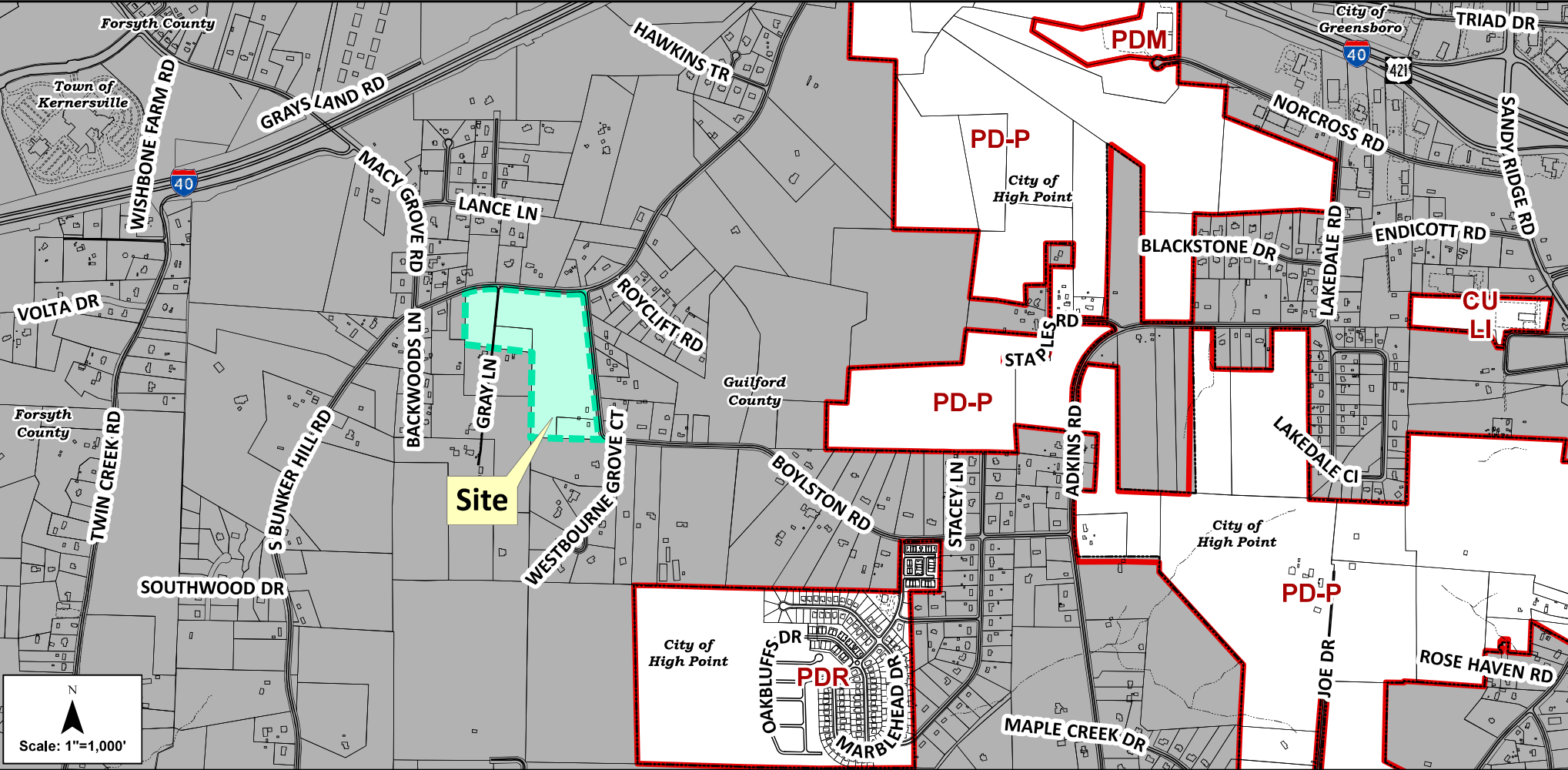
# ZONING MAP AMENDMENT: LAND USE PLAN MAP



# ZONING MAP AMENDMENT: ZONING MAP

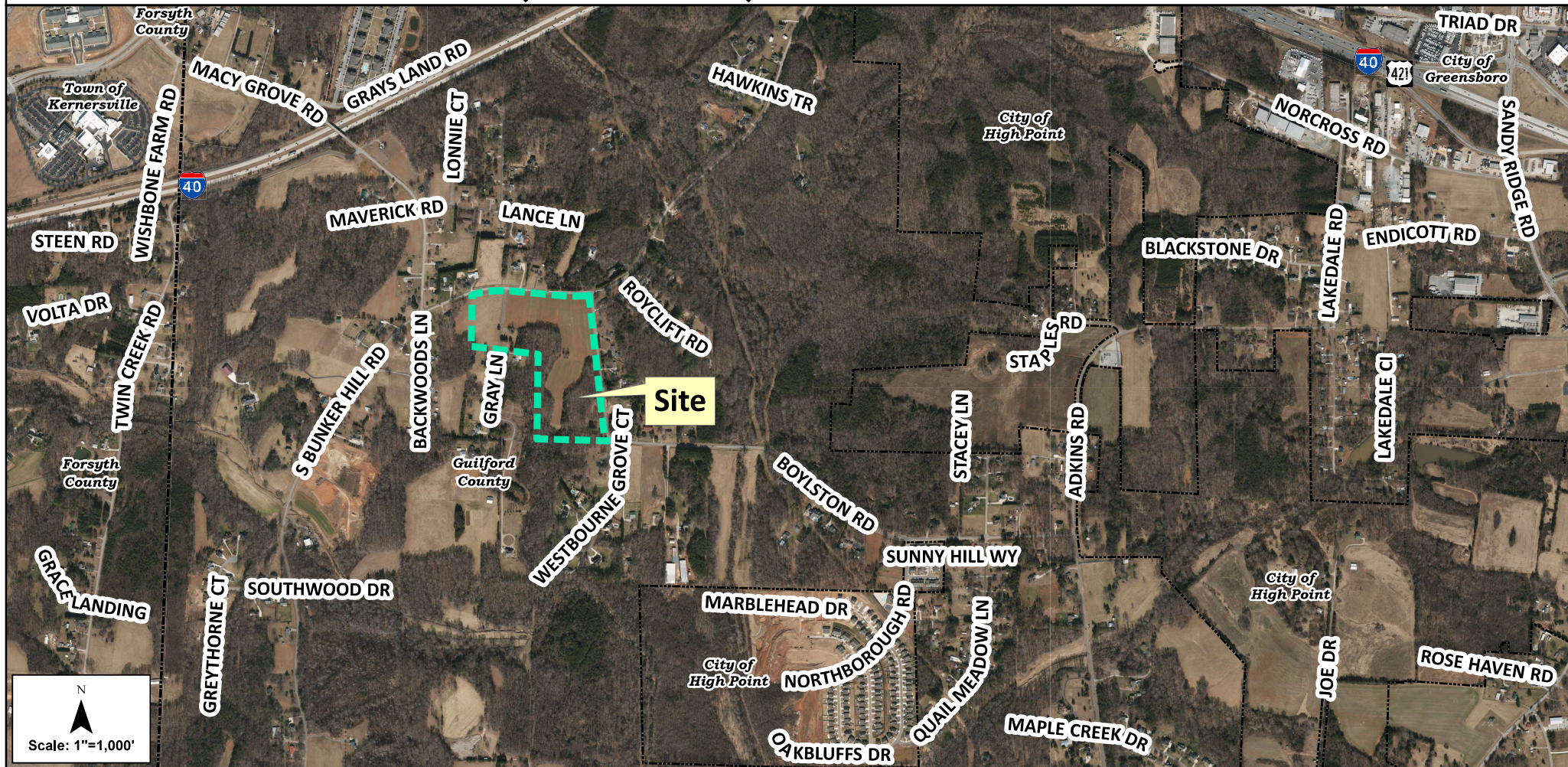


# ZONING MAP AMENDMENT: ZONING MAP





# ZONING MAP AMENDMENT: AERIAL PHOTOGRAPHY (FEB. 2022)





# ZONING MAP AMENDMENT: ZA-23-12

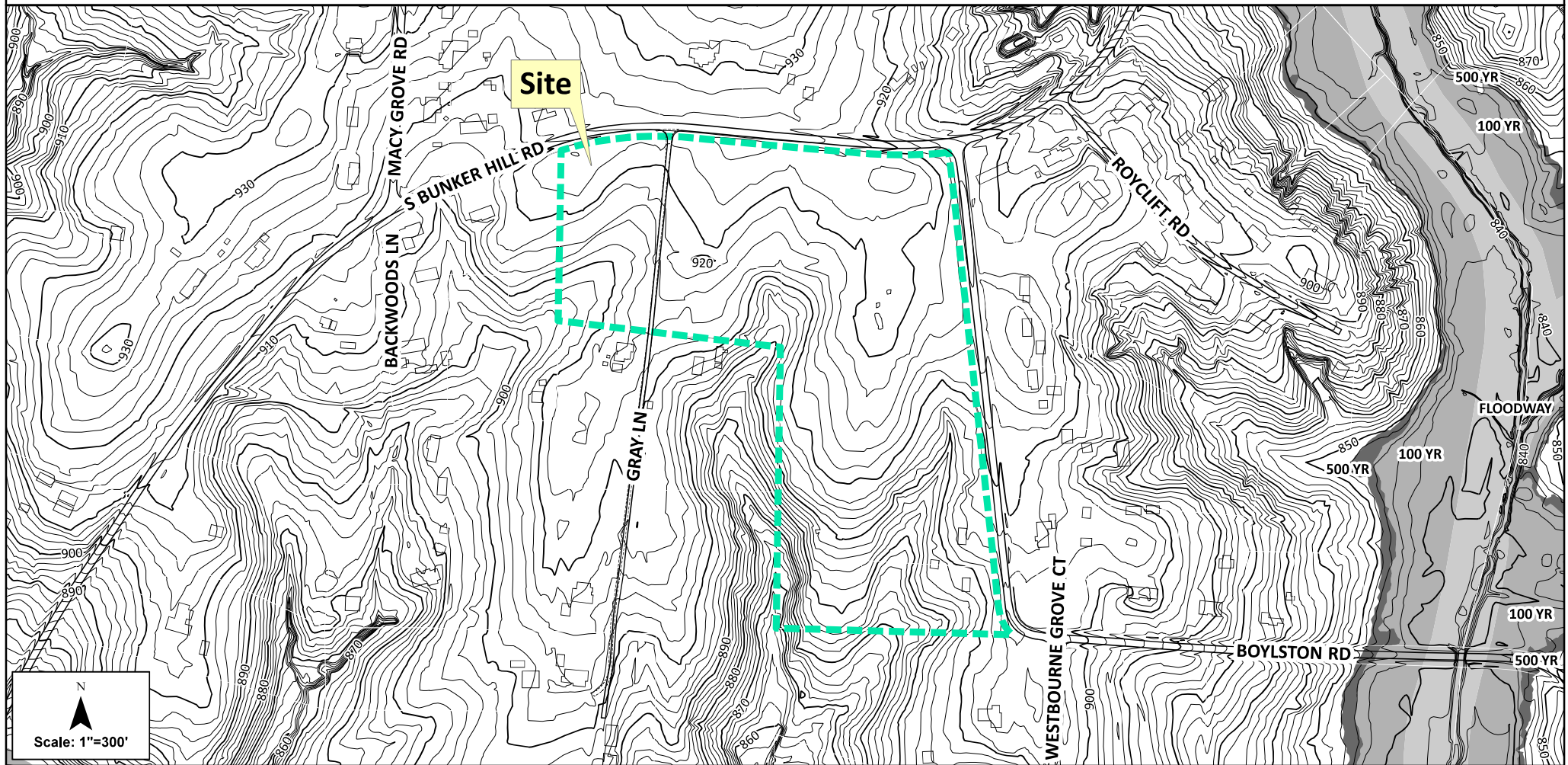
## AERIAL PHOTOGRAPHY (FEB. 2022)





# ZONING MAP AMENDMENT: ZA-23-12

## TOPOGRAPHY

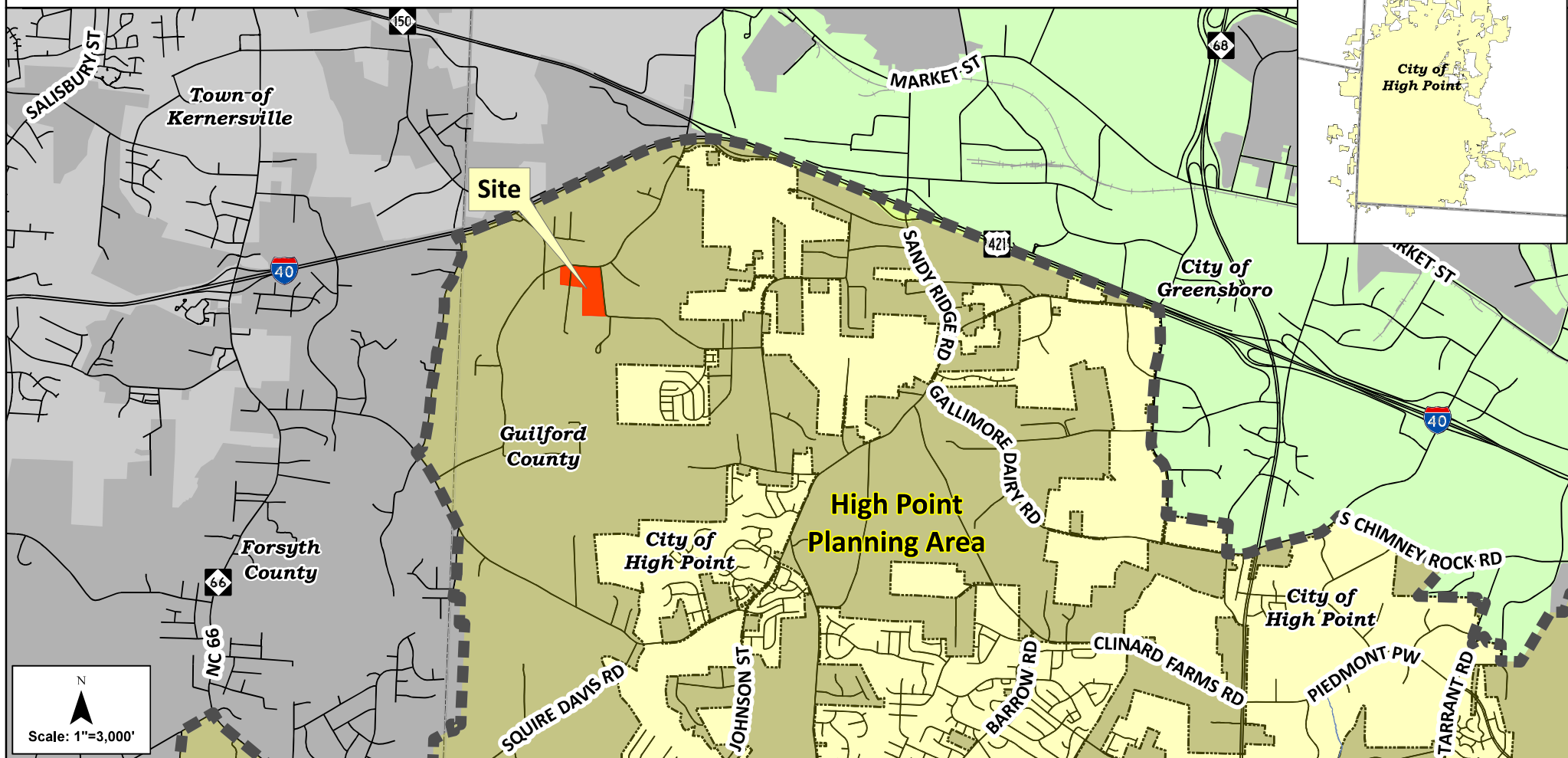




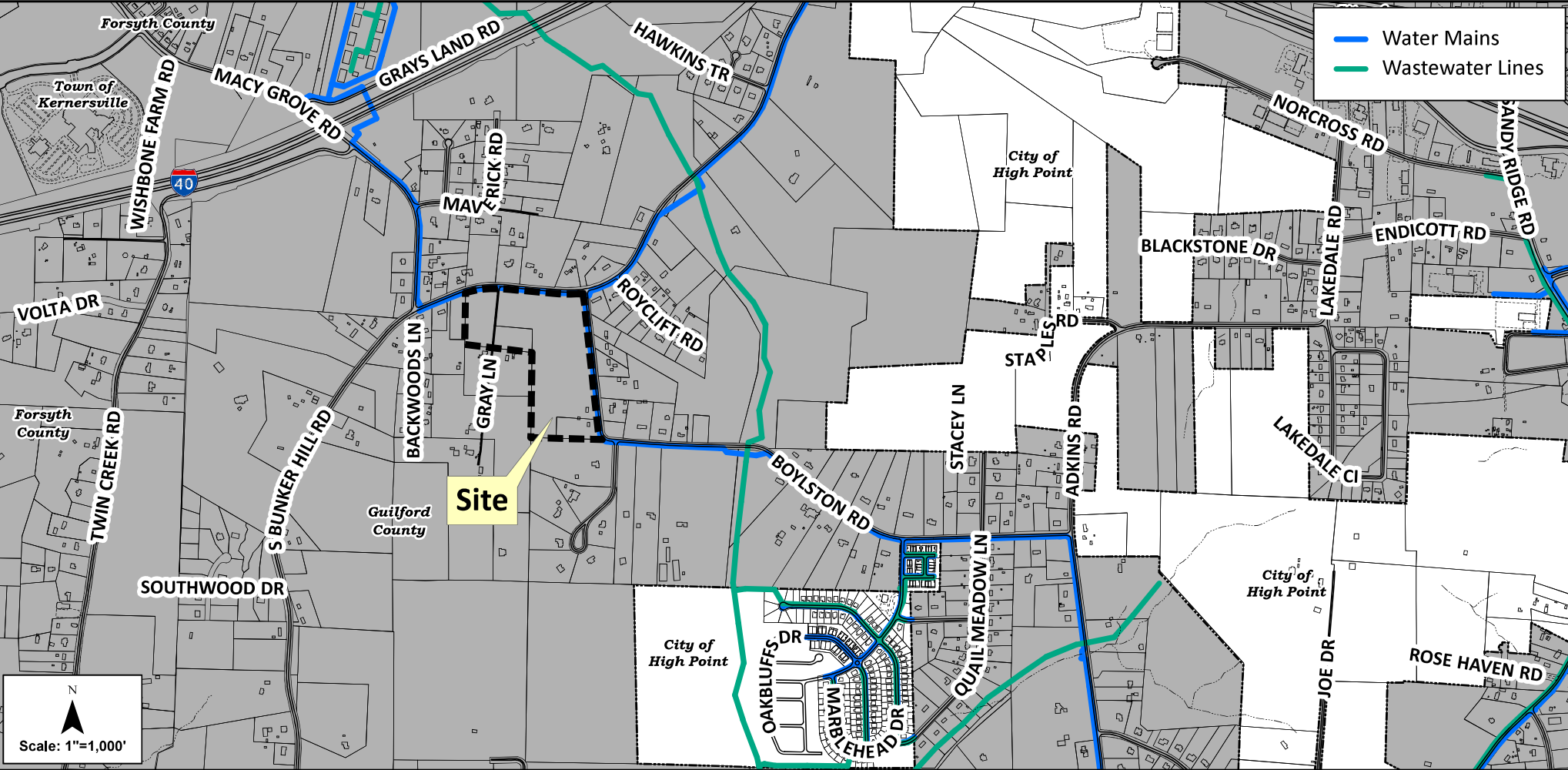
# PLANNING BOUNDARY MAP

ZONING MAP AMENDMENT: ZA-23-12

Applicant: Guilford County Schools

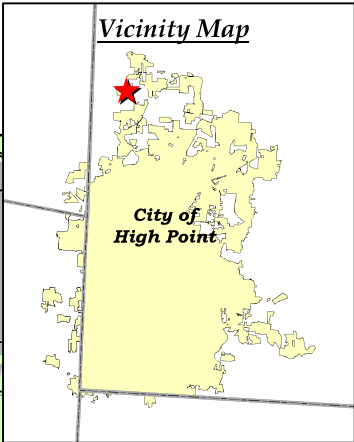
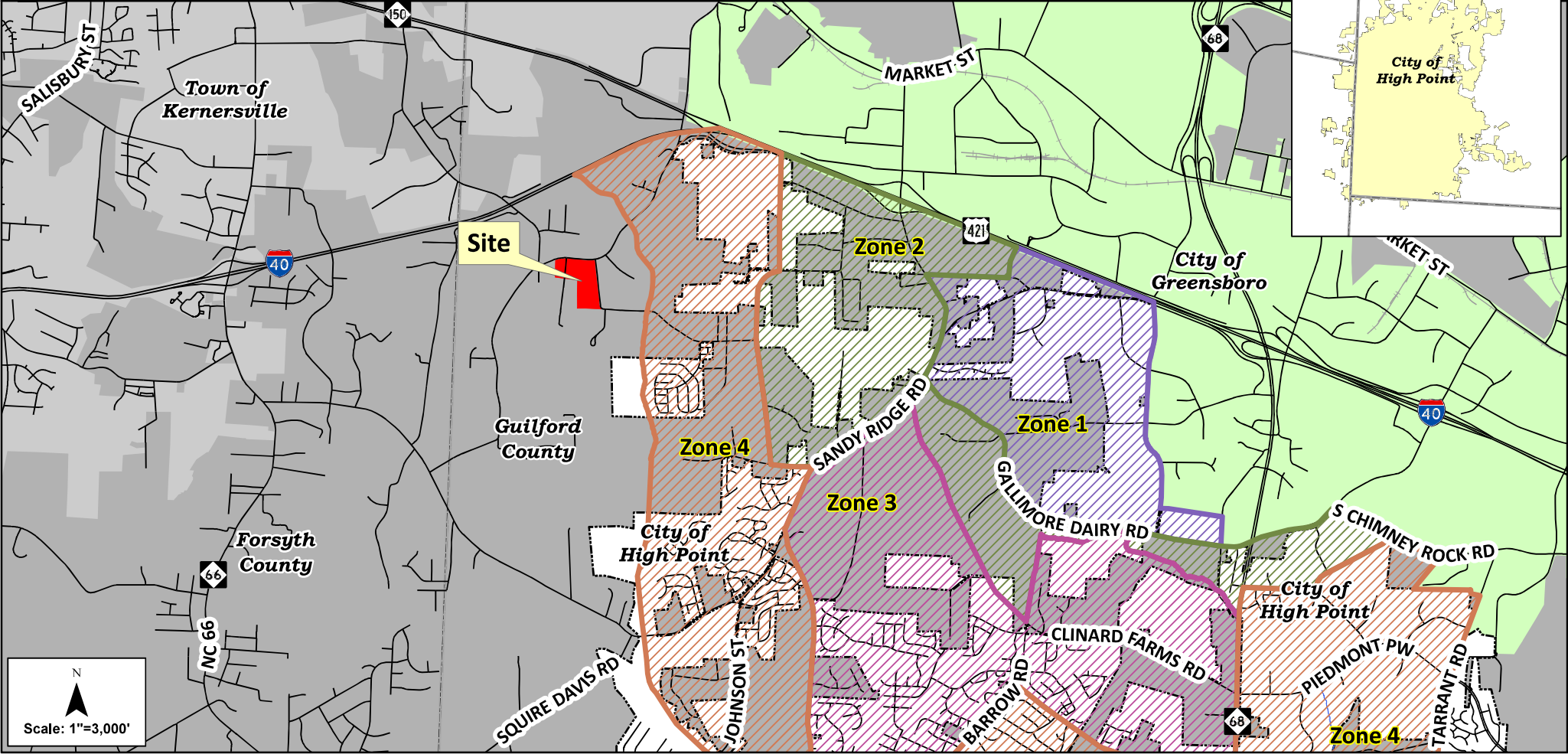


# ZONING MAP AMENDMENT: UTILITIES



# AIRPORT OVERLAY MAP

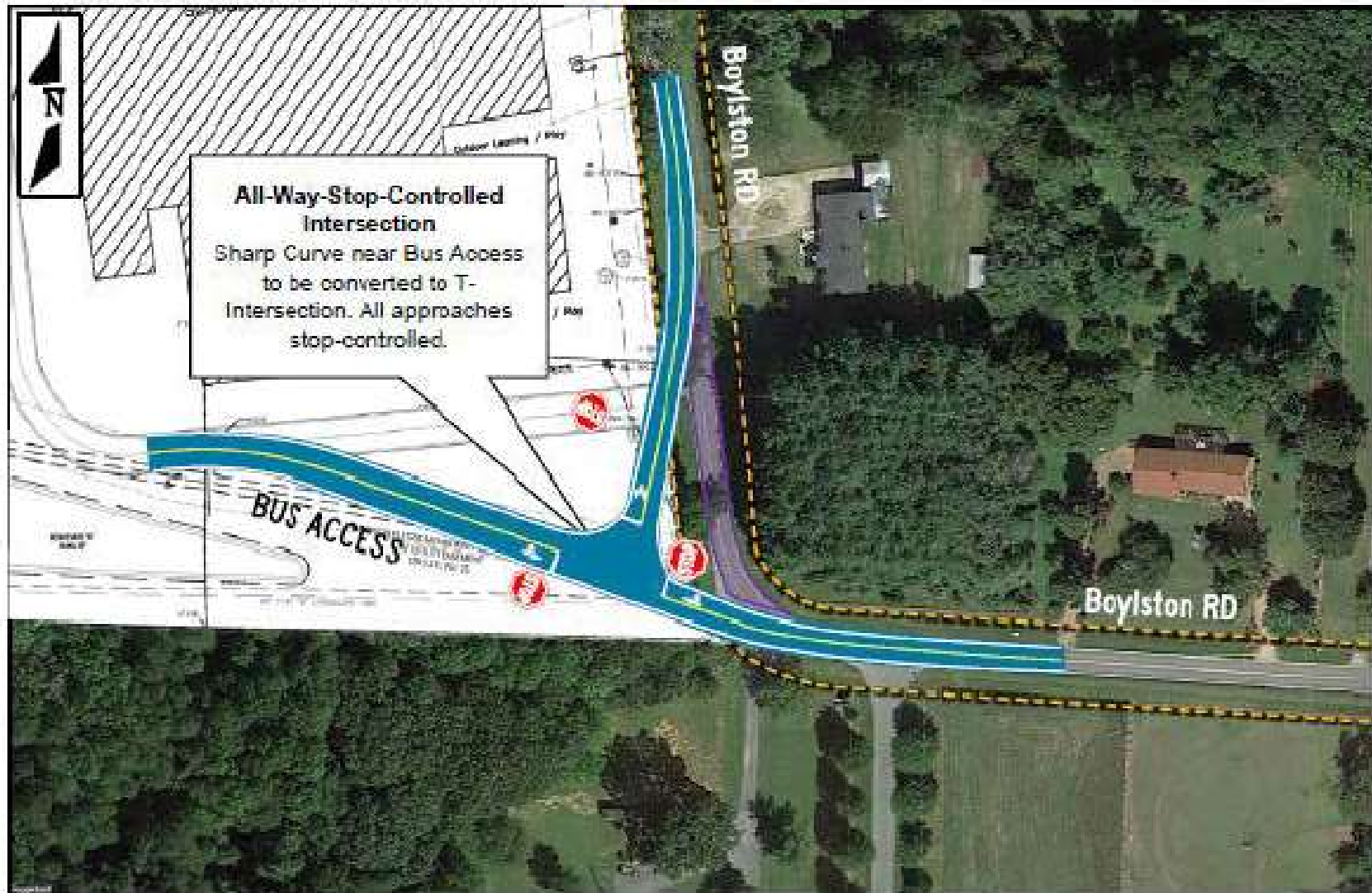
ZONING MAP AMENDMENT: ZA-23-12  
Applicant: Guilford County Schools



Scale: 1"=3,000'



## PROPOSED



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

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

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on May 23, 2023 and before the City Council of the City of High Point on June 20, 2023 regarding **Zoning Map Amendment Case 23-12 (ZA-23-12)** a proposed amendment to the Official Zoning Map of the “City of High Point Development Ordinance”;

WHEREAS, notice of the public hearings were published in the High Point Enterprise on May 13, 2023, for the Planning and Zoning Commission public hearing and on June 7, 2023 and June 14, 2023, for the City Council public hearing pursuant to Chapter 160D-602 of the General Statutes of North Carolina; and

WHEREAS, the proposed amendment was adopted by the City Council of the City of High Point on **June 20, 2023**.

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

**SECTION 1**

That the Official Zoning Map of the City of High Point be amended to establish the following described area as a: **Conditional Zoning Institutional (CZ-I) District**. The property is approximately 27.28 acres, located at the southwest corner of S. Bunker Hill Road and Boylston Road. The property is also known as Guilford County Tax Parcels 168991, 169142 and 169021.

**SECTION 2**

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

Part I. **USES:**

- A. **Permitted Uses:** Any of the land uses as allowed in the Institutional (I) District shall be permitted, subject to the standards of the Development Ordinance and the specific conditions listed in this ordinance, except as prohibited below in Condition B.
- B. **Prohibited Uses:** The following uses enumerated in the Principal Use Table (Table 4.1.9) of the Development Ordinance shall be prohibited:
  - a. All uses under the Household Living use category.
  - b. All uses under the Group Living use category.

- c. All uses under the Health Care use category.
- d. All uses under the Commercial Use Classification

Part II. CONDITIONS:

A. Development and Dimensional Requirements.

1. Conditional Zoning Plan: Development shall be generally consistent with the Conditional Zoning Plan (See Exhibit A). The purpose of the Conditional Zoning Plan is to illustrate and bind the general location of the following:
  - a. General location of access points, subject to driveway permit approval(s);
  - b. Perimeter landscaping;
2. Lot Combination: All parcels of the rezoning site shall be combined into one lot prior to resubdivision or any new development.

B. Landscaping, Buffers and Screening: The following higher planting yard standard shall be installed and maintained upon the zoning site.

1. Along the southern boundary of the zoning site abutting Guilford County Tax Parcel 169015 (8865 Boylston Road) and along the southwestern boundary of the zoning site abutting Guilford County Tax Parcel 169094 (409 Gray Lane) the following higher landscaping standards shall apply:
  - i. A Type A Perimeter Landscaping Yard shall be required to be installed and maintained.
  - ii. Where possible, mature existing trees and shrubs shall be preserved and supplemented, where necessary, to meet the Type A Planting Yard rate.
  - iii. The property owner shall be permitted to remove unsightly and unhealthy vegetation and vegetation that does not contribute to a high quality vegetive screen and/or that may pose a danger to occupants of the rezoning site or abutting parcels. The property owner shall also be permitted to prune vegetation within the planting yard area in order to maintain the health of the vegetation.
  - iv. This higher planting yard standards may be reduced to Ordinance requirements at the time the above noted parcel(s) (Guilford County Tax Parcel 169015 and 169094) is rezoned to a nonresidential zoning district.
  - v. An alternate landscaping/buffering/screening plan may be approved by the Planning and Development Director. In addition to the guidelines noted in Section 5.5.13 (Alternate Landscape Plan) of the Development Ordinance, landscaping, buffering, and screening:
    - a) Shall not be less than 35 feet in average width;
    - b) Shall function as a partial opaque screen and shall create a sense of spatial separation between the institutional use and adjacent residential uses; and



- c) May include an opaque screening as outlined in Section 5.6.6 (Screening Method) of the Development Ordinance, but said opaque screening shall not be the only buffering method.

C. Transportation Conditions.

1. General Standards pertaining to all Transportation-Related Conditions:

- a. The City of High Point Transportation Director and the North Carolina Department of Transportation (NCDOT) (if applicable) shall approve the exact location and design of all access points, access point improvements and off-site improvements. The S. Bunker Hill Road and Boylston Road rights-of-way are NCDOT maintained roadways, thus the final configuration, timing and installation of improvements is subject to NCDOT approval. In the event of any discrepancy between this ordinance and the final approved improvements and driveway permit, the NCDOT final approvals shall control.
- b. Improvements listed in the Final Traffic Impact Analysis, as approved by the City of High Point Transportation Director and NCDOT, that are not listed below shall also be required to be provided in compliance with N.C.G.S. § 136-18(29a).
- c. All Transportation related conditions of this ordinance shall also be required to be in compliance with N.C.G.S. § 136-18(29a).

2. On-site Vehicle Queuing:

- a. General passenger vehicles (does not include County School transportation vehicles): A minimum of 2,900 linear feet of onsite vehicle queuing, in a double lane/stacking configuration, for student pick-up and drop off shall be provided. .
- b. School transportation vehicles (school busses): A minimum of 800 linear feet of onsite school transportation vehicle queuing shall be provided.

3. Right-of-way Dedication

- a. As a part of the development permit approval the property owner shall dedicate a minimum of forty-two (42) feet of right-of-way along the Boylston Road frontage of the zoning site, as measured from the existing centerline of Boylston Road.
- b. As a part of the development permit approval the property owner shall dedicate a minimum of forty-two (42) feet of right-of-way along the S.

Bunker Hill Road frontage of the zoning site, as measured from the existing centerline of S. Bunker Hill Road.

4. Improvements

a. Offsite improvements

i. Intersection of S. Bunker Hill Road and Boylston Road

- 1) As a part of development permit approval and subject to driveway permit approval, a westbound left turn lane with a minimum 100 feet of storage and appropriate taper along S. Bunker Hill Road shall be provided and constructed in compliance with N.C.G.S. § 136-18 (29a).
- 2) As a part of development permit approval and subject to driveway permit approval, a northbound right turn lane with a minimum 150 feet of storage and appropriate taper along Boylston Road shall be provided and constructed in compliance with N.C.G.S. § 136-18 (29a).

ii. Intersection of Boylston Road at Adkins Road and Gallimore Dairy Road Extension

- 1) As a part of development permit approval and subject to driveway permit approval, an eastbound left turn lane with a minimum 100-feet of storage and appropriate taper along Boylston Road shall be provided and constructed in compliance with N.C.G.S. § 136-18 (29A).
- 2) As a part of development permit approval and subject to driveway permit approval, the property owner shall provide and construct a northbound left turn lane with a minimum 100 feet of storage and appropriate taper along Adkins Road shall be provided and constructed in compliance with N.C.G.S. § 136-18 (29A).
- 3) As a part of development permit approval and subject to driveway permit approval, this intersection shall be converted to an all-way stop controlled intersection. This condition shall not preclude the City of High Point Transportation Department or the NCDOT from making changes to this intersection configuration in the future, in compliance with N.C.G.S. § 136-18 (29A).

iii. Site Access improvements

1) S. Bunker Hill Road at the Western School Access Point (Access Point A)

- a) As a part of development permit approval and subject to driveway permit approval, an eastbound right turn lane with

- a minimum 100 feet of storage and appropriate taper along S. Bunker Hill Road shall be provided and constructed in compliance with N.C.G.S. § 136-18 (29A).
- b) As a part of development permit approval and subject to driveway permit approval, a westbound left turn lane with a minimum 200 feet of storage and appropriate taper along S. Bunker Hill Road shall be provided and constructed in compliance with N.C.G.S. § 136-18 (29A).
  - b. Boylston Road at the Eastern School Access Point (Access Point B): As a part of development permit approval and subject to driveway permit approval, an eastbound right turn lane with a minimum 100 feet of storage and appropriate taper along Boylston Road shall be provided and constructed in compliance with N.C.G.S. § 136-18 (29A).
  - c. Athletic Field Parking: Parking areas shall be established in reasonable proximity to the recreation fields if recreation fields are constructed. In that event, at least one parking area shall be established along both sides of the access point from S. Bunker Hill Road (Access Point A).
  - d. Pedestrian Access: As required by the North Carolina building code and federal ADA legislation, a paved/all-weather pedestrian access shall be established between the primary parking lot to all athletic fields and between athletic fields.

### SECTION 3

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

### SECTION 4

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

### SECTION 5

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

### SECTION 6.

This ordinance shall become effective upon the date of adoption.



Adopted by the City Council  
City of High Point, North Carolina  
The 20<sup>th</sup> day of June, 2023

By: \_\_\_\_\_

Jay W. Wagner, Mayor

ATTEST:

\_\_\_\_\_  
Sandra R. Keeney, City Clerk



# **Citizens Information Meeting Report Zoning Map Amendment 23-12**

Submitted by: Ms. Amanda Hodierne, Project Representative  
for Guilford County Schools



## ZA-23-12

### SUMMARY OF NEIGHBORHOOD COMMUNICATION

As applicant in zoning case ZA-23-12, Guilford County Schools (GCS) has conducted several meetings to engage with the neighborhood about its rezoning and annexation request.

- March 9, 2023- in person meeting held at the office of CBRE with the property owners on Gray Lane. Invitations were hand delivered to each property owner on March 1. This meeting focused solely on the site planning issue of Gray Lane and the applicant's proposal to relocate it.
- April 5, 2023- second in person meeting with the property owners on Gray Lane; this meeting discussed GCS as the intended property owner, showed the conceptual site plan and discussed broader details of the proposal than just the Gray Lane site planning item.
- April 18, 2023- Community wide open house; invitations were mailed to all property owners on the staff generated notification list on April 7, 2023. About 60-80 people attended the open house.
- May 4, 2023- community wide informational meeting; flyers were posted on GCS's social media and homepage; emailed to everyone who provided an email address at the first meeting, mailed to everyone who only provided an address, emailed to the attorney representing certain neighbors, and provided to community leaders to post and distribute. Only about 25 people attended the meeting.
- The main issue cited by community members is traffic. There are concerns that the congestion will be too much and that the roads will become less functional and/or unsafe. We have explained the Traffic Impact Study process and the fact that infrastructure improvements are a part of the development process.
- Other questions asked included scope of use and site selection details.



April 7, 2023

Dear Neighbor:

I am reaching out to you on behalf of Guilford County Schools (GCS). GCS is under contract to purchase the properties located at 721 S. Bunker Hill Road and 8869 and 8871 Boylston Road in Guilford County. This transaction is intended to accommodate the new Katherine G. Johnson Kindergarten through 8<sup>th</sup> grade school facility as provided in the 2019 Facilities Master Plan. This project is funded through the \$300 million school construction bonds approved by Guilford County voters in 2020.

We have applied to the City of High Point to annex the properties into the city and rezone them from the Guilford County AG district to Institutional Conditional Use in order to accommodate the planned school facility. GCS is excited to be in the implementation phase of the Facilities Master Plan and the granting of our request will enable GCS to proceed with this needed and exciting addition to our community's school system.

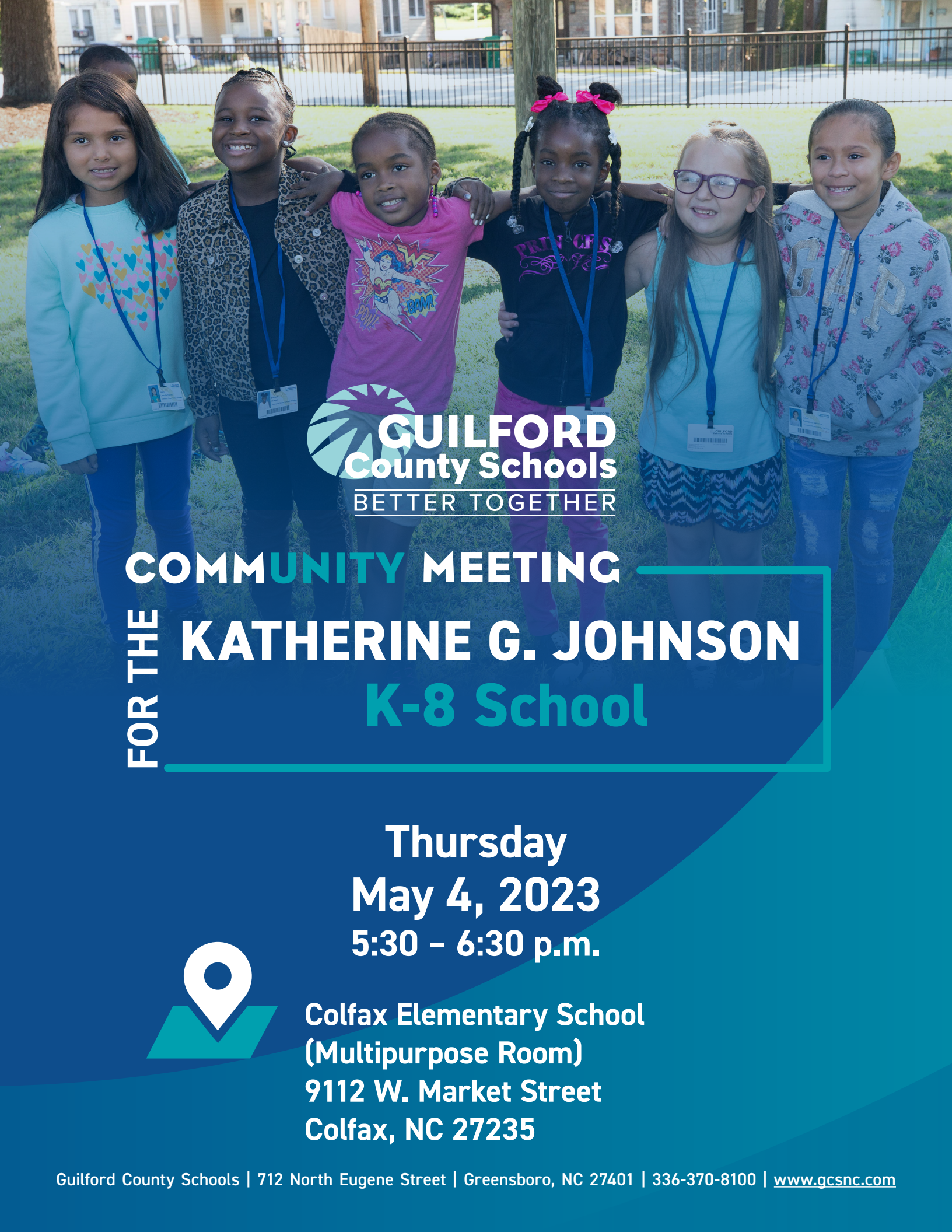
In order to provide information about our project and respond to any questions that you might have, we will host a neighborhood meeting on Tuesday, April 18<sup>th</sup>, at 6:00pm. The meeting will be held at Shady Grove Wesleyan Church in the Community Center building. The address of the church is 119 N. Bunker Hill Road, Colfax, NC 27235.

We look forward to hearing your thoughts and questions as we move through the rezoning process. Please feel free to contact me, Amanda Hodiern, with any questions you have about this request. My direct phone number is 336-609-5137, or you can email me at [amanda@isaacsonsheridan.com](mailto:amanda@isaacsonsheridan.com).

The High Point Planning and Zoning Commission will meet to consider our request on Tuesday, May 23 at 6:00 pm. The meeting is held in the Council Chambers, located on the third floor of the Municipal Building at 211 S. Hamilton Street, High Point, NC 27260.

Sincerely,

Amanda Hodiern  
Project Representative for  
Guilford County Schools



**GUILFORD**  
**County Schools**  
BETTER TOGETHER

**COMMUNITY MEETING**

**FOR THE** **KATHERINE G. JOHNSON**  
**K-8 School**

**Thursday**  
**May 4, 2023**  
**5:30 – 6:30 p.m.**



**Colfax Elementary School**  
**(Multipurpose Room)**  
**9112 W. Market Street**  
**Colfax, NC 27235**



# NEIGHBORHOOD MEETING

March 13, 2023

RE: GRAY LANE RESIDENTS

## SIGN-IN SHEET

| <u>NAME</u>                           | <u>ADDRESS</u>        | <u>EMAIL<br/>AND/OR<br/>PHONE NUMBER</u>                   |
|---------------------------------------|-----------------------|------------------------------------------------------------|
| James & Mary Taylor                   | 409 Gray Lane         | 336-993-8530                                               |
| Amy Purzell &<br>Tommy Lambeth        | 416 Gray Lane         | 336-706-3316<br>amy.purzell@me.com<br>tom_lambeth@uncg.edu |
| Benny 'Ben' +<br>Nancy 'Beth'<br>WARD | 412 Gray Lane         | 336-681-5474<br>bward53@me.com                             |
| Beverly Gray<br>Mark Rogers           | 408 Gray Lane         | bbgray516@aol.com                                          |
| + 1 (Con Ben & Beth)                  |                       |                                                            |
| 413 Gray Lane 413                     | Dale & Chrd<br>Esther |                                                            |
|                                       |                       |                                                            |
|                                       |                       |                                                            |
|                                       |                       |                                                            |

# NEIGHBORHOOD MEETING

APRIL 18, 2023

RE: REZONING REQUEST AT 721 S. BUNKER HILL ROAD AND 8869 & 8871 BOLYSTON ROAD,  
GUILFORD COUNTY, NORTH CAROLINA

## SIGN-IN SHEET

| <u>NAME</u>              | <u>ADDRESS</u>                       | <u>EMAIL<br/>AND/OR<br/>PHONE NUMBER</u>           |
|--------------------------|--------------------------------------|----------------------------------------------------|
| JUSTIN<br>RINI           | 8839 Boylston<br>Rd. Colfax, NC      | JUSTIN.RINI@kw.com<br>(757) 477-0607               |
| Wilson<br>Newsome        | 8817 Boylston                        | 336 420 1550                                       |
| Selena<br>Keith          | 2220<br>Copperstone Dr<br>High Point | 336-899-9392                                       |
| Ed Adams<br>Sherri Adams |                                      | edadams@triad.rr.com<br>sherri badams801@gmail.com |
|                          |                                      |                                                    |
|                          |                                      |                                                    |
|                          |                                      |                                                    |
|                          |                                      |                                                    |

# NEIGHBORHOOD MEETING

APRIL 18, 2023

RE: REZONING REQUEST AT 721 S. BUNKER HILL ROAD AND 8869 & 8871 BOLYSTON ROAD,  
GUILFORD COUNTY, NORTH CAROLINA

## SIGN-IN SHEET

| <u>NAME</u>      | <u>ADDRESS</u>                                | <u>EMAIL<br/>AND/OR<br/>PHONE NUMBER</u>          |
|------------------|-----------------------------------------------|---------------------------------------------------|
| Jennifer Ayers   | 804 Westbourne<br>Grove Ct Colfax<br>NC 27235 | 336 414 2689<br>league.jennifer76@<br>yahoo.com   |
| John C Moore     | 9002 Hawkins Trl<br>Colfax, NC 27235          | JCMOORE@ <del>RR</del> .RR.COM<br>TRIAD           |
| Tim Andrew       | 3719 Village Springs<br>High Point NC 27205   | tpbandrew@gmail.com                               |
| PAUL LAMBERT     | 801 S. BUNKER HILL RD<br>COLFAX, NC 27235     |                                                   |
| Anne Blankenship | 8826 Boylston Rd<br>Colfax                    | 336 339 5193<br>annie.blankenship@<br>hotmail.com |
| Bill Shular      | Colfax                                        |                                                   |
| Sherry Somers    | 601 S. Bunker Hill<br>Colfax, NC 27235        | 336-416-4319<br>wolverina6@AOL.com                |
| Crissy Pratt     | 1717 Lazy Lane<br>High Point                  | 410 598 8099<br>prattc2@gcsnc.com                 |



## NEIGHBORHOOD MEETING

APRIL 18, 2023

RE: REZONING REQUEST AT 721 S. BUNKER HILL ROAD AND 8869 & 8871 BOLYSTON ROAD,  
GUILFORD COUNTY, NORTH CAROLINA

## SIGN-IN SHEET

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# NEIGHBORHOOD MEETING

APRIL 18, 2023

RE: REZONING REQUEST AT 721 S. BUNKER HILL ROAD AND 8869 & 8871 BOLYSTON ROAD,  
GUILFORD COUNTY, NORTH CAROLINA

## SIGN-IN SHEET

| <u>NAME</u>               | <u>ADDRESS</u>                                        | <u>EMAIL<br/>AND/OR<br/>PHONE NUMBER</u> |
|---------------------------|-------------------------------------------------------|------------------------------------------|
| WAYNE<br>MARSHALL         | 153 MARSHALL<br>SMITH Rd<br>COLFAX, NC 27235          | WMARSHALL@AOL.com<br>336-312-9005        |
| Pat<br>Schreiber          | 1717 Bunker<br>Hill Sandy Ridge<br>Kernersville 27284 | 336-416-1960                             |
| Regan Sears               | 905 Quailmeadow Ln<br>Colfax, NC 27235                | soxfan437@gmail.com                      |
| Bob Kums<br>2613 McGinnis |                                                       |                                          |
| Dustin Krusinski          | 603 S Bunker Hill Rd<br>Colfax NC 27235               | 336 339-2479                             |
| Pat Dal                   |                                                       |                                          |
| Lynn<br>Andrew            | 3719 Village<br>Springs Dr<br>Hd                      | lynnandrea99@aol.com                     |
| Lou<br>Shekwood           | 8727<br>OUTBACK Rd                                    | OUTBACK8727@AOL.com                      |

# NEIGHBORHOOD MEETING

APRIL 18, 2023

RE: REZONING REQUEST AT 721 S. BUNKER HILL ROAD AND 8869 & 8871 BOLYSTON ROAD,  
GUILFORD COUNTY, NORTH CAROLINA

## SIGN-IN SHEET

| <u>NAME</u>  | <u>ADDRESS</u>                 | <u>EMAIL<br/>AND/OR<br/>PHONE NUMBER</u> |
|--------------|--------------------------------|------------------------------------------|
| Drew Smith   | 807 S. Bunker Hill Rd          |                                          |
| Dennis Wine  | 502 Hawks Ct.<br>Colfax        | dwine@tried.rr.com                       |
| SUZIE HARRIS | 5607 MACY<br>GROVE RD          | HARRISSUZIE@<br>OUTLOOK.COM              |
| MIKE HARRIS  | 5607 MACY<br>GROVE RD          | MHARRIS8720@<br>GMAIL.COM                |
| Sharon Young | 8865 Bolyston Rd<br>Colfax, NC | sdwyoung59@<br>gmail.com                 |
|              |                                |                                          |
|              |                                |                                          |
|              |                                |                                          |
|              |                                |                                          |



## NEIGHBORHOOD MEETING

APRIL 18, 2023

RE: REZONING REQUEST AT 721 S. BUNKER HILL ROAD AND 8869 & 8871 BOLYSTON ROAD,  
GUILFORD COUNTY, NORTH CAROLINA

## SIGN-IN SHEET

[illegible]

NEIGHBORHOOD MEETING

APRIL 18, 2023

RE: REZONING REQUEST AT 721 S. BUNKER HILL ROAD AND 8869 & 8871 BOLYSTON ROAD,  
GUILFORD COUNTY, NORTH CAROLINA

SIGN-IN SHEET

| <u>NAME</u>         | <u>ADDRESS</u>                       | <u>EMAIL<br/>AND/OR<br/>PHONE NUMBER</u> |
|---------------------|--------------------------------------|------------------------------------------|
| Patricia<br>Derrick | 8861 Boylston Rd<br>Colfax, NC 27235 | 336 880 0131                             |
| Donnie<br>Shields   | 8859 & 8705<br>Colfax 27235          | 336<br>971-9840                          |
| Brian Smith         | 807 S. Bunker Hill<br>Rd<br>Colfax   | 336 - 712 5110                           |
| LEE Smith           | 820 S Bunker Hill<br>Rd Colfax       |                                          |
| Ben WARD            | 412 Gray Lane<br>Colfax NC 27235     | 336-391-1206                             |
| Beth Ward           | 412 Gray Lane<br>Colfax NC 27235     | 336-681-5474                             |
| James Upchurch      | 5016 Harness Ln<br>Colfax NC 27235   | 336 870 7217                             |
|                     |                                      |                                          |

## NEIGHBORHOOD MEETING

APRIL 18, 2023

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GUILFORD COUNTY, NORTH CAROLINA

## SIGN-IN SHEET

| <u>NAME</u>             | <u>ADDRESS</u>                            | <u>EMAIL<br/>AND/OR<br/>PHONE NUMBER</u> |
|-------------------------|-------------------------------------------|------------------------------------------|
| Joel and Becky Warner   | 929 Maple Creek Dr.<br>Colfax, NC 27235   | jbjwarner@gmail.com<br>336-665-9033      |
| CHARLES BENTON          | 8909 ROYLIFT DR<br>COLFAX NC 27235        | 336 905 4853                             |
| Larry & Mary Ann Tucker | 808 S. Bunker Hill<br>Colfax, NC<br>27235 | ltucker23@triad.rr.com                   |
| Debbie Hudson           | 8661 Adkins Rd<br>Colfax, NC 27235        | dshudson@triad.rr.com                    |
| Linda Gray              | COLFAX, NC 27235<br>213 S. Bunker Hill    | 336-682-7506                             |
| KAY FRAZIER             | 8619 Bane Rd.<br>Colfax, NC<br>27235      | frazierkame8@yahoo.com                   |
|                         |                                           |                                          |
|                         |                                           |                                          |

# NEIGHBORHOOD MEETING

APRIL 18, 2023

RE: REZONING REQUEST AT 721 S. BUNKER HILL ROAD AND 8869 & 8871 BOLYSTON ROAD,  
GUILFORD COUNTY, NORTH CAROLINA

## SIGN-IN SHEET

| <u>NAME</u>                  | <u>ADDRESS</u>                                  | <u>EMAIL<br/>AND/OR<br/>PHONE NUMBER</u>             |
|------------------------------|-------------------------------------------------|------------------------------------------------------|
| Ed & Sherri Adams            | 801 Westlawn Court<br>Colfax, NC<br>27235       | sherribadams801@gmail.com<br><del>202-978-9828</del> |
| Beverly Shelton              | 5608 Macy Grace<br>Kernersville<br>NC 27284     | 336-908-9828                                         |
| Jim & Elaine<br>Moonefield   | 8834 Boylston Rd<br>Colfax NC 27235             |                                                      |
| Robin Jewell                 | 8813 S. Bunker<br>Hill.                         | MEDIA COW @<br>gmail.com                             |
| Allison & Matthew<br>Douglas | 8880 Boylston Rd<br>Colfax                      |                                                      |
| Taylor Spivey                | 9025 County Line<br>Rd Kernersville NC<br>27284 |                                                      |
| Robert Kader<br>Maureen Holt | 8710 Boylston<br>Colfax NC                      | Venture - Travel<br>@msn.com                         |
| Kiemberle<br>Barton          | 500 Hawkins Ct<br>Colfax NC 2                   | Kiemberle @<br>gmail                                 |

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.



# Southwest School

High Point, NC

PREPARED FOR: Guilford County Schools

April 28, 2023

PROJECT # 220106



# TRANSPORTATION IMPACT ANALYSIS

*Celebrating*  
**20**  
YEARS



DAVENPORT



# Transportation Impact Analysis

Southwest School  
High Point, NC

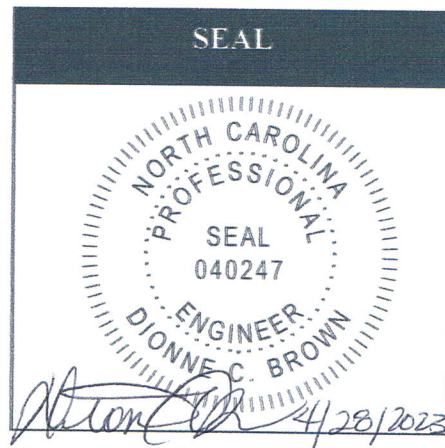
Prepared for Guilford Schools  
April 28, 2023

Analysis by: Samuel Starks  
Dionne C. Brown, P.E.

Drafting/Graphics by: Samuel Starks

Reviewed by: Frank Amenya, P.E, PTOE

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



This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of, or improper reliance on, this document by others without written authorization and adaptation by DAVENPORT shall be without liability to DAVENPORT and shall be a violation of the agreement between DAVENPORT and the client.



**Southwest School – Transportation Impact Analysis**  
**High Point, NC**  
**Prepared for: Guilford County Schools**  
**April 28, 2023**

**Executive Summary**

Southwest School is a proposed public school (grades k-8) to be located on approximately 28 acres of land southwest of the intersection of Bunker Hill Road and Boylston Road in High Point, NC. The School is proposed to have a capacity of up to 600 elementary school students and 300 middle school students and is anticipated to be in operation by 2027 which was used as the analysis year.

The site plan (Figure 1) shows a total of three (3) accesses to the school with one along Bunker Hill Road and two along Boylston Road. A total of two (2) loading areas are proposed to the School, including a bus / special education loading zone on the southeast side, a parent vehicle loading zone.

The objective of this transportation impact analysis (TIA) was to identify any transportation-related needs and appropriate improvements. The scope of this TIA was determined through coordination with High Point Department of Transportation (HPDOT) and NCDOT staff.

The projected queue length of parent vehicles was computed based on the MSTA School Calculator. The projected maximum (high demand day) queue length is 2,704 feet. The traffic pattern shown in Exhibit A and the site plan provides approximately 2,900 feet of queue storage, which is adequate to contain the maximum queue.

Based on the School Calculator, the Southwest School has a trip generation potential of approximately 762 trips (439 entering, 323 exiting) in the Arrival peak hour and 410 trips (198 entering, 212 exiting) in the Dismissal peak hour.

Recommended improvements are shown in Exhibit A. The on-site recommendations include: 1) Implement Traffic Patterns as shown. This includes implementing 2-lane queue storage as shown. 2-lane queue traffic should begin immediately after Western School Access. 2) Designate the Parent - Student Loading Zone with five (5) loading bays. The loading zone should be identified by installing 4-inch-wide solid white pavement markings. Each bay should be a minimum of 8 feet wide and the lengths of 20 feet for the end bays and 28 to 30 feet for the middle bays. (Site plan shows six (6) loading bays). 3) Install a Stop Line and “STOP” Sign in front of the Parent Loading Zone. 4) Provide Sidewalk along loading area as shown. 5) Provide Visitor Parking as shown. This includes at least 10 parking spaces, to be identified by installing “Visitor Parking” signs and/or pavement markings at the spaces to be assigned. 6) Provide Shorth Term Parking Spaces past the loading zone for students who may need to take longer to load / unload their vehicle. A minimum of three (3) spaces must be provided.

Information regarding the traffic management plan is shown and illustrated in Exhibit B.



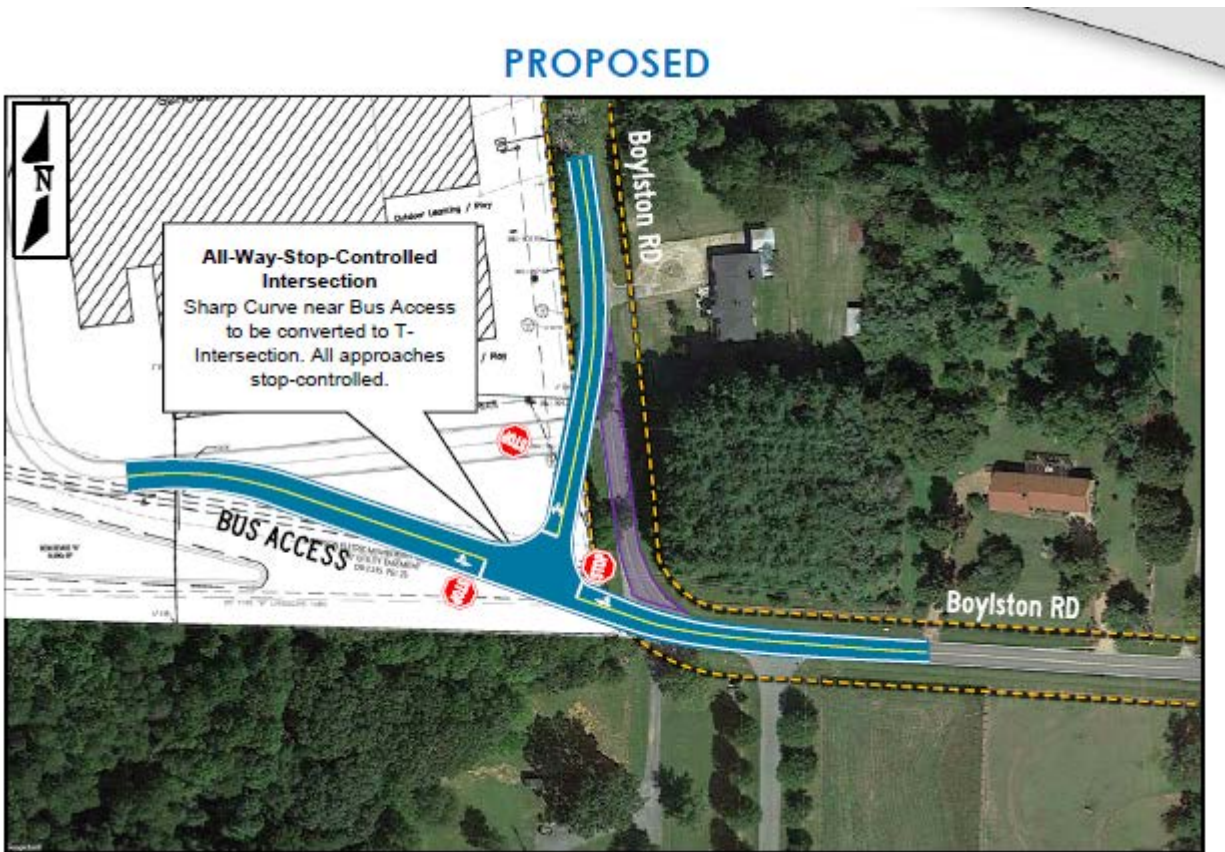
Offsite improvements were identified in order to reduce anticipated delays and queues due to the projected school traffic. These improvements are summarized in Table A below and illustrated in Figure C.

## Conclusion

In conclusion, a transportation impact analysis has been performed which has identified transportation improvements for the future Southwest School. With these recommendations in place, anticipated traffic volumes and queues can be accommodated.

| <b>Table A – Summary of Recommended Improvements</b>          |                                                                                                                                                                                                                                                                                                                                      |
|---------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>INTERSECTION</b>                                           | <b>RECOMMENDATIONS</b>                                                                                                                                                                                                                                                                                                               |
| Bunker Hill Road at Macy Grove Road                           | <ul style="list-style-type: none"> <li>No Improvements are recommended</li> </ul>                                                                                                                                                                                                                                                    |
| Bunker Hill Road at Boylston Road                             | <ul style="list-style-type: none"> <li>Provide a westbound left turn lane with 100 feet of storage and appropriate taper along Bunker Hill Road</li> <li>Provide a northbound right turn lane with 150 feet of storage and appropriate taper along Boylston Road</li> </ul>                                                          |
| Boylston Road at Adkins Road & Gallimore Dairy Road Extension | <ul style="list-style-type: none"> <li>Provide an eastbound left turn lane with 100 feet of storage and appropriate taper along Boylston Road</li> <li>Provide a northbound left turn lane with 100 feet of storage and appropriate taper along Adkins Road</li> <li>Convert the intersection to all-way-stop controlled.</li> </ul> |
| Bunker Hill Road at Western School Access                     | <ul style="list-style-type: none"> <li>Provide an eastbound right turn lane with 100 feet of storage and appropriate taper along Bunker Hill Road</li> <li>Provide a westbound left turn lane with 200 feet of storage and appropriate taper along Bunker Hill Road</li> <li>Construct access to NCDOT / HPDOT standards</li> </ul>  |
| Boylston Road at Eastern School Access                        | <ul style="list-style-type: none"> <li>Provide an eastbound right turn lane with 100 feet of storage and appropriate taper along the Eastern School Access</li> <li>Construct access to NCDOT / HPDOT standards</li> </ul>                                                                                                           |
| Boylston Road at School Bus Access                            | <ul style="list-style-type: none"> <li>Realign the access with Boylston Road for a three-leg intersection</li> <li>Convert intersection into an all-way stop controlled</li> <li>Construct access to NCDOT / HPDOT standards.</li> </ul>                                                                                             |

The intersection of Boylston Road at the School Bus Access is recommended to resemble the image below:

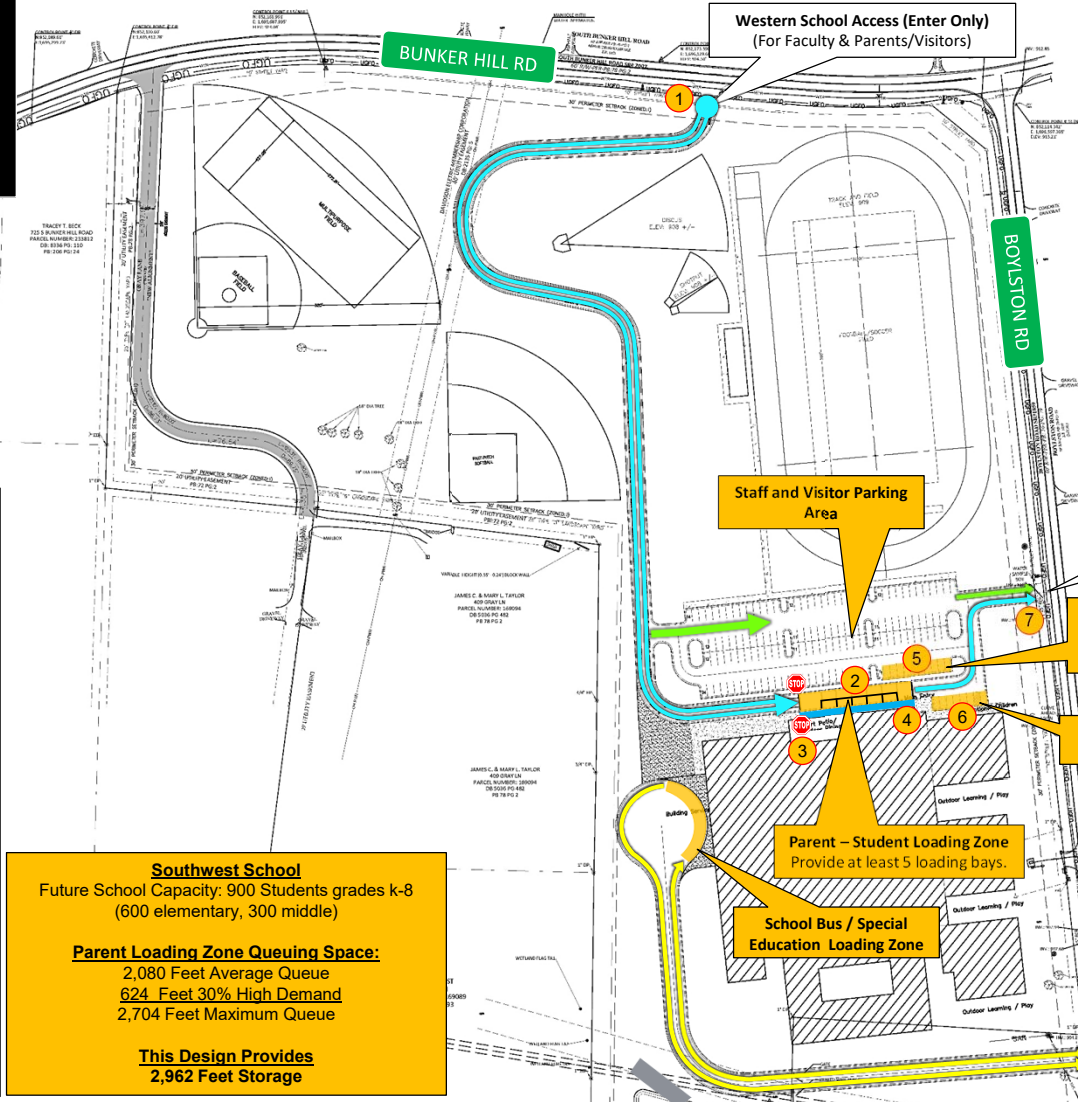


In conclusion, a transportation impact analysis has been performed which has identified transportation improvements for the proposed Southwest School. The recommendations and findings of this report should not be thought of as mandates for action. It is and will be the responsibility of Guilford County Schools to implement and/or construct any of the recommendations located within their property boundaries. Any recommendations or improvements located within the Department of Transportation roadway right-of-way will require consultation with NCDOT. If participation needs to be considered, the following factors will be taken into account before any action is taken: jurisdictional responsibility, availability of funds, and the priority placed on the improvements by the Department of Transportation relative to all other planned and programmed improvements in the area.

## LEGEND

- Parent Traffic
- Bus / Special Education Traffic
- Staff Traffic
- Sidewalk
- Recommendations

2



- Implement Traffic Patterns as shown. This includes implementing 2-lane queue storage as shown. 2-lane queue traffic should begin immediately after Western School Access.
- Designate the Parent - Student Loading Zone with five (5) loading bays. The loading zone should be identified by installing 4-inch-wide solid white pavement markings. Each bay should be a minimum of 8 feet wide and the lengths of 20 feet for the end bays and 28 to 30 feet for the middle bays. (Site plan shows six (6) loading bays).
- Install a Stop Line and "STOP" Sign in front of the Parent Loading Zone.
- Provide Sidewalk along loading area as shown.
- Provide Visitor Parking as shown. This includes at least 10 parking spaces, to be identified by installing "Visitor Parking" signs and/or pavement markings at the spaces to be assigned.
- Provide Short Term Parking Spaces past the loading zone for students who may need to take longer to load / unload their vehicle. A minimum of three (3) spaces must be provided.
- Provide a Separate EBR Turn Lane. This lane is recommended along the Eastern School Access and must have 100 feet of storage to accommodate exiting queues and mitigate delays.

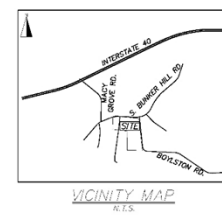
**Southwest School**  
Future School Capacity: 900 Students grades k-8  
(600 elementary, 300 middle)

**Parent Loading Zone Queuing Space:**  
2,080 Feet Average Queue  
624 Feet 30% High Demand  
2,704 Feet Maximum Queue

**This Design Provides**  
2,962 Feet Storage

## OTHER COMMENTS

All sidewalks, crosswalks, and curb cuts should comply with ADA standards.  
Parking lots should be designed to safely accommodate pedestrians.



| SITE DATA TABLE      |                      |
|----------------------|----------------------|
| LAND USE             | SITE ADDRESS         |
| EXISTING: MAJOR ROAD | 3000 W. BOYLSTON RD. |
| EXISTING: MAJOR ROAD | 3000 W. BOYLSTON RD. |
| EXISTING: MAJOR ROAD | 3000 W. BOYLSTON RD. |
| EXISTING: MAJOR ROAD | 3000 W. BOYLSTON RD. |
| EXISTING: MAJOR ROAD | 3000 W. BOYLSTON RD. |
| EXISTING: MAJOR ROAD | 3000 W. BOYLSTON RD. |
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| EXISTING: MAJOR ROAD | 3000 W. BOYLSTON RD. |
| EXISTING: MAJOR ROAD | 3000 W. BOYLSTON RD. |
| EXISTING: MAJOR ROAD | 3000 W. BOYLSTON RD. |

| ZONING          |             |
|-----------------|-------------|
| EXISTING ZONING | RESIDENTIAL |
| PROPOSED ZONING | RESIDENTIAL |
| EXISTING ZONING | RESIDENTIAL |
| PROPOSED ZONING | RESIDENTIAL |
| EXISTING ZONING | RESIDENTIAL |
| PROPOSED ZONING | RESIDENTIAL |
| EXISTING ZONING | RESIDENTIAL |
| PROPOSED ZONING | RESIDENTIAL |
| EXISTING ZONING | RESIDENTIAL |
| PROPOSED ZONING | RESIDENTIAL |

| TRASH AND RECYCLING REQUIREMENTS |           |
|----------------------------------|-----------|
| TRASH                            | RECYCLING |
| TRASH                            | RECYCLING |
| TRASH                            | RECYCLING |
| TRASH                            | RECYCLING |
| TRASH                            | RECYCLING |
| TRASH                            | RECYCLING |
| TRASH                            | RECYCLING |
| TRASH                            | RECYCLING |
| TRASH                            | RECYCLING |
| TRASH                            | RECYCLING |

| LANDSCAPING REQUIREMENTS |             |
|--------------------------|-------------|
| LANDSCAPING              | LANDSCAPING |
| LANDSCAPING              | LANDSCAPING |
| LANDSCAPING              | LANDSCAPING |
| LANDSCAPING              | LANDSCAPING |
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| LANDSCAPING              | LANDSCAPING |
| LANDSCAPING              | LANDSCAPING |
| LANDSCAPING              | LANDSCAPING |

| DIMENSIONAL STANDARDS INSTITUTIONAL DISTRICT |               |
|----------------------------------------------|---------------|
| DISTRICT                                     | INSTITUTIONAL |
| DISTRICT                                     | INSTITUTIONAL |
| DISTRICT                                     | INSTITUTIONAL |
| DISTRICT                                     | INSTITUTIONAL |
| DISTRICT                                     | INSTITUTIONAL |
| DISTRICT                                     | INSTITUTIONAL |
| DISTRICT                                     | INSTITUTIONAL |
| DISTRICT                                     | INSTITUTIONAL |
| DISTRICT                                     | INSTITUTIONAL |
| DISTRICT                                     | INSTITUTIONAL |

| WATERSHED INFORMATION |           |
|-----------------------|-----------|
| WATERSHED             | WATERSHED |
| WATERSHED             | WATERSHED |
| WATERSHED             | WATERSHED |
| WATERSHED             | WATERSHED |
| WATERSHED             | WATERSHED |
| WATERSHED             | WATERSHED |
| WATERSHED             | WATERSHED |
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| WATERSHED             | WATERSHED |
| WATERSHED             | WATERSHED |

| CONCEPTUAL PLAN |                 |
|-----------------|-----------------|
| CONCEPTUAL PLAN | CONCEPTUAL PLAN |
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| CONCEPTUAL PLAN | CONCEPTUAL PLAN |



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336.452.6838  
dave@dlrgroup.com

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GUILFORD COUNTY SCHOOLS VISUAL  
KATHERINE G. JOHNSON  
GUILFORD COUNTY SCHOOLS  
3000 W. BOYLSTON RD., GREENSBORO, NC 27405

CONCEPTUAL  
PLAN  
MARCH 17, 2025  
REVISIONS



## Exhibit A On-Site Recommendations

|                    |                 |                            |
|--------------------|-----------------|----------------------------|
| Division 7         | Guilford County | Greensboro, North Carolina |
| PREPARED BY: S. S. |                 | REVIEWED BY: FA            |
|                    |                 | REVISIONS                  |





## LEGEND

-  Parent Traffic
-  Bus / Special Education Traffic
-  Staff Traffic
-  Sidewalk
-  Recommendations

## Transportation Management Plan

### Parents:

- All parent motorists will use Bunker Hill Road to turn onto the Queue Loop Road (shown with the double blue arrow) via the Western School Access. Parents will follow the queue path along the 2-laned Queue Loop Road to the loading zone on the north side of the School.
- At the "STOP" sign and "STOP" bar, parents will stop and wait to be directed forward into the loading zone by a staff member. A staff member or traffic officer will alternate between the two (2) lanes, advancing five (5) vehicles at a time. Then they will proceed into the loading zone, which consist of 5 marked bays for the loading and unloading of students.
- After loading or unloading students, parents will proceed along the designated path (shown in the blue single arrow) to exit the school at the Eastern School Access along Boylston Road.
- Parents who wish to park and walk in with their students, or those needing additional time to pick up or drop off, can use visitor parking areas shown in Exhibit A.

### Buses:

- Buses will enter and exit campus at the Staff – School Bus Access along Boylston Road south of the Eastern School Access
- Bus parking can be provided within the School Bus / Special Education Loading Zone Area.

### Special Education Loading:

- Buses and other vehicles loading special education students will use the School Bus / Special Education Loading Zone at the west side of the school building

### Staff:

- Staff are expected to arrive at least 30 minutes prior to the morning bell and to remain on site 30 minutes after the dismissal.
- Staff parking is available in a parking lot north of the school building, across from the parent-student loading zone..

### Early Release Policy:

- If parents need to check their students out early (e.g., appointments), they need to do so no less than 1 hour prior to the School's dismissal.

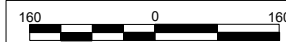
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**Parent Loading Zone Queuing Space:**  
2,080 Feet Average Queue  
624 Feet 30% High Demand  
2,704 Feet Maximum Queue

**This Design Provides**  
2,962 Feet Storage

### OTHER COMMENTS

All sidewalks, crosswalks, and curb cuts should comply with ADA standards.  
Parking lots should be designed to safely accommodate pedestrians.



Western School Access (Enter Only)  
(For Faculty & Parents/Visitors)

Staff and Visitor Parking Area

Queue coordinator:  
directs parent vehicles 5  
at a time into 5-space  
loading zone.

Bus coordinator:  
ensures safety at bus  
loading zone

Parent Loading Zone Team:  
2 staff members assist with  
loading zone operations

School Bus / Special  
Education Loading Zone

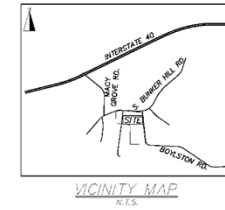
Eastern School Access (Exit Only)  
(For Faculty & Parents/Visitors)

Visitor Parking Area

Short Term  
Parking Spaces

Parent – Student  
Loading Zone

School Bus Access



| SITE DATA TABLE       |                         |
|-----------------------|-------------------------|
| LAND USE              | SITE ADDRESS            |
| EXISTING: RESIDENTIAL | 3000 S. BUNKER HILL RD. |
| PROPOSED: SCHOOL      | 3000 S. BUNKER HILL RD. |
| EXISTING: PARKING     | 3000 S. BUNKER HILL RD. |
| PROPOSED: PARKING     | 3000 S. BUNKER HILL RD. |
| EXISTING: LOT 3       | 3000 S. BUNKER HILL RD. |
| PROPOSED: LOT 3       | 3000 S. BUNKER HILL RD. |
| EXISTING: LOT 4       | 3000 S. BUNKER HILL RD. |
| PROPOSED: LOT 4       | 3000 S. BUNKER HILL RD. |

| ZONING          |             |
|-----------------|-------------|
| EXISTING ZONING | RESIDENTIAL |
| PROPOSED ZONING | SCHOOL      |
| EXISTING ZONING | PARKING     |
| PROPOSED ZONING | PARKING     |
| EXISTING ZONING | LOT 3       |
| PROPOSED ZONING | LOT 3       |
| EXISTING ZONING | LOT 4       |
| PROPOSED ZONING | LOT 4       |

| LANDSCAPING REQUIREMENTS |                         |
|--------------------------|-------------------------|
| EXISTING                 | 1000 S. BUNKER HILL RD. |
| PROPOSED                 | 1000 S. BUNKER HILL RD. |
| EXISTING                 | 1000 S. BUNKER HILL RD. |
| PROPOSED                 | 1000 S. BUNKER HILL RD. |

| LANDSCAPING REQUIREMENTS |                         |
|--------------------------|-------------------------|
| EXISTING                 | 1000 S. BUNKER HILL RD. |
| PROPOSED                 | 1000 S. BUNKER HILL RD. |
| EXISTING                 | 1000 S. BUNKER HILL RD. |
| PROPOSED                 | 1000 S. BUNKER HILL RD. |

| LANDSCAPING REQUIREMENTS |                         |
|--------------------------|-------------------------|
| EXISTING                 | 1000 S. BUNKER HILL RD. |
| PROPOSED                 | 1000 S. BUNKER HILL RD. |
| EXISTING                 | 1000 S. BUNKER HILL RD. |
| PROPOSED                 | 1000 S. BUNKER HILL RD. |

| LANDSCAPING REQUIREMENTS |                         |
|--------------------------|-------------------------|
| EXISTING                 | 1000 S. BUNKER HILL RD. |
| PROPOSED                 | 1000 S. BUNKER HILL RD. |
| EXISTING                 | 1000 S. BUNKER HILL RD. |
| PROPOSED                 | 1000 S. BUNKER HILL RD. |

| LANDSCAPING REQUIREMENTS |                         |
|--------------------------|-------------------------|
| EXISTING                 | 1000 S. BUNKER HILL RD. |
| PROPOSED                 | 1000 S. BUNKER HILL RD. |
| EXISTING                 | 1000 S. BUNKER HILL RD. |
| PROPOSED                 | 1000 S. BUNKER HILL RD. |

| LANDSCAPING REQUIREMENTS |                         |
|--------------------------|-------------------------|
| EXISTING                 | 1000 S. BUNKER HILL RD. |
| PROPOSED                 | 1000 S. BUNKER HILL RD. |
| EXISTING                 | 1000 S. BUNKER HILL RD. |
| PROPOSED                 | 1000 S. BUNKER HILL RD. |

| LANDSCAPING REQUIREMENTS |                         |
|--------------------------|-------------------------|
| EXISTING                 | 1000 S. BUNKER HILL RD. |
| PROPOSED                 | 1000 S. BUNKER HILL RD. |
| EXISTING                 | 1000 S. BUNKER HILL RD. |
| PROPOSED                 | 1000 S. BUNKER HILL RD. |

| LANDSCAPING REQUIREMENTS |                         |
|--------------------------|-------------------------|
| EXISTING                 | 1000 S. BUNKER HILL RD. |
| PROPOSED                 | 1000 S. BUNKER HILL RD. |
| EXISTING                 | 1000 S. BUNKER HILL RD. |
| PROPOSED                 | 1000 S. BUNKER HILL RD. |



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GUILFORD COUNTY SCHOOLS VISUAL  
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3000 S. BUNKER HILL RD., GREENSBORO, NC 27405

CONCEPTUAL  
PLAN  
MARCH 17, 2025  
REVISIONS



## Exhibit B Transportation Management Plan

| Division 7         | Guilford County | Greensboro, North Carolina |
|--------------------|-----------------|----------------------------|
| PREPARED BY: S. S. |                 | REVIEWED BY: FA            |
|                    |                 | REVISIONS                  |



## **COMMUNITY DEVELOPMENT COMMITTEE**

*Chaired by Council Member Williams*

*Committee Members: Williams, Hudson, Jefferson, and Johnson*

**June 6, 2023 – 4:00 P.M.**

**Council Chambers – Municipal Building**

**211 S. Hamilton Street**

### **CALL TO ORDER**

*Chairman Williams called the meeting to order at 4:10 p.m.*

**Present:** Chair Christopher Williams, Council Member Tyrone Johnson, Council Member Wesley Hudson, and Council Member Cyril Jefferson (arrived at 4:18 p.m.)

### **PRESENTATION OF ITEMS**

**2023-268      Consideration of an Ordinance to Demolish a Dwelling Located at 406 Cable Street**  
City Council is requested to approve an ordinance ordering the building inspector to effectuate the demolition of a dwelling at 406 Cable St.

*Lori Loosemore, Code Enforcement Officer, provided the staff report for this item and stated this property was initiated by the inspector. The original inspection was August 14, 2019, and a hearing was held on August 11, 2022. She explained between years 2019 and 2022 this was an owner-occupied property, and the City was working with the property owner, but eventually the property was sold to the current owners. The current owners were aware of the minimum housing code case and stated they were going to fix the property. The property owners attended the hearing, and the violations were discussed, and the inspector advised the need to make progress and call for inspections for the permit that was issued in January of 2020.*

*She stated it was determined there are several violations of the minimum housing code that make the property unsafe in its present state, and the repairs exceed 65% of the value of the structure. An order to repair or demolish was issued on August 11, 2022, with a compliance date of September 12, 2022. She stated the city did not have a Lis Pendens recorded, therefore, the city started a new case, with a new hearing process. The property owners were issued a permit on January 31, 2022, and on the permit, there were a total of two inspections one passed and one failed. Property taxes are delinquent in the amount of \$567.58 for 2022.*

*Chairman Williams as if anyone was present to speak for or against this item.*

*No one was present.*

**A motion was made by Chairman Williams, seconded by Committee Member Johnson, to approve agenda item 2023-268 demolition of dwelling at 406 Cable Street.**

**Motion carried with the following vote:**

**Aye:** Chair Williams, Committee Member Johnson, and Committee Member Hudson

**Absent:** Committee Member Jefferson



**2023-269      Consideration of an Ordinance to Demolish a Dwelling Located at 1205 Filbert Place**

City Council is requested to approve an ordinance ordering the building inspector to effectuate the demolition of a dwelling at 1205 Filbert Place.

*Lori Loosemore, Code Enforcement Officer, stated the Inspector found the house vacant and unsecured and because of this, the first inspection was conducted on April 29, 2020, a Lis Pendens was recorded on December 10, 2020. A hearing was held on October 21, 2020, and no one appeared. It was determined there were violations to the minimum housing code and the repairs exceed 65% of the value of the dwelling. She stated an order to repair or demolish was issued on December 3, 2020, with a date of compliance of January 4, 2021.*

*Committee Member Jefferson arrived at 4:18 p.m.*

*Ms. Loosemore explained since the beginning, this property has been sold twice and stated she met with the current owner Derrick McDow, representing Citi Group Investments LLC in which Mr. McDow signed an Acknowledgment of Requirements for Additional Time to Repair a Property and it was approved on January 31, 2023. She stated that Citi Group was not meeting the agreement requirements and it was discovered the property was sold on February 20, 2023, to Ladem Inc. which has the same address as Citi Group Investments.*

*She stated Citi Group applied for a building permit for repairs on February 24, 2023, and was issued a permit on April 13, 2023. When the inspector met with Mr. McDow on April 17, 2023 the Inspector failed the inspection. Ms. Loosemore noted there has not been any contact from Citi Group LLC or Ladem, Inc. except for the Inspector reaching on to Mr. McDow on May 24, 2023. Local Code Enforcement was not aware that the property had been sold/transferred until recently and the agreement that Mr. McDow signed specifically stated the agreement is not transferable to a new owner and if the owner intends to sale or donate the property the Code Enforcement Manager needs to be notified no less than 45 days prior to the closing date.*

*Ms. Loosemore stated the property owner has not met any of the benchmarks that was set in the Agreement for Additional Time document and noted the Inspector was able to take pictures of the current conditions of the property and shared that given the amount of the work needed this project would require a General Contractor. A permit was issued but no updates have been provided.*

*In response to Committee Member Hudson, Ms. Loosemore stated the estimate provided on the permit application was \$28,500 and noted this is a demolition case because repairs exceeded 65% of the value of the property. She stated since the time of initial inspection the house has been gutted.*

*Chair Williams asked if anyone was present to speak for or against this project.*

*Derrick McDow, Citi Group Investments, 624 Guilford College Rd. Greensboro, NC. provided updates to the property noting he has applied for permits.*

*Chairman Williams stated the Committee follows staff recommendations but there is time for conversations to be conducted with staff and requested Mr. McDow speak with Ms. Loosemore.*

**A motion was made by Committee Hudson, seconded by Committee Member Jones, to approve agenda item 2023-269.**

*A discussion ensued regarding the timeline of enforcement, past property concerns, next steps, and the permit process.*

*Chairman Williams advised the property owner to inform Ms. Loosemore of any changes and updates that occur with the property.*

**Motion carried with the following vote:**

**Aye:** Chair Williams, Committee Member Johnson, Committee Member Hudson, and Committee Member Jefferson

**2023-271     Consideration of a Resolution of the High Point City Council Approving Conveyance of Real Property to a Nonprofit Corporation**

City Council is requested to approve a resolution conveying properties to Habitat for Humanity of High Point, Archdale & Trinity in the South Side community, and that the appropriate City official and/or employee be authorized to execute all necessary documents.

*Nena Wilson, Community Development Director, stated this is an item to convey two additional lots to Habitat for Humanity which has four units underway, and the addition of these units will continue to help revitalize the neighborhood and make homeownership a reality for the people that are low to moderate income. She noted the conveyance of 705 Tyron Avenue and 707 Tyron Avenue will facilitate affordable housing in accordance with the United States Department of Housing and Urban Development (HUD) regulations and serve a public purpose. She stated there will be no budget impacts for the conveyance, but a Community Housing Development Organization (CHDO) agreement will be executed with Habitat for Humanity for the City's participation in the construction of the projects.*

*Committee Member Jefferson, spoke to receiving supportive input from citizens praising the city's efforts regarding developments in the south side developments.*

**A motion was made by Chair Williams, seconded by Committee Member Hudson, to approve agenda item 2023-271.**

**Motion carried with the following vote:**

**Aye:** Chair Williams, Council Member Johnson, Council Member Hudson, and Council Member Jefferson

**ADJOURNMENT**

*Committee Member Johnson wished a Happy Anniversary to Chairman Williams and his wife.*

*Chairman Williams stated he would like to give the other members of the committee an opportunity to chair the committee, so for the next couple of meetings Council Members Jefferson and Johnson will chair the committee.*

*There being no further business to come before the Committee, the meeting adjourned at 4:32 p.m.*

Respectfully Submitted,

---

Chris Williams, Chairman  
Community Development Committee

Attest:

---

Sandra Keeney  
City Clerk



## **FINANCE COMMITTEE**

*Chaired by Council Member Moore*

*Committee Members: Moore, Holmes, Jones, and Peters*

*June 1, 2023 – 4:00 P.M.*

*Council Chambers*

*211 S Hamilton Street*

### **CALL TO ORDER**

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

**Present:** Chair Britt Moore, Committee Member Michael Holmes, and Committee Member Victor Jones

**Absent:** Committee Member Monica Peters

### **PRESENTATION OF ITEMS**

#### **2023-245      Resolution - 2022 Local Water Supply Plan (LWSP)**

City Council is requested to adopt a resolution for the 2022 Local Water Supply Plan and that the appropriate official execute the resolution. This is an assessment of the water system's current and future water needs and is required for the City to be compliant with the requirements of the NC General Statute 143-355(1).

*Robby Stone, Public Service Director, stated North Carolina General Statutes require that all units of local government prepare an annual local water supply plan. He noted the plan has been reviewed and does not have an impact on the budget.*

**Council Member Holmes made a motion, seconded by Committee Member Jones, to approve agenda item 2023-245.**

**Aye:** Chair Moore, Committee Member Holmes, and Committee Member Jones

**Absent:** Committee Member Peters

#### **2023-246      Sole Source Contract - Machinex Technologies Inc. - Material Recycling Facility (MRF)**

City Council is requested to award a sole source contract to Machinex Technologies Inc. in the amount of \$1,300,000 for the replacement of the original 1972 Mosley Dual Ram Baler to maintain operations.

*Robby Stone, Public Service Director, stated traditionally there are dual balers at the recycling facility and in 2015 there was a major upgrade, but the balers were not included. He explained this is a sole source contract because all the other equipment is Machinex and purchasing the equipment from Machinex would provide consistency. He noted that Mahinex is a local company and funds are available in the Solid Waste Capital Project. Staff is requesting approval of the award of the sole source contract to Machinex Technologies Inc. in the amount of \$1,300,000.00.*

**A motion was made by Chairman Moore, seconded by Committee Member Holmes, to approve agenda item 2023-246. Motion carried with the following vote:**

**Aye:** Chair Moore, Committee Member Holmes, and Committee Member Jones

**Absent:** Committee Member Peters

**2023-247      Contract - Lease Agreement - Andritz Separation - Westside Wastewater Treatment Plant (WWTP) - Centrifuge**

City Council is requested to approve the emergency purchase order for Andritz Separation in the amount of \$195,812 to replace the rental mobile screw press at the Westside Wastewater Treatment Plant with a rental centrifuge.

*Robby Stone, Public Service Director, stated this item is to replace a rental mobile screw press at the Westside Wastewater Treatment Plant with a rental centrifuge. Council approved an emergency lease agreement with SBI Rents Inc. for a mobile screw press, but the screw press has difficulty processing the sludge and the residuals management division cannot properly maintain the sludge tank levels at the plant. Approval is requested for a purchase order to enter into a lease agreement for a centrifuge with Andritz Separation for approximately eight months until a replacement centrifuge can be installed. Funds for this project are available in the FY 22/23 and FY 23/24 budget which are \$195,812.*

**A motion was made by Chairman Moore, seconded by Committee Member Jones, to approve agenda item 2023-247. Motion carried with the following vote:**

**Aye:** Chair Moore, Committee Member Holmes, and Committee Member Jones

**Absent:** Committee Member Peters

**2023-253      Contract - Sole Source - Nexus 33 Group, LLC - Transit - Drug & Alcohol Management & Compliance Software**

City Council is requested to award a (3) three-year sole source contract to Nexus 33 Group, LLC in the amount of \$288,000 for the purchase of Drug & Alcohol Management & Compliance Software.

*Angela Wynes, Transit Manager, stated this item is for drug and alcohol program management and compliance software in which the city must have to be compliant with the condition of the federal transit funding. She explained this software allows the information to be kept digitally and eliminates many of the manual processes used to collect the data for an annual report.*

*In response to Chairman Moore, Ms. Wynes explained the current process for drug and alcohol testing.*

*In response to Council Member Holmes, Ms. Wynes explained what drugs are being tested for and how the current tests are in compliance with the United States Department of Transportation.*

**Chairman Moore made a motion, seconded by Committee Member Holmes, to approve agenda item 2023-253. Motion carried with the following vote:**

**Aye:** Chair Moore, Committee Member Holmes, and Committee Member Jones

**Absent:** Committee Member Peters

**2023-254     Sole Source Contract - Top Stone - High Point Public Library - Granite Rolling Sphere Fountain**

City Council is requested to award a sole source contract to Top Stone in the amount of \$78,500 for the purchase of a 48" polished granite rolling sphere fountain, base, and related equipment for the sensory garden at the High Point Public Library.

*Mary Sizemore, Library Director, provided the staff report for this item and stated this request is for a sole source purchase of a 48" polished granite rolling sphere fountain in which Top Stone was the only vendor the met the requirements and could deliver the fountain in a time frame that was consistent with the project timeline. She stated funds for this project were raised by the Library Foundation and funded by a primary donor.*

*Chairman Moore thanked the donors for their contributions.*

**A motion was made by Chairman Moore, seconded by Committee Member Jones, to approve agenda item 2023-254. Motion carried with the following vote:**

**Aye:** Chair Moore, Committee Member Holmes, and Committee Member Jones

**Absent:** Committee Member Peters

**2023-255     Contract - Breece Enterprises, Inc. - Stormwater Services Maintenance Div.**

City Council is requested to award a contract to Breece Enterprises Inc. in the amount of \$497,650 for maintenance, repair, and installation of storm water infrastructure and that the appropriate City official and/or employee be authorized to execute all necessary documents.

*Trevor Spencer, Engineering Services Director, stated every year the city uses an outside contractor to supplement the Storm Water Services Division with schedule maintenance and emergency repairs of stormwater infrastructure. He stated only one bid was received which was from Breece Enterprises in the amount of \$497,650.00 and the contract will be available on July 1, 2023, and run through the upcoming physical year.*

*In response to Chairman Moore, Mr. Spencer stated because the amount was under the \$500,000 threshold, staff was able to move forward with the contract even though only one bid was received.*

**A motion was made by Chairman Moore, seconded by Committee Member Holmes, to approve agenda item 2023-255. Motion carried with the following vote:**

**Aye:** Chair Moore, Committee Member Holmes, and Committee Member Jones

**Absent:** Committee Member Peters

**2023-256     Contract - Breece Enterprises, Inc. - Water Sewer Maintenance & Emergency Repairs**



City Council is requested to award a contract to Breece Enterprises, Inc. in the amount of \$1,717,210.00 for maintenance and emergency repair of existing water and sewer utilities and that the appropriate City official and/or employee be authorized to execute all necessary documents.

*Trevor Spencer, Engineering Services Director, stated this is the same contractor as in the previous contract but this will help supplement water and sewer maintenance infrastructure such as scheduled maintenance and emergency maintenance. He stated two bids were received with Breece Enterprises being the lowest at \$1,717,210 and noted there was some cost savings with this contract compared to last year.*

**A motion was made by Chairman Moore, seconded by Committee Member Jones, to approve agenda item 2023-256.**

**Motion carried with the following vote:**

**Aye:** Chair Moore, Committee Member Holmes, and Committee Member Jones

**Absent:** Committee Member Peters

**2023-257     Contract - Barrs Recreation - High Point City Lake Park - Playground Equipment**

City Council is requested to award a contract to Barrs Recreation in the amount of \$222,380 for the purchase and installation of composite play structures for High Point City Lake Park.

*Lee Tillery, Parks and Recreation Director, provided a history of the improvements to the City Lake Park Phase 1 project. He stated a request for qualification and proposal was issued by the city and staff met with the youth to determine what amenities they would like to see with the new playground. He said staff recommends the purchase of the 2-5 and 5-12 composite play structure from Barrs Recreation in the amount of \$222,380.00.*

**A motion was made by Chairman Moore, seconded by Committee Member Holmes, to approve agenda item 2023-257.**

**Motion carried with the following vote:**

**Aye:** Chair Moore, Committee Member Holmes, and Committee Member Jones

**Absent:** Committee Member Peters

**2023-258     Contract - Cunningham Recreation - High Point City Lake Park - Playground Equipment**

City Council is requested to award a contract to Cunningham Recreation in the amount of \$123,841.20 for the purchase and installation of a GT Wave Climber, Inclusive See Saw, Spin with Me and Expression Swing for High Point City Lake Park.

*Lee Tillery, Parks and Recreation Director, stated this item is related to the previous agenda item. This item is for the purchase and installation of a GT wave climber, inclusive see saw, and spin with me and expression swing for the High Point City Lake Park. He said staff recommends the purchase of the playground equipment from Cunningham Recreation in the amount of \$123,841.20.*

**Chairman Moore made a motion, seconded by Committee Member Jones, to approve agenda item 2023-258.**

**Motion carried with the following vote:**

*In response to Council Member Jones, Mr. Tillery provided an update regarding the new pool facility at City Lake Park noting that the weather was cool and rainy which hampered the projected turnout but noted it was good training for the lifeguards and other staff. He stated he looks forward to the rest of the summer.*

**Aye:** Chair Moore, Committee Member Holmes, and Committee Member Jones

**Absent:** Committee Member Peters

**2023-259      Contract - Southeastern Consulting Engineers - Electric System Study-10 Year Plan**

City Council is requested to award a contract to Southeastern Consulting Engineers in the amount of \$121,000 to assist the City of High Point Electric Department with analysis of the current system and in developing departmental goals for our long-term system health.

*Tyler Berrier, Electric Utilities Director, stated this item is for a system study which will help the utility department with analysis of the current system and develop department goals for long-term system health. This consultant is from the city's call list and is used regularly. They will study the system and create a model and make recommendations as needed such as liability improvements, power flow analysis on our networks etc. This will help with the capital plan and help forecast the future.*

*In response to Chairman Moore, Mr. Berrier stated hopefully by summer the city will be utilizing and implementing the plan they provide.*

**A motion was made by Chairman Moore, seconded by Committee Member Jones, to approve agenda item 2023-259.**

**Motion carried with the following vote:**

**Aye:** Chair Moore, Committee Member Holmes, and Committee Member Jones

**Absent:** Committee Member Peters

**2023-260      Contract - Ordinance - Parks Ford - High Point Police Department - Ford Police Interceptor Utility Vehicles**

City Council is requested to award a NC Sheriff's Association Contract# 22-08-0913R in the amount of \$173,032.68 for the purchase of four (4) Ford Police Interceptor Utility Vehicles and to approve the budget ordinance amendment for the vehicle purchase.

*Kevin Rogers, Fleet Director, stated this item is a request to purchase four Ford Police Interceptor Utility Vehicles from Parks Ford. He noted these vehicles are in stock with total cost of \$173,032.68 which includes all fees. He asked that the contract to Parks Ford be approved as well as a budget ordinance amendment for the purchase of the vehicles.*

**Chairman Moore made a motion, seconded by Committee Member Holmes, for approval of agenda item 2023-260.**

**Motion carried with the following vote:**

**Aye:** Chair Moore, Committee Member Holmes, and Committee Member Jones

**Absent:** Committee Member Peters

**2023-261 Ordinance - Budget - Fleet Services Technical Adjustment**

City Council is requested to adopt a budget ordinance to transfer existing appropriations from departmental budgets and re-appropriate funds in the central services fund for vehicle and other rolling stock replacement.

*Stephen Hawryluk, Budget and Performance Manager, stated this item transfers existing appropriations from departmental operating budgets to the fleet services budget for the purchase of vehicles and other rolling stock. He stated replacement of vehicles and rolling stock are budgeted in the fleet services budget. If there are additions to departments fleet, department budgets pay for the first-year cost and then they are placed in the fleet replacement program He noted additionally, due to higher expected costs in the new fiscal year, the proposed amendment transfers funds from Public Services for the replacement of a skid steer.*

*He stated existing appropriations that are being transferred to the central services fund have no budget impact and staff recommends approval.*

**A motion was made by Chairman Moore, seconded by Committee Member Jones, to approve agenda item 2023-261.**

**Motion carried with the following vote:**

**Aye:** Chair Moore, Committee Member Holmes, and Committee Member Jones

**Absent:** Committee Member Peters

**2023-262 Budget Amendment - City Lake Park Internal Loan - Landfill Reserve Fund**

City Council is requested to adopt a budget amendment and repayment terms to appropriate funding for an internal loan in the amount of \$8,352,748 from the Landfill Reserve Fund.

*Bobby Fitzjohn, Financial Services Director, stated in June 2021 Council approved a funding plan for the City Lake Park renovations which included general obligations bonds, some grant funding, and an internal loan from the Landfill Reserve Fund. Those funds are set aside for the development and closure of the landfill which is planned out into the future and the City is utilizing some of the cash and will replenish it. This item will allow the transfer now that we are at the completion of the project. He stated staff is requesting approval of the budget amendment and repayment terms.*

**A motion was made by Chairman Moore, seconded by Committee Member Holmes, to approve agenda item 2023-262.**



**Motion carried with the following vote:**

**Aye:** Chair Moore, Committee Member Holmes, and Committee Member Jones

**Absent:** Committee Member Peters

**2023-263     Tax Collection Orders- Forsyth County Tax Administration- for Collection of Fiscal Year 2023 Taxes and Collection of 2022 and Prior Years' Taxes**

City Council is requested to approve the Tax Collection Orders as requested by the Forsyth County Tax Administration for collection of Fiscal Year 2023 Taxes and collection of 2022 and prior years' taxes by the Forsyth County Tax Administration office for areas of High Point located in Forsyth County, and to authorize the appropriate City Official to execute the Tax Collection Orders.

*Bobby Fitzjohn, Financial Services Director, stated Forsyth County assess and collects taxes on properties within the city limits that are in Forsyth County. Forsyth County requires an annual resolution authorizing them to assess and collect on behalf of the city. The attached resolution will give them authority to collect 2023 taxes as well as continue to collect 2022 and prior year taxes.*

**A motion was made by Chairman Moore, seconded by Committee Member Jones, to approve agenda item 2023-263.**

**Motion carried with the following vote:**

**Aye:** Chair Moore, Committee Member Holmes, and Committee Member Jones

**Absent:** Committee Member Peters

**2023-264     Contract - Sole Source - Core & Main Composite Water Meter Box Lids - Customer Service**

City Council is requested to award a sole source contract to Core & Main in the amount of \$32,349.52 for the purchase of 800 Composite Meter Box Lids to ensure reading accuracy in the future AMI system.

*Andy Osborne, Customer Service Manager, stated Core & Main is the city's provider for water meter boxes and they also have developed custom composite lids that the city is converting to which will replace the concrete and cast-iron lids that the city has currently. These custom lids prevent the city from changing the meter box unless it is needed which decreases material and labor. The advantages for the composite lids will be critical components for the future AMI system and the lids will increase accuracy of the meter reading process. He said staff recommends the purchase of 800 composite meter box lids from Core & Main in the amount of \$32,349.52*

*In response to questions from Committee Members, Mr. Osborne spoke to tampering, durability, quality and longevity, cost, as well as the process for replacing and installing the new meter boxes.*

**Chairman Moore, made a motion, seconded by Committee Member Holmes, to approve agenda item 2023-264.**

**Motion carried with the following vote:**

**Aye:** Chair Moore, Committee Member Holmes, and Committee Member Jones

**Absent:** Committee Member Peters

**2023-265 NCMPA1 - ElectriCities - REPS & RECR-1/2 Rider Updates**

City Council is requested to adopt updated rate riders RECR (Renewable Energy Credits Rider 1 & 2) to remain compliant with NCMPA1.

*Tyler Berrier, Electric Utilities Director, explained there have been updates regarding renewable energy portfolio standard Rider 15 charges that appear on electric utility bills as well as renewable energy credits. He stated these updates have increased the avoided cost credit that the city can pay a customer that is generating their own power. He asked the updated rate riders be adopted to remain compliant with NCMPA1 noting this is revenue neutral for the city.*

**A motion was made by Chairman Moore, seconded by Committee Member Holmes, to approve agenda item 2023-265.**

**Motion carried with the following vote:**

**Aye:** Chair Moore, Committee Member Holmes, and Committee Member Jones

**Absent:** Committee Member Peters

**2023-266 Approval- FY 2023-2024 Annual Budget for the Market Authority**

City Council is requested to approve the FY 2023-2024 Annual Budget for the Market Authority.

*Stephen Hawryluk, Budget and Performance Manager, stated this item is requesting approval of the FY 2023-24 Market Authority annual budget.*

**A motion was made by Chairman Moore, seconded by Committee Member Jones to approve agenda item 2023-266.**

**Motion carried with the following vote:**

**Aye:** Chair Moore, Committee Member Holmes, and Committee Member Jones

**Absent:** Committee Member Peters

**2023-267 Approval-FY 2023-2024 Annual Budget for Visit High Point**

City Council is requested to approve the FY 2023-24 Visit High Point budget and authorize the City Manager to execute a contract with Visit High Point for FY 2023-24.

*Stephen Hawryluk, Budget and Performance Manager, stated this item is requesting approval of Visit High Point's FY 2023-24 annual budget.*

**A motion was made by Chairman Moore, seconded by Committee Member Holmes, to approve agenda item 2023-267.**

**Motion carried with the following vote:**

**Aye:** Chair Moore, Committee Member Holmes, and Committee Member Jones

**Absent:** Committee Member Peters

**ADJOURNMENT**

*There being no further business to come before the Committee, the meeting adjourned at 4:33 p.m.*

Respectfully Submitted,

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Britt Moore, Chairman

Attest:

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Sandra Keeney  
City Clerk



**HIGH POINT CITY COUNCIL  
SPECIAL MEETING  
JUNE 5, 2023 – 4:00 P.M.  
COUNCIL CHAMBERS – MUNICIPAL BUILDING**

**MINUTES**

**CALL TO ORDER and ROLL CALL**

Mayor Wagner called the meeting to order at 4:03 p.m.

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

Mayor Jay W. Wagner; Mayor Pro Tem Wesley Hudson, Ward 4;; Council Member Britt W. Moore, At Large; Council Member Tyrone Johnson, At Large [arrived at 4:38 p.m.]; Council Member Cyril Jefferson, Ward 1 [arrived at 4:29 p.m.]; Council Member Christopher Williams, Ward 2 [arrived at 4:34 p.m.]; Council Member Monica L. Peters, Ward 3 [arrived at 4:58 p.m.]; Council Member Victor Jones, Ward 5; and Council Member Michael Holmes, Ward 6

**Staff Present:**

Tasha Logan Ford, City Manager; Greg Ferguson, Deputy City Manager; Eric Olmedo, Assistant City Manager; Damon, Dequenne, Assistant City Manager; Meghan Maguire, City Attorney; Sandra Keeney, City Clerk; and Mary S. Brooks, Deputy City Clerk

**PRESENTATION OF ITEMS**

**2023-272      Closed Session-Personnel and Attorney Client Privilege**

Council is requested to go into Closed Session Pursuant to N.C. General Statute §143-318.11(a)(6) for Personnel; and into Closed Session Pursuant to N.C. General Statute §143-318.11(a)(3) for Attorney Client Privilege.

**At 4:03 p.m. Council Member Holmes moved to enter Closed Session Pursuant to N.C. General Statute §143-318.11(a)(6) for Personnel; and into Closed Session Pursuant to N.C. General Statute §143-318.11(a)(3) for Attorney Client Privilege; seconded by Council Member Moore the motion passed by an 9-0 unanimous vote.**

Aye (5): Mayor Wagner, Mayor Pro Hudson, Council Member Moore, Council Member Jones, and Council Member Holmes

Absent (4): Council Member Johnson, Council Member Williams, Council Member Peters, and Council Member Jefferson

Note: Neither the City Clerk nor Deputy City Clerk was present during the Closed Session for Personnel portion of the meeting.

The Special Meeting recessed at 5:24 p.m. to hold a regular meeting of council and reconvened at 7:23 p.m.

No action was taken as a result of closed session.

### **ADJOURNMENT**

There being no further business to come before Council, the meeting adjourned at 7:24 p.m. upon motion duly made by Council Member Williams and second by Council Member Hudson.

Respectfully Submitted,

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Jay W. Wagner, Mayor

Attest:

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Mary S. Brooks, CMC  
Deputy City Clerk