

# **City of High Point**

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

## **Meeting Agenda**

**Monday, November 7, 2011**

**4:45:00 PM**

**Council Chambers**

## **Committee of the Whole**

*Rebecca R. Smothers, Mayor  
Latimer B. Alexander, IV, Mayor Pro Tem  
James Corey, Foster Douglas, A.B. Henley, III,  
Britt W. Moore, Michael D. Pugh,  
Bernita Sims, M. Christopher Whitley*

**ROLL CALL, PRAYER, PLEDGE OF ALLEGIANCE****PRESENTATION OF ITEMS****FINANCE COMMITTEE - Council Member Alexander, Chair**

*Committee Members - Whitley, Smothers, Corey*

**110224 Contract - Bid No. RFQ 54 - Design for a New Boat Dock at City Lake Park**

Council is requested to approve a contract for Bid No. RFQ-54 to provide design services and contract administration services during the construction of a new Boat Dock for City Lake Park. Purchasing and Parks and Recreation recommend that contract be awarded to Westcott, Small & Associates, Inc. in the amount of \$55,000.00 which is the lowest responsible and responsive bidder meeting specifications.

**110225 Contract - Sole Source Recommendation - Landfill Scalehouse**

City Council is requested to approve an exception to the bid laws under the "sole source qualification" for the purchase of equipment by the Public Services; and approve the acquisition of equipment (concrete deck truck scale) and related installation services from J.A. King & Company in the amount of \$83,225.

**110226 Contract Extension - Breece Enterprises - General Water and Sewer Improvements Contract - Kensington Drive**

Council is requested to approve an extension to the Breece Enterprises contract (ENG-2011-003) for General Water and Sewer Improvements, to allow for construction of a sewer main project on Kensington Drive in the amount of \$103,235.00.

**PUBLIC SAFETY & COMMUNITY DEVELOPMENT COMMITTEE , Council Member Sims, Chair**

*Committee Members - Alexander, Douglas, Corey*

**110227 Ordinance - Demolition of Structure - 302 Park Street**

Council is requested to adopt an ordinance ordering the inspector to effectuate the demolition of a structure located at 302 Park Street.

**PLANNING, ECONOMIC DEVELOPMENT & INFORMATION TECHNOLOGY COMMITTEE - Council Member Whitley, Chair**

*Committee Members - Sims, Henley, Moore*

**110228****Minor Amendment to Conditional Use Permit 05-10 - SPKA, LLC - White Farm Lane**

A request by SPKA, LLC for minor amendments to Conditional Use Permit 05-10 regarding vehicular access, with accompanying revisions to maximum density and to the Unified Development Plan. The site is lying northeast of White Farm Lane and Willard Road.

**PUBLIC COMMENT PERIOD - 5:15 P.M.****PUBLIC HEARINGS ON ITEMS**

*No Public Hearings scheduled for this meeting*

**ADJOURNMENT**

**DEPARTMENT OF PLANNING AND DEVELOPMENT  
INSPECTION SERVICES DIVISION  
HOUSING ENFORCEMENT**

**ORDINANCE  
REQUEST:**

Ordinance to Demolish

**PROPERTY  
ADDRESS:**

302 Park Street

**OWNER:**

Anthony J. Pearson and Sylvia E. Davis

**FIRST  
INSPECTION:**  
5-12-2011

Number of Violations: Major 6 Minor 28  
Extensive structural damage due to fire.

**HEARING  
RESULTS:**  
6-14-2011

The owner did not appear for the hearing. During the hearing, the following findings of fact were established. There are numerous violations of the Minimum Housing Code. The house is currently uninhabitable due to the extensive structural damage caused by fire on 5-12-2011. In its present state necessary repairs to the dwelling exceed 50% of current tax value. The Guilford County Tax value of the dwelling is \$30,300. The repair estimate is \$31,600.

**ORDER(S)  
ISSUED:**

|                          |            |
|--------------------------|------------|
| Order to Repair- No Heat | 12-13-2010 |
| Order to Repair          | 12-14-2010 |
| Ordinance to Vacate      | 12-20-2011 |
| Order to Demolish        | 6-14-2011  |

**APPEALS:**

No appeals to date.

**OWNER  
ACTIONS:**

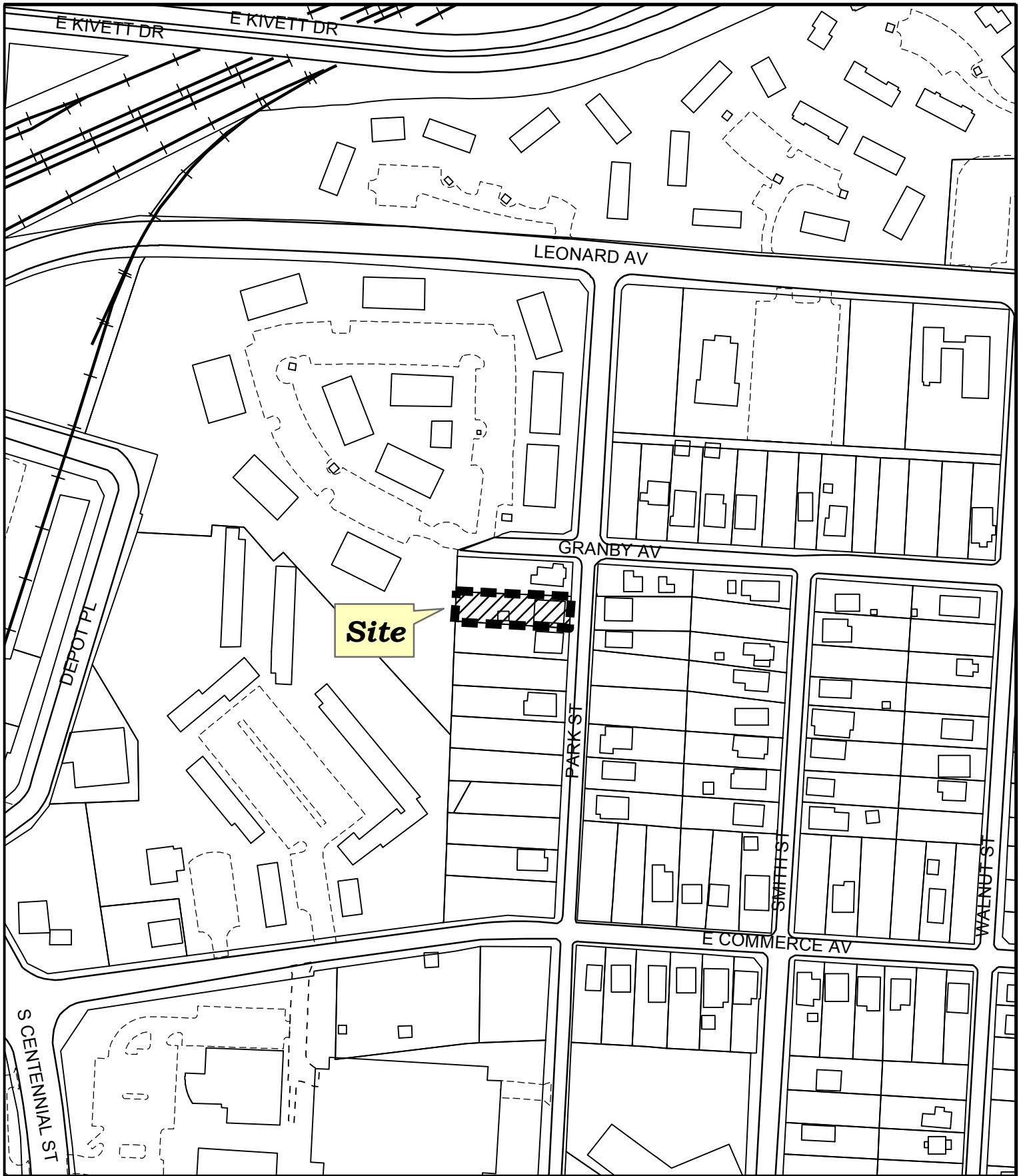
There have been no permits issued and repairs have not started.

**EXTENSIONS:**

None requested by the owner.

**CURRENT  
STATUS:**  
10-31-2011

Conditions still exist. Dwelling is vacant and secure.



**302 Park Street**

**Ordinance to Demolish**



**Location of subject property**

**Department of Planning  
and Development**

**City of High Point**

**Date: October 31, 2011**

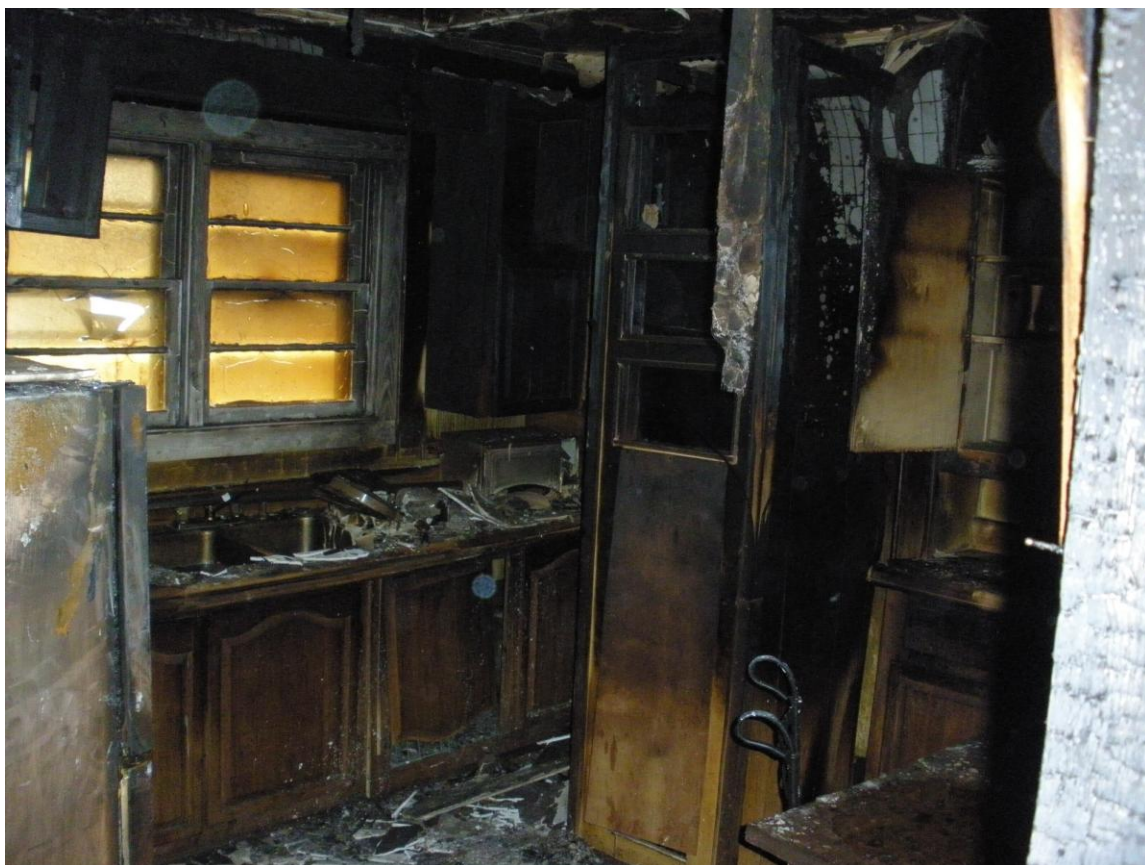


**Scale: 1"=200'**

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302 Park Street



302 Park Street

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

**STAFF REPORT  
MINOR AMENDMENT TO CONDITIONAL USE PERMIT 05-10  
November 1, 2011**

| <b>Request</b>                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Applicant:</b><br>SPKA LLC                                                                                                                                                                                                                                                                                                                                                                    | <b>Owner(s):</b><br>SPKA LLC; John Kavanagh Company;<br>Whitestone Master Homeowners Association;<br>and various individual property owners. |
| <b>Proposal:</b><br>The applicant is requesting to remove the condition requiring the installation of a public street connection to Willard Road from this residential development. This change will dictate a redesign of the internal street network, a revision to number of dwelling units permitted and a revision to the approved Planned Unit Development (PUD) Unified Development Plan. |                                                                                                                                              |

| <b>Site Information</b>    |                                                                                                                       |
|----------------------------|-----------------------------------------------------------------------------------------------------------------------|
| <b>Location:</b>           | Lying northeast of White Farm Lane (formerly known as Deep River Road) and Willard Road.                              |
| <b>Tax Parcel Numbers:</b> | Guilford County Tax Parcels 0216468 thru 0216471, 0216473 thru 0216494, 0216496 thru 0216503 and 0216505 thru 0216518 |
| <b>Site Acreage:</b>       | Approximately 33.3± acres.                                                                                            |
| <b>Current Land Use:</b>   | The subdivision has three tracts, each of which is partially developed.                                               |

| <b>Details of Proposal</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>When conditional zoning became effective in January 2011, any major amendment to an existing Conditional Use Permit (CUP) requires a rezoning to a new conditional zoning district. Minor amendments to existing CUPs may still be considered by the City Council until January 2014. The minor amendment process permits limited changes to existing CUP zoning districts which result in equal or better performance and which do not alter the objective and purpose of the original requirements and conditions of the Permit.</p> |

This minor amendment request is for a 33 acre mixed residential development which was granted a Conditional Use Planned United Development-Residential (CU-PDR) District zoning in 2005. The site is currently approved to permit a total of 176 dwelling units in three tracts, as follows:

- Tract A – 54 Single family dwellings
- Tract B – 50 Townhomes or Twin home dwellings
- Tract C – 72 multifamily dwellings.

The approved CUP and Unified Development Plan for this site requires that a public street network be established through the site from White Farm Road to Willard Road. The original developer constructed two of the three required access points, a clubhouse/pool and a few units within each of the three development tracts before filing for bankruptcy. He did not complete the roadway connection to Willard Road. The applicant, SPKA LLC, took over the project in 2009 and is attempting to complete this development.

When the current zoning was originally approved, it was known that the street access to Willard Road would be required to cross a stream. However, during construction of the nearby Deep River Road realignment project a second stream, which was previously unclassified, was identified in the area where the Willard Road connection would occur. The current developer is concerned with the additional cost of crossing this second stream and has submitted this amendment application to eliminate the requirement for a public street connection to Willard Road.

### Analysis

As a result of eliminating the Willard Road access, the applicant has offered to reduce the number of dwelling units to keep the total number under the maximum permitted by the Development Ordinances for a residential development with two access points. Therefore, a finding of equal or better performance can be made. This change in access also dictates a change to the PUD Unified Development Plan in regards to street layout and boundaries of tracts. This proposed new Unified Development Plan depicts a redesign to the subdivisions internal street network to provide for a looped traffic circulation pattern along the eastern half of the development and an alternate access drive through the multifamily tract that parallels the main entrance roadway. In the event of an emergency situation where a portion of the subdivision roadway network may be blocked, this layout allows emergency response vehicles access to all portions of the subdivision and allows a means for residents to safely exit.

Finally, since this minor amendment was being submitted, staff recommended the applicant take the opportunity to address some secondary issues in regards to architectural design conditions, timing of development, landscaping along Willard Road and changing reference to Deep River Road throughout the permit. The original developer offered a condition that requires certain architectural standards to be placed in the developments covenants be included in the zoning permit. This condition was not satisfied by the original developer and staff recommends removal of the condition as most of the townhome dwellings and approximately 1/3 of the single family dwellings have already been built. Secondly, with the elimination of the street connection to Willard Road and that area remaining as undeveloped, higher landscaping standard along that road frontage is no longer required. Finally, with the completion of the Deep River Road realignment project, which also necessitated the renaming of the former northern segment of this roadway, conditions pertaining to this project are no longer needed and this amendment request provides an opportunity to change all reference of Deep River Road to the new name of White Farm Lane.

### Recommendation

#### **Staff Recommends Approval**

Due to the fact there are no new uses being introduced, no increase in development density and subdivision standards of the Development Ordinance are being met, staff finds that the request meets the standards to be considered a minor amendment request.

The request, as submitted by the applicant, does not significantly alter initial findings to approve the permit. As a PUD, the proposed revisions to the site design still encourages the innovative arrangement of buildings and open space to provide efficient, attractive and environmentally sensitive design. Finally, the requested amendment will still allow the development to be consistent with the surrounding zoning and development in this area and in compliance with the

goals and objectives of the Land Use Plan. Staff recommends approval of the minor amendment to CUP05-10:

### **Report Preparation**

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

**APPLICATION FOR A CONDITIONAL USE PERMIT**  
**CITY OF HIGH POINT, NORTH CAROLINA**  
**(Conditional Use Planned Unit Development-Residential (CU-PDR) District)**

May 19, 2005.  
(Adopted)

September 15, 2008  
(Minor Amendment)

January 19, 2010  
(Major Amendment)

June 21, 2010  
(Minor Amendment)

**November 7, 2011**  
**(Minor Amendment)**

TO THE CITY COUNCIL OF THE CITY OF HIGH POINT:

The undersigned hereby respectfully request that the High Point City Council, pursuant to Title 9, Chapter 3 of the City Code, grant a Conditional Use Permit for the following use(s), subject to the following conditions:

I. USES:

- A. Tract A: Only single family detached dwelling units and their customary accessory uses shall be permitted, subject to the specific conditions listed in this Permit.
- B. Tract B: Only twin homes and townhomes as allowed in the Residential Multifamily – 5 (RM-5) District and their customary accessory uses shall be permitted, subject to the development and dimensional requirements of the Development Ordinance, and the specific conditions listed in this Permit.
- C. Tract C: Any of the residential uses permitted in the Residential Multifamily – 5 (RM-5) District and their customary accessory uses shall be permitted, subject to the development and dimensional requirements of the Development Ordinance, and the specific conditions listed in this Permit.

II. CONDITIONS:

A. Development, Dimensional & Density Standards:

~~1. No more than 90 dwelling units may be constructed and have Certificates of Occupancy issued until the construction contract for realignment of Deep River Road is let by City Council.~~

1 Tract A:

- a. A maximum of ~~fifty-four (54)~~ **sixty-one (61)** detached single-family residential dwelling units shall be permitted.

- b. ~~Lot #1, as depicted on the sketch plan, along the Willard Road frontage of the site, shall be subject to the development and dimensional requirements of the RS-12 District.~~
- b. All ~~other~~ lots in this Tract shall be subject to the following development and dimensional requirements:

|                                                                                                                                                                                                                                               |                                                                                                                      |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|
| Minimum lot size                                                                                                                                                                                                                              | 5,000 square feet                                                                                                    |
| Minimum lot width                                                                                                                                                                                                                             |                                                                                                                      |
| Interior lot                                                                                                                                                                                                                                  | 42 feet                                                                                                              |
| Corner lot                                                                                                                                                                                                                                    | 50 feet                                                                                                              |
| Minimum lot width at building line                                                                                                                                                                                                            | 42 feet                                                                                                              |
| Minimum street frontage                                                                                                                                                                                                                       | 30 feet                                                                                                              |
|                                                                                                                                                                                                                                               |                                                                                                                      |
| Minimum Street Setbacks                                                                                                                                                                                                                       |                                                                                                                      |
| Willard Road                                                                                                                                                                                                                                  | 25 feet from the right of way line or 50 feet from the centerline of the right-of-way, whichever is more restrictive |
| Minimum front yard setback (internal public street)                                                                                                                                                                                           | 40 feet from the centerline ROW or 20 feet from the property line, whichever is greater                              |
| Side street setback for corner lots internal subdivision streets (internal public street)                                                                                                                                                     | 35 feet from the centerline ROW or 10 feet from the property line, whichever is greater                              |
| Minimum internal side yard setback                                                                                                                                                                                                            | 5                                                                                                                    |
| Minimum rear yard setback                                                                                                                                                                                                                     | 10 feet                                                                                                              |
|                                                                                                                                                                                                                                               |                                                                                                                      |
| Maximum building height                                                                                                                                                                                                                       | 50 feet                                                                                                              |
| Maximum Building Coverage (percentage of lot)                                                                                                                                                                                                 | 45%                                                                                                                  |
|                                                                                                                                                                                                                                               |                                                                                                                      |
| No detached accessory buildings shall be permitted. Decks, patios and other accessory structures shall be permitted in accordance with the Section 9-4-13 "Accessory Use, Building and Structures Requirements" of the Development Ordinance. |                                                                                                                      |

2. Tract B:

- a. A maximum of ~~fifty (50)~~ **thirty-three (33)** twin homes or townhome residential dwelling units shall be permitted subject to the development and dimensional requirements of the Residential Multifamily – 5 (RM-5) District Residential District.
- b. Structures shall be limited to a maximum of six (6) dwelling units per building.
- c. Minimum building separation shall be 20 feet.

3. Tract C:

- a. A maximum of ~~seventy-two (72)~~ **forty-eight (48)** dwelling units shall be permitted subject to the development and dimensional requirements of the Residential Multifamily-5 (RM-5) District Residential District.

~~B. Architectural Design Features: For the purpose of enhancing compatibility with surrounding residential neighbors, the rezoning site shall be governed by recorded restrictive covenants, which at a minimum, shall contain the following architectural design criteria:~~

- ~~1. All outside building and landscaping shall be maintained by a homeowners association.~~
- ~~2. The exterior facades of all buildings shall be a combination of two or more of the following materials: vinyl, brick, stone or vinyl shake with a coordinated color palette.~~

~~3. Tracts A:~~

- ~~a. All dwellings in this tract shall have a patio.~~
- ~~b. All dwellings in this tract shall have a 2-car garage.~~

~~4. Tracts B:~~

- ~~a. All dwellings in this tract shall have a patio.~~
- ~~b. All dwellings in this tract shall have a one-car garage.~~

B. Open Space and Common Recreation Facilities:

1. The overall development shall have a clubhouse built in the central recreation tract at the intersection of ~~Street A and B~~ **Marble Drive and Quarry Court**.
2. Size, configuration and location of Open Space and Common Recreation areas shall conform to the approved sketch plan.
3. A minimum 20 foot access easement shall be provided to all common areas.
4. Sitting areas shall be provided in the "Common Element" area, depicted upon the Unified Development Plan, of each tract and accessed by sidewalks.

C. Landscaping, Setback and Buffers

1. A minimum 20-foot wide planting yard planted at a Type C rate shall be provided along the **White Farm Lane** ~~Deep River Road and Willard Road~~ frontage of the zoning site. This planting yard shall be exclusive of any utility easements, except for perpendicular crossings by utilities and roadways.
2. A minimum thirty (30) foot wide Type C buffer shall be provided along the northern boundary of Tract C.

3. A protection plan, which shall also include the limits of disturbance, shall be required to be submitted for approval with the site grading and landscape plans that details the measures to be used to protect the buffer from damage during construction.
- D. Fencing & Screening: If fencing is erected along the common areas abutting the **White Farm Lane** ~~Deep River Road~~ or Willard Road right-of-ways, then a common fencing plan shall be provided. A common fencing plan shall be provided prior Preliminary Plat approval on the rezoning site.
- E. Lot Combination. All parcels within the rezoning site shall be combined into one (1) lot prior to any development.
- F. Exterior Lighting: All exterior common area lighting shall be directed away from adjacent properties to avoid spillover lighting.
- G. Transportation:
1. Right-of-way dedication: The property owner shall dedicate a minimum of thirty-four (34) feet of right-of-way as measured from the existing centerline of Willard Road.
  2. Vehicular Access:
    - a. The site shall have two (2) points of access to **White Farm Lane** ~~Deep River Road~~.
    - b. ~~The site shall have one (1) point of access to Willard Road. The construction of additional units beyond a total of 90 will not be permitted until the access to Willard Road is constructed.~~
  3. Turn Lanes: ~~A right and left turn shall be installed along the Willard Road access point.~~
  3. Pedestrian Access:
    - a. A pedestrian access system shall be provided so as to provide safe and convenient pedestrian access to open space/common for all dwelling units.
    - b. A pedestrian access plan shall be submitted as part of the Preliminary Plat approval. The location of all sidewalks shall be indicated on plans submitted for approval.
    - c. In addition to the requirements of the sidewalk regulations, sidewalks shall be installed throughout Tract B and C.
    - d. The property owner shall dedicate to the City of High Point a greenway easement for the development of a public greenway trail, to be located as depicted on the approved Unified Development Plan. Said easement shall be a minimum of fifty (50) feet in width, be a minimum of thirty (30) feet from the top of bank of the streams to the east and run along the entire eastern

boundary of the zoning site. The dedicated area shall also be depicted on the approved development plats for the site.

e. Internal pedestrian access shall be provided to the Greenway.

4. The City of High Point Director of Transportation and the North Carolina Department of Transportation (NCDOT) shall approve all construction and improvements.

H) Signage: The location of signage on the rezoning site shall conform to the approved Unified Development Plan and common signage plan.

I) Environmental Sensitive Areas:

1. Any portion of the rezoning site that is within a floodway, floodway fringe, steep slope, wetlands or any other environmentally sensitive areas shall be left in its natural state and undisturbed, except to provide access to the common area and approved utility extensions.

2. Those portions of the site noted upon the Unified Development Plan as undisturbed area, any portion of the site within the 100-year flood plain area, and required stream buffers shall remain as undisturbed areas. However, required water quality devices may be permitted within any stream buffers lying outside of the 100-year flood plain area, subject to the watershed regulations.

J) Owners Association: An owners' association shall be established, in accordance with Section 9-6-10 of the Development Ordinance, prior to the recording of a final plat and shall be responsible for the common areas of the development.

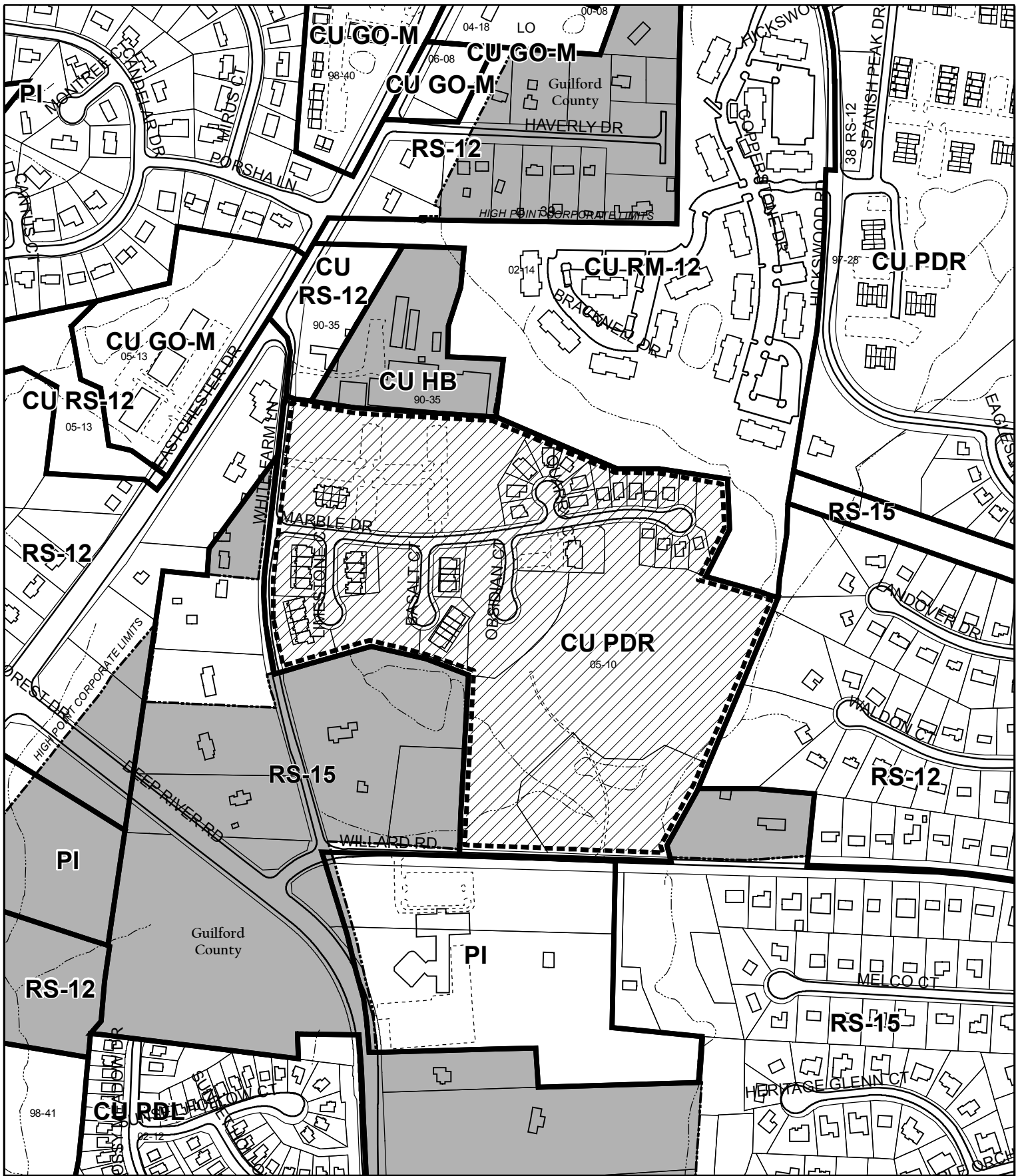
K) Relationship of Permit to Development Ordinance: The use and development of this site shall be subject to the uses and conditions within this Conditional Use Permit. The City of High Point Development Ordinance shall govern issues not addressed within this Conditional Use Permit.

DESCRIPTION OF PROPERTY: An approximately 33.3 acre site, lying northeast of the intersection of **White Farm Lane** ~~Deep River Road~~ and Willard Road, also known as Guilford County Tax Parcels 274-02-17 &19, 277-02-01 (portion).

An application has been duly filed requesting that the property involved in this application be rezoned from the Residential Single Family-15 (RS-15) District and the Residential Single Family-12 (RS-12) District to a Conditional Use Planned Unit Development-Residential (CU-PDR) District. It is understood and acknowledged that if the property is rezoned as requested and the Conditional Use Permit authorized, the property described in this request will be perpetually bound by the use(s) authorized and the conditions imposed, unless subsequently changed or amended as provided for a Title 9, Chapter 3, of the City Code.

The City Council may add additional conditions to make the necessary findings of fact required for approval of a Conditional Use Permit.

It is further understood and acknowledged that plans for any development to be made pursuant to any such Conditional Use Permit so authorized shall be submitted to the Technical Review Committee and/or other such approval authorities for review in the same manner as other such plans now required to be approved by the City of High Point.



**REZONING CASE 05-10**  
**MINOR AMENDMENT (Nov. 2011)**

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

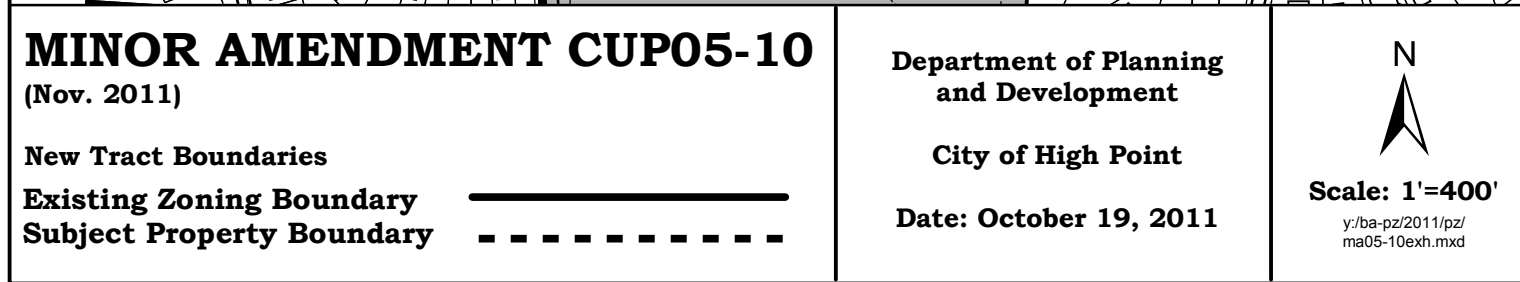
Department of Planning  
 and Development

City of High Point

Date: October 19, 2011

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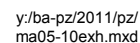
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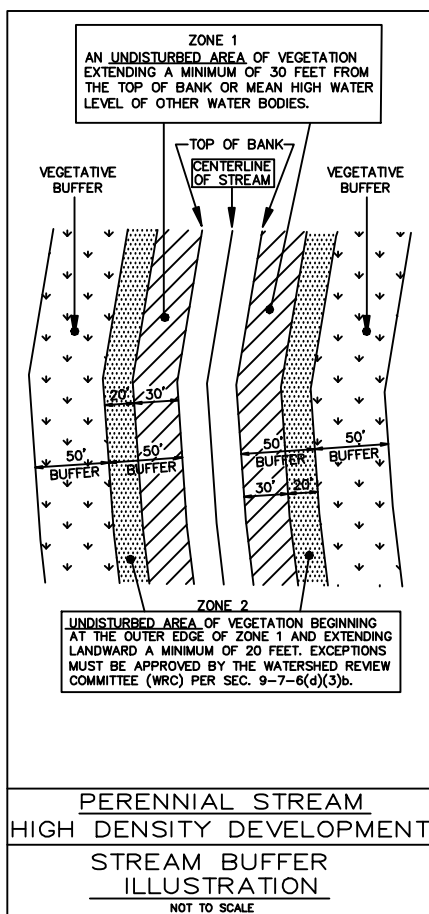


**(Nov. 2011)**

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

**Date: October 19, 2011**





ZONE 1: UNDISTURBED AREA OF VEGETATION EXTENDING A MINIMUM OF 30 FEET FROM TOP OF STREAM BANK (SEC. 9-7-6(d)).

ZONE 2: UNDISTURBED AREA OF VEGETATION BEGINNING AT THE OUTER EDGE OF ZONE 1 AND EXTENDING LANDWARD A MINIMUM OF 20 FEET. EXCEPTIONS MUST BE APPROVED BY THE WATERSHED REVIEW COMMITTEE (WRC) PER SEC. 9-7-6 (d)(3) )

VEGETATION BUFFER = VEGETATIVE AREA EXTENDING 50 FEET LANDWARD FROM THE RIPARIAN STREAM BUFFER (ZONE 1 AND 2). NO BUILT UPON AREA EXCEPT AS PROVIDED IN SEC. 9-7-6 (d)(3)c.

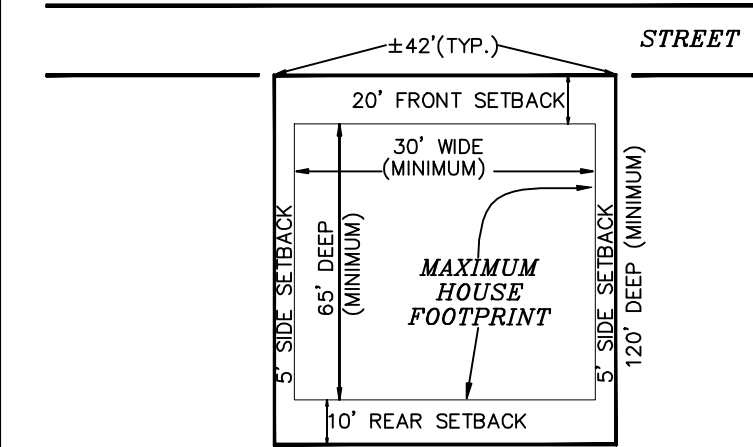
#### SKETCH PLAN NOTES:

1. ALL DRIVEWAYS MUST MEET REQUIREMENTS OF THE DEVELOPMENT ORDINANCE.
2. WATER AND SEWER PERMITS FOR UTILITY EXTENSIONS SHALL BE OBTAINED FROM NCDENR PRIOR TO CONSTRUCTION.
3. CONTACT HUBIE STREETMAN AT (336) 883-3194 FOR FRONTAGE FEE ASSESSMENT INFORMATION.
4. ACREAGE FEES ARE DUE PRIOR TO ANNEXATION.
5. GARBAGE COLLECTION FOR SECTION C IS TO TAKE PLACE VIA DUMPSTERS. THE ENVIRONMENTAL SERVICES DIVISION MUST BE CONTACTED AND GRANT APPROVAL CONTACT THEM AT (336) 883-3594.
6. A BLANKET ELECTRIC EASEMENT SHALL BE PROVIDED FOR SECTION B AND C AND FOR THE COMMON AREA IN SECTION A.
7. A COMMON SIGNAGE PLAN IS REQUIRED.

#### OPEN SPACE / COMMON ELEMENTS

|                              | COMMON ELEMENTS AREA<br>OUTSIDE 100-YR FLOODPLAIN<br>AND STORM BUFFERS | COMMON ELEMENTS AREA<br>INSIDE 100-YR FLOODPLAIN<br>AND STORM BUFFERS |
|------------------------------|------------------------------------------------------------------------|-----------------------------------------------------------------------|
| TRACT "A"                    | 1.289 ACRES                                                            | 5.679 ACRES                                                           |
| TRACT "B"                    | 4.043 ACRES                                                            | 0.178 ACRES                                                           |
| TRACT "C"                    | 5.043 ACRES                                                            | 0.000 ACRES                                                           |
| TOTALS                       | 10.375 ACRES                                                           | 5.857 ACRES                                                           |
| TOTAL COMMON ELEMENTS AREA = | 16.232 ACRES (48.63%)                                                  |                                                                       |

#### TYPICAL SINGLE FAMILY LOT LAYOUT



#### GENERAL NOTES:

1. ALL CONSTRUCTION TO CONFORM TO THE CITY OF HIGH POINT'S STANDARDS AND SPECIFICATIONS.
2. TOPO TAKEN FROM CITY G.I.S. DIGITAL TOPOGRAPHY.
3. BOUNDARY TAKEN FROM VARIOUS DEEDS.
4. CONTRACTOR TO VERIFY THE EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
5. ALL PRIVATE DRIVES TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
6. 100-YEAR FLOOD INFO. TAKEN FROM F.I.R.M. PANEL NUMBER 370113-0004-C.

#### TRACT "A" PROPOSED SINGLE FAMILY ZONING REQUIREMENTS:

MIN. LOT SIZE: 5,000 SF  
MIN. LOT WIDTH AT BUILDING LINE: 42'  
MIN. STREET FRONTAGE: 30'  
MIN. STREET SETBACK:  
PUBLIC STREETS: 20/40' (A,B,C,D & E DRIVE IS A PUBLIC STREET)  
WILLARD ROAD: 30/80'  
DEEP RIVER ROAD: 30/80'  
MIN. REAR YARD SETBACK: 10'  
MIN. BUILDING SEPARATION: 10'  
MIN. SIDE STREET SETBACK FOR CORNER LOT: 10'  
MIN. BUILDING HEIGHT: 50'

#### TRACT "B" PROPOSED MULTI-FAMILY TOWNHOUSE ZONING REQUIREMENTS:

MIN. LOT SIZE: 15,000 SF  
MIN. PUBLIC STREET FRONTAGE: 50'  
MIN. INTERIOR SETBACK: 30'  
MIN. STREET SETBACK: 15'  
MIN. BUILDING SEPARATION: 20'  
MAXIMUM BUILDING HEIGHT: 50/80'  
MIN. DRIVEWAY LENGTH = 20'

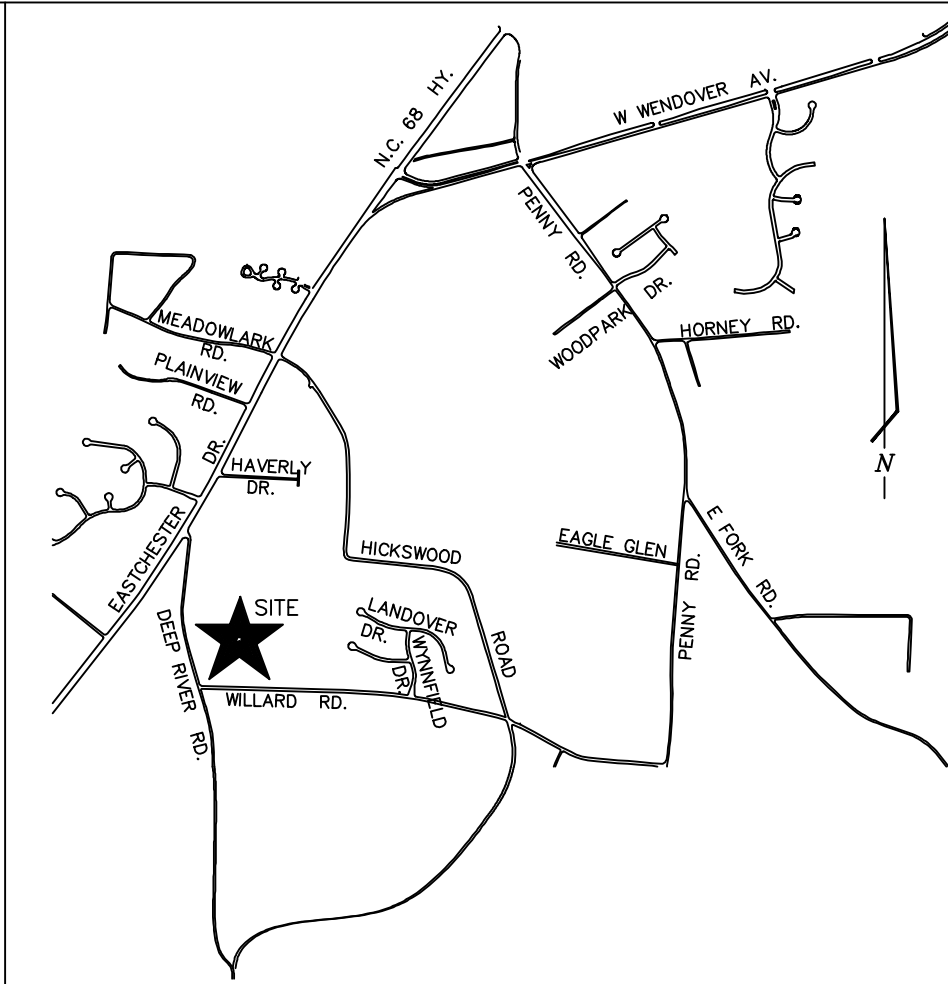
PARKING REQUIREMENTS:  
TOWNHOUSE UNITS: (33) ONE STORY UNITS  
REQUIRED: (1.75 SPACES/UNIT)(33 UNITS) = 58 REQUIRED  
PROVIDED: 76 SPACES ARE PROVIDED  
BUILDING TRIANGLES ARE NOT REQUIRED EXCEPT ALONG PUBLIC STREETS AND EXTERIOR PROPERTY LINES.

#### TRACT "C" PROPOSED MULTI-FAMILY CONDOMINIUM & TOWNHOUSE ZONING REQUIREMENTS:

MIN. LOT SIZE: 15,000 SF  
MIN. PUBLIC STREET FRONTAGE: 50'  
MIN. INTERIOR SETBACK: 20'  
MIN. BUILDING SEPARATION: 20'  
MAXIMUM BUILDING HEIGHT: 50/80'

PARKING REQUIREMENTS:  
CONDOMINIUM UNITS: (12) UNITS : (1) 3-STORY 12-UNIT BUILDINGS  
TOWNHOUSE UNITS: (36) UNITS : (6) 2-STORY BUILDINGS  
REQUIRED: (1.75 SPACES/UNIT)(48 UNITS) = 84 REQUIRED  
PROVIDED: 128 SPACES PROVIDED

FENCES SHALL BE GOVERNED BY THE CITY OF HIGH POINT ZONING REQUIREMENTS AS FOUND IN THE COHP DEVELOPMENT ORDINANCE SECTION 9-4-14 FENCES.  
ACCESSORY BUILDINGS SHALL BE GOVERNED BY THE CITY OF HIGH POINT ZONING REQUIREMENTS AS FOUND IN THE COHP DEVELOPMENT ORDINANCE SECTION 9-4-13 ACCESSORY USE BUILDING AND STRUCTURE REQUIREMENTS.  
ENCROACHMENTS INTO REQUIRED SETBACKS SHALL BE GOVERNED BY THE CITY OF HIGH POINT ZONING REQUIREMENTS AS FOUND IN THE COHP DEVELOPMENT ORDINANCE SECTION 9-4-12 SUBSECTION 2: ENCROACHMENTS INTO REQUIRED SETBACKS.



VICINITY MAP  
NTS

THE TECHNICAL REVIEW COMMITTEE FINDS THIS SKETCH PLAN IS GENERALLY CONSISTENT WITH THE REQUIREMENTS OF CHAPTER 6 (SUBDIVISIONS: PROCEDURES AND STANDARDS) AND OTHER APPLICABLE STANDARDS IN THE DEVELOPMENT ORDINANCE.

DIRECTOR OF PLANNING AND DEVELOPMENT

I, \_\_\_\_\_, ACCEPT THIS SUBMISSION AS MY PLAN OF DEVELOPMENT AND AGREE TO INSTALL ALL REQUIRED IMPROVEMENTS AND COMPLY WITH THE CONDITIONS OF APPROVAL.

(OWNER/DEVELOPER)

#### SITE DATA:

TOTAL AREA: ±33.381 ACRES  
TAX MAP: 274-2-17, 19, 95 AND MAP 274-2-1  
AREA IN 100-YEAR FLOOD PLAIN: 3.382 ACRES  
DEED BOOK: 6262, PAGE 2167.  
ZONING: RS-15 TO BE REZONED TO CU-PDR  
WATERSHED: HIGH POINT CITY LAKE, G.W.A., WS IV  
NUMBER OF SINGLE FAMILY LOTS: 61  
NUMBER OF MULTI-FAMILY TOWNHOUSE UNITS: 33  
NUMBER OF MULTI-FAMILY CONDOMINIUM & TOWNHOME UNITS: 48  
TOTAL NUMBER OF UNITS: 142  
DENSITY: 4.28 UNITS PER ACRE  
LF OF PUBLIC STREET: ±3,414 LF

OPEN SPACE REQUIREMENTS:  
REQUIRED: (2.5 ACRE PER 100 D.U.)(142 UNITS) = 3.55 ACRES  
PROVIDED: 16.76 ACRES (THE OPEN SPACE REQUIREMENT IS BEING SHOWN AS PART OF THE COMMON AREA THAT IS TO BE DEDICATED TO THE HOMEOWNER'S ASSOC. THIS ARRANGEMENT IS IN COMPLIANCE WITH THE OPEN SPACE REQUIREMENTS FOUND IN THE CITY OF HIGH POINT DEVELOPMENT ORDINANCE CHAPTER 4 - 9-4-3.C.9-a)

#### TRACT "A" - SINGLE FAMILY DATA:

AREA: ±21.50 ACRES  
AREA IN COMMON ELEMENTS: 8.12 ACRES  
NUMBER OF LOTS: 61

#### TRACT "B" - MULTI-FAMILY TOWNHOUSE SECTION:

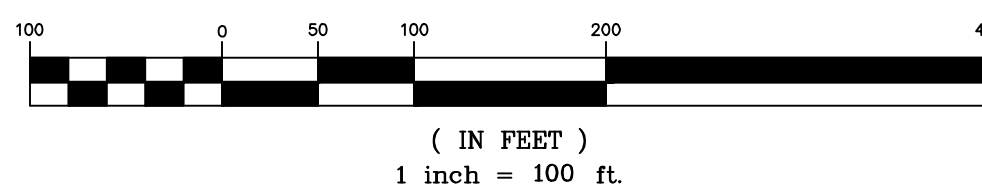
AREA: ±6.00 ACRES  
NUMBER OF UNITS: 33  
AREA IN PUBLIC R/W: 1.58 ACRES

#### TRACT "C" - MULTI-FAMILY CONDOMINIUM & TOWNHOUSE SECTION:

AREA: ±5.850 ACRES  
NUMBER OF UNITS: 48

RECREATION AREA:  
AREA: ±0.63 ACRES

#### GRAPHIC SCALE



PROJECT TITLE:

### WHITESTONE SUBDIVISION

HIGH POINT TOWNSHIP  
HIGH POINT, NORTH CAROLINA 00000

APPLICANT/OWNER/OPERATOR:

SHADYBROOK PARTNERS, LLC.  
1220 EASTCHESTER DRIVE  
HIGH POINT, NORTH CAROLINA 27265  
CONTACT PERSON: HUNT DALTON  
PHONE: 336-883-1500 FAX: 336-883-1555

CIVIL ENGINEER:

EVANS ENGINEERING, INC.  
4609 DUNDAS DRIVE  
GREENSBORO, NORTH CAROLINA 27407  
PHONE: 336-854-8877 FAX: 336-854-8876

PROJECT: 605-378

H: DRAWING (WILLARD ROAD)

WHITESTONE OVERALL P.D. 9-13-11.dwg

SHEET DESCRIPTION:

**REVISED**  
**P.U.D. SKETCH PLAN AND UNIFIED DEVELOPMENT PLAN**

SCALE: 1" = 100'

REVISIONS:

DATE: OCTOBER 3, 2011

SHEET NO.:

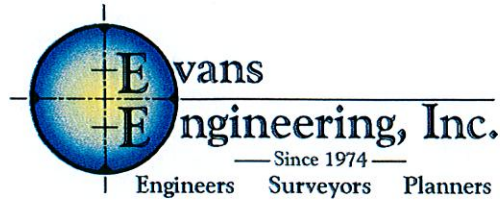
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1

# **Citizens Information Meeting Report**

## **Minor Amendment to Conditional Use Permit 05-10**

Submitted by: Anthony Lester (Evans Engineering) on behalf of Shadybrook Partners, LLC

**(NOTE:** *A Citizens Information Meeting was not required for this minor amendment application. The applicant conducted this meeting as a courtesy to inform property owners of this development about this application)*



Memorandum

To: Herb Shannon, City of High Point, Senior Planner and Zoning Coordinator

From: Anthony D. Lester, P.E., P.L.S.  
Evans Engineering, Inc.

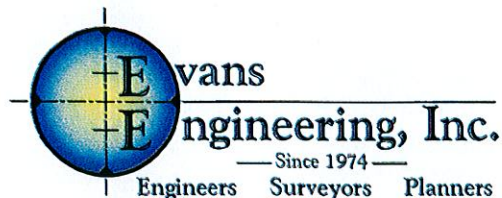
Date: October 25, 2011

Re: Residents Information Report for Shadybrook Partners, LLC @ The Whitestone  
Subdivision

The Owner/Developer of this subdivision chose to notify all the residents of this community of the requested rezoning via an informational letter (see Attachment #1 for a listing of all the residents in this community that were notified and Attachment #2 which is a copy of the informational letter and subdivision plan). In addition to this letter, a community meeting was held at the Whitestone Clubhouse facility on Tuesday night October 18<sup>th</sup> between the hours of 7pm and 8pm. At this meeting, (11) residents attended as well as Hunt Dalton (Owner/Developer) and Anthony Lester (Project Engineer) (the sign-up sheet posted at this meeting has been attached as Attachment #3).

Anthony Lester opened the meeting by giving a 5 minute explanation of why we were proposing the rezoning and explaining the details of the proposed changes. After his brief opening, the residents in attendance were allowed to ask questions. Many of the questions and comments dealt with the change in the roadway layout for Core Avenue. The residents seemed to be in the majority in that they were glad that this roadway now did not extend out to Willard Road. They felt that the removal of this connection would promote a safer community and eliminate any "cut-thru" traffic. They felt so strongly that they discussed signing a petition to City Council that would voice their opposition to any roadway extension to Willard Road. They also asked about the other revisions to the development plan such as the reduction in unit count and changes to the clubhouse parking lot. They did not voice any opposition to any of these items. A few of the other questions asked are listed below.

4609 Dundas Drive  
Greensboro, NC 27407  
Phone 336-854-8877  
Fax 336-854-8876  
License #C-0168



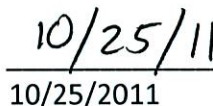
1. When will the public streets be final paved and by whom? (The City of High Point is now responsible for this and we do not know their timetable).
2. In the multifamily section where the condominium building is, what other type of product will be built there? (It is too early to know, this will be market driven).
3. Will the walking path ever be extended down to Willard Road? (The Greenway easement has been dedicated by this Developer and it will be up to the City to build the Greenway Trail thru this area).

There were other questions, but these were the most common ones and the ones discussed the most. Overall, the residents who showed up were very supportive of the proposed rezoning and the changes they would precipitate.

At the conclusion of the meeting, Mr. Lester and Mr. Dalton thanked everyone for their attendance and input. Mr. Lester reminded everyone of the City Council meeting on November 7<sup>th</sup> and encouraged them to attend. He also stated that if they had any follow-up questions, they could call him at 854-8877.

Submitted By:

  
Anthony D. Lester

  
10/25/2011

# ATTACHMENT #1

ALRAZI, MONIRA  
3773 MARBLE DR UNIT 1A  
HIGH POINT NC 27265

ALVAREZ, ALAN A ; ALVAREZ, JENNIFER M  
733 WOODSTONE DR  
MURRELLS INLAND SC 29576

ARMFIELD, WILLIAM W II  
3464 LIMESTONE CT  
HIGH POINT NC 27265

BISH, JACK E ; BISH, ESTHER A  
3451 LIMESTONE CT  
HIGH POINT NC 27265

BLOUNT, CLYDE ; BLOUNT, JULIA L  
3828 MARBLE DR  
HIGH POINT NC 27265

BOWEN-CRAWFORD, PAULA ; CRAWFORD,  
FRED III  
3820 MARBLE DR  
HIGH POINT NC 27265

BOZEMAN, BLAKE L ; BOZEMAN, BEVERLY  
3817 MARBLE DR  
HIGH POINT NC 27265

BROWN, KATHRYN C  
3462 LIMESTONE CT  
HIGH POINT NC 27265

CHODROW, JOSHUA D ; CHODROW,  
CARON R  
3773 MARBLE DR UNIT 3B  
HIGH POINT NC 27265

COPPEDGE, GEORGE A III  
3773 MARBLE DR UNIT 2D  
HIGH POINT NC 27265

COTTON, CONNIE L ; COTTON, DONALD R  
3809 MARBLE DR  
HIGH POINT NC 27265

CRADDOCK, JANET Z  
3460 LIMESTONE CT  
HIGH POINT NC 27265

CROTTS, CURTIS L JR ; CROTTS, VICKEY L  
3480 BASALT CT  
HIGH POINT NC 27265

CURTIS, PAULA  
3465 LIMESTONE CT  
HIGH POINT NC 27265

DERSARKISSIAN, SIRANUS  
5830 EAST HAMPTON BLVD  
OAKLAND GARDENS NY 11364

DERSARKISSIAN, SIRANUS ; NICOLAESCU,  
ANCA  
58-30 E HAMPTON BLVD  
BAYSIDE NY 11364

DUERSCHERL, SCOTT ; DUERSCHERL,  
STACY D  
3773 MARBLE DR UNIT 3D  
HIGH POINT NC 27265

FILOSETA, FURIO R  
3824 MARBLE DR  
HIGH POINT NC 27265

HOOVER, KARA MARIE  
3478 BASALT CT  
HIGH POINT NC 27265

JESSE, B. WILCOX III ; SHARON, J. WILCOX  
3510 QUARRY CT  
HIGH POINT NC 27265

JOHNSON, JANE E ; JOHNSON, STEPHEN F  
SR  
3773 MARBLE DR #1D  
HIGH POINT NC 27265

JOHNSON, ROBERTA L  
3455 LIMESTONE CT  
HIGH POINT NC 27265

KANE, DELBERT J ; KANE, MIREYA R  
3502 QUARRY CT  
HIGH POINT NC 27265

KAVANAGH JOHN COMPANY  
PO BOX 9415  
GREENSBORO NC 27429

KELLEY, JACQUELINE C  
3506 QUARRY CT  
HIGH POINT NC 27265

KEYSTONE GROUP INC  
3708 ALLIANCE DRIVE  
GREENSBORO NC 27407

LEIDECKER, MARY JANE TRUSTEE  
3463 LIMESTONE CT  
HIGH POINT NC 27265

MCCULLY, MICHAEL J  
3466 LIMESTONE CT  
HIGH POINT NC 27265

METZNER, NANCY J  
3512 QUARRY CT  
HIGH POINT NC 27265

MISENHEIMER, VICKI R  
3461 LIMESTONE CT  
HIGH POINT NC 27265

MOORE, DENNARD ; MOORE, EVELYN M  
3805 MARBLE DR  
HIGH POINT NC 27265

PERKINS, DAVID BRIAN ; PERKINS, BRIAN  
FOSTER  
3507 QUARRY CT  
HIGH POINT NC 27265

PERRY, JOAN A  
3453 LIMESTONE CT  
HIGH POINT NC 27265

PREMIER GROUP PROPERTIES LLC  
3325 US HIGHWAY 29  
DANVILLE VA 24540

RIGSBY, ELAINE R  
3509 QUARRY CT  
HIGH POINT NC 27265

ROBINSON, DERONTA ; ROBINSON,  
NATASHA L  
3821 MARBLE DR  
HIGH POINT NC 27265

SMITH, DONNELL S  
3773-3C MARBLE DR  
HIGH POINT NC 27265

SMITH, KAREN S  
3457 LIMESTONE CT  
HIGH POINT NC 27265

SONG, SANG SUP ; LEE, MYUNG O  
3773 MARBLE DR UNIT 2A  
HIGH POINT NC 27265

SPKA LLC  
PO BOX 669  
HIGH POINT NC 27261

STEWART, MICHAEL W  
3813 MARBLE DR  
HIGH POINT NC 27265

SUMNER, DAVID ; SUMNER, DENISE BAKER  
3773 MARBLE DR APT 1B  
HIGH POINT NC 27265

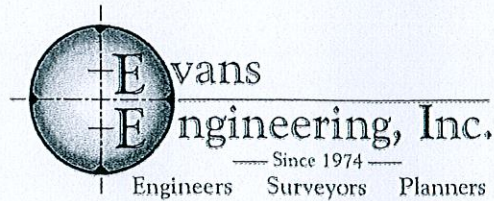
THOMAS, SHIRLEY M  
3773-2B MARBLE DR  
HIGH POINT NC 27265

VUDATHALA, MADHUSUDAN ; VUDATHALA,  
SURYAKALA  
3816 MARBLE DR  
HIGH POINT NC 27265

WHITESTONE MASTER HOMEOWNERS  
ASSOCIATION INC  
PO BOX 9415  
GREENSBORO NC 27429

WHITESTONE TOWNHOME OWNERS  
ASSOCIATION INC  
PO BOX 9415  
GREENSBORO NC 27429

WRIGHT, LAUREN APRIL  
3476 BASALT CT  
HIGH POINT NC 27265



ATTACHMENT #2

October 7, 2011

John Kavanagh Co.  
Post Office Box 9415  
Greensboro, North Carolina 27429

Re: Proposed Minor Amendment to Conditional Use Zoning Permit for the Whitestone  
Subdivision

Dear Resident:

SPKA, LLC, the Owner and Developer of the Whitestone Subdivision, wishes to amend the conditional use zoning permit for the Whitestone Subdivision. This amendment will include reducing the amount of units allowed from 161 to 142, removing the street connection to Willard Road and improving the internal street circulation pattern. I have attached a sketch plan that shows these revisions.

The owners will be having a community informational meeting Tuesday, October 18, 2011. This meeting will be held at the Whitestone Clubhouse between the hours of 7pm and 8pm. Interested residents are encouraged to attend this meeting. Persons representing the owners will be present to answer questions.

If you are unable to attend this meeting but still have questions concerning this amendment, please contact me, Anthony D. Lester at (336) 854-8877 x314. I will attempt to answer any questions you might have.

The proposed amendment is scheduled to be heard by the City of High Point City Council on November, 7, 2011 at 6pm.

Thank you for your consideration of this matter and should there be any questions, please call.

Sincerely,

Anthony D. Lester, P.E., P.L.S.  
Vice-President  
Evans Engineering, Inc.

4609 Dundas Drive  
Greensboro, NC 27407  
Phone 336-854-8877  
Fax 336-854-8876  
License #C-0168



Re: Proposed Rezoning at Whitestone Subdivision

Date: October 18, 2011

Attendees

ATTACHMENT #3

[illegible]

## Engineering Services Department

**B. Keith Pugh, P.E.**

DIRECTOR



Date: October 31, 2011

To: Pat Pate, Assistant City Manager

From: Keith Pugh, Engineering Services

BKP

Re: City Council Agenda, November 7, 2011 – **Extension of General Water and Sewer Improvements Contract** – City Contract ENG-2011-003

On Thursday, May 19, 2011 the City of High Point awarded Contract ENG-2011-003, General Water and Sewer Improvements to Breece Enterprises as the lowest responsive bidder at \$1,068,383.50. This contract contains an extension clause that allows the City to extend the contract up to 100 percent beyond the original bid amount at the contract unit prices.

At this time, Engineering Services and Public Services recommend the contract be extended to allow for construction of an important sewer main project.

- Kensington Drive O/F – to reconstruct approximately 1,434 feet of 8" sanitary sewer main using a combination of CIPP sliplining and pipe replacement. The plans call for rehabilitation of existing manholes and construction of two new manholes. This work will take place from 1225 Dovershire Place to 1261 Dovershire Place.

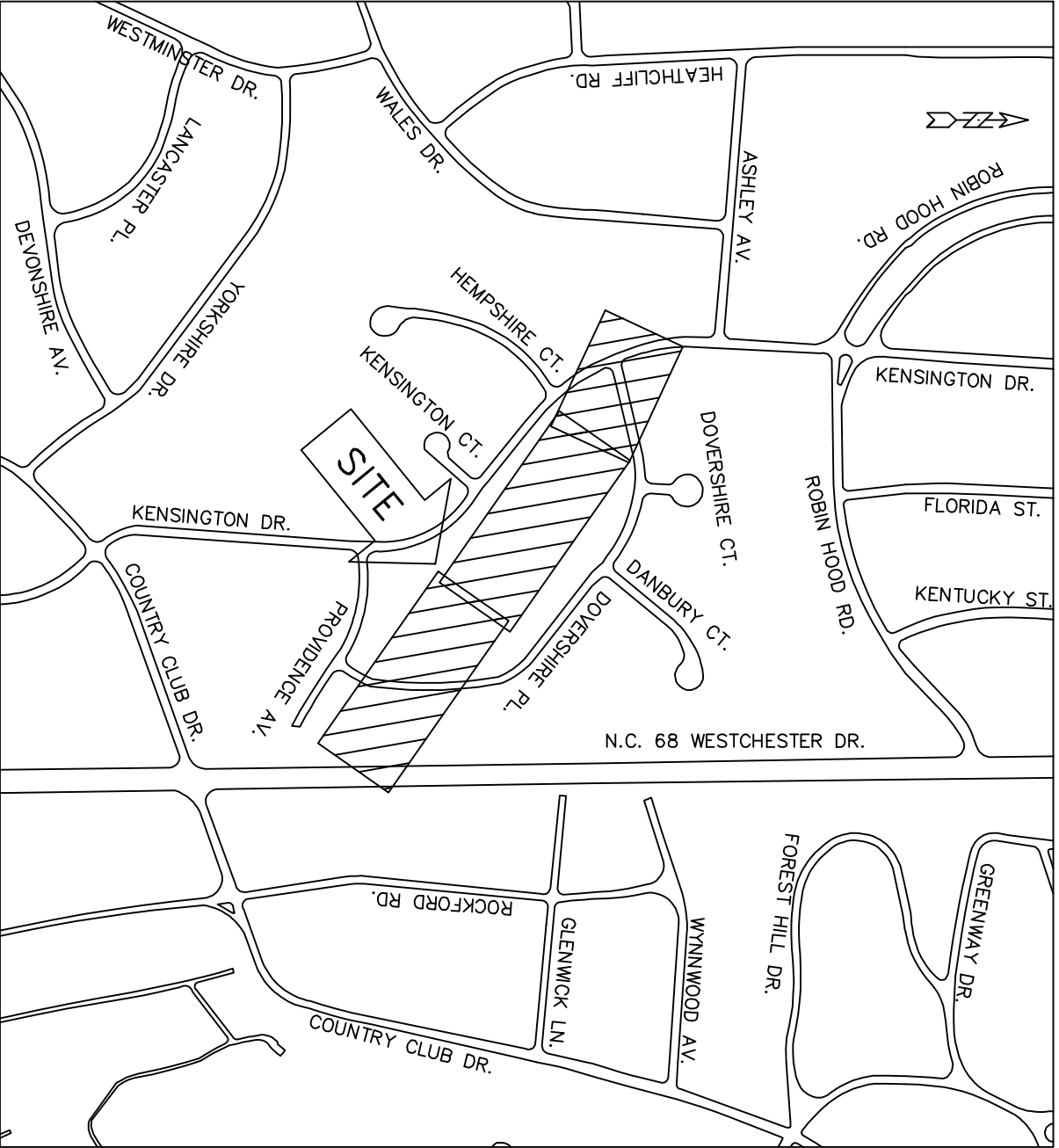
The unit prizes for the rehabilitation work has been adjusted from \$32/LF to \$35/LF because access to the project is more difficult than the other projects on this contract and the sliplining subcontractor must remobilize to perform the work. Engineering Services recommends that City Council approves this contract extension in the amount of \$103,235.00.

Funding is available in      421779 533701 421001010205 40201      \$103,235.00

/bkp

Ec: Mr. Jeff Moore, Finance Director  
Mr. Chris Thompson, Public Services Director  
Mr. Leon Adams, Adams and Clark Enterprises, Inc.

Ms. Patty Sykes, Purchasing Division  
Mrs. Lou Hedrick, Budget Director



VICINITY MAP

1"=500'



MEMORANDUM

To: Pat Pate  
Assistant City Manager

From: Allen Oliver  
Parks and Recreation Director

Date: November 1, 2011

Subject: Recommendation – City Lake Boat Dock Project

Request for Qualification for professional services for the City Lake Boat Dock project were issued on September 23, 2011 and received until October 5, 2011. The RFQ requested the following description;

This contract will encompass all aspects of designing (2) two new floating boat dock systems with (1) set under roof, design of ADA compliant entrance walkways to the new dock and pontoon boat landing and extending the existing fixed docks at the boat launch; Provide a demolition plan for the removal of the existing boat dock; Provide an environmental protection/ erosion control plan for compliance with the City of High Point tier 1 watershed regulations.

We have also asked them to evaluate the existing Boat House Building at Oak Hollow Lake and make recommendations on needed repairs.

I would like to recommend awarding the professional services contract to Westcott, Small & Associates, PLLC in the amount not to exceed \$55,000 as the most qualified to complete the requested scope of work.

I have attached the recommendation form along with a site map of both areas.

I will be more than glad to answer question you may have on this project.



**FORMAL BID RECOMMENDATION  
REQUEST FOR COUNCIL APPROVAL**

DEPARTMENT: Parks & Recreation

COUNCIL AGENDA DATE: Nov 7, 2011

BID NO.: RFQ 54-100511

CONTRACT NO.:                     

DATE OPENED: Oct 5, 2011

**DESCRIPTION:**

This contract is to provide design services and contract administration services during the construction of a new Boat Dock for City Lake Park.

**PURPOSE:**

To Design a new Boat Dock at City Lake Park.

**COMMENTS:**

Responses were received from the attached list of firms. Based on qualification submitted in their proposals the Selection Committee selected and conducted interviews with all firms. The committee chose Westcott, Small & Associates, PLLC as the most qualified and a fee has been negotiated.

RECOMMEND AWARD TO: Westcott, Small & Associates, PLLC

AMOUNT: \$55,000.00

**JUSTIFICATION:**

| ACCOUNTING UNIT       | ACCOUNT | ACTIVITY     | CATEGORY | BUDGETED AMOUNT |
|-----------------------|---------|--------------|----------|-----------------|
| 411410                | 533701  | 411001008699 | 40207    | \$500,000.00    |
|                       |         |              |          |                 |
|                       |         |              |          |                 |
|                       |         |              |          |                 |
| TOTAL BUDGETED AMOUNT |         |              |          | \$500,000.00    |

DEPARTMENT HEAD: Allen Oliver

Digitally signed by Allen Oliver  
DN: cn=Allen Oliver, o=High Point Parks and Recreation, ou=Parks and Recreation Administration, email=allen.oliver@highpointnc.gov, c=US  
Date: 2011.10.31 15:29:53 -0400

DATE: Oct 31, 2011

The Purchasing Division concurs with recommendation submitted by the Parks & Recreation Dept and recommends award to the lowest responsible, responsive bidder Westcott, Small & Assoc. in the amount of \$ 55,000.00.

PURCHASING MANAGER:                                     

DATE:                     

Approved for Submission to Council

FINANCIAL SERVICES DIRECTOR: Jeffrey Moore

Digitally signed by Jeffrey Moore 20110414-204821  
DN: cn=Jeffrey Moore, o=High Point Parks and Recreation, ou=Parks and Recreation Administration, email=jeffrey.moore@highpointnc.gov, c=US  
Date: 2011.11.01 10:42:40 -0500

DATE: Nov 1, 2011

CITY MANAGER:                     

DATE: 11/1/2011

city lake park





Oak Hollow Lake

Boat House



© 2011 Google

© 2010 Google

Imagery Date: 7/7/2010

36°00'45.00" N 80°00'09.52" W elev 811 ft

Eye alt 1129 ft

11-7-2011  
Fred Crawford, III  
#110 228

②

We, the Undersigned residents of White Stone Subdivision of High Point, North Carolina, do hereby **strongly** petition the city of High Point to block the construction of a road way from Willard road directly into the White Stone subdivision. We speak as one voice both with our signatures below and with **our votes against those opposed to us on election day.**

| Name                               | Address                               | Signature/Date                                                                        |
|------------------------------------|---------------------------------------|---------------------------------------------------------------------------------------|
| <u>Delbert J. Kane</u>             | <u>3502 Quarry Ct. HP.</u><br>27265   |    |
| <u>FRED CRAWFORD III</u>           | <u>3800 MARBLE DR 27265</u>           |    |
| <u>Vickey Crofts</u>               | <u>3480 Basalt Court, HP</u><br>27265 | <u>Vickey Crofts 10-5-2011</u>                                                        |
| <u>Curtis Crofts</u>               | <u>3480 Basalt Court, HP 27265</u>    | <u>Curtis Crofts 10/5/2011</u>                                                        |
| <u>Scott &amp; Stacy Duerschel</u> | <u>3773 Marble Dr 3D, HP 27265</u>    | <u>SD Duerschel 11/5/11</u>                                                           |
| <u>Donnell S. Smith</u>            | <u>3773-3C Marble Dr. HP 27265</u>    |  |
| <u>Stepha P. Johnson</u>           | <u>3773-1-D Marble Dr. 27265</u>      |  |
| <u>DERONTA ROBINSON</u>            | <u>3821 MARBLE DRIVE . 27265</u>      |  |
| <u>Shirley M. Thomas</u>           | <u>3773-2B MARBLE DR</u>              |  |
| <u>ANCA NICOLAI</u>                | <u>3773-2C MARBLE DR.</u>             |  |
| <u>SIRAN BERSHKEVITZ</u>           | <u>3474 Basalt Ct.</u>                | <u>Siran Bershevitz</u>                                                               |

We, the U  
Carolina,  
a road wa  
one voice  
us on ele

We, the undersigned on  
this page, support Mr.  
Hunt Dalton and his  
"Minor Amendment to  
Conditional Use Zoning Permit."

, North  
construction of  
We speak as  
se opposed to

Name

Address

Signature/Date

Jesse & Sharon Wilcox 3510 Quarry Ct.

Sharon Wilcox 11/5/11

ESTHER BISH 3451 Limestone Ct.

Esther Bish 11/5/11

Robert & Johnson 3455 Limestone Ct.

Robert Johnson 11/5/11

Vicki Misenheimer 3461 Limestone Ct.

Vicki Misenheimer 11/5/11

Paula Curtis 3465 Limestone Ct.

Paula Curtis 11/5/11

Mike McCully 3466 Limestone Ct.

Mike McCully 11/5/11

Carol Kirkman 3464 Limestone Ct.

Carol Kirkman 11/5/11

John Brown 3462 Limestone Ct.

John Brown 11/5/11

J. Craddock 3460 Limestone Ct.

Janet Craddock 11-5-11



## MEMORANDUM

October 31, 2011

**MEMO TO:** Pat Pate, Assistant City Manager  
**FROM:** Jeffrey A. Moore, Financial Services Director  
**SUBJECT:** Recommendation for Sole Source Authorization

---

Please place the following item for City Council's consideration at their November 7, 2011, Council meeting:

The City has reliably utilized the scales at the Kersey Valley Landfill and Ingleside Composting Facility for several years. The Phase 4 landfill expansion project requires construction of a new scale house which was approved by Council several months ago. Staff had intended to reuse both existing scales that have been in operation at the Kersey Valley Landfill to save money. Staff has determined that one can be relocated to the new facility; however, one scale cannot be reused and requires replacement. Because the scales need to be of similar type and manufacture in order to remain compatible with the measurement software, the City needs to acquire the new scale from J.A. King. A memo from Richard McMillan in the Public Services Department is attached for additional justification of the request.

Although the value of the \$83,225 contract will be an informal contract of less than \$90,000, there is no current provision in State law to delegate City Council's authority to any appointed staff the approval of the exception to bid laws for "sole source" approval.

In order to complete the purchase, the following actions are requested from City Council to authorize the exception to the bid laws and approve the purchase of the concrete deck truck scale and related installation services from J. A. King & Company.

1. City Council is requested to approve an exception to the bid laws under the "sole source qualification" for the purchase of equipment by the Public Services Department.

State statute (G.S. 143.129(f)) requires City Council to specifically authorize "qualified sole source" exceptions to the bid laws prior to awarding the contract. Based on the letter of justification, the Public Services Department appears to have met the standard for "standardization considerations" as a qualified exemption. Representatives of the Public Services Department will be present to answer any questions which may arise.

2. City Council is requested to approve the acquisition of the equipment and related services from J.A. King & Company. The required funds of \$83,225 for the purchase are budgeted in the Landfill Phase 4 Construction Project account.

Accounting  
336.883.3240

Internal Audit  
336.883.3122

Purchasing  
336.883.3219

Treasury Services  
336.883.3230

**Public Services Department**

**Richard D. McMillan, P.E.**

ASSISTANT DIRECTOR



**MEMORANDUM**

**DATE:** October 19, 2011  
**TO:** Pat Pate, Assistant City Manager  
W. Chris Thompson, PE, Director of Public Services  
**FROM:** Richard D. McMillan, P.E., Asst. Director of Public Services *Richard D. McMillan*  
**SUBJECT:** Agenda Item: Scale Relocation & Purchase for KV Landfill Scalehouse

---

I respectfully request that the following be included for consideration on the next City Council Agenda:

**Consideration and approval for a contract award to J.A. King & Company, LLC, for the scale pad/ramp construction, relocation of one existing scale, and the purchase of one new scale, for the new Kersey Valley Landfill Scalehouse in the amount of \$83,225.00.**

Staff recommends awarding this bid as a "sole-source" bid in order to maintain the same type of scales and maintenance under one service provider for all scales at both Landfill facilities.

Staff has negotiated with J.A. King & Company on the relocation of an existing scale, purchase of a new scale, and construction of concrete pads and ramps for both scales for the new scalehouse at Kersey Valley Landfill. Negotiations have produced a price that staff believes is acceptable and reasonable for the work to be performed and purchase of one scale - \$83,225.

The landfill currently has four (4) Weigh-Tronix scales in place at Kersey Valley Landfill and Ingleside Compost Facility (2 each). J.A. King & Company currently provides all maintenance, calibration, load cell replacements and repairs to the existing scales. J.A. King has provided maintenance for these scales for nearly 25 years to the City and has assisted the City in maintain the scales in good working order. By maintaining the same brand/type of scales currently in use and under the same maintenance contract, compatibility and maintenance issues will be at a minimum.

Currently, one of the two existing scales at Kersey Valley is in good enough condition to be relocated and used at the new scalehouse location. The other scale is not in acceptable condition to be relocated. Therefore, it is required that we purchase one new scale.

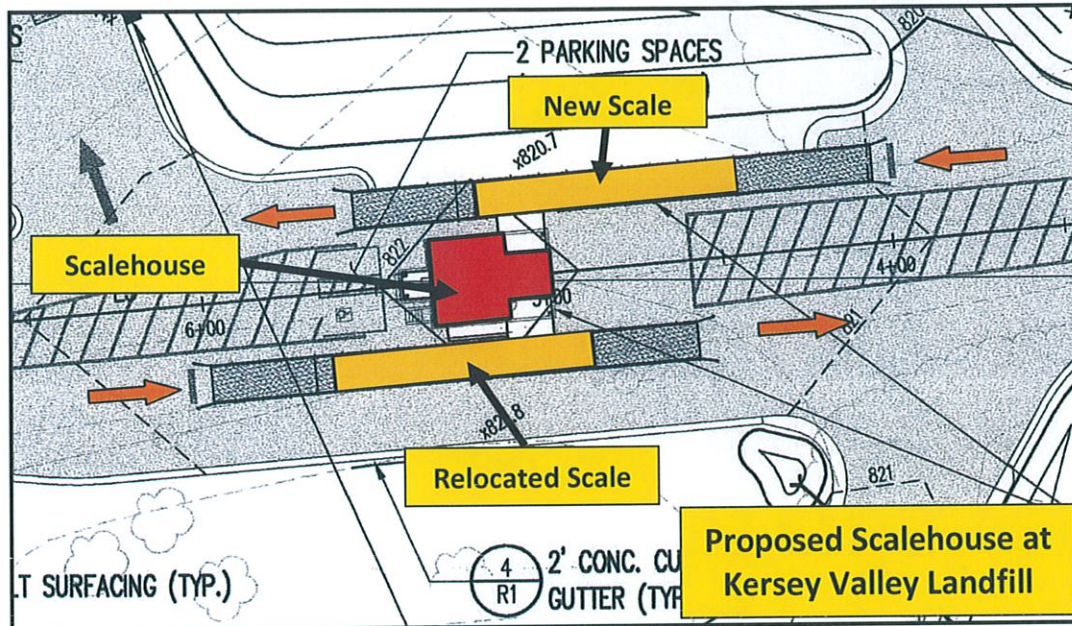
Funding for this contract will be made from the Landfill Capital Fund under the following account:

**Kersey Valley Landfill – Phase 4 Construction: 661749-533701-661001000105-40203**

If you have any questions, please contact me.

pc: Jeff Moore, Director Finance  
Patty Sykes, Purchasing  
Steve Pendry, Landfill Superintendent

ASSISTANT DIRECTOR



### Schematic of New Scalehouse at Kersey Valley Landfill



## Current Scales at Kersey Valley



## #2 Scale at Ingleside Compost Facility w/ Concrete Deck, Scale, Pad and Ramps

## Public Services Department

**Richard D. McMillan, P.E.**  
ASSISTANT DIRECTOR



### Existing Scales at Kersey Valley Landfill



**Public Services Department**

**Richard D. McMillan, P.E.**

ASSISTANT DIRECTOR



Existing #2 Scale at Ingleside Compost Facility – New scalehouse to have similar configuration



October 5, 2011

Mr. Richard D. McMillan, P.E.  
Assistant Director of Public Services  
City of High Point  
P. O. Box 230  
High Point, NC 27261

Dear Mr. McMillan,

Thank you for allowing J.A. King & Co to provide a quotation for a new truck scale and relocation of one of the existing truck scales at the Kersey Valley location. I am quoting a new concrete deck 70' x 11' truck with scale to be installed on a new concrete foundation with approaches and ramps. The quotation also covers a new concrete foundation with approaches and ramps for the existing unit that will be relocated.

The quotation does not include indicators for either unit as I understand the existing Truck scale indicators will be utilized.

#### TRUCK SCALE

##### **Avery Weigh-Tronix Model BMC HD 7011 Concrete Deck Truck Scale**

The BridgeMont Scale is a fully electronic modular design, low profile truck scale. The unit has a weigh surface of **70' x 11' x 14"** high profile with a capacity of **200,000 lb** overall with a **90,000 lb CLC** rated capacity, pitless concrete deck design. The following features are standard on this unit.

- **Five (5) Year Part Warranty** including **lightning damage protection** on Electronics and moving parts
- **Ten (10) year warranty** on weighbridge structure
- Self-checking, no external check rods.
- Conduit runs and rodent barriers for cabling.
- Rust inhibiting epoxy primer.
- Surge voltage protection built in
- **Eight Weigh-Tronix Weigh-Bars**
- Stainless Steel Sheathed cables
- Dual Tandem Axle Capacity **90,000lb**
- Finite Element Analysis Technology

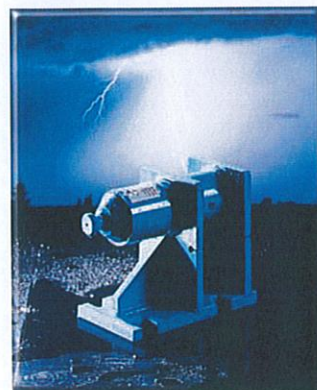


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### **WEIGH SENSORS (YOUR MOST IMPORTANT INVESTMENT)**

Virtually the heart of all Weigh-Tronix scale systems is the precision-engineered **Weigh Bar®** sensors. Their design provides better repeatability, accuracy and extends the life of your truck scale investment.

- ✓ **Weigh Bar®** weight sensors are gauged differentially to prevent problems with side loading, end loading, and torque loading.
- ✓ They are manufactured from high quality aircraft alloy steel bar stock.
- ✓ Each Bar is heat-treated, quenched, and tempered providing superior protection from corrosion and oxidation.
- ✓ **Weigh Bar®** weight sensors are totally self-contained and come mounted in the scale deck.
- ✓ They come complete with single-link suspension and include a 30-foot stainless steel signal cable to the junction box



Many competitive canister or shear beam type load cells cannot handle dynamic loading conditions frequently experienced on most truck scale applications. These types of sensors were designed for precise vertical loading and do not handle side load forces efficiently.

**THE AVERAGE FAILURE RATE FOR WEIGH BAR IS 0.3% WHICH COMPARES TO A TYPICAL FAILURE RATE OF 3-5% FOR CONVENTIONAL LOAD CELLS.**

### **INSTALLATION AND CALIBRATION**

J.A. King and Company will form and pour (2) new concrete foundations with 10' flat approaches and 25' ramps on both ends. When concrete is cured, we will install the new 70 ft x 11 ft scale, pour and finish the concrete deck, relocate one of the existing scales, test and calibrate both units to meet all State of North Carolina requirements.

### **PRICING FOR SCALE AND INSTALLATION**

|                                                            |                        |
|------------------------------------------------------------|------------------------|
| ❖ Avery Weigh-Tronix Model BMC HD 7011                     | \$30,505               |
| ❖ Guide Rails down both sides                              | 2,870                  |
| ❖ Installation and calibration on new foundation           | 4,200                  |
| ❖ Freight from Factory Fairmont, MN                        | 3,800                  |
| ❖ (2) New Concrete foundation with ramps and 1 deck poured | 36,100                 |
| ❖ Pick up, move and re-install old scale on new foundation | 5,750                  |
| ❖ <b>Total cost for equipment and installation:</b>        | <b><u>\$83,225</u></b> |

**NORTH CAROLINA SALES TAX NOT INCLUDED AND WILL BE ADDITIONAL**

#### **Options:**

|                                                |                            |
|------------------------------------------------|----------------------------|
| <b><u>Remote display outside with post</u></b> | <b><u>\$2,350 each</u></b> |
| <b><u>Stop Light to control trucks</u></b>     | <b><u>\$1,450 each</u></b> |
| <b><u>Intercom also available</u></b>          |                            |

Notes:

Foundation prices are based on a flat and level site being clear of all underground utilities, rock, unsuitable soils, or other obstructions.

Concrete deck on the new scale will have to cure 28 days before using.

STANDARD TERMS: Net 30 days

DELIVERY: 8 weeks after order is placed.

PRICES: Firm 45 days.

Respectfully submitted by,

Tom Huff

PH: 292-0511

Tom.huff@jaking.com

To agree to purchase the scale above and pay in full sign below

\_\_\_\_\_ Date \_\_\_\_\_

J. A. King & Company, LLC.  
6541 Franz Warner Parkway  
P. O. Box 160  
Whitsett, NC 27377



## BridgeMont Heavy-Duty Concrete Deck Truck Scale

*Technical Specification*

### General

- The BridgeMont Heavy Duty Concrete Deck Truck Scale is an outstanding design that incorporates the most advanced engineering and production technology. It is a scale for the majority of users, the people who require a scale they can depend on, day in and day out.

### Features & Benefits

| FEATURE                             | BENEFITS                                                                                                                                                                                                                                                                                                                                                         |
|-------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Gross Capacity                      | With a capacity of 40 to 135 tons this scale can handle a wide range of trucks and configurations.                                                                                                                                                                                                                                                               |
| Platform Lengths                    | Platform lengths from 10' to 150'; assuring each customer the right size for the application.                                                                                                                                                                                                                                                                    |
| Platform Widths                     | Standard widths of 10', 11', 12' and all the way up to 15' to fit a range of applications and existing foundations.                                                                                                                                                                                                                                              |
| Concentrated Load Capacity (CLC)    | At 45 tons, the BridgeMont Heavy Duty Concrete Deck Truck Scale is comparable to other product costing thousands more.                                                                                                                                                                                                                                           |
| Dual Tandem Axle Rating (DTA)       | At 90,000 lb, the BridgeMont Heavy Duty Concrete Deck Truck Scale provides the highest Dual Tandem Axle Rating in its class.                                                                                                                                                                                                                                     |
| "r" Factor                          | With an "r" Factor of 2.65, the BridgeMont is twice the legal highway load limit of 34,000 lb.                                                                                                                                                                                                                                                                   |
| Module Size                         | At 10', 12', 20', 23.5', and 25'; the BridgeMont uses fewer load sensors, only 8 on a typical 70' scale, compared to 10 or more on competitive models.                                                                                                                                                                                                           |
| Weighbridge Thickness               | At 10.125" thick, the BridgeMont Heavy Duty Concrete Deck Truck Scale provides a lower profile, compact and structurally superior design.                                                                                                                                                                                                                        |
| Profile                             | At 14", the compact, efficient design of the BridgeMont minimizes approach and exit requirements, and yet provides the user total confidence in integrity of the weighbridge.                                                                                                                                                                                    |
| Full Electronic Design              | Avery Weigh-Tronix has been an unsurpassed leader in utilizing state of the art technology in virtually every aspect of their truck scales.                                                                                                                                                                                                                      |
| Factory Assembled                   | Minimizes installation time and costs. Insures consistent product quality.                                                                                                                                                                                                                                                                                       |
| Weighbridge Design                  | An outstanding weighbridge design, that includes a 5" field poured concrete deck, on top of a robust steel deck substructure. This superior design places the concrete in a compression application, above the neutral axis, and the steel components in a tension and compression application. This design has more steel content than most competitive models. |
| Corrosion Protection                | All steel surfaces are sandblasted too SSPC-6 industry standards. A high quality industrial grade urethane primer is applied, followed by a final coat of an acrylic polyurethane.                                                                                                                                                                               |
| Module Installation                 | The absence of grout plates and the drilled in place anchor bolts mean simple, low cost installation.                                                                                                                                                                                                                                                            |
| Weigh Bars®                         | Capacity of 75,000 lb for each sensor, with 200% overload safety factor.                                                                                                                                                                                                                                                                                         |
| Weigh Bar Performance               | Impervious to end, side, and torque loading conditions that can destroy conventional load cells.                                                                                                                                                                                                                                                                 |
| Weigh Bar Design                    | Produced from high quality aircraft alloy steel bar stock, that has been heat treated, quenched and tempered to resist corrosion. Better repeatability and less hysteresis than stainless steel.                                                                                                                                                                 |
| Weigh Bar Reliability               | Failure rate of only 0.31% compared with a national average of 3 to 5% on conventional load cells.                                                                                                                                                                                                                                                               |
| Weigh Bar Protection                | Extremely resistant to surge voltage or lightning related problems. Strain gauges are scientifically sealed against moisture or corrosive elements.                                                                                                                                                                                                              |
| Weigh Bar Cabling                   | Stainless steel jacketed cables in factory installed conduit runs.                                                                                                                                                                                                                                                                                               |
| Weigh Bar Self-Checking             | Rugged Easi-Post™ suspension with self-checking design absorbs shocks and vibration from sudden starting and stopping of vehicles on scale. No check rods or bumper plates required.                                                                                                                                                                             |
| NEMA 4 Stainless Steel Junction Box | Compact, all stainless steel junction and summation boxes, with connector less cables for elimination of moisture or condensation related problems.                                                                                                                                                                                                              |



## BridgeMont – Heavy-Duty Concrete Deck Truck Scale

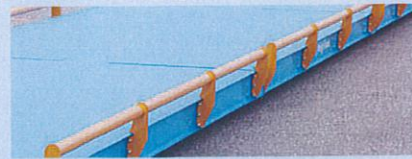


### E1310 Indicator

The E1310 Indicator with truck scale In/Out software application simplifies vehicle weighing. Track up to 250 different open transactions and store up to 1,000 completed transactions. You can also store up to 500 tare weights.

### Guide Rails And Posts

Extreme-duty guide rails are bolted in place to provide a strong, attractive barrier against accidental drive-offs. Tubing is gentle on truck wheels and is offset to allow full use of deck.



### Manhole

Provides easy access in pit installations. Reinforced 2' x 2' manhole includes a heavy duty cover to maintain weighbridge integrity.



### Unattended Systems

Allows 24/7 scale availability. Can be customized with several hardware options such as loop detectors, ID readers, video surveillance, traffic lights, and wireless communication.

### Approvals

NTEP, Cert. Of Conf. #97-074  
Approved up to 14' width  
Approved for livestock weighing

### Warranty

5 years - Weigh Bars  
10 years - Weighbridge

## OPTIONS & ACCESSORIES

Unattended Control Systems  
Remote Displays  
Grain Dump Modules  
Guide Rails  
Printers  
Guard Posts  
Pre-Fab Foundations  
MI-Payload, Measurement Intelligence Software  
SensorComm™ Digital Junction Box System  
Manhole Rings and Covers  
Hazardous Area Systems  
Indicators  
Multi-Platform Systems for Axle Weighing

| NOMINAL PLATFORM LENGTH (feet) | MODULES | WEIGH BARS | GROSS CAPACITY (tons) |
|--------------------------------|---------|------------|-----------------------|
| 10                             | 1       | 4          | 40                    |
| 12                             | 1       | 4          | 40                    |
| 20                             | 1       | 4          | 40                    |
| 24                             | 1       | 4          | 40                    |
| 30                             | 2       | 6          | 80                    |
| 35                             | 2       | 6          | 80                    |
| 40                             | 2       | 6          | 80                    |
| 47                             | 2       | 6          | 80                    |
| 60                             | 3       | 8          | 100                   |
| 70                             | 3       | 8          | 100                   |
| 80                             | 4       | 10         | 100                   |
| 93                             | 4       | 10         | 100                   |
| 100                            | 4 or 5  | 12         | 100                   |
| 116                            | 5       | 12         | 100                   |

All platform lengths are available in a choice of widths:  
**9' 10.5" 11' 12' 13' 14'**

### Avery Weigh-Tronix - USA

1000 Armstrong Drive,  
Fairmont, MN 56031-1439 USA  
usinfo@awtxglobal.com  
Toll-Free: (800) 533-0456  
Phone: (507) 238-4461

### Avery Weigh-Tronix - UK

Foundry Lane, Smethwick,  
West Midlands B66 2LP UK  
info@awtxglobal.com  
Phone: +44 (0) 8453 66 77 88  
Fax: +44 (0) 121 224 8183

Please call us or visit [www.averyweigh-tronix.com](http://www.averyweigh-tronix.com)  
for your nearest Avery Weigh-Tronix distributor

# Avery Weigh-Tronix



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