City of High Point

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

Meeting Agenda

Monday, May 2, 2016

5:30 PM

Council Chambers

City Council

William S. Bencini, Jr., Mayor
Jeffrey J. Golden, Mayor Pro Tem
Latimer B. Alexander, IV, Cynthia Y. Davis,
James C. Davis, Jason P. Ewing,
Alyce E. Hill, Christopher Williams,
Jay W. Wagner

ROLL CALL, PRAYER, AND PLEDGE OF ALLEGIANCE

RECOGNITIONS AND PRESENTATIONS

160103 Proclamation - Public Works Week
Mayor Bencini will read a proclamation proclaiming the week of May 15-21, 2016 as “Public Works Week” in the City of High Point.

160104 Leggett & Platt Tree Planting Project
Recognition of Leggett & Platt Inc. for donating and planting six trees at Harvell Park in April with the help of 35 volunteers from their Branch 1506 facility. They also picked up several bags of litter at the park.

160105 VITA Recognitions
Recognition of all the volunteers who participated in the Volunteer Income Tax Assistance (VITA) program.

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.

STRATEGIC PLAN UPDATE

REGULAR AGENDA ITEMS

FINANCE COMMITTEE - Council Member J. Davis, Chair

160106 Contract - Bid No. 54 - 2016 Storm Sewer Improvements
Council is requested to approve contract awarding Bid No. 54 Breece Enterprises, Inc., in the amount of $848,164.00 for the 2016 Storm Sewer Improvement projects within the city.

160107 Supplemental Agreement - NCDOT - Model Farm Road Bridge

Replacement
Council is requested to approve a revised Supplemental Agreement with the North Carolina Department of Transportation (NCDOT) for the replacement of the Model Farm Road Bridge to extend the project completion date.

160108 Resolution - Interlocal Agreement- Guilford County - Tax Collection Services
Council is requested adopt a resolution authorizing the Mayor to execute an Interlocal Agreement with Guilford County for ad valorem tax listing and collection service for the period of July 1, 2016 - June 30, 2021.

160109 Contract Extension - Furniture Market Transportation Services
Council is requested to approve a year extension to the McLaurin Transportation and Parking Company for services associated with the biannual High Point Furniture Market. This extension will cover services through the Spring 2017 Market.

160110 Budget Ordinance Amendment - Little Red School House Relocation Project.
Council is requested to adopt an ordinance amending the 2015-2016 budget to appropriate fund in the amount of $47,875.00 to recognize the Historical Preservation Society funding for the Little Red Schoolhouse relocation project.

160111 Write-Off of Delinquent Utilities Accounts Receivables
Council is requested to authorize the Financial Services Director to write off delinquent utilities accounts receivables in the amount of $618,098 for original billings from the fiscal year 2011-2012.

160112 Write-off of Delinquent Miscellaneous Accounts Receivables
Council is requested to authorize the Financial Services Director to write-off delinquent miscellaneous accounts receivables in the amount of $408,720 for prior year original billings through the fiscal year 2011-2012.

PLANNING & DEVELOPMENT COMMITTEE - Council Member Wagner, Chair

PUBLIC HEARINGS

160113 Resolution - High Point University - Street Abandonment 16-02
A request by High Point University to abandon the eastern portion (approximately 72 feet) of the North Avenue right-of-way. The portion of North Avenue to be abandoned is lying west of N. Centennial Street.

160114 Ordinance - 4008 Mendenhall Oaks, LLC - Annexation 16-01
A request by 4008 Mendenhall Oaks, LLC to consider a voluntary contiguous annexation of approximately 6.3 acres lying along the east

side of Eastchester Drive, approximately 560 feet south of Mendenhall Oaks Parkway. The property is addressed as 2756 and 2760 N.C. Highway 68 and is also known as Guilford County Tax Parcels 0170008 and 0170009.

160115 Resolution - 4008 Mendenhall Oaks, LLC. - Plan Amendment 16-02
A request by 4008 Mendenhall Oaks, LLC and the Planning & Development Department to change the Land Use Map classification for approximately 17 acres from the Restricted Industrial classification to the Local Convenience Commercial classification. The site is lying along the east side of Eastchester Drive, to the north and south of Mendenhall Oaks Parkway.

160116 4008 Mendenhall Oaks, LLC - Zoning Map Amendment 16-02
A request by 4008 Mendenhall Oaks, LLC to rezone approximately 12.85 acres from the Agricultural (AG) District, within Guilford County's zoning jurisdiction, and a Conditional Use Light Industrial District to a Conditional Zoning General Business District (CZ-GB) District. The site is lying along the east side of Eastchester Drive and south of Mendenhall Oaks Parkway (2760 & 2756 NC 68 and 4006, 4008, 4010 & 4012 Mendenhall Oaks Parkway). Approval of this rezoning request is contingent upon City Council approval of a voluntary annexation request.

160117 Resolution - Redwolf Development Company, LLC. - Plan Amendment 15-06
A request by Redwolf Development Company, LLC to change the Land Use Map classification for approximately 8.7 acres from the Low Density Residential classification to the Moderate Density Residential classification. The site is lying along the east side of Penny Road, abutting the north side of Horney Road (2000 Penny Road).

160118 Ordinance - Redwolf Development Company, LLC. - Zoning Map Amendment 15-19
A request by Redwolf Development Company, LLC to rezone approximately 8.7 acres from the Conditional Use Public & Institutional (CU-PI) District to the Conditional Zoning Residential Multifamily-8 (CZ RM-8) District. The site is lying along the east side of Penny Road, abutting the north side of Horney Road (2000 Penny Road).

160119 Ordinance - Wynnefield Properties, Inc. - Zoning Map Amendment 16-05
A request by Wynnefield Properties, Inc. to rezone approximately 7.85 acres from a Conditional Use Planned Unit Development-Residential (PDR) District to a Conditional Zoning Residential Multifamily-18 (CZ RM-18) District. The site is lying north of W. Hartley Drive and west of Ingleside Drive (700 W. Hartley).

COMMUNITY HOUSING & NEIGHBORHOOD DEVELOPMENT COMMITTEE - Mayor Pro Tem Golden, Chair

160120 Adoption of the 2016-2017 Annual Action Plan
A public hearing was held on Monday, April 4, 2016 at 5:30 p.m. for the purpose of receiving public comments on the Community Development and Housing Department's 2016-17 Annual Action Plan. Council is requested to approve the final document as submitted by staff and authorize the appropriate city official to execute the appropriate documents and submit to the Department of Housing and Urban Development (HUD).

GENERAL BUSINESS AGENDA

160124 Proposed Amendment - Guilford County Economic Development Alliance (GCEDA) Contract
The Guilford County Economic Development Alliance (GCEDA) is requesting that City Council approve a proposed amendment to the GCEDA contract and authorize the mayor to execute the contract for the City of High Point.

160121 Minutes to Be Approved
Special Meeting (Retreat); Tuesday, March 22nd @ 8:30 a.m.
Special Meeting (Closed Sessions); Monday, April 4th @ 3:00 p.m.
Regular Council Meeting; Monday, April 4th @ 5:30 p.m.
Prosperity & Livability Committee Meeting; April 6th @ 9:00 a.m.
Manager's Briefing Session; April 7th @ 3:00 p.m.
Community Housing & Neighborhood Development Committee; April 13th @ 1:00 p.m.
Finance Committee Meeting; April 27th @ 4:00 p.m.

160122 Appointment - Citizens Advisory Council
Council is requested to confirm the appointment of Donnie Wicker to the Citizens Advisory Council as Council Member Williams (Ward 2) appointment. Appointment will be effective immediately and will expire 5/31/2018.

160123 Proposed 2016-2017 City of High Point Annual Budget - Establish Public Hearing Date
Council is requested to establish the date of Monday, May 16, 2016 at 5:30 p.m. to receive public comments on the proposed 2016-2016 City of High Point Annual Budget.

150270 Boards and Commissions - Vacancy Report
Attached is the current list of vacancies for all Boards and Commissions.

ADJOURNMENT

2016-2017 Annual Action Plan

CDBG/HOME Programs
July 1, 2016 –June 30, 2017

William "Bill" Bencini, Mayor
Greg Demko, City Manager

City Council Members:

Jeff Golden, Ward 1, Mayor Pro Tem
Alyce Hill, Ward 3
Jim Davis, Ward 5
Latimer Alexander, At-Large
Christopher Williams, Ward 2
Jay W. Wagner, Ward 4
Jason Ewing, Ward 6
Cynthia Davis, At-Large

HIGH POINT
NORTH CAROLINA'S INTERNATIONAL CITY™

Submitted by

Community Development & Housing Department

Michael E. McNair, Director
211 South Hamilton Street, Suite 312
High Point, North Carolina 27260 (336) 883-3349

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I. Executive Summary

The City of High Point's 2016-2017 Annual Action Plan, the second year of a 5-year Consolidated Plan spanning from 2015 - 2019, describes activities proposed for funding and implementation during FY 2016-2017. The Action Plan sets forth a description of proposed activities, establishing goals and objectives for each of them. The Plan is based on the housing and community priority needs as defined in the Consolidated Plan[1] along with the anticipated financial resources available to address those needs. The Plan also contains goals and measurable objectives for projects and activities which implement strategies established in the Consolidated Plan. The 2016-2017 Annual Action Plan complies with regulations issued by the U.S. Department of Housing and Urban Development (HUD) in 1995. HUD requires Entitlement[2] communities such as High Point to consolidate its planning, application and reporting requirements for HUD programs including the Community Development Block Grant (CDBG) and the HOME Investment Partnership Act programs (HOME). The Action Plan must be prepared each year. It is presented for approval to the Community Development Citizens Advisory Council and High Point City Council. It must be submitted to HUD by May 15, 2016. A final Plan will be made available for review on the City's website www.highpointnc.gov/cd and in print form at the Community Development and Housing Department's office, 211 S. Hamilton Street, Suite 312, High Point, NC 27260.

II. Community Development and Housing Department Overview

The City of High Point's Community Development and Housing Department (CD&H) is committed to providing the highest level of service and a broad range of opportunities to its customers. Recognizing that neighborhoods cannot be strengthened simply with "sticks and bricks," the Department implements a diverse, but coordinated mixture of programs ranging from affordable housing activities to public services to various neighborhood improvement activities and community-capacity building.

CD&H is responsible for program administration, monitoring, compliance and evaluation. The Department prepares the 5-year Consolidated Plan, the Assessment of Fair Housing and Fair Housing Action Plan, and the Annual Action Plan. CD&H also manages the citizen participation process; makes program documents available for public inspection/comment; assists the Citizens Advisory Council; and seeks City Council approval of the Action Plan. Each year the Department prepares a Consolidated Annual Performance and Evaluation Report[3] (CAPER) to inform citizens of the use and impact of community development funds. CD&H staff provide progress reports to the City Manager, the Citizens Advisory Council and City Council. These reports include recommendations on reallocation of funds as appropriate. The Department's organization chart is shown on the next page.

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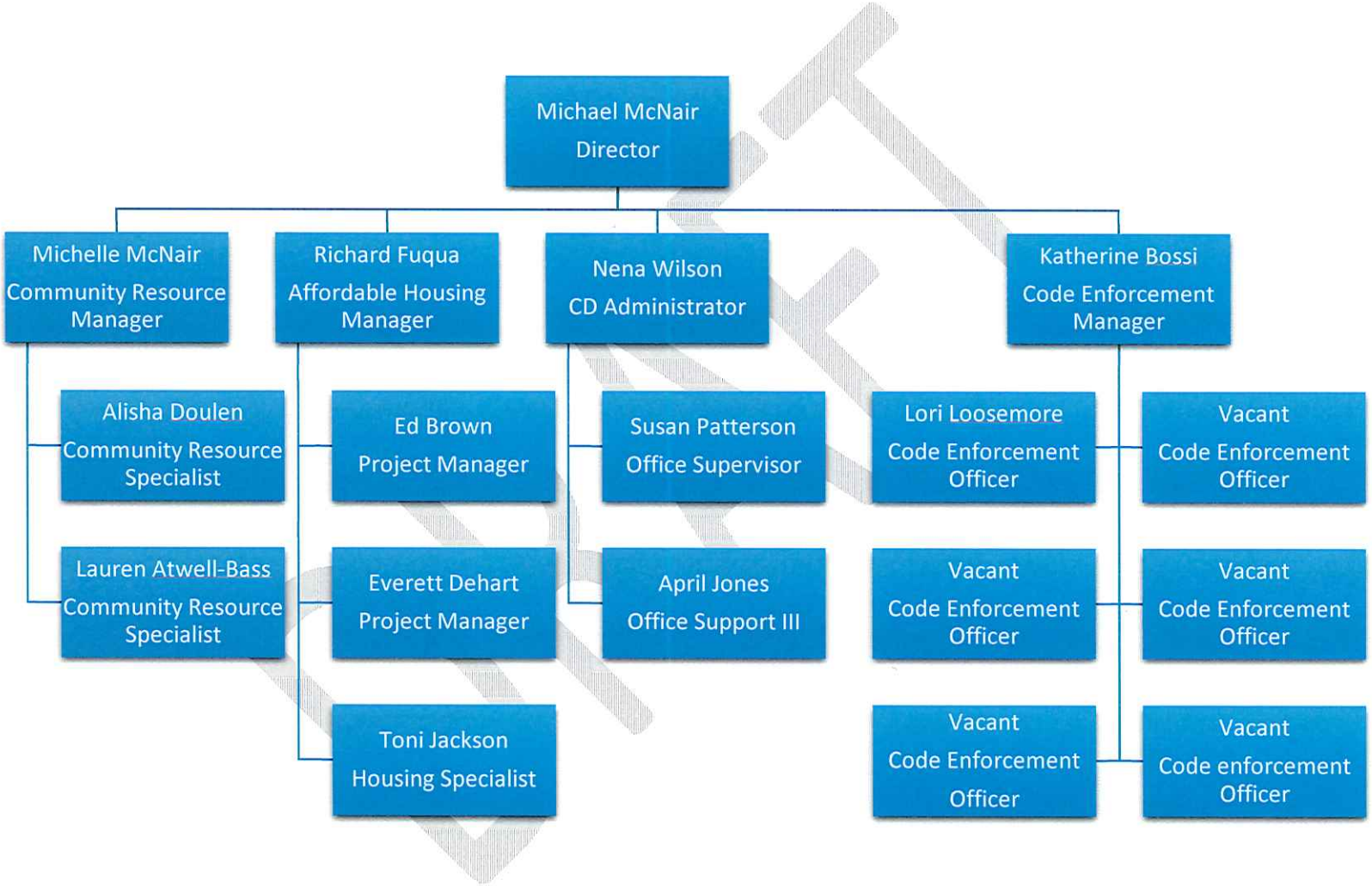
[1] A five-year plan that describes a community's needs, resources, priorities, and proposed activities to be undertaken with HUD funding, primarily CDBG and HOME program funds. The Consolidated Plan is updated annually.

[2] A city which, based on factors such as its population, age of housing and poverty levels, is entitled to receive CDBG funds directly from HUD.

[3] A CAPER reports how jurisdictions carried out housing and community strategies, projects and activities in the past year.

COMMUNITY DEVELOPMENT & HOUSING DEPARTMENT ORGANIZATIONAL CHART



A. Citizens Advisory Council

The Citizens Advisory Council (CAC), a nine-member volunteer board composed of city residents, plays a key role in the planning process. CAC members are appointed by the Mayor and City Council, and are limited to two consecutive two-year terms. The CAC was established in April 1974 to function as the primary citizen participation mechanism for projects planned and implemented with HUD funds. CD&H is responsible for providing administrative and technical support to the CAC. The CAC meets once a month; and all meetings are conducted in an open manner, with freedom of access for all interested persons. Current members are:

Jerry Mingo, Chair At-Large	Willie Davis, Ward 1
Julius Clark, Ward 2	Vacant, Ward 3
Vacant, Ward 4	Elizabeth Dennis, Ward 5
Scott Niebauer, Ward 6	Teresa Jones-Echard, At-Large
Perry Widemon, At-Large	Jeffery Golden, City Council Liaison

B. The Planning Process

Participation of the general public and of public organizations is extremely important to the development of the Annual Action Plan. To maximize citizen participation, CD&H staff conducts community meetings to discuss the planning process and solicit input. Community meetings are advertised in local newspapers at least 14 days in advance. This year's meetings were held as follows:

Washington Terrace Park	February 18, 2016
High Point Theatre	February 29, 2016

During these meetings, staff reviewed HUD national objectives as well as ongoing department activities, and facilitated a discussion of community needs along with suggestions for improving programs. Meeting with the community gives the department the best opportunities to interact with residents and receive feedback. Additionally staff regularly attends neighborhood group and association meetings in the Core City throughout the year which builds partnerships, maintains meaningful and productive relationships in the community, and enhances the Department's ability to develop responsive, relevant programs.

C. Public Hearings

Two public hearings will be conducted on the proposed Action Plan. The Citizens Advisory Council will conduct the first public hearing at 7:00 pm on Thursday, March 24, 2016 at City Hall, 3rd floor Conference Room, 211 South Hamilton Street, High Point. The second public hearing will be conducted by City Council during its regularly scheduled meeting on Monday, April 4, 2016, 5:30 pm, in City Council Chambers on the 3rd floor of City Hall, 211 South Hamilton Street.

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D. Public Notice

The Community Development and Housing Department is making available a draft of the proposed 2016-2017 Annual Action Plan for public review and comment. The period of public review is for the required minimum of 30 days beginning March 17th ending April 18th, 2016. The proposed plan will be available for review at the following locations:

- Community Development & Housing Department, Room 312, City Hall, 211 S. Hamilton Street
- Community & Neighborhood Development Center, 201 Fourth Street
- High Point Public Library
- High Point Housing Authority, 500 E. Russell Street
- Macedonia Resource Center, 401 Lake Avenue
- West End Community Center, 903 English Road

The Annual Action Plan describes housing and community development activities proposed to be carried out by the City between July 1, 2016 and June 30, 2017 with a combination of HOME, CDBG Entitlement, program income, and local funds. The Plan also identifies other activities funded through North Carolina Housing Finance Agency, HUD Section 108, the Neighborhood Stabilization Program (NSP), and the IRS/Volunteer Income Tax Assistance Program. For more information, please call or write: Community Development & Housing Department, City of High Point, PO Box 230, High Point NC 27261 or visit our website at www.highpointnc.gov/cd. The City of High Point's meeting facilities are accessible to people with disabilities; those needing special accommodations may call (336) 883-3298 (voice) or (336) 883-8517 (TDD) to make prior arrangements.

E. Projected Sources of Funding

The CDBG program was created to plan and implement projects that foster revitalization of eligible communities throughout the United States. High Point is an Entitlement city, eligible to receive an annual CDBG allocation directly from HUD. Title I of the Housing and Community Development Act of 1974, as amended, is the legislation that authorizes the federal government to disburse block grant funds. The primary goal of this legislation is the development of viable urban communities. Program objectives include the provision of decent housing, a suitable living environment and expanded opportunities principally to benefit low to moderate-income individuals and families.

The City of High Point has been an Entitlement city for 42 years. CDBG-funded projects and activities must meet one of three broad national objectives. All of High Point's CDBG-funded activities in the Annual Action Plan meet at least one of these national objectives:

1. Benefit low and moderate income persons
2. Aid in the prevention and/or elimination of slums or blight
3. Meet community development needs having a particular urgency

HUD also allocates HOME program funding to assist in implementing affordable housing strategies that address local housing needs. This program strives to meet both the short-term goal of increasing the supply and availability of affordable housing and the long-term goal of building partnerships

between state and local governments and non-profit housing providers. It was created under the auspices of the National Affordable Housing Act of 1990. The HOME program affirms the federal government's commitment to:

- Provide decent, safe and affordable housing to all Americans
- Alleviate the problems of excessive rent burdens
- Alleviate and/or eliminate homelessness
- Eliminate deteriorating housing stock

Funds to operate the program are allocated by formula. Grantees must spend their allocations within five years, otherwise funds are subject to recapture by HUD. In the past the City of High Point received its HOME funds allocation as part of a consortium that included the cities of Greensboro and Burlington, as well as Alamance and Guilford counties. The City exited the Greensboro Consortium and gained its status as a Participating Jurisdiction[4] in July 2005. The 2016-2017 Annual Action Plan represents the 11th year that High Point has been a Participating Jurisdiction, receiving HOME funds directly from HUD. Normally HUD requires a 25% cash match from the City; however, the City qualified for a match reduction according to HUD calculations this past year, and we anticipate a match reduction in the next fiscal year.

HUD regulations require the City to identify all resources expected to be available to implement activities identified in this Annual Action Plan. These funds, enumerated in Table 1 below, will be used to develop a coordinated, comprehensive approach to the core goals identified in the Plan.

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[4] HUD designation as a participating jurisdiction occurs if a State or local government meets funding thresholds, notifies HUD that it intends to participate in the program, and obtains approval by HUD of a Consolidated Plan.

Table 1. FUNDING SOURCES AND USES

PROPOSED SOURCES		PROPOSED USES	
CDBG & CDBG Program Income (includes prior year funds)	1,091,555	Emergency Repair	210,000
HOME & HOME Program Income (includes prior year funds)	1,176,407	CHDO Activities	534,031
HUD Section 108 (Prior year funds)	694,000	Homebuyer Assistance/IDA	151,000
NSP Program Income	531,460	Housing/Infill Development	518,707
City Infill Development	220,000	Multi-family LIHTC	694,000
City General Fund (EAC)	208,627	Construction Training Partnership	130,000
North Carolina Housing Finance	165,000	Core City Activities/Homebuyer Incentive	220,000
VITA	4,000	Affordable Housing Program Delivery	472,496
Harmony House (DOJ-Prior year funds)	12,745	NSP Activities	531,460
		HUD Section 108 Loan Payment	38,000
		Public Service Grants	61,050
		Capacity Building Initiative (CBI)	10,000
		VITA	4,000
		Harmony House (DOJ)	12,745
		Community Capacity Building Program Delivery	253,620
		Program Administration	262,625
TOTALS	4,103,794		4,103,794

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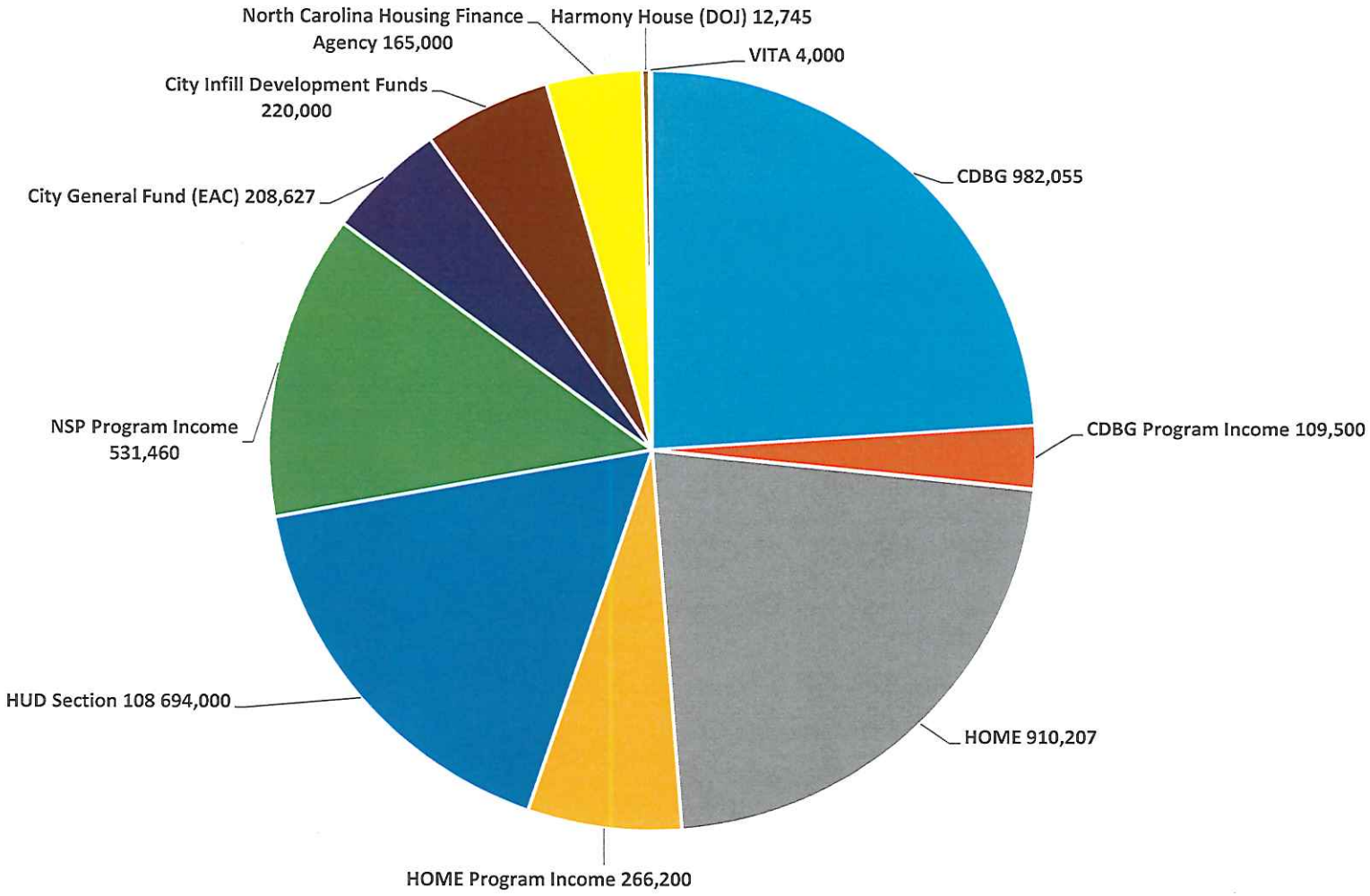
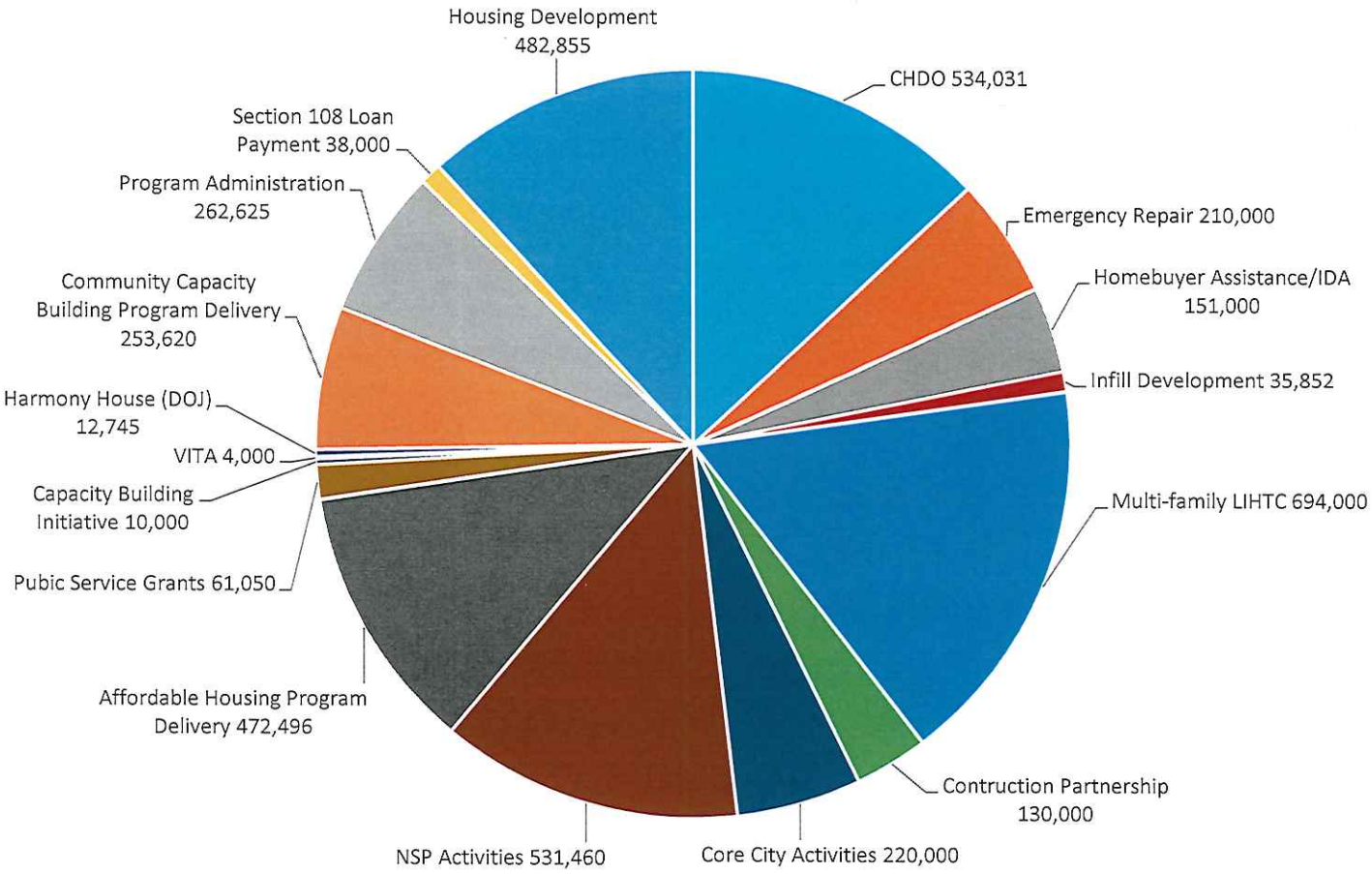
PROPOSED SOURCES OF FUNDING



The 2016-17 Annual Action Plan budget is illustrated in the chart above. HUD's CDBG and HOME funds provide the majority of funds used to provide affordable housing, neighborhood revitalization, emergency repairs, down payment assistance and community programs. Program income (loan repayment) is added to the budget as well. The City also provides salaries for two staff members, infill development funds, and some operating funds.

PROPOSED USES OF FUNDING



In accordance with HUD regulations, the Department designs and implements various affordable housing, community and neighborhood development strategies to meet identified needs.

Affordable housing strategies are designed to increase the supply of affordable housing, improve the condition of existing low-income housing stock, and enhance the accessibility of affordable housing to low-to-moderate income households.

Community and neighborhood development strategies focus on community capacity building, enhancing the provision of public services and assisting in the implementation of the Guilford County plan to eradicate homelessness.

F. Core City Housing Market Segmentation Study

The City of High Point engaged the Center for Housing and Community Studies (CHCS) at the University of North Carolina at Greensboro to conduct a "housing market segmentation" study for the purpose of providing data for prioritizing redevelopment and revitalization of the Core City of High Point, an area that has been plagued with blighted empty lots, vacant buildings, substandard housing, and whose residents have long experienced a lack of opportunity. The focus of the study is on three important and interrelated facets of housing in the Core City: the physical state of housing; the socio-demographic condition of neighborhoods; and the overall opportunity presented by careful market analysis.

While the existence of vacant and abandoned properties is often indicative of economic distress and disinvestment in a neighborhood, these properties must also be approached as more than just a symptom of these forces. Property abandonment is also a cause of disinvestment. Once there are a few vacant and abandoned properties in a neighborhood a cycle of disinvestment and decline sets in. This makes it vitally important to target investment and redevelopment efforts in areas with high concentrations of such properties. By definition, distressed properties present the surrounding communities with a variety of problems that have been divided into three general categories.

The areas under study in the Core City are some of the most segregated and impoverished neighborhoods in High Point. Poverty plays a significant part in ethnic segregation. Geospatial analysis of the region shows a picture of concentrations of poverty which intersect with concentrations of race/ethnic minorities resulting in an intergenerational lack of opportunity and little chance of upward social mobility. For example, segregated and impoverished areas result in "zones of denial" for mortgage applications, making it very difficult for those seeking to purchase affordable homes to obtain a mortgage. Such residential concentrations of a particular ethnic group combined with high rates of poverty may lead to the designation by the federal government as racial or ethnic concentrations of poverty or an "R/ECAP." A third of the neighborhoods in this study have been designated as R/ECAPs. R/ECAPs are accompanied by factors that have negative consequences for the health of individuals and families. Five neighborhoods have greater than 61% of the population living in poverty. Many of the poorest neighborhoods have only limited access to amenities such as good schools, health care, or affordable and nutritious foods. Access to retail shopping and high quality child care is also quite limited in most of these areas. Combined with the relative lack of extensive public transit systems, persons living in such areas are greatly disadvantaged. Concentrated poverty itself becomes a significant impediment to fair housing choice because those living in such areas must spend far more time and money in order to purchase groceries or medicine, find opportunities for entertainment, or place their children in day care while working. Since employment opportunities are also limited in such areas, residents must commute outside their residential communities for virtually all of their daily needs.

The Center for Housing and Community Studies conducted primary data collection in the form of a parcel-level housing stock assessment for the Core City of High Point using Loveland Technologies software. CHCS collected data on over 15,000 parcels in the nine Census Tracts (32 Block Groups) of the Core City. The remote external assessment tool was used to enumerate the number and condition of the parcels indicating if they were occupied, vacant, abandoned, and the condition of structures on the properties. The data collected in the parcel assessment was matched with current data from the City of High Point (lists of condemned, vacant, and nuisance buildings, crime data, public services data, etc.) as well as information on community economic, demographic, and social conditions. ArcGIS was used to produce maps showing the Core City overlaid with geospatial data from various sources including: National Sources:

American Housing Survey, Decennial Census, American Community Survey, Home Mortgage Disclosure Act (HMDA), US Postal Service, ESRI data, HUD Tools, etc. Local Jurisdictional Sources: Guilford County tax records, Foreclosures (registrar of deeds), Crime data, Housing code enforcement data, Utility shut-offs, etc. In the final stage, data from our primary collections efforts were matched with other sources to create a geospatial market segmentation index. Market segmentation is a process of analysis that divides an area by natural geographic bounds as well as by demographic, social, economic, political, and cultural divisions. The result from analysis of all data is a housing stock profile for the City of High Point divided into five housing market categories:

1. Stable Markets
   Stable neighborhoods were all located in the northwest of the City Core. Median home values are high, vacancy rates are low, and homeownership is high. Few homes are rated a substandard and few lots are empty.

2. Functioning Markets
   Functioning neighborhoods were all located in the north and west of the City Core. Median home values are more moderate, vacancy rates are varied, and homeownership is moderate. More homes are rated a substandard and some lots are empty.

3. Constrained Markets
   Constrained neighborhoods encircled the downtown area. Median home values are moderate, vacancy rates are higher, and homeownership is low. Homes are rated a substandard and many more lots are empty. Poverty and unemployment is higher.

4. Weak Markets
   Weak neighborhoods are scattered south and east of the City Core area. Median home values are low, vacancy rates are higher, and homeownership is low. Homes are rated a substandard and many lots are vacant. Poverty and unemployment is very high.

5. Extremely Weak Markets
   Extremely Weak neighborhoods are concentrated in center of the City Core area. Median home values are the lowest, vacancy rates are highest, and rental rates are the highest. Many units are subsidized. Homes are rated a substandard and many lots are vacant. Poverty and unemployment is the highest.

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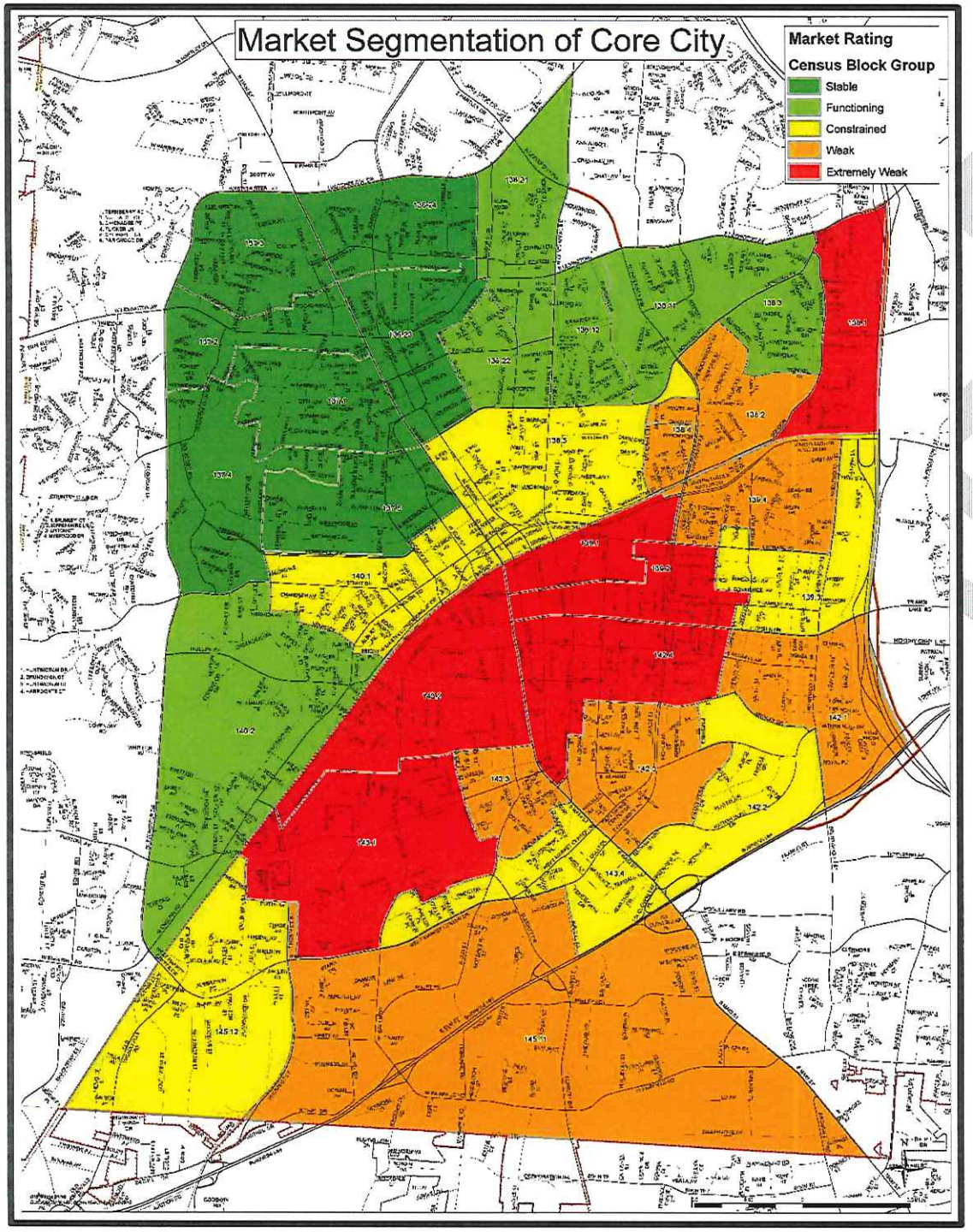

The map illustrates the findings of the housing market segmentation study by census block group.

Recommendations

1. Action Items

- Use parcel-level assessment data collected by CHCS to identify individual opportunities: contiguous vacant lots, vacant buildings, moderate-severe fire damage, and ratings of poor or demo
- Examine opportunities identified in each neighborhood
- Look for "low-hanging fruit" such as: modest external repairs, side-lots, and delinquent taxes/ foreclosures
- Strategic demolition of vacant sub-standard building, acquisition of vacant parcels, and consolidation of multi-parcel packages for redevelopment (land-banking).
- Take advantage of assets that already exist and identified in the report.
- Promote ownership and investment in areas identified as having low owner-occupancy.
- Make infrastructure improvements that increase accessibility and aesthetic appeal of the residential and commercial districts.
- Match appropriate strategies with each market segment

2. Address housing, infrastructure, and business interests

- Encourage community involvement. Plan for charrettes with community: residents, landlords, community/neighborhood leaders, developers, investors, realtors, and housing/planning professionals.
- Explore public-private partnerships with private investors, as well as habitat and other non-profits to leverage limited resources

3. Improve Data

- Continue to develop additional instruments and tools to visualize neighborhood-level data for informed and targeted decision making (QoL Explorer).
- Develop property scoring matrix to prioritize investments
- Update data regularly to inform and target code enforcement

4. Budgeting

- Resources are required for targeted stabilization and code enforcement in weak and constrained markets while exploring long-term funding/financing for extremely weak markets (e.g. grant-writer).
- Most previous plans failed at implementation due to cost limitations
- Leverage private investment with federal and state funds to support affordable, mixed use, high density development.

G. Neighborhood Revitalization Strategy Area (NRSA)

The extreme concentration of low-to-moderate income families in the heart of the Core City qualified High Point to obtain Neighborhood Revitalization Strategy Area (NRSA) designations for specific construction projects. This designation is possible due to HUD's desire to create communities of opportunity in distressed neighborhoods. Entitlement communities such as High Point may define a NRSA that meets the threshold for low/moderate income residents and is primarily residential. Within the NRSA the City receives much greater flexibility in the use of CDBG funds to stimulate the reinvestment of human and economic capital by economically empowering low-income residents. In order to enhance the impact of its community development programs in Core City neighborhoods, the Department successfully submitted an application for NRSA designation from HUD in specific Core City areas. The area submitted to HUD for NRSA approval is shown in grey on the map on the following page.

Continuing decline, widespread disinvestment in many communities, and the spillover effects in surrounding areas all point to the need for a different approach to rebuilding communities. HUD specifies that at least 70% of households in the NRSA must have low-to-moderate incomes, or LMI. The map on the next page depicts LMI household percentages in High Point by census block groups.[5] Block groups in red have LMI percentages in excess of 70%; yellow areas have LMI percentages of 50-70%; green areas have LMI percentages of less than 50%. Clearly, the greatest concentration of LMI households is in the heart of the Core City. The NRSA designation will be used to enhance revitalization projects in the Macedonia and Southside communities.

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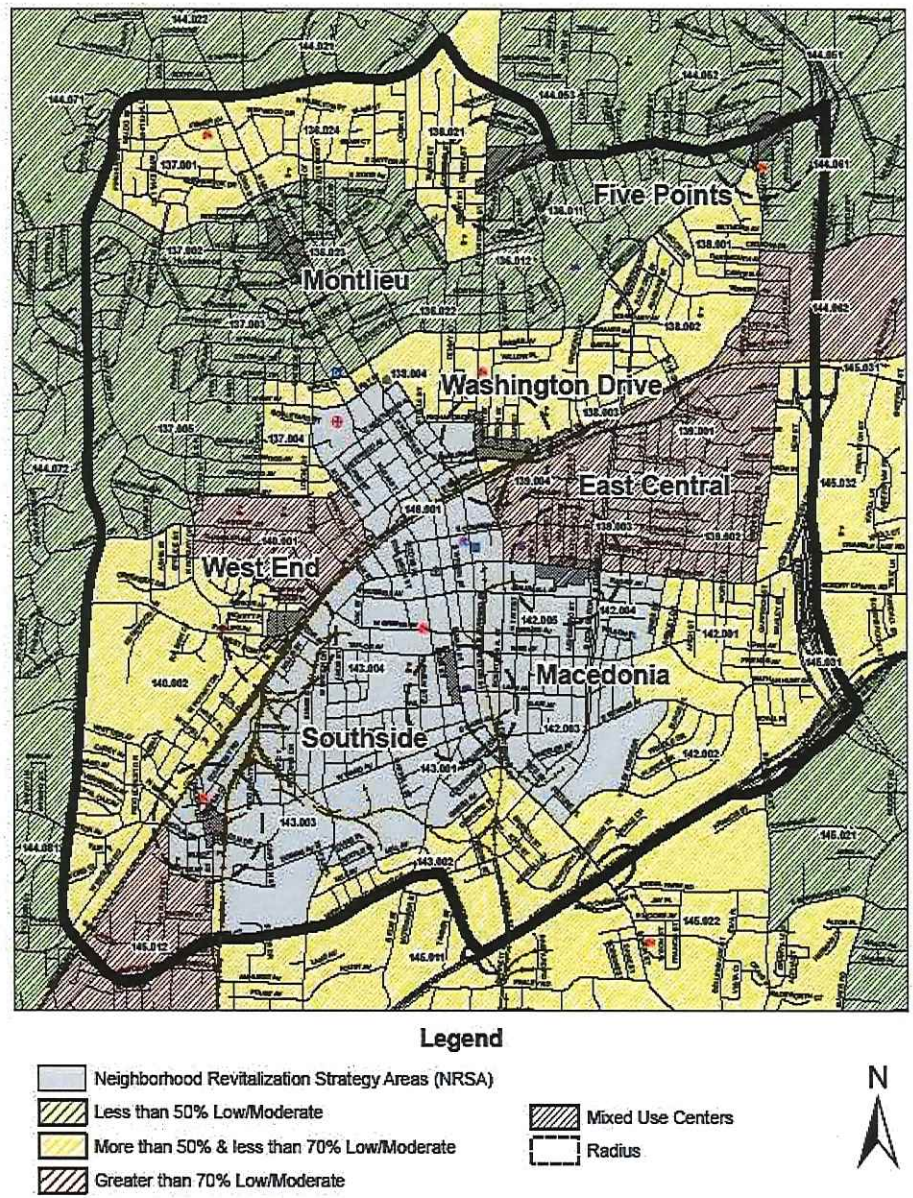
[5] A census block group is a subdivision of a census tract, and is the smallest geographic unit for which the Census Bureau tabulates 100% data. Many blocks correspond to individual city blocks bounded by street but blocks, especially in rural areas, may include many square miles and may have non-street boundaries.

Low / Moderate Percentages by Block Group



The purple/grey areas shown on this map show the boundaries of the NRSA in the City of High Point.

H. Income Guidelines

HUD is required by law to set income limits in determining eligibility of applicants for assisted housing programs which use HUD funds. The income guidelines provided to High Point reflect incomes for the Greensboro-High Point Metropolitan Statistical Area (MSA).[6] The table below contains FY2015 income limits with breakdowns by family size and income categories for High Point. These guidelines form the basis of eligibility criteria for the City's CDBG and HOME- funded projects. According to the 2015-2019 Consolidated Plan, High Point families with incomes at or below 30% of the area median income are at the greatest risk for housing problems.

2015 Income Levels (Source: HUD)				
	Extremely Low Income	Very Low Income	Low Income	Area Median Income
Persons in Household	30% Median	50% Median	80% Median	100% Median
1	$11,770	$18,900	$30,250	$37,800
2	$15,930	$21,600	$34,600	$43,200
3	$20,090	$24,300	$38,900	$48,600
4	$24,250	$27,000	$43,200	$54,000
5	$28,410	$29,200	$46,700	$58,350
6	$31,350	$31,350	$50,150	$62,650
7	$33,500	$33,500	$53,600	$67,000
8	$35,650	$35,650	$57,050	$71,300

These families also have the greatest risk of exposure to lead-based paint hazards. The 2015 Median Family income in High Point is $54,000. Census median family income (MFI) estimates are updated with county-level Bureau of Labor Statistics earnings data and Census American Community Survey (ACS) state-level MFI estimates or ACS local area MFI estimates. Separate HUD MFI estimates are calculated for all MSAs and nonmetropolitan counties. HUD uses the Section 8 program's Fair Market Rent (FMR) area definitions in developing median family income estimates for a given area. HUD income limits are calculated for every FMR area with adjustments for family size and for areas with unusually high or low income-to-housing cost relationships. HUD sets income limits to determine eligibility for each Entitlement's programs and services. FY 2015 MFI estimates are based on data generated from the census for a particular community, and are updated annually.

[6] The US Office of Management and Budget designates MSAs according to published standards that are applied to Census Bureau data. The general concept of MSAs is that of a core area containing a substantial population nucleus, together with adjacent communities having a high degree of economic and social integration with that core area.

I. Fair Market Rents and Affordable Housing

Fair market rents are set annually by HUD to identify the amount needed to rent modest housing in an area.[7] They are affordability indicators of the general housing market for an area. One way to evaluate rental-housing costs is to compare the Housing Wage[8] to the estimated mean rental wages[9]. According to the National Low Income Housing Coalition, the Fair Market Rent (FMR) for a two bedroom apartment is $741. In order to afford this level of rent and utilities---without paying more than 30% of income on housing---a household must earn $2,470 monthly or $29,640 annually. Assuming a 40-hour work week, 52 weeks per year, 2080 hours, this level of income translates into a housing wage of 14.25/hour[10].

The minimum wage in North Carolina is $7.25. To afford the FMR for a two bedroom apartment, at minimum wage a worker must work roughly 85 hours per week, 52 weeks per year. Or a household must include 2 minimum wage earners working a little more 40 hours per week year-round to be able to afford an apartment at Fair Market Rent rates. In North Carolina the estimated housing wage for a renter is $14.68. In order to afford the FMR for a two bedroom apartment at this wage ($14.68/hour), a renter must work 42 hours per week, 52 weeks per year.

Lower income families in High Point have great difficulty securing affordable housing and are driven toward older neighborhoods where housing stock is often not well maintained. Housing quality and affordability are intertwined, with one factor often forcing the acceptance of undesirable levels of the other. Low-income families who are unable to afford market rate rents are also unable to access Section 8 vouchers and often find themselves with housing cost burdens that force choices between paying the rent, paying the utilities, buying food, or paying for health needs/expenses. Often the poor opt to cut back on medicine, resulting in decreased quality of life and ultimately higher health care costs for them and the community at large, eventually. The inability to pay market rents forces low income families to seek lower cost and lower quality housing in older homes of Core City neighborhoods. Since Core City neighborhoods have the greatest concentration of older housing and consequently the greatest threat of lead poison contamination, a vicious cycle is put in motion which forces low income families to accept low quality housing which is all they can afford, exposing them to hazardous living conditions.

FY2016 Fair Market Rents (source: Federal Register)

	1 bedroom	2 bedroom	3 bedroom	4 bedroom
$538	$637	$741	$1,003	$1,185

[7] It also establishes the maximum rent that could be provided for Section 8 recipients.

[8] A "housing wage" is a term used to describe the average hourly wage needed to rent a two-bedroom dwelling at fair market rent.

[9] Estimated mean renter wage is based on Bureau of Labor Statistics data and adjusted using the ratio of renter to total household income reported in the 2000 census.

[10] The hourly wage needed to afford (at no more than 30% of gross income) a 2-bedroom apartment at Fair Market Rent.

III. Affordable Housing Activities

According to the City's 2015-2019 Consolidated Plan, 74% of extremely low-income, and again nearly three-quarters (74%) of very low-income households in High Point experience one or more housing problems. Households with housing problems are those households occupying units without a complete kitchen or bathroom, that contain more than 1.5 persons per room, or that pay more than 30-50 percent of their income to cover housing expenses. More than one-quarter of all households in our community (at any income level) experience a housing problem, and nearly one-third (31%) experience a cost burden of 30-50 percent. Many very low-income and extremely low-income individuals experience severe cost burdens. Sixteen percent (16%) of all households in High Point experience a cost burden of 50 percent or more. The availability of affordable housing is a local, as well as national issue. The National Low Income Housing Coalition's 2016 State of Housing Profile for North Carolina cites a shortage of 213,782 units of affordable and available housing for extremely low income renters.

Many low-income families in High Point are faced with multiple undesirable choices when seeking housing. They must choose between paying more than they can afford, living in substandard housing, or living in overcrowded housing. These choices have corresponding negative impact in their quality of life. The scarcity of affordable housing in our community is reflected in the extreme concentration of low-income families in older areas of the Core City and in the substantial waiting list maintained by the High Point Housing Authority.

While no estimate of lead-based paint risk by income level is available, households with incomes below 50% of the AMI are least able to afford new, well-maintained housing and are therefore at a greater risk of lead poisoning. Lead-based paint risk is highest in units built prior to 1980 with children present. One-tenth of both owner- and renter-occupied housing falls within this category, for a total of 3,917 units at risk for exposure to lead in High Point.[11]

In response to housing needs identified in the Consolidated Plan, Community Development & Housing's affordable housing strategies are focused in three areas (programs in response to these areas are given below each area):

- Increasing the supply of safe, sanitary and decent affordable housing (single family and multifamily housing development)
  - Infill development through partnership with non-profit developers (CHDOs)
  - Partnership with multifamily housing developers in support of LIHTC projects (e.g., Admiral Pointe)
  - Neighborhood Stabilization Program (NSP)to acquire and repair vacant foreclosed properties and sell to income-eligible persons
- Improving the condition of the existing low income housing stock (housing rehabilitation)
  - Lead Hazard Control (remediate lead-based paint hazards)
  - Southside Revitalization
  - Emergency Repair (associated with Lead Hazard Control)
- Improving the accessibility to affordable housing (homebuyer education and down payment assistance)
  - Homebuyer Education
  - Down Payment Assistance
  - Individual Development Accounts

[11] Data Source: 2007-2011 ACS (Total Units) 2007-2001 CHAS (Units with Children present)

A. PROPOSED ACTIVITIES FOR THE 2016-2017 PROGRAM YEAR

PROJECT/PROGRAM: Emergency Repair (CDBG-ER)

Rehabilitation of the City's aging housing stock is geared towards ensuring the continued livability and viability of High Point's limited affordable housing units. The City will continue to allot and administer CDBG funds through the City's Emergency Repair Program to serve households at 80% AMI or below.

This program is intended to provide quick action to eligible homeowners in response to a housing failure that may endanger their safety or health or meet other imminent repair needs.

Eligible repairs include the following:

- Combustion appliance and chimney hazards
- Electrical/plumbing system hazards
- Imminent structural system failures (e.g. failing porches and steps, and roofing)
- Mitigation of environmental hazardous substances such as lead-based paint, asbestos contamination or soil gas intrusion
- Repairs necessary to prevent the imminent displacement of eligible households
- Repair designed to increase the accessibility of the unit to frail or disabled residents including ramps, hand rails, grab bars, kitchen and bathroom adaptions and door alterations, etc.
- Imminent threats to life or safety

Accordingly, the Department closely monitors clients' income and asset eligibility criteria to focus resources on the lowest income groups. The City will continue to act on the owner's behalf to ensure repairs are performed properly and that customer expectations are met. Administrative and professional services afforded to the property owner will include:

- Intake and qualification of applicants
- Inspection and assessment of required repairs
- Preparation of the work write-up
- Managing the bid-letting process
- Compliance with HUD and local regulation
- Supervision of work and payment of contractors

Agency funded, if applicable: N/A
Eligibility citation: 24 CFR 570.202(a)(1)
Estimated funding amount: $100,000 (CDBG)
Target area: Citywide (with a focus on Core City)
Need addressed (access to affordable housing, homelessness, public services, etc.): Improved sustainability of affordable housing

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Goal outcome indicator (# of facilities improved, households served, low/moderate income persons benefitted):

# of homes rehabilitated: 15

PROJECT/PROGRAM: Emergency Repair (URP)

Rehabilitation of the City's aging housing stock is geared towards ensuring the continued livability and viability of High Point's limited affordable housing units. The City applied for and received an Urgent Repair Program (URP) grant administered by the North Carolina Housing Finance Agency. The Urgent Repair Program funds are intended to provide quick action to households at 50% AMI or below (at least half of the projects must assist households at 30% AMI or below) with urgent housing repairs or to meet an imminent housing need as defined in the program guidelines. Repairs can be performed in conjunction with other non-Federally financed programs such as the City's Construction Training Partnership program.

Eligible repairs include the following:

- Combustion appliance and chimney hazards
- Electrical/plumbing system hazards
- Imminent structural system failures (e.g. failing porches and steps, roofing, etc.)
- Mitigation of environmental hazardous substances such as lead-based paint, asbestos contamination or soil gas intrusion
- Repairs necessary to prevent the imminent displacement of eligible households
- Repair designed to increase the accessibility of the unit to frail or disabled residents including ramps, hand rails, grab bars, kitchen and bathroom adaptions and door alterations, etc.
- Imminent threats to life or safety

Accordingly, the Department closely monitors clients' income and asset eligibility criteria to focus resources on the lowest income groups. The City will continue to act on the owner's behalf to ensure repairs are performed properly and that customer expectations are met. Administrative and professional services afforded to the property owner will include:

- Intake and qualification of applicants
- Inspection and assessment of required repairs
- Preparation of the work write-up
- Managing the bid-letting process
- Compliance with HUD and local regulation
- Supervision of work and payment of contractors

Agency funded, if applicable: N/A
Eligibility citation: N/A

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Estimated funding amount: $100,000 (NCHFA); $10,000 match (General Fund)
Target area: Citywide (with a focus on Core City)
Need addressed (access to affordable housing, homelessness, public services, etc.): Improved sustainability of affordable housing
Goal outcome indicator (# of facilities improved, households served, low/moderate income persons benefitted):
# of units rehabilitated: 20

PROJECT: Construction Training Partnership (CTP) Program

The City entered into a tri-party agreement with the N. C. Housing Finance Agency (NCHFA) and the N. C. Homebuilders Association (NCHBA) to provide occupational training to City residents and to build/renovate affordable housing. The City will pay the soft costs associated with training at an amount not to exceed $65,000. NCHBA will conduct a range of training services that shall consist of no less than two, eight-week construction classes, consisting of classroom and hands-on residential new construction and/or rehabilitation field training followed by job placement activities. NCHFA will pay the hard costs of eligible program-related new construction or rehabilitation activities at an amount not to exceed $65,000. The City will identify and select eligible residential construction projects to serve as class related field laboratories and instructional models. The City will choose new and/or rehabilitation projects with a sufficiently broad scope of work so as to allow students the widest possible variety of construction training exposures and experiences.

The City has procured a general contractor partner [High Point Committee Against Violence ("HPCAV")] who will be responsible for the satisfactory completion of all work performed by participants on program-related projects. The City will work with HPCAV to schedule work commensurate with the training needs of each class. The City will administer disbursement of NCHFA-provided funds, maintain accurate and detailed records of all eligible program-related transactions, and report to the Agency as required by this agreement.

The City has contracted with two of its partners to provide CTP graduates with additional hands-on experience in rehabilitation as well as new construction techniques. HPCAV will continue its work with CTP graduates to gain valuable experience in rehabilitation techniques that will benefit low- and moderate-income households. In addition, the City has entered into a contract with Habitat to provide new construction experience in the form of an eight-week apprenticeship. Apprentices will assist in bringing homes being built by Habitat to completion faster.

Agency funded, if applicable: HPCAV
Eligibility citation: N/A
Estimated funding amount: $130,000.00 ($65,000 from NCHFA; $65,000 from General Fund)
Target area: Citywide
Need addressed (access to affordable housing, homelessness, public services, etc.): Improved accessibility to affordable housing
Goal outcome indicator (# of facilities improved, households served, low/moderate income persons benefitted):
# of CTP participants: 20 (2 classes @ 10 students/class)
# of CTP graduates: 18

# of rehabilitated homes: 10
# of new homes assisted: 6 (including Blitz building)

PROJECT: Community Housing Development Organization (CHDO)

CHDOs are nonprofit organizations whose purpose is to provide decent and affordable housing for low- to moderate-income persons. The City is required to set aside at least fifteen percent (15%) of its HOME funds for CHDO activities. Currently, the City has two active certified CHDOs: Habitat for Humanity of High Point, Trinity and Archdale; and Community Housing Solutions.

Since 2008, CD&H has contracted with Habitat to build 27 single family homes in the neighborhood adjacent to Washington Terrace Park, as well as the West End neighborhood. Habitat has constructed and sold 1 home in West End and 23 homes in the Graves Avenue area, with an additional 3 currently underway.

In the Southside neighborhood, CD&H previously contracted with Unity Builders, Inc. to construct and sell 7 single-family homes, as well as construct 4 homes for lease-purchase. In 2015, CD&H executed a contract with Community Housing Solutions (CHS) to construct 2 single family homes in the Southside community. Once these homes are sold or otherwise occupied by lease-purchasers, CD&H proposes to partner with CHS to build 3 additional homes for sale or lease-purchase, which would complete Phase 1 of the Southside Revitalization Plan.

Agency funded, if applicable: Habitat for Humanity of High Point, Trinity and Archdale; Community Housing Solutions
Eligibility citation: 24 CFR 92.300
Estimated funding amount: $534,031 ($504,031 for home construction and $30,000 for operating support)
Target area: Southside & Washington Terrace
Need addressed (access to affordable housing, homelessness, public services, etc.): Improved access to affordable housing
Goal outcome indicator (# of facilities improved, households served, low/moderate income persons benefitted):
# of homes constructed: 9
# of LMI households served: 9

PROJECT/PROGRAM: Homebuyer Assistance/Individual Development Accounts

Homebuyer assistance is vital to the Department's goal of providing access to decent, safe, sanitary and affordable housing. The Citywide homebuyer assistance program provides down payment and closing cost assistance to homebuyers to reduce out of pocket costs in the form of a deferred low-interest rate loan. Homebuyer assistance is offered to buyers who purchase homes in the city limits of High Point. Homebuyer assistance is up to $5,000 that can be used for closing costs and/or down payment assistance. The department offers additional incentives to homebuyers who purchase in targeted

neighborhoods throughout the city. These assistance packages are designed to attract homebuyers to these neighborhoods.

Basic program requirements include:

- Completion of an 8-hour Homebuyer Education class offered by a HUD-approved Housing Counseling Agency sponsored by CD&H;
- Obtaining a loan to purchase the house from a participating lender;
- Meeting income eligibility requirements established for the program;
- Purchasing a home within the city limits of High Point;
- Post-purchase counseling consisting of two, 2-hour individual counseling sessions within the first 12 months of ownership, and;
- A minimum cash investment of $500 toward the home purchase.

Homebuyers meeting these basic program requirements are assisted during the homebuyer process by various professionals who demonstrate an interest in ensuring homebuyers obtain decent, safe, sanitary and affordable housing.

HUD defines "affordable" as housing that costs no more that 30 percent of a household's monthly income. Since 2009, the federal minimum wage has been $7.25 per hour. Thus, a worker who earns the current minimum wage of $7.25 per hour should pay no more than $377.00 per month for rent and basic utilities, an amount that does not cover the rent on a sanitary and decent one-bedroom apartment in any county in America[12]. According to the North Carolina Housing Coalition, a worker needs a wage of $13.54 per hour or $2,347 a month to afford a two-bedroom apartment in High Point, North Carolina[13]. Increased home prices and rents have pushed the dream of home ownership out of reach for many of the City's working poor. Our programs are designed for those who are able to afford the monthly payment, but who do not have access to funds for the down payment or closing costs required. This barrier to entry is where the City's programs aid in increasing access to affordable housing. As the economy improves, we anticipate increased demand for homebuyer assistance.

Section 92.254(a)(2)(iii) of the Final Rule published on July 24, 2013, HUD established new homeownership value limits for the HOME Participating Jurisdictions (PJs). This new Rule was effective August 23, 2013.

- **Newly Constructed Housing.** The new HOME homeownership value limits for newly constructed HOME units is the greater of (a) 95% of the median purchase price for the area based on Federal Housing Administration (FHA) single family mortgage program data for newly constructed housing or (b) the minimum limit or floor established by HUD based on 95% of the U.S. median purchase price for new construction for nonmetropolitan areas. For the Greensboro-High Point Metro Area, the maximum homeownership value for newly constructed housing is $200,000 effective April 13, 2015.

[12] Out of Reach 2015, National Low Income Housing Coalition (2016)

[13] The hourly wage needed to afford, at no more than 30% of gross income, a 2-bedroom apartment at Fair Market Rent. [SOURCE: Out of Reach 2015, National Low Income Housing Coalition (2016)]

- **Existing Housing.** The new HOME homeownership value limits for existing HOME units is the greater of (a) 95% of the median purchase price for the area based on Federal FHA single family mortgage program data for existing housing and other appropriate data that are available nationwide for sale of existing housing in standard condition or (b) the minimum limit or floor established by HUD based on 95% of the statewide nonmetropolitan area median purchase price using this data. For the Greensboro-High Point Metro Area, the maximum homeownership value for existing housing is $149,000 effective April 13, 2015.

Homebuyer Education Eligibility

Homebuyer education workshops use a HUD-approved curriculum, Neighborworks' *Realizing the American Dream of Homeownership*[14]. Workshops are offered monthly at rotating locations throughout High Point to assist future first-time homebuyers with the home purchasing process. Locations include the Southside Recreation Center, Morehead Recreation Center, Oakview Recreation Center, Greater First United Baptist Church, Roy B. Culler Senior Center and the Community & Neighborhood Development Center.

A HUD-approved housing counseling agency will partner with the City of High Point to offer this valuable training. The classes are eight hours in length, free to the public and all participants receive a certificate when completed. The classes comprehensively cover the home purchasing process. Topics covered include a homeownership overview, financing a home, budgeting, saving and credit counseling, working with a real estate professional, predatory lending, fair housing, home maintenance, and foreclosure prevention.

Lender/Realtor Participation

To extend partnerships and enhance homeownership, the City has partnered with local realtors and lenders to help homebuyers obtain an affordable first mortgage. The Department conducts free certification workshops for realtors and mortgage providers to become Participating Lenders/Realtors for the Homebuyer Assistance Programs. These certification workshops provide a common groundwork to help streamline the application process[15] and facilitate the access of low- to moderate-income families to affordable mortgage products. Participating lenders agree to provide non-predatory mortgage practices to households receiving down payment assistance from the City in accordance with guidelines established by the Community Reinvestment Association of North Carolina (CRA-NC)[16]. The Community Development & Housing website maintains a list of local Real Estate agents who receive training and commit to dedicate their time and effort to assisting low- to moderate-income homebuyers obtain fair, decent and affordable housing.

Individual Development Accounts

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[14] The HUD-approved curriculum, *Realizing the American Dream Trainer's Manual, 4th Edition* and its complementing *Homebuyer's Manual* are the definitive resources for homebuyer training and education.

[15] Since the participating lenders agree to submit downpayment and closing costs assistance packages to the Department, prospective homebuyers will only have to fill out one application for approval.

[16] The Community Reinvestment Association of North Carolina's mission is to promote and protect community wealth. They advocate for change in the lending practices of financial institutions to promote wealth building for underserved communities and to end predatory lending practices that strip wealth.

Individual Development Accounts (IDAs) are part of an asset-building strategy that concentrates on building family security by improving long-term economic well-being and emphasizing beneficial behaviors rather than merely offering temporary assistance.[17] The homebuyer makes regular, monthly contributions to their IDA account that is then matched up to $2,000 with private and/or public resources. IDAs can be used to reward the monthly savings of working-poor families who are building towards purchasing an asset (most commonly buying their first home), paying for post-secondary education, or starting a small business. The City's focus with the IDA program will be on home ownership. IDAs are savings accounts established in the homebuyer's name, held at local financial institutions, and usually managed by a community organization. CD&H records indicate that most graduates of the Homebuyer Education Program have not purchased a home over the last five years. This indicates that additional financial training is needed to help potential low-to-moderate income homebuyers in High Point. To improve opportunities for homeownership, the City will partner with Housing Consultants Group (HCG) to continue an IDA program specifically for High Point. Monthly classes complement required one-on-one counseling sessions to effectively assist participants in reaching their homeownership goals. Two classes will be staggered six (6) months apart during the fiscal year. Financial literacy classes will be held at the High Point Library, targeting potential homebuyers who have attended the homebuyer education classes, but who also realize that they need additional training and assistance in financial management.

In response to the higher lending standards as a result of the 2008 economic downturn, the Department determined the IDA Program needed to increase its focus on spending patterns, the ability to maintain a monthly budget, the ability to save money monthly, and the establishment of an emergency fund to enhance the homebuyer's ability to secure a mortgage. The habit of saving and planning for unexpected events is imperative to the future success of the IDA graduates. In an effort to allow for other innovative housing opportunities, HCG along with CD&H will continue to market homes acquired through the Neighborhood Stabilization Program and HOME funds to potential homeowners who receive education through IDA. Families participating in CHDO-sponsored Lease Purchase and Habitat for Humanity's new construction programs have also been identified as IDA participants. The IDA program provides these families with the tools necessary to become mortgage ready by lease end.

Agency funded, if applicable: Housing Consultants Group (HCG)
Eligibility citation: 24 CFR 570.201(k)
Estimated funding amount: $151,000.00 ($100,000 for Down Payment Assistance; $21,000 for Homebuyer Training; $30,000 for Individual Development Account)
Target area: Citywide
Needs addressed (access to affordable housing, homelessness, public services, etc.): Improved access and housing affordability
Goal outcome indicator (# of facilities improved, households served, low/moderate income persons benefitted): Each monthly homebuyer education class has the potential to educate up to 25 families (300 per year). Each of the two IDA classes has the potential to position up to 25 families to become

[17] According to the NC Housing Coalition, the idea for Individual Development Accounts (IDA) was created by author Michael Sherraden in his 1992 book, *Assets and the Poor*. It was further advanced by the Corporation for Enterprise Development in the mid 1990's. One half of all Americans own less than $1,000 in net financial assets, and one third of American children grow up in households with zero or negative financial assets.

mortgage-ready. (50 per year).

PROJECT: Core City Homebuyer Incentive Program

In November 2014, City Council approved a pilot program to provide down payment and closing cost assistance to encourage middle income homebuyers to buy homes in the defined areas of the Core City. Initially, loan terms offered a repayment deferment for 3 years with an interest rate of 3% and a 5-year term. Depending on the location and needs of the borrower, the amount of assistance could total up to $7,500. The property must be owner occupied and their primary residence.

However, in November 2015, to better position our program with the NCHFA's Hardest Hit Downpayment Assistance Program, City Council revised the program to include a zero percent interest, deferred and forgiven loan with 5-year terms. The $7,500 loan will be forgiven at a rate of 20% each year the buyer maintains the home as their primary residence.

Modeled after our Citywide Homebuyer Assistance Program, the basic program requirements include:

- Completion of an 8-hour Homebuyer Education class;
- Obtaining a loan to purchase the house from a participating lender;
- Purchasing a home within eligible areas of the Core City of High Point;
- Sales price not to exceed $200,000;
- Post-purchase counseling consisting of two, 2-hour individual counseling sessions within the first 12 months of ownership; and
- A minimum cash investment of $500 toward the home purchase.

Agency funded, if applicable: N/A
Eligibility citation: N/A
Estimated funding amount: $120,000 ($100,000 for down payment assistance; $20,000 for homebuyer education classes)
Target area: Core City
Need addressed (access to affordable housing, homelessness, public services, etc.): Income diversification in the Core City
Goal outcome indicator (# of facilities improved, households served, low/moderate income persons benefitted):

# of homebuyers assisted: 13
# of homebuyer education class attendees: 13

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PROJECT: Core City Activities

CD&H proposes to utilize CDBG allocations from this year and prior years to perform the following activities, individually or in combination:

- Facilitate two, one-day sessions of the program Operation Inasmuch in High Point. Operation Inasmuch, managed by Community Housing Solutions in partnership with Housing Consultants Group and local churches, utilizes volunteer labor to perform beautification and rehabilitation services for income-eligible homeowners in targeted neighborhoods. (Goal: 15 homes; budget: $80,000);
- Acquire blighted properties and land bank for future housing development (Goal: 10 units; budget: $150,000); and/or
- Acquire foreclosed properties that will be repaired and sold via the lease-purchase program to income-eligible homebuyers. (Goal: 2 units; budget $100,000)

Agency funded, if applicable: N/A
Eligibility citation:
Estimated funding amount: $100,000
Target area: Core City
Need addressed (access to affordable housing, homelessness, public services, etc.): Access to affordable housing
Goal outcome indicator (# of facilities improved, households served, low/moderate income persons benefitted):
# of lots acquired for future redevelopment: 10
# of homes acquired/rehabilitated: 17

PROJECT/PROGRAM: Infill Housing Development

The City facilitates development of affordable housing by identifying project sites, procuring property, conveying lots and providing gap financing to non-profit builders in order to leverage and attract market rate construction financing from local banks.

CD&H receives an annual allocation from the General Fund to support affordable housing activities. CD&H proposes to use available funding to support the following:

- Construction Training Partnership (CTP) Program ($65,000) – see CTP section for more details
- Core City Homebuyer Assistance Program ($120,000) – see Core City Homebuyer Assistance Program section for more details
- Urgent Repair Program ($10,000) – Match for $100,000 NCHFA funding (see Emergency Repair section for more details).

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- Other Housing Activities ($50,000) – Urgent repairs, strategic acquisitions, demolition, etc. Properties that are acquired/demolished will be made available to Community Housing Development Organizations (CHDOs) for future new construction of affordable housing (see CHDO section for more details).

Agency funded, if applicable: Various
Eligibility citation: 24 CFR 570.202, 92.205
Estimated funding amount: $518,707
Target area: Neighborhoods where our housing development efforts are targeted within the Core City as well as the City's Neighborhood Revitalization Strategy Area (NRSA) designated boundaries.
Needs addressed (access to affordable housing, homelessness, public services, etc.): To provide decent, safe and affordable housing opportunities and to improve neighborhood conditions
Goal outcome indicator (# of facilities improved, households served, low/moderate income persons benefitted):
*See sections referenced above for goal outcomes.

PROJECT/PROGRAM: Neighborhood Stabilization Program

In 2009, the City received a sub-allocation of Neighborhood Stabilization Program (NSP) funds through the State's NSP allocation from HUD (authorized under the Housing and Economic Recovery Act of 2008).

The City used NSP funds to purchase nine (9) homes with the intent to sell to very low-income first-time homebuyers, but had difficulty selling the homes due to insecurity in the job market coupled with potential buyers who were unable to qualify for a mortgage based on underwriting criteria used by lenders at the time. Consequently, the City made the unsold properties available to income-eligible buyers on a lease-purchase basis.

After expending the initial NSP grant funds, the City has earned program income from net lease proceeds and the sale of homes (approximately $380,000 presently on-hand and an estimated $150,000 to be earned from future sales). As of this writing, the State's process to allow the use of program income for future projects has not been finalized. It is anticipated that these funds will be used for NSP-eligible projects that are "shovel-ready," as competition for these funds should be strong. Once the reallocation process has been developed, the City will make application to the State on behalf of projects that will include, but are not limited to, the following:

- Bridge over Richland Creek connecting a proposed walking trail between Southside Elementary school and City-owned land that will be developed into an "urban orchard" (see below)
- Acquisition of blighted properties in the Core City for "land banking"
- Installation of "traffic calming devices" in the Graves Avenue area on N. Hoskins Street

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Proposed landscaping for the Richland Creek Pedestrian Bridge project includes additional "mulch pathways" and the development of various vegetable gardens including an orchard (comprised of berry shrubs, fruit and nut trees).

CD&H will remain in contact with the North Carolina Department of Commerce and will apply to utilize program income funds on-hand as well as other NSP program income funds when they become available.

Agency funded, if applicable: N/A
Eligibility citation: 24 CFR 570 (NSP is governed by CDBG regulations except where specifically waived.)

Estimated funding amount: $531,460
Target area: High Point city limits
Needs addressed (access to affordable housing, homelessness, public services, etc.): Access to neighborhood services/amenities (bridge), removal of blight (land banking), and safety (traffic calming).
Goal outcome indicator (# of facilities improved, households served, low/moderate income persons benefitted):
# of public improvements: 2 (bridge, and traffic calming)
# of homes/lots acquired for rehabilitation and/or future development: 5

PROJECT/PROGRAM: HUD Section 108 Loan funds/LIHTC (Low Income Housing Tax Credit)

Section 108 is the loan guarantee provision of the Community Development Block Grant (CDBG) program. Section 108 provides communities with a source of financing for economic development, housing rehabilitation, public facilities, and large-scale physical development projects. The program allows local governments to transform a small portion of their CDBG funds into large, federally guaranteed loans for eligible projects such as funding public improvements in support of Low Income Housing Tax Credit (LIHTC) projects.

The City is proposing to submit a Section 108 loan guarantee application in March 2016 requesting an allocation of $694,000, the amount available based on estimated CDBG allocations for the next five years and the City's Section 108 outstanding balance of $3.35 million in loans to two LIHTC projects ($1.35 million for Addington Ridge; $2 million for Kirkwood Crossing). Construction of Addington Ridge (58 units) is completed and the construction of Kirkwood Crossing (84 units) is scheduled to begin in the spring of 2016.

The City proposes to allocate $694,000 of Section 108 funds for an affordable housing project named Hartley Ridge, an 84-unit (or 72-unit, based on zoning allowance) multi-family development for low income beneficiaries.

Agency funded, if applicable: Wynnefield Properties
Eligibility citation: 24 CFR 570, Subpart M
Estimated funding amount: $694,000
Target area: Citywide (emphasis in geographic areas outside traditional racial, ethnic and LMI concentration areas)
Needs addressed (access to affordable housing, homelessness, public services, etc.): Improved access to affordable rental housing
Goal outcome indicator (# of facilities improved, households served, low/moderate income persons benefitted):
# of units developed: 72-84

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B. Fair Housing

Fair housing is the right of individuals to obtain the housing of their choice, free from discrimination based on race, color, religion, sex, disability, familial status, national origin, and, depending on the circumstances, age. This right is assured by the Federal Fair Housing Acts of 1968 and 1988, as amended, which make it unlawful to discriminate in the sale, rental, financing, and insuring of housing. The Fair Housing Act declares, "It is the policy of the United States to provide, within Constitutional limitations, for fair housing throughout the United States." In addition, the law directs all executive departments and agencies to administer their programs and activities related to housing and urban development in a manner that affirmatively furthers the purposes of the Act.

The U. S. Department of Housing and Urban Development requires that all state and local governments participating in their programs submit an analysis of impediments to fair housing (AI). The City of High Point has completed this requirement with assistance from Mullin & Lonergan, Associates (M&L), most recently in 2015. Mullin & Lonergan's services were engaged to assure HUD and the community that the City is working to ensure that efforts are being made to "affirmatively further fair housing" as set forth in the regulations governing the Community Development Block Grant Program and Title VIII of the Fair Housing Act. The analysis of impediments to fair housing choice identified several impediments that could play a role in prohibiting fair housing choice in High Point. Based on these findings, the City is required to take appropriate actions to overcome the effects of the impediments identified through the analysis. In conducting the analysis of fair housing choice for the City of High Point, M&L completed a comprehensive review of policies, practices, and procedures that affect the location, availability, and accessibility of housing and current residential patterns and conditions. The analysis includes an examination of existing studies and literature along with a review of public policies from a fair housing perspective. M&L evaluated all the data for effectiveness of existing fair housing activities and examined barriers to fair housing choice for protected classes. Based upon the analysis, M&L provided a report of the findings and recommendations for remedies.

Exhibit A provides a brief summary of the impediments and recommended planned activities to address these impediments for High Point. **Table 2** below shows the proposed activities of the City in this fiscal year to address impediments identified in the report.

Agency funded, if applicable: N/A
Eligibility citation: 24 CFR 570.601
Estimated funding amount: Activities carried out through program administration.
Target area: High Point city limits
Need addressed (access to affordable housing, homelessness, public services, etc.): Improved access to affordable housing options
Goal outcome indicator (# of facilities improved, households served, low/moderate income persons benefitted):
# of households assisted: TBD

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Table 2. FAIR HOUSING ACTION PLAN

Goal	Strategy	Activities, Milestones and Timetables	Anticipated Results	$ Available for Activity (Source)	Impediment(s) Addressed
Goal 1: Decrease the disparity in access to higher opportunity areas for lower income households, especially members of the protected classes	Strategy 1: Examine revising the City's hub-and-spoke transportation routes to more readily connect areas in the South with employment centers in the North	The City's transit system is designed to maximize available resources in its ability to provide public transportation services in the coverage area. At present, non-covered areas exceed the City's ability to properly address.			The concentration of assisted housing in RCAP and other low- and moderate-income census tracts An inadequate supply of decent, affordable housing for low- and moderate-income households, including affordable housing that is accessible to persons with disabilities
	Strategy 2: Prioritize the creation of a citywide sidewalk network within the capital improvement plan in order to increase multi-modal transit access				
	Strategy 3: Expand public transportation routes to serve new multi-family development	The City's transit system is designed to maximize available resources in its ability to provide public transportation services in the coverage area. At present, non-covered areas exceed the City's ability to properly address.			

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Goal	Strategy	Activities, Milestones and Timetables	Anticipated Results	$ Available for Activity (Source)	Impediment(s) Addressed
Goal 2: Expand affordable housing opportunities in higher opportunity areas	Strategy 1: Invest and prioritize the City's HOME, CDBG and other grant funding as appropriate to provide incentives for the development of affordable family rental housing in higher opportunity areas	The City recognizes the need to de-concentrate the City's supply of affordable housing and, as an example, has supported the development of the following LIHTC projects that are located outside traditional racial, ethnic and LMI concentration areas: a) Admiral Pointe (census tract 163.06) – 54-units targeting LMI elderly (opened in January 2013); b) Addington Ridge (census tract 163.06) – 58-units targeting LMI families (opened in Fall 2015); c) Kirkwood Crossing (census tract 144.10) – 84-units targeting LMI families (under construction); and d) Hartley Ridge (census tract 144.07) – 72-84 units targeting LMI families (LIHTC application pending).	Increase in the number of affordable housing units in geographic areas outside traditional racial, ethnic and LMI concentration areas.	$810,000 (Section 108)	The concentration of assisted housing in RCAP and other low- and moderate-income census tracts

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Goal	Strategy	Activities, Milestones and Timetables	Anticipated Results	$ Available for Activity (Source)	Impediment(s) Addressed
	Strategy 2: Modify the City's homebuyer assistance program to increase the individual down payment amount available to eligible purchasers in higher opportunity / higher cost neighborhoods	At their November 3, 2014 meeting, Council approved the creation and implementation of the Core City Homebuyer Assistance Program (CCHBA). CCHBA was created to support greater income diversification within the City's Core City area. CCHBA loan amounts shall total $7,500 for down payment, closing costs, and pre-paid expenses. Loan terms are for 5 years and forgiven at a rate of 20% per year. CCHBA can be used in conjunction with other Federal- or State-funded homebuyer assistance programs, based on program eligibility.	Increased income diversification in the Core City.	$120,000	The concentration of assisted housing in RCAP and other low- and moderate-income census tracts
	Strategy 3: Incorporate the Site and Neighborhood Standards criteria of the HOME program into the local site selection process	See Goal 2, Strategy 1 above	See Goal 2, Strategy 1 above	See Goal 2, Strategy 1 above	The concentration of assisted housing in RCAP and other low- and moderate-income census tracts
	Strategy 4: Partner with High Point Housing Authority to strategically select parcels for affordable family rental housing development in higher opportunity areas				The concentration of assisted housing in RCAP and other low- and moderate-income census tracts

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Goal	Strategy	Activities, Milestones and Timetables	Anticipated Results	$ Available for Activity (Source)	Impediment(s) Addressed
	Strategy 5: Complete the Development Ordinance Update and incorporate innovative provisions such as accessory dwelling units by-right, single-room occupancy (SRO) units and micro-units regardless of income				The zoning ordinance places a siting buffer on group homes that is consistent with state law but inconsistent with the Fair Housing Act.
	Strategy 6: Provide market-based density bonuses and other incentives to encourage mixed-income residential developments				The concentration of assisted housing in RCAP and other low- and moderate-income census tracts
	Strategy 7: Explore the possibility of establishing a local trust fund to directly address the City's affordable housing needs				The absence of a public policy that results in the creation of affordable housing in higher opportunity areas
	Strategy 8: Amend the zoning ordinance to include a reasonable accommodation policy for persons with disabilities				The zoning ordinance lacks a reasonable accommodation provision for persons with disabilities to request a modification to the statute

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Goal	Strategy	Activities, Milestones and Timetables	Anticipated Results	$ Available for Activity (Source)	Impediment(s) Addressed
Goal 3: Increase the awareness of fair housing education and outreach	Strategy 1: Continue the City's initiatives to provide education and outreach training through a certified HUD fair housing agency to four groups: CDBG staff and boards and commissions, city department heads and elected officials, private landlords, and the general public	Secure an LEP vendor to provide translation services for print media/brochures and digital media (website).			
	Strategy 2: Seek out immigrant populations with limited English proficiency for fair housing education	The City shall continue to expand its partnership with organizations that support limited English proficiency residents such as the following: a) World Relief High Point/Asheville, whose mission is to partner with the local church and community to assist refugee families by providing support as they adjust to their new lives in America; and b) Reading Connections, an adult literacy agency that provides free and confidential services that help to improve basic literacy skills, self-esteem, community service and leadership skills among new adult readers who live or work in Guilford County, NC.	Increased access by High Point residents with limited English proficiency to information about affordable housing opportunities		

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Goal	Strategy	Activities, Milestones and Timetables	Anticipated Results	$ Available for Activity (Source)	Impediment(s) Addressed
	Strategy 3: Adopt a formal policy to refrain from allocating CDBG funds to subrecipients that engage in discriminatory housing behavior				
	Strategy 4: Conduct paired testing in the rental housing market				A lack of paired testing in the housing market
Goal 4: Improve the physical environment in racially concentrated areas of poverty	Strategy 1: Continue the City's Lead Safe High Point Program to remediate lead hazards from affordable housing occupied by lower income families with children	The 2011 grant associated with the City's Lead Safe High Point Program expired as of April 2015. The City intends to re-apply for lead hazard control funds in the future. In the interim, the City's Urgent Repair Program funded by NCHFA allows for lead hazard control rehabilitation activities where children ages 6 and under have elevated blood lead levels.	Increase in the number of lead safe homes in High Point	Urgent Repair Program - NCHFA	An inadequate supply of decent, affordable housing for low- and moderate-income households, including affordable housing that is accessible to persons with disabilities
	Strategy 2: Continue the City's Community Based Initiatives Program to improve the quality of life for persons and households in lower income neighborhoods	See Section IV. Community and Neighborhood Development Activities.			

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Goal	Strategy	Activities, Milestones and Timetables	Anticipated Results	$ Available for Activity (Source)	Impediment(s) Addressed
	Strategy 3: Continue to support the neighborhood organizations that work to revitalize lower income neighborhoods and empower residents	See Section IV. Community and Neighborhood Development Activities.			
	Strategy 4: Study the feasibility of establishing a land bank in the City as a means of redeveloping parcels for residential and non-residential land use where existing infrastructure is available			$500,000 (General Fund)	An inadequate supply of decent, affordable housing for low- and moderate-income households, including affordable housing that is accessible to persons with disabilities
	Strategy 5: Expand the City's owner-occupied housing rehabilitation program to extend beyond primarily weatherization and code enforcement violations to approach home repair more comprehensively	See Section III. Affordable Housing Activities.			
	Strategy 6: Develop an urban resettlement initiative for younger age cohorts (25-34 years old) with homebuyer incentives in older neighborhoods with lower-cost housing	See Goal 2, Strategy 2 above	See Goal 2, Strategy 2 above	See Goal 2, Strategy 2 above	An inadequate supply of decent, affordable housing for low- and moderate-income households, including affordable housing that is accessible to persons with disabilities

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Goal	Strategy	Activities, Milestones and Timetables	Anticipated Results	$ Available for Activity (Source)	Impediment(s) Addressed
	Strategy 7: Continue the City's Homeownership Education Classes for homeowner / homebuyer / financial counseling for lower income households, minority households and households with limited English proficiency (LEP) for the purpose of educating owners and buyers on predatory lending, high-cost lending and financial management	See Section III. Affordable Housing Activities.			
	Strategy 8: Allocate CDBG assistance for public facilities and infrastructure in RCAP and near-RCAP areas	See Goal 2, Strategy 1 above	See Goal 2, Strategy 1 above	See Goal 2, Strategy 1 above	See Goal 2, Strategy 1 above

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IV. Community & Neighborhood Development Activities

The Community and Neighborhood Development Center (CNDD) is currently located at 201 Fourth Street. The facility contains a 12-station computer center; two conference rooms; staff offices; a greeting area; and kitchen facilities

The CNDD is charged with developing and implementing the Department's non-housing strategies to implement community capacity development activities that promote stronger neighborhoods. Capacity-building and technical support for neighborhood associations still remains one of the most important services provided by CNDD. Technical and analytical support will also be provided to the Citizen's Advisory Council, Neighborhood Associations/Watch groups and Public Service grantees.

The Division will continue to manage funds for CDBG and CBI (public service grants), Volunteer Income Tax Assistance and Supervised Visitation Program for Women of Domestic Violence. The division will provide Continuum of Care (Special Needs Assistance Program; formerly Shelter Plus Care) training and

workshops for chronically homeless individuals. The division budget includes program delivery costs necessary to implement community and neighborhood development activities.

The computer lab will continue to provide computer services for public use. The computer lab is also used for the Volunteer Income Tax Assistance (VITA) program and computer classes. CNDD will continue to partner with Guilford Technical Community College to provide GED classes to individuals who have not completed their high school diploma. CNDD supports the Neighborhood Leaders Council which consists of ten neighborhoods and will continue to allow them to discuss issues of concern related to each neighborhood and the city as a whole. Members learn about local government, address crime issues in their areas, create strategies for youth development, organize around citywide issues and develop a plan of action as a group. Their focus this year will be on recruiting and sustaining new members within the associations.

CNDD will focus on community-building initiatives such as engaging leaders to serve on community boards, leadership development and youth development. The division will continue to provide support to the community through GED classes, computer classes, Volunteer Income Tax Assistance (VITA), various trainings/workshop, and homelessness prevention. The division will partner with various organizations to enhance services to low-moderate neighborhoods, homeless individuals and coordinating community programs.

A. PROPOSED ACTIVITIES FOR THE 2016-2017 PROGRAM YEAR

PROJECT/PROGRAM: Public Services Grants

The City of High Point annually sets aside a portion of its CDBG entitlement to fund public service activities provided by local community based organizations and non-profits for the benefit of low to moderate-income residents. Eligible activities include labor, supplies and materials, employment, crime prevention, child-care, health, drug abuse prevention, education, fair housing counseling, and energy conservation. The funds are allocated through a competitive process and the Citizens' Advisory Council (CAC) reviews all applications and makes recommendations to the City Council. A total of 9 applications were submitted for funding. The CAC reviewed applications on February 25th and recommendations will go to City Council in April.

Agency funded, if applicable: 9 non-profit agencies may be funded, pending review and approval of applications submitted
Eligibility citation: 24 CFR 570.201(e)
Estimated funding amount: $61,050 (CDBG)
Target area: Census Tracts 136.01, 136.02, 138, 139, 140, 142, 143, 144.06, 144.08, 145.01, 145.02, 145.03, and 146
Need addressed (access to affordable housing, homelessness, public services, etc.): Creating a suitable living environment, increasing availability and accessibility of services, creating community sustainability
Goal outcome indicator (# of facilities improved, households served, low/moderate income persons benefitted): To assist 9 non-profit agencies in establishing sustainable programming which will empower low and moderate-income residents of the City of High Point to achieve skills to stabilize and sustain their capacity to become self-sufficient.

PROPOSED SUBRECIPIENTS FOR PROGRAM YEAR 2016-2017:

Carl Chavis YMCA - Just 4 Real Production

The Carl Chavis YMCA is a grassroots organization that provides a variety of programs designed to meet the needs of low to moderate income youth and families. The Just 4 Real Production is designed to promote and enhance youth development as well as academic and interpersonal skill development.

Estimated funding amount: $7,500 (Approval of application pending review)
Goal outcome indicator: Provide academic enrichment and life skills activities for 20 youth to enhance their speaking, writing, technical and cognitive skills, while effectively increasing their self-esteem and confidence.

Fairview Family Resource Center – National Family Week and Child Abuse Awareness Events

Family Service of the Piedmont is the largest private nonprofit agency serving children and families in Guilford County with Victim Services, Family Support Services, Consumer Credit Counseling Service and Family Counseling Services. The focus of the National Family Week and Child Abuse Awareness Project is to empower individuals and families to restore home, achieve stability and thrive through quality support services, advocacy and education.

Estimated funding amount: $3,000 (Approval of application pending review)
Goal outcome indicator: Educate 200 low and moderate-income individuals residing in the Southside on resources available within the community to assist them with building strong, self-sufficient families.

Housing Authority of the City of High Point Housing Counseling Program

The Housing Authority of the City of High Point addresses the housing needs of low-to moderate-income persons by providing public housing units, Section 8 Housing Choice Vouchers and Section 8 new construction units subsidized by the United States Department of Housing and Urban Development. The mission of the organization is to provide eligible families and individuals with adequate and affordable housing, economic advancement and homeownership opportunities in a safe, drug-free and suitable living environment without discrimination. The Housing Counseling Program will prepare first-time homebuyers with financial education and prepare them to purchase affordable housing in the City of High Point.

Estimated funding amount: $5,750 (Approval of application pending review)
Goal outcome indicator: Conduct financial literacy and homebuyer education with 200 low- and moderate-income individuals and improve their credit scores to empower them to rent or buy affordable housing to stabilize their families.

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The Macedonia Family Resource Center All Lives Matter Youth and Community Summits

The Macedonia Family Resource Center provides programs that strengthen and empower youth and families by enriching their spiritual, social and family lives in God's Love. The Teen/Community Summits will focus on building relationships and communicating with law enforcement, respect for authority, social responsibility, the importance of higher education and making responsible life choices.

Estimated funding amount: $9,400 (Approval of application pending review)
Goal outcome indicator: Increase the social awareness and personal responsibility of 50 low to moderate-income youth, empowering them to make positive life choices which affect them and their community at-large.

Operation Xcel – 3 Steps Ahead Summer Camp

Project Xcel engages students, parents and the community to increase educational, social and career skills through academic enrichment. After School and summer programming provides a safe and loving environment where youth can dream big, find purpose and reach their full potential as leaders in their homes, schools and communities. Workshops with parents focus on empowering parents work with and advocate for their children. The 3 Steps Ahead Summer Camp will provide youth with academic and cultural enrichment, literacy and math tutoring, college visits, community service projects, health and wellness training and nutrition.

Estimated funding amount: $7,850 (Approval of application pending review)
Goal outcome indicator: Improve the academic proficiency and literacy level of 60 low-literate, low to moderate-income youth through academic tutoring, proper nutrition and athletics.

The M.I.N.D. Group (Moving in a New Direction) - Let's Eat Project

The M.I.N.D. Group specializes in community outreach and youth development. Its mission is to develop and implement programs that promote academic, athletic, social and moral excellence through community outreach, youth development and performing arts. The Let's Eat Project is a comprehensive education and athletics training program designed to offer 25 youth (ages 8-14) residing in the Burns Hills Neighborhood, a series of summer camp sessions focused on increasing their literacy, conceptual learning, strategic thinking and problem –solving skills, while enhancing their athletic abilities, overall health and nutrition.

Estimated funding amount: $12,500 (Approval of application pending review)
Goal outcome indicator: 25 low to moderate-income youth will improve their academic proficiencies, athletic prowess, nutrition and general health.

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Salvation Army Boys and Girls Club of High Point – Fit Together

The Salvation Army Boys and Girls Club of High Point has been at the forefront of youth development, working with youth who need the Boys and Girls Club most. It is the mission of the organization to enable all young people to realize their true potential as productive, responsible and caring citizens. The Fit Together project is a fitness and training course designed to 40 teams (consisting of one child with an adult family member) to undertake a goal-oriented program which educates, tracks their fitness, nutrition and overall health for the purpose of instilling healthier lifestyle choices.

Estimated funding amount: $7,050 (Approval of application pending review)
Goal outcome indicator: Improved health, fitness and knowledge of nutritional foods and exercise which promote a healthy well-being and lifestyle.

Southwest Renewal Foundation of High Point, Inc. – Little Free Libraries

The Southwest Renewal Foundation is a grassroots organization dedicated to raising the quality of life and making the Southwest district of the city more economically competitive. Two free-standing library boxes will be placed in the district and stocked by Friends of the Library and Reading Connections, Inc. The Little Free Libraries project will make free books available in an area where there is no public library or access to bookstores where books can be purchased. Through the project, books will be free to all Southwest children, students and residents, encouraging their reading, literacy and proficiency.

Estimated funding amount: $1,300 (Approval of application pending review)
Goal outcome indicator: Provide access to free books for an estimated 200 youth in the Southwest district to increase their reading proficiency.

YWCA - Making Proud Choices Pregnancy Prevention Program

The YWCA of High Point endeavors to eliminate racism, empower women and promote peace, justice, freedom and dignity for all. The Making Proud Choices Pregnancy Prevention project is a teen pregnancy intervention program which engages youth in candid dialogue around responsible sexual behavior. Sessions focus on preventing sexually transmitted diseases and HIV, as well as increasing self-esteem, self-respect and decision-making skills necessary to reduce the teen pregnancy rate within the community.

Estimated funding amount: $6,700 (Approval of application pending review)
Goal outcome indicator: Increase and sustain the ability of 60 low and moderate-income teens to reduce risky sexual behavior leading to sexually transmitted diseases and pregnancy.

PROJECT/PROGRAM: Community Capacity Building Program

The program is designed to develop, implement and coordinate community capacity-building services designed to help increase neighborhood stability and viability. Staff will provide technical assistance to neighborhood associations/watch groups, helping them to become catalysts for

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neighborhood revitalization. Community and Neighborhood Development Division will continue the focus on strengthening neighborhoods through a variety of educational programs, short-term and long-term training, workshops, individualized instruction and technical assistance as needed. This year the Division will continue the effort to partner with other organizations on youth development within the neighborhoods and assistance with community building activities.

Agency funded, if applicable: N/A
Eligibility citation: 24 CFR 570.201(p)
Estimated funding amount: $186,238 (CDBG); $67,382 (General Fund)
Target area: Census Tracts 136.01, 136.02, 138, 139, 140, 142, 143, 144.06, 144.08, 145.01, 145.02, 145.03, and 146
Need addressed (access to affordable housing, homelessness, public services, etc.): Access to leadership/youth development and capacity building training for neighborhood-based organizations (i.e.: neighborhood associations, neighborhood watch groups).
Goal outcome indicator (# of facilities improved, households served, low/moderate income persons benefitted): Facilitate capacity building activities for 10 designated neighborhood associations.

NEIGHBORHOOD ASSOCIATIONS

Neighborhood goals are listed below:

Burns Hill Neighborhood Association

The Burns Hill Neighborhood Association continues to be actively involved in issues of crime, planned neighborhood activities, increasing membership, neighborhood beautification and youth development. Their plan for the year includes:

- Increase membership by increasing door to door visitation and holding an open house;
- Better participation in Great American Cleanup in the Spring and Clean Sweep America Fall Cleanup (residents, landlords, churches, organizations);
- Improve the association's financial status through fundraising and quarterly financial reviews;
- Fellowship and better member recognition (10th Annual Commitment to Community Awards Dinner);
- Improve relationships with landlords to enhance the occupancy, function and appearance of the neighborhood;
- Continue to increase volunteers and community members utilizing the Burns Hill Food Pantry;
- Begin work and open Burns Hill garden;
- Obtain a house in the neighborhood to repair and promote a positive image of Burns Hill;
- Create and support initiatives to involve Burns Hill youth.

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Cedrow Resident's Association

Cedrow Resident's Association is restructuring the organization.

Five Points Neighborhood Association

The Five Points Neighborhood Association will continue to focus on re-organization and increasing membership. Their plan for the year includes:

- Recruiting residents and businesses to join the Association
- Hosting the 2nd Annual 'A Day in Five Points' event to forge partnerships between businesses and the neighborhood to expand accessible resources
- Conducting neighborhood beautification events
- Engaging youth in neighborhood activities

Highland Mills Neighborhood Association

Highland Mills Neighborhood Association will focus on leadership development and membership recruitment. Their plan for the year includes:

- Conducting a membership drive to engage more residents in the association
- Preparing an inventory of dilapidated and/or abandoned properties in the neighborhood
- Beautifying and cleaning up the neighborhood to increase curb appeal
- Continuing to partner with the High Point Police Department to address crime
- Hosting an event to unveil new neighborhood entry signs, sign-toppers and the Historic Marker designating the Highland Cotton Mill Village on the National Registry of Historic Places

Macedonia Neighborhood Association

The Macedonia Neighborhood Association will focus on increasing membership and getting current members to become actively involved. They will continue to partner with Macedonia Family Resource Center and assist with programs to address needs of residents living in the neighborhood. Their plan for this year includes:

- Increase membership;
- Select members to hold offices and develop committees;
- Increase awareness concerning the association, resource center and neighborhood;
- Increase youth participation;
- Encourage residents to improve the appearance of the neighborhood;
- Continue to organize and operate a Toy Exchange for community members;

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- Continue partnership with Wesleyan Christian Academy.

Oakview Citizens' Council

The overall goal of the Oakview Citizen's Council is to continue engaging neighborhood residents in issues concerning the neighborhood. Their plan for the year includes:

- Continuing to attract new members
- Continuing crime watch efforts in partnership with the High Point Police Department
- Conducting food drives and distribution to needy families in the neighborhood
- Inviting guest speakers to conduct presentations on issues of interest to our neighborhood

Pershing Street Neighborhood Watch

The Pershing Street Neighborhood Watch continues to focus on crime and safety issues. The residents are actively involved in improving the quality of life in the neighborhood. Their plan for this year includes:

- To complete work on bylaws and mission statement;
- Complete Community-Based Initiative grant and have a grand opening at the "new" community park;
- To continue to make the park more family-friendly;
- Continue to partner with the City of High Point Parks and Recreation Department to improve the community park;
- To fill all officer positions.

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Southside Neighborhood Association

The Southside Neighborhood Association is excited about trying to recruit new members to their association. They will continue to partner with Family Service of the Piedmont, Fairview Street School, Boys & Girls Club and High Point Parks & Recreation to celebrate National Family Night. Their plan for this year includes:

- Hold elections to fill vacant positions and replace officers rotating off;
- Continue work in the community garden and increase community participation;
- Door Knocking in the Neighborhood to increase membership;
- Neighborhood Spring Clean-Up;
- Youth participation;
- National Night Out Activities;
- Partner with Family Service of the Piedmont with ´National Family Night';

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- Holiday Celebration with Neighborhood Residents.

Washington Terrace Neighborhood Watch

The Washington Terrace Neighborhood Watch endeavors to create a peaceful, safe and clean neighborhood where families can live and recreate. Their plan for the year includes:

- Increasing awareness of the Neighborhood Watch to engage residents
- Electing officers
- Continuing crime watch efforts in partnership with the High Point Police Department
- Reducing the speed limit on various streets throughout the neighborhood

Washington Street Neighborhood Association

The Washington Street Neighborhood Association will work diligently with local businesses, the City of High Point Police Department, Community & Neighborhood Development Division, and area Churches to assist in eliminating crime, drugs and theft with the area. Their plan for this year includes:

- Increase community participation and awareness;
- Hold elections for new officers;
- Participate in various community events include the annual National Night Out celebration and Unity Festival;
- Continue partnerships with community partners and seek donations and fundraising opportunities;

West End Neighborhood Association

West End Neighborhood Association will focus on re-organization, membership recruitment, crime watch, and neighborhood beautification. Activities planned for the year include:

- Conducting a membership drive to increase resident participation in the Association
- Continuing work on the Bountiful Harvest Community Garden and Park
- Petitioning to reduce speed limits through the neighborhood
- Preparing an inventory of abandoned homes and businesses in the neighborhood
- Electing Street Captains to develop a Neighborhood Crime Watch Corps
- Collaborating with partners to offer activities for neighborhood youth

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PROJECT/PROGRAM: Community Based Initiatives (CBI) Grant Program

The City assigns a portion of its CDBG entitlement to fund the Community Based Initiative (CBI) for public service activities provided by neighborhoods and/or local community based organizations for the benefit of low to moderate-income residents. Organizations are not required to have a 501 3(c) status. Eligible projects can use CBI funds as seed money for the purchase of supplies, materials, goods and services directly related to the implementation of the project. The project must provide matching resources in dollars, in-kind contributions, or volunteerism that equals or exceeds 25% of the grant amount requested. All activities must be implemented within the city limits of High Point, involve neighborhood people in the identification, planning or execution of the proposed activity.

The application process will begin in March/April timeframe. The Citizen Advisory Council (CAC) will review the applications in May/June and recommendations will be send to the City Council in April for approval.

The CAC will select at least ten (10) neighborhoods and/or local community based organization improvement projects to be completed by June 30, 2017.

Agency funded, if applicable: Grassroots community organizations may be funded, pending review and approval of applications submitted.
Estimated funding amount: $10,000 (CDBG)
Target area: Census Tracts 136.01, 136.02, 138, 139, 140, 142, 143, 144.06, 144.08, 145.01, 145.02, 145.03, and 146

Needs addressed: (access to affordable housing, homelessness, public services, etc.): Creating a Suitable Living Environment, increasing availability and accessibility, creating sustainability
Goal outcome indicator: Assist community-based organizations and neighborhood associations to create initiatives within their communities will empower low and moderate-income residents within the Core City of High Point to create a sense of pride and ownership of neighborhoods which are safe, clean and crime-free.

PROJECT/PROGRAM: Continuum of Care Supportive Services

The City of High Point is formerly a grant receipt of a Continuum of Care (CoC) Permanent Supportive Housing grant with Open Door Ministries serving as the service provider. The program was transferred to Open Door Ministries this past year. The City will continue its involvement with the CoC and conduct monthly training and workshops for Open Door Ministry clients. In addition, the City will provide grant-related technical assistance to Open Door Ministry case managers and offer building space for case managers at 201 Fourth St on an as-needed basis.

The City will also provide move-in and yearly inspections at each residence to ensure compliance with HUD quality standards to Open Door Ministry clients.

Estimated funding amount: $0 (Value of in-kind services to be provided $10,142)
Eligibility citation:

DRAFT

Target area: Area-wide benefit
Need addressed (access to affordable housing, homelessness, public services, etc.): Permanent Supportive Housing for Chronically Homeless Individuals
Goal outcome indicator (# of facilities improved, households served, low/moderate income persons benefitted):
# of persons to be served: 30

Partners Ending Homeless

(City of High Point is a Community Coalition Member.)

Partners Ending Homelessness (PEH) works to encourage public understanding of the causes and conditions of homelessness and lead a strong and stable system of care for individuals and families to reduce homelessness in Guilford County. PEH focuses on generating housing, strengthening prevention and supportive service efforts, and increasing coordination, collaboration and access through the Continuum of Care (CoC) in our community. PEH is the planning & coordinating organization for homeless service delivery in our CoC. PEH implements, evaluates & updates Guilford County's Strategic Plan to End Homelessness. PEH is a groundbreaking, collaborative partnership of over 80 community partners that work to generate housing, strengthen prevention & supportive services, & increase coordination, collaboration & access through the community's continuum of care. Our CoC is currently implementing its Coordinated Assessment System pilot project via our ESG program's CoC-Wide Rapid Rehousing Team. The CoC has developed a common assessment tool and a coordinated "map" of which providers will focus on which sub-populations. Additionally, PEH has contracted with a consultant to expand and assist in the holistic development of the Coordinated Assessment Program and data usage for the entire CoC.

Estimated Funding Amount: $3,106,636 (CoC multi-year grant)
Target Area: Guilford County
Need addressed (access to affordable housing, homelessness, public services, etc.): Homeless services
Goal outcome indicator (# of facilities improved, households served, low/moderate income persons benefitted: Attend all quarterly Community Coalition meetings; Participate in the Coordinated Assessment and/or Coordinated Intake process as needed.

Volunteer Income Tax Assistance Program (VITA)

The Community & Neighborhood Development Division continues to offer free tax preparation for low-to moderate-income individuals during the tax season with a household income of $54,000 or less. The program, sponsored by the Internal Revenue Service, offers services six days a week free of charge to residents of High Point and surrounding areas and expects to file more than 550 total federal tax returns this year, working with area partners to expand services to taxpayers beyond just tax preparation. Partners will be providing other resources and services to taxpayers as needed. Partnerships this year include: the NC VITA Coalition, the United Way of High Point, High Point University, Guilford Technical Community College, West End Ministries, and Macedonia Family Resource Center. The program also provides college students with hands-on experience in tax preparation and volunteer service. The program will increase awareness of the Earned Income Tax Credit and Child Tax Credit. The number of VITA sites will increase this year with the addition of two new sites. The five VITA sites this year are Community and Neighborhood Development Center at 201 Fourth Street, West End Community Center at 901 English Road, Macedonia Family Resource Center at 401 Lake Avenue, GTCC S Main Campus at 901 S Main St, and the Salvation Army Boys and Girls Club at 121 SW Cloverleaf Pl.

DRAFT

Estimated Funding Amount: $4,000
Eligibility citation: N/A
Target Area: City-wide
Need addressed (access to affordable housing, homelessness, public services, etc.): Prepare tax returns for low-to-moderate income households free of charge. Increase awareness of federal state and education credits for low to moderate citizens. Provide citizens with volunteer and training opportunities.
Goal outcome indicator (# of facilities improved, households served, low/moderate income persons benefitted): The VITA program will prepare at least 550 federal tax returns this year.

Harmony House Supervised Visitation and Exchange Program

This project will provide a safe, neutral, and family friendly means of available supervised visitation and safe exchange services for victims of domestic violence, child abuse, sexual assault, teen dating violence, and stalking. The project will serve families in Guilford County and surrounding counties as appropriate.

Agency funded, if applicable: Family Service of the Piedmont
Eligibility citation: The Violence Against Women Act (VAWA) of 1994
Estimated funding amount: $12,745 (Balance from prior year)
Target area: Serve families in Guilford County and surrounding counties as appropriate for supervised visitation and safe exchange services.
Need addressed: (access to affordable housing, homelessness, public services, etc.): Offer safe visitation services to adult victims, their children and the children separated from parents due to a history of abuse. Provide safe access for parents to visit their children.
Goal outcome indicator: (# of facilities improved, households served, low/moderate income persons benefitted): Protect children from witnessing or being caught in the emotionally and/or physically abusive relationship of their separated parents. Protect formerly battered partners who have escaped domestic violence from further violence while complying with custody exchange and visitation orders. Prevent inter-parental conflict experienced by children during visitations or exchanges. Operate community collaborations in order to positively impact the safety of children including their abused parent while at the same time holding batterers accountable.

V. Other Actions – Code Enforcement

Effective February 18, 2016, the Code Enforcement Division became a part of the Community Development & Housing Department. In an effort to address the comprehensive development and revitalization efforts of the City, particularly in the Core City, this division realignment is a natural fit and progression to focus on such efforts. This realignment is expected to increase our efforts and focus on nuisance abatement as a tool for neighborhood improvement.

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Code enforcement is the process whereby local governments gain compliance with ordinances and regulations regarding health and housing codes, land use and zoning ordinances, sign standards, and uniform building and fire codes. The purpose of having building codes and enforcement inspections is to, of course, protect the public health, safety and welfare. Code enforcement inspections may also seek to encourage residents (homeowners and tenants) to maintain the appearance and value of their housing units. It is hoped that other residents are motivated to keep their housing units in compliance with local codes because of the good condition of the surrounding housing units. Since this does not always happen, units of government enforce housing codes to ensure that housing units are maintained. Housing units that are well-maintained and meet all local housing codes and standards protect the health and safety of occupants, improve the value of the residential units in a neighborhood and give such neighborhoods the appearance of being well-maintained.

Housing units that are dilapidated and/or vacant may attract undesirable activity. Code enforcement can help to reduce crime in a neighborhood, as well. Studies have indicated that crime levels tend to be higher in areas where repairs are not accomplished. Therefore, jurisdictions monitor and maintain buildings, particularly in urban areas, to prevent vandalism and further deterioration so that neighborhoods are well-maintained and experience less crime.

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Comments should be sent to Thanena Wilson (Public Comment), City of High Point, Community Development & Housing Department, PO Box 230, High Point NC 27261; via email at thanena.wilson@highpointnc.gov; or faxed to 336-883-3355. **All** comments must be received by 5:00 p.m., April 19 2016.

For additional information on any of our programs, please call 336-883-3349.

DRAFT

Exhibit A

ANALYSIS OF IMPEDIMENTS AND ASSESSMENT OF FAIR HOUSING SUMMARY: HIGH POINT

About the Regional Assessment of Fair Housing

The preparation of this Regional Assessment of Fair Housing (AFH) serves as a component of the Piedmont Triad's efforts to satisfy the requirements of the Housing and Community Development Act of 1974. This legislation applies to any community receiving federal funding through the following programs: Community Development Block Grant, HOME Investment Partnership, Housing Opportunities for Persons With Disabilities, and Emergency Solutions Grant. The AFH covers the entitlement communities of the City of Burlington, the City of Greensboro, the City of High Point, and the Surry HOME Consortium, all of which receive federal funds directly from the Department of Housing and Urban Development (HUD). The four entitlement jurisdictions in the Piedmont Triad collaborated on this expanded Analysis of Impediments, which includes a more thorough Assessment of Fair Housing at a regional scale as well as analyses for each jurisdiction, in response to the Proposed Rule published by HUD on July 19, 2013. To meet current requirements, each jurisdiction has an individualized Executive Summary that highlights its impediments and proposes action strategies to address local issues.

Also covered by this AFH are the non-entitlement areas within the Triad, which are eligible to apply for HUD funding from the North Carolina Small Cities Community Development Block Grant Program. The non-entitled areas include 67 municipalities and 12 counties within the Triad.

The development of the AFH follows the completion of the Regional Fair Housing & Equity Assessment (FHEA) prepared for the Triad by Sills Consulting, LLC. The AFH picks up where the FHEA ended and provides a more in-depth analysis of communities of opportunity as well as a series of determinants of fair housing, priority fair housing issues and a series of recommended strategies that, if implemented, would eliminate the impediments to fair housing choice. This study will also be used to guide and prioritize elements of the Consolidated Plan and Annual Action Plan implementation process for each of the four HUD entitlement jurisdictions.

The Regional AFH provided the basis for High Point's Analyisis of Impediments, which is summarized below and is designed to meet the City's obligation under HUD rules to affirmatively further fair housing.

Top Findings in High Point

- ***High Point is growing and becoming more diverse***
- ***Patterns of segregation and poverty persist in High Point***
- ***Members of the protected classes often have inferior access to opportunity, and are concentrated in the lowest-opportunity areas of High Point***
- ***High Point's supply of housing that is affordable to lower-income residents is shrinking as demand rises***
- ***There is a lack of housing that is affordable to lower-income residents in high-opportunity areas, and members of the protected classes face severe housing challenges***
- ***High Point faces several policy-related impediments that either directly or indirectly limit fair housing choice***
- ***High Point can take action to address important fair housing priorities***

Key Demographic Trends

High Point is growing and becoming more diverse

High Point has shown steady population growth, but is still growing at a slower rate than other cities in the Triad region and the state as a whole. High Point grew 65.1% from 1970 to 2012, compared to 87.2% growth in Greensboro, 31.1% in Burlington, 63.8% in the Piedmont Triad region, and 87.5% in North Carolina. In the decade from 2000 to 2010, High Point's population growth rate (21.6%) exceeded that of Greensboro and the rest of the region.

Like most of the region, High Point is also becoming much more diverse. While the White population increased 7.7% from 2000 to 2010, the non-White population gained 17.5% and the Hispanic population increased 110.8%, becoming the fastest-growing demographic by far. This is the highest rate of Hispanic population growth out of any study area within the Piedmont Triad. The Black population also increased 26.1%. Minorities in High Point tend to have larger families: 83% of Hispanic families in High Point had three or more members, compared to 50.4% for Whites. Because race and ethnicity are protected classes, this increases the importance of fair housing strategies that can accommodate High Point's diversifying population in the future.

Patterns of segregation and poverty persist in High Point

Diversification has not resulted in integration, and High Point still experiences moderate levels of racial and ethnic segregation. This was determined by using the dissimilarity index, a statistical analysis that calculates how disproportionately distributed certain populations are distributed throughout an area. Within High Point, White/Black and White/Asian segregation have both decreased over the last 30 years, meaning that these races are becoming more integrated. However, White/Hispanic segregation has increased slightly over the same period, but shows new integration during the last decade as new Hispanic residents arrived. High Point had higher levels of Black, Hispanic and Asian segregation than the Piedmont Triad region as a whole. Whites and Blacks have historically been and still remain the most segregated two racial groups in High Point.

High rates of minority concentration exist in High Point, along with above-average rates of poverty. High Point has two Census block groups with Black concentration at least 10% above the regional average and 14 Census block groups with Hispanic concentration at least 10% above the regional average.

Figure 5 : Population Change, 2000-2010

	2000		2010		% Change
	#	%	#	%	
Region	**1,464,979**	**100.0%**	**1,640,717**	**100.0%**	**12.0%**
White	1,099,957	75.1%	1,146,900	69.9%	4.3%
Non-White	365,022	24.9%	493,817	30.1%	20.8%
Black or African American	288,080	19.7%	340,448	20.7%	18.2%
American Indian and Alaska Native	5,271	0.4%	7,970	0.5%	51.2%
Asian/Pacific Islander	18,461	1.3%	33,339	2.0%	80.6%
Some other race	35,867	2.4%	79,979	4.9%	123.0%
Two or more races	17,343	1.2%	32,081	2.0%	85.0%
Hispanic*	72,867	5.0%	142,829	8.7%	96.0%
High Point	**85,839**	**100**	**104,371**	**100.0%**	**21.6%**
White	51,985	60.6	55,989	53.6%	7.7%
Non-White	33,854	39.4%	48,382	46.4%	17.5%
Black or African American	27,275	31.8	34,394	33.0%	26.1%
American Indian and Alaska Native	392	0.5	579	0.6%	47.7%
Asian/Pacific Islander	2,889	3.4%	6,390	6.1%	121.2%
Some other race	1,950	2.3	4,573	4.4%	134.5%
Two or more races	1,348	1.6	2,446	2.3%	81.5%
Hispanic*	4,197	4.9	8,847	8.5%	110.8%

* Hispanic ethnicity is counted independently of race.

Source: U.S. Census Bureau, Census 2000 and 2010 (DP01)

When the level of minority concentration exceeds 50% and the poverty rate exceeds 40% in a given area, it is known as a racially concentrated area of poverty, or RCAP. Residents in RCAPs throughout the region tended to have lower incomes, longer commutes, and work in sectors with less potential for upward mobility. High Point has a large RCAP area with multiple block groups in the southern and eastern neighborhoods of the city, including Southside and East Central. There are also areas of High Point with high levels of poverty and minority concentration, but not as severe as to be classified as an RCAP. These areas are classified as Near-RCAPs, which are defined as block groups with poverty rates at least 10% above the average were clustered in a single contiguous area encompassing the southern neighborhoods of High Point. These areas are critical for local stakeholders to monitor: conditions may worsen if nothing is done, but there also exists the potential for catalytic, high-impact investment to prevent the neighborhoods from crossing the threshold to RCAPs.

The following map displays the RCAP and Near-RCAP areas of High Point.

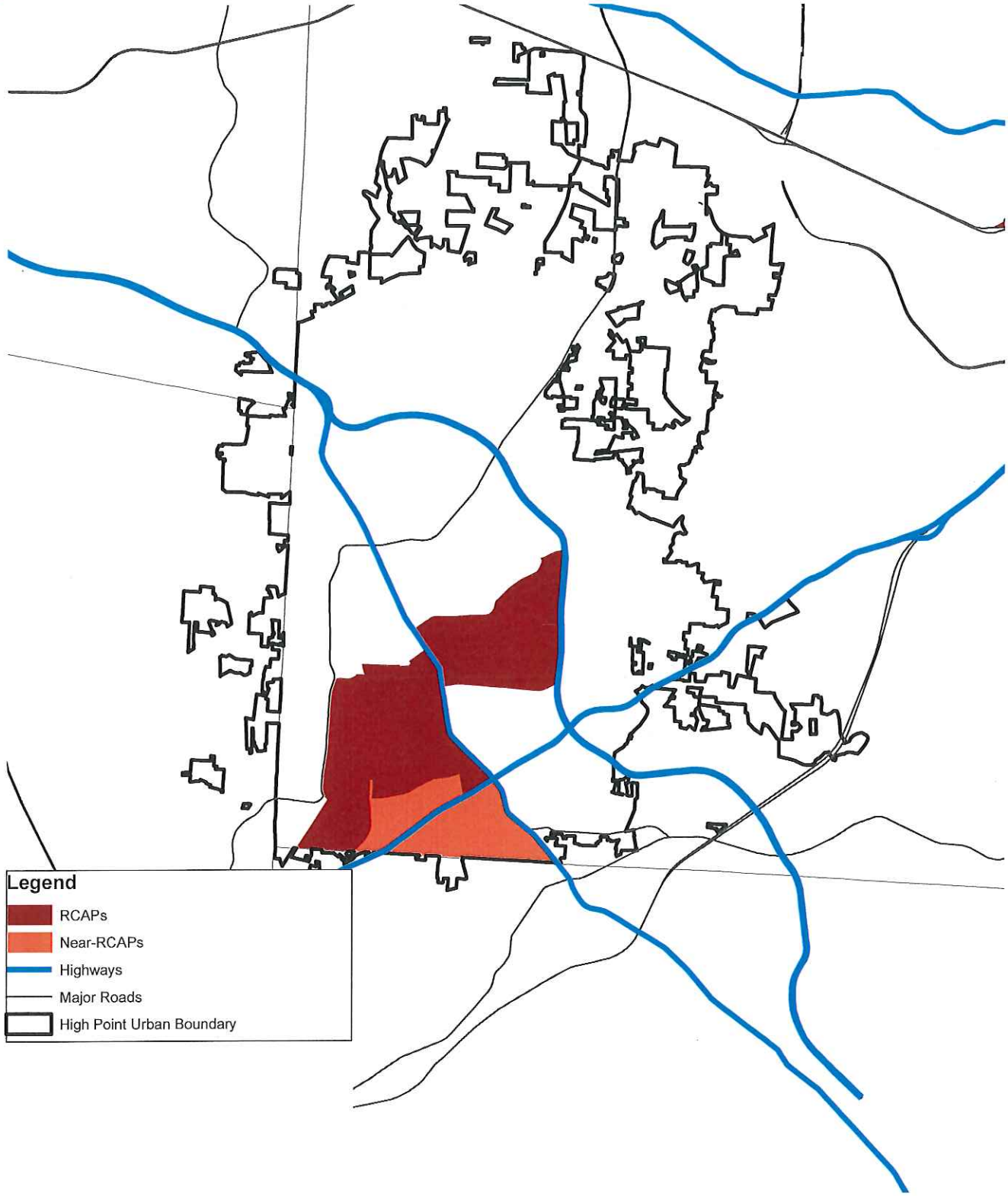
Figure 6 : Local Dissimilarity Indices, 1980-2010

		1980	1990	2000	2010	Trend
Burlington	White and Black	0.59	0.45	0.48	0.42	*Decreasing*
	White and Hispanic*	0.31	0.15	0.41	0.48	*Increasing*
	White and Asian	0.33	0.17	0.26	0.24	*Decreasing*
Greensboro	White and Black	0.71	0.60	0.57	0.57	*Decreasing*
	White and Hispanic*	0.33	0.22	0.46	0.49	*Increasing*
	White and Asian	0.29	0.27	0.35	0.36	*Increasing*
High Point	White and Black	0.64	0.58	0.47	0.46	*Decreasing*
	White and Hispanic*	0.37	0.20	0.47	0.39	*Increasing*
	White and Asian	0.39	0.19	0.35	0.34	*Decreasing*
Surry HOME Consortium	White and Black	0.53	0.33	0.34	0.41	*Decreasing*
	White and Hispanic*	0.52	0.27	0.22	0.25	*Decreasing*
	White and Asian	0.49	0.27	0.32	0.33	*Decreasing*

Source: American Community Survey, 1980-2010

*Hispanic ethnicity is calculated independently of race

MAP 5:
RACIALLY CONCENTRATED AREAS OF POVERTY IN HIGH POINT



Source: 2010 American Community Survey, HUD
Calculations by Mullin & Lonergan Associates

N

0 0.5 1 2 Miles

Access to Opportunity

Members of the protected classes often have inferior access to opportunity, and are concentrated in the lowest-opportunity areas of High Point

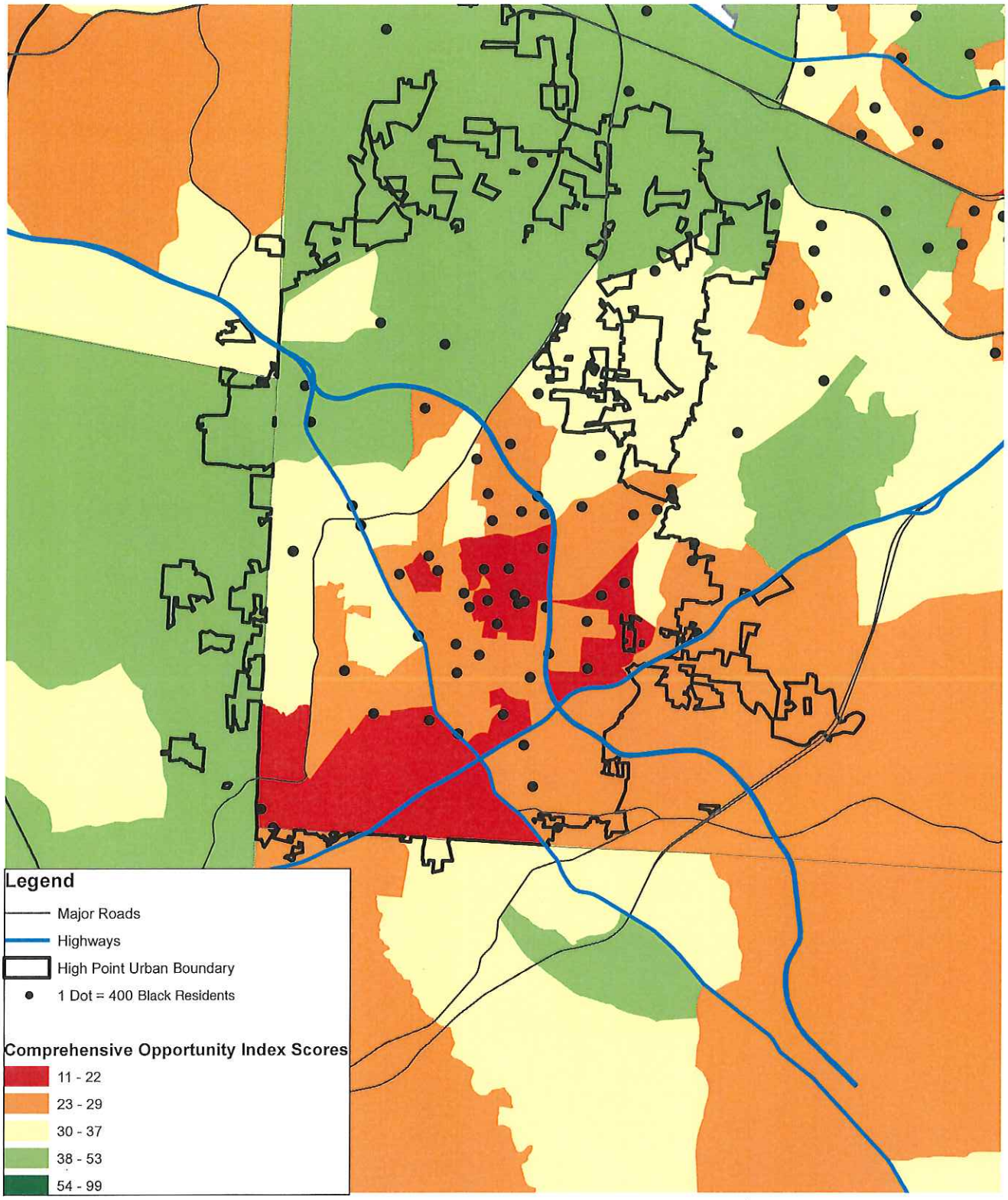
The distribution of opportunity in the region is also uneven, typically in a way that isolates low-income and minority populations from jobs, amenities, and suburban housing opportunities. In High Point and the surrounding area in Guilford County, this is the case. Utilizing a technique known as opportunity mapping, the geographic footprint of opportunity and inequality can be quantified and projected onto maps. The resulting maps allow communities such as High Point to analyze opportunity at the local level as well as place their situation into a regional context. Key variables were analyzed, and High Point's score relative to the region include the following:

- Neighborhood School Proficiency: above average
- Labor Market Engagement: above average
- Prosperity: below average
- Job Access: above average
- Environmental Health Hazard Exposure: below average
- Transit Access: above average

The composite score for High Point, which weighs each variable equally to estimate overall opportunity, was 29.1 points. This is very close to the regional average of 29.8 points. Opportunity is lower in High Point than in Greensboro and Burlington, and the four-county Surry HOME Consortium. Within High Point, the highest-scoring areas were concentrated in the northern neighborhoods of the city and in the suburbs in Guilford County near Greensboro and Winston-Salem. The lowest-scoring areas were in southern and central High Point. These are the same neighborhoods where high levels of poverty and minority concentration exist.

The following maps illustrate the location of Black and Hispanic residents against the backdrop of opportunity areas. Areas with low opportunity scores are shown red, while areas with high opportunity scores are shown in green. Moderate opportunity areas are shown in the intermediate colors. The levels of opportunity in High Point very clearly take a north-south polarization. Black residents of High Point—and Hispanic residents to a lesser extent—are clustered in low-opportunity areas, which contain inferior access to basic amenities and resources for upward mobility.

MAP 6:
BLACK POPULATION AND AREAS OF OPPORTUNITY IN HIGH POINT



Source: 2010 American Community Survey, HUD
Calculations by Mullin & Lonergan Associates

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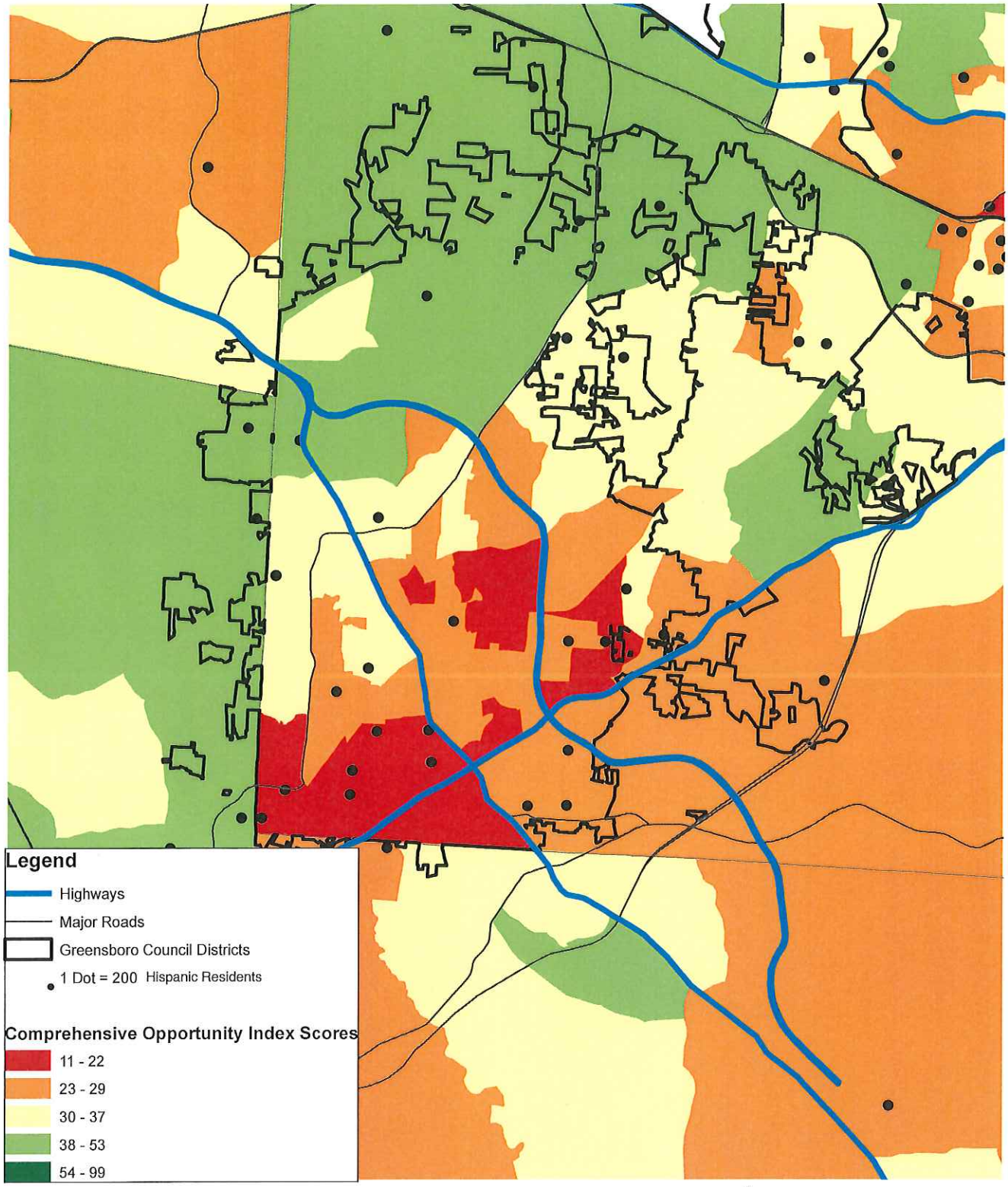
MAP 7:
HISPANIC POPULATION AND AREAS OF OPPORTUNITY IN HIGH POINT



Source: 2010 American Community Survey, HUD
Calculations by Mullin & Lonergan Associates

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Key Housing Trends

High Point's supply of housing affordable to lower-income residents is shrinking as demand rises

Housing issues are a major underlying cause of unequal access to opportunity, in both the Piedmont Triad region and in the City of High Point. Despite stagnant or declining real incomes in the region, the supply of affordably-priced housing units has shrunk. This has resulted in cost burden (spending over 30% of one's income on housing), overcrowding, and a lack of affordable housing options in high-opportunity areas. These housing issues disproportionately affect members of the protected classes, who also tend to have lower incomes and larger households.

There is a lack of housing affordable to lower-income residents in high-opportunity areas, and members of the protected classes face severe housing challenges

Between 2000 and 2010, real income in High Point decreased from $49,770 to $43,594, a loss of 12.4%. However, the median house value in High Point increased 11.1%, from $129,208 to $143,500. Median rent also increased from $655 to $720, an increase of 10%. Households in High Point must spend more money on housing, but are making less. While incomes throughout the Piedmont Triad declined between 2000 and 2010, incomes in High Point declined more severely. Both median housing values and median rents also rose at a higher rate than in Greensboro, Burlington, or the Surry HOME Consortium.

At the same time, market-rate housing is disproportionately filling high-end rental demand rather than addressing the demand for affordable housing. From 2000 to 2010, the number of units in High Point renting below $500 decreased 53%, and the number of units renting from $500 to $699 decreased 6.4%. Conversely, the number of units renting for $1,000 or more increased 485%. Even accounting for inflation, this represents significant shifts in High Point's market-rate housing inventory. This issue is more severe in High Point than in the Piedmont Triad region as a whole.

The table below shows the distribution of housing costs for rental units within High Point, in comparison to other areas in the Piedmont Triad.

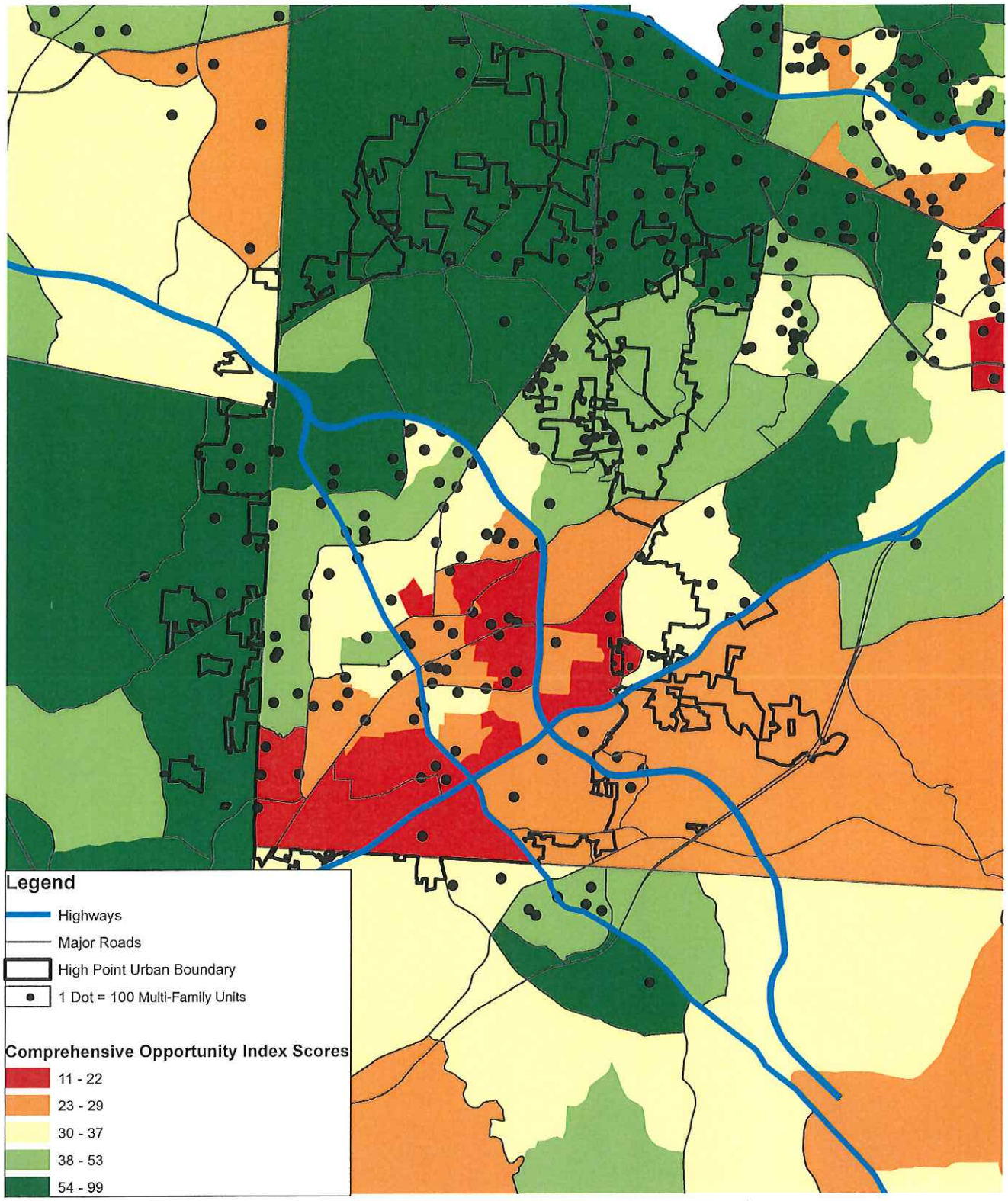
On the following map, each dot represents 50 multi-family housing units, which serves as a rough proxy for affordability. Unlike many of the other urban areas in the Piedmont Triad, High Point's multi-family units are concentrated in areas of moderate opportunity rather than in areas of low opportunity. However, there are fewer multi-family housing units in the areas of High Point with higher levels of opportunity.

Figure 7 : Change in Affordable Rental Housing, 2000-2010

			Change	
Units Renting for:	**2000**	**2010**	**#**	**%**
Region				
Less than $500	72,682	41,995	-30,687	-42.2%
$500 to $699	56,643	64,132	7,489	13.2%
$700 to $999	26,701	57,151	30,450	114.0%
$1000 or More	6,223	22,384	16,161	259.7%
High Point				
Less than $500	5,947	2,797	-3,150	-53.0%
$500 to $699	4,718	4,415	-303	-6.4%
$700 to $999	2,111	5,608	3,497	165.7%
$1000 or More	430	2,518	2,088	485.6%

Source: U.S. Census Bureau, Census 2000 (H062) and 2006-2010 American Community Survey (B25063)

MAP 8:
MULTI-FAMILY UNITS AND AREAS OF OPPORTUNITY IN HIGH POINT



Source: 2010 American Community Survey, HUD
Calculations by Mullin & Lonergan Associates

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For Section 8 Housing Choice voucher holders, finding housing in a higher opportunity area may be difficult and pose a concern from a fair housing perspective. Mapping the locations of Section 8 vouchers reveals that voucher holders are concentrated in low opportunity areas within High Point. The largest cluster of voucher holders was in central High Point, in the neighborhoods east of the downtown area. The clusters of voucher holders are in areas ranging from moderate opportunity to extremely low opportunity, but are predominantly in the lower scoring areas. Conversely, there are very few Section 8 voucher holders in the higher opportunity areas of High Point. This indicates that Section 8 voucher holders are concentrating in areas that have inferior resources and economic characteristics, decreasing the potential for upward mobility and perhaps indicating issues with accessing affordable housing in High Point's higher opportunity areas.

The following map plots the locations of Section 8 voucher holders against the backdrop of opportunity scores in High Point.

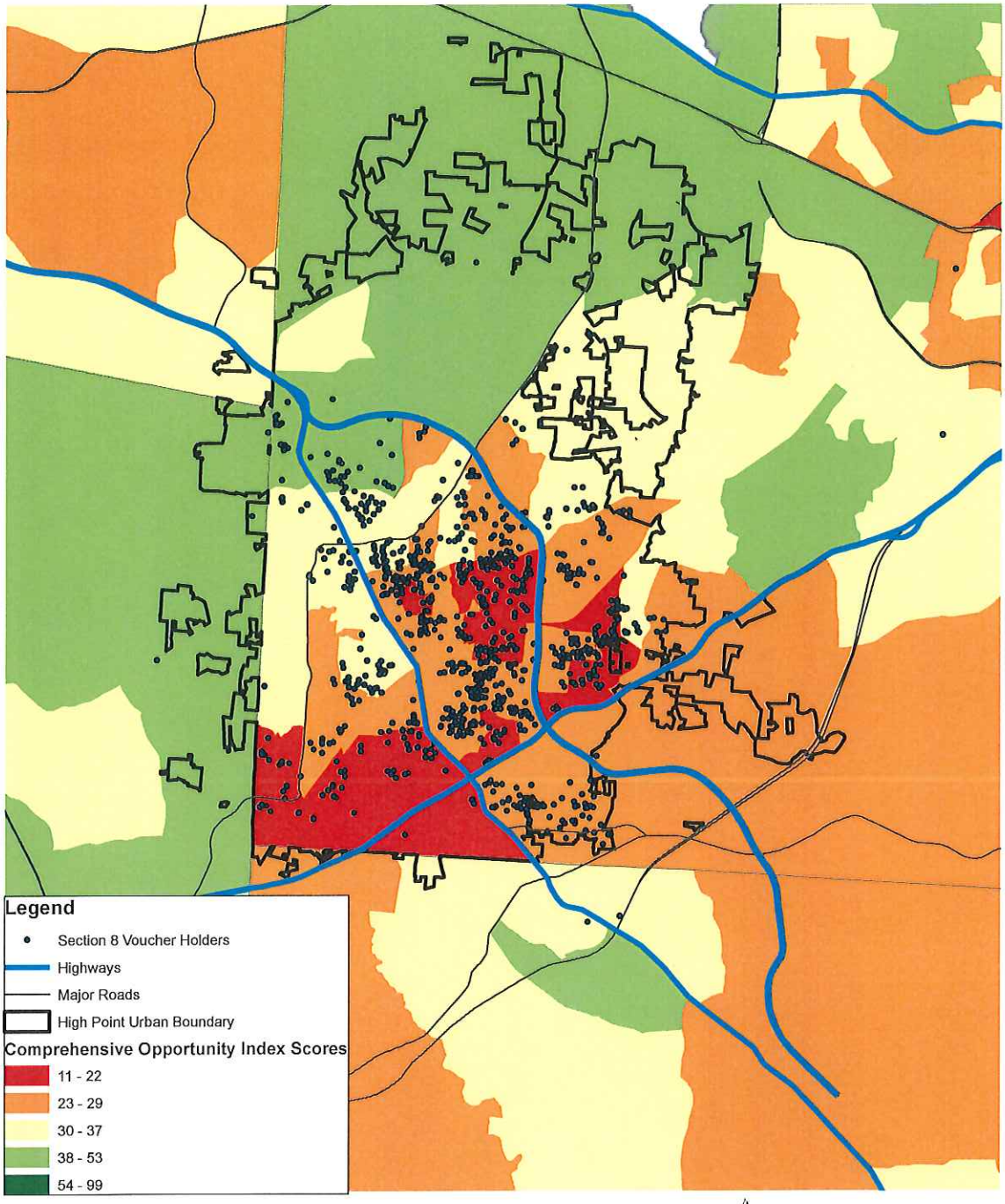
For households wanting to invest in buying a home rather than renting, minority household incomes may tend to be too low to achieve homeownership. In High Point, the median household income for Whites was $53,039, $30,788 for Blacks, and $35,967 for Hispanics. The maximum purchase price a household making the median income for a White household could pay is approximately $182,000. A household making the median income for a Black household in High Point could pay approximately $60,000, and a household making the median income for a Hispanic household in High Point could pay approximately $88,000. At these thresholds, only the average median income of High Point's White households is high enough to buy a house in High Point priced at the median value. The maximum purchase price for Blacks in High Point is extremely low—the second-lowest out of any study areas in the Piedmont Triad—and there are likely very few homes in High Point priced at $62,000 and under. This lack of affordable housing may force some households into renting, becoming cost burdened, living in overcrowded or substandard conditions, or a combination of these factors. Minorities also face lower rates of mortgage approval in the area: the approval rate in the Piedmont Triad was 65.4% for Whites but only 48.4% for Blacks and 51.4% for Hispanics.

Figure 8 : Change in Affordable Rental Housing, 2000-2010

		Monthly Mortgage Payment				
	Household Income	Principal and Interest	Real Estate Taxes	Homeowner's Insurance and PMI	Total Debt Service*	Maximum Affordable Purchase Price
Region	**$43,970**	**$595**	**$111**	**$80**	**$1,286**	**$133,000**
Whites	$49,269	$720	$134	$80	$1,434	$161,000
Blacks	$31,318	$280	$52	$80	$912	$62,500
Asians	$48,850	$712	$133	$80	$1,425	$159,000
Hispanics	$31,556	$286	$53	$80	$919	$64,000
High Point	**$43,594**	**$582**	**$108**	**$80**	**$1,270**	**$130,000**
Whites	$53,039	$814	$152	$80	$1,546	$182,000
Blacks	$30,788	$269	$50	$80	$899	$60,000
Asians	$42,679	$559	$104	$80	$1,243	$125,000
Hispanics	$35,967	$394	$73	$80	$1,047	$88,000

Source: U.S. Census Bureau, 2006-2010 American Community Survey (B25077, B25103, S1903)

MAP 9:
SECTION 8 VOUCHER HOLDERS AND AREAS OF OPPORTUNITY IN HIGH POINT



Source: 2010 American Community Survey, HUD
Calculations by Mullin & Lonergan Associates

N

0 0.5 1 2 Miles

Figure 9 : Locations of Section 8 Voucher Holders by Opportunity Score, High Point

	Very Low		Low Opportunity		Moderate		High Opportunity		Very High		Total
	#	%	#	%	#	%	#	%	#	%	#
High Point Section 8 Voucher Holders	371	25.96%	485	33.94%	306	21.41%	125	8.75%	106	7.42%	1429

Impediments to fair housing choice

High Point faces several policy-related impediments that either directly or indirectly limit fair housing choice

- The zoning ordinance places a siting buffer on group homes that is consistent with state law but inconsistent with the Fair Housing Act.
- The zoning ordinance lacks a reasonable accommodation provision for persons with disabilities to request a modification to the statute
- The zoning ordinance restricts homeless shelters to non-residential districts
- The zoning ordinance requires an overlay district or special permit for manufactured housing
- The absence of a public policy that results in the creation of affordable housing in higher opportunity areas
- An inadequate supply of decent, affordable housing for low- and moderate-income households, including affordable housing that is accessible to persons with disabilities
- Sixteen out of the City's 67 block groups (23.8%) were identified as RCAP areas
- The concentration of assisted housing in RCAP and other low- and moderate-income census tracts
- A lack of paired testing in the housing market

Fair Housing Priorities

High Point can take action to address important fair housing priorities

The demographic analysis, opportunity mapping, and housing market analysis found prevalent racially concentrated areas of poverty (or areas approaching these criteria), significant disparities in access to opportunity, and a disproportionate housing need based on protected class status. Factors contributing to these issues in High Point are:

1. A need for expanded public transportation to provide RCAP residents and other lower income residents with access to higher opportunity areas and community assets

The need for expanded public transportation service was given the highest priority because it can be implemented incrementally and beginning within a potentially shorter time frame. The extension of public transit routes and expansion of service hours will require capital investment over time.

2. a need for greater affordable and accessible housing opportunities, both rental and sales units, in higher opportunity areas

The need for greater affordable and accessible housing opportunities in higher opportunity areas may require less public financing than expanded public transportation, but it will require a well-designed public education campaign against residential opposition to the development of affordable housing in some areas. This initiative will require time and the investment of significant human resources in the form of political and community leadership to play key roles in any campaign.

3. A need for sustainable employment opportunities within, or in closer proximity to, racially concentrated areas of poverty

The need for sustainable employment opportunities in or near RCAPs will require significant capital investment and time, including planning for potential revitalization, redevelopment and re-use of land and structures that are appropriate for new commercial and industrial uses.

These three priorities have the potential for mitigating each of the determinants of fair housing outlined in the AFH. All three priorities will require financial investments, strong political leadership, substantial changes to long-standing public policies, long-term public education, and lengthy implementation periods. However, none of these challenges should be used as reasons to dismiss the possibility of implementation of any one priority and the potential for cataclysmic change at the local and regional levels.

One of the most pragmatic ways to address these goals is through overcoming policy barriers. High Point's zoning ordinance was reviewed and benchmarked to uncover and systematically score its effectiveness in affirmatively furthering fair housing and minimizing discriminatory practices. On a rating of 1 to 2, with 1 being the lowest possible risk for potentially discriminatory provisions and 2 being the highest, High Point scored a 1.36. This puts High Point's ordinance at a moderate risk relative to discriminatory provisions for housing and members of the protected classes.

There are several practical direct actions the City of High Point can undertake in a short time frame in order to affirmatively further fair housing. Firstly, High Point can continue to incorporate required compliance with the federal Fair Housing Act in all HUD program sub-recipient agreements. Secondly, High Point can adopt a policy to refrain from providing federal HUD funds to any sub-recipient that has engaged in discriminatory behavior as it relates to housing. Thirdly, High Point should confirm that their HOME Program includes and implements the Site and Neighborhood Standards (found at 24 CFR 983.6) for rehabilitation and new construction activities to prevent concentration of affordable housing opportunities in lower opportunity, minority neighborhoods.

A Local Fair Housing Action Plan: Goals and Strategies for High Point

The goals and strategies established in this section are tailored to High Point for inclusion in its Five-Year Consolidated Planning process.

Goal 1: **Decrease the disparity in access to higher opportunity areas for lower income households, especially members of the protected classes**

Strategy 1: Examine revising the City's hub-and-spoke transportation routes to more readily connect areas in the South with employment centers in the North

Strategy 2: Prioritize the creation of a citywide sidewalk network within the capital improvement plan in order to increase multi-modal transit access

Strategy 3: Expand public transportation routes to serve new multi-family development

Goal 2: **Expand affordable housing opportunities in higher opportunity areas**

Strategy 1: Invest and prioritize the City's HOME, CDBG and other grant funding as appropriate to provide incentives for the development of affordable family rental housing in higher opportunity areas

Strategy 2: Modify the City's homebuyer assistance program to increase the individual down payment amount available to eligible purchasers in higher opportunity / higher cost neighborhoods

Strategy 3: Incorporate the Site and Neighborhood Standards criteria of the HOME program into the local site selection process

Strategy 4: Partner with High Point Housing Authority to strategically select parcels for affordable family rental housing development in higher opportunity areas

Strategy 5: Complete the Development Ordinance Update and incorporate innovative provisions such as accessory dwelling units by-right, single-room occupancy (SRO) units and micro-units regardless of income

Strategy 6: Provide market-based density bonuses and other incentives to encourage mixed-income residential developments

Strategy 7: Explore the possibility of establishing a local trust fund to directly address the City's affordable housing needs

Strategy 8: Amend the zoning ordinance to include a reasonable accommodation policy for persons with disabilities

Goal 3: **Increase the awareness of fair housing education and outreach**

Strategy 1: Continue the City's initiatives to provide education and outreach training through a certified HUD fair housing agency to four groups: CDBG staff and boards and commissions, city department heads and elected officials, private landlords, and the general public

Strategy 2: Seek out immigrant populations with limited English proficiency for fair housing education

Strategy 3: Adopt a formal policy to refrain from allocating CDBG funds to subrecipients that engage in discriminatory housing behavior

Strategy 4: Conduct paired testing in the rental housing market

Goal 4: **Improve the physical environment in racially concentrated areas of poverty**

Strategy 1: Continue the City's Lead Safe High Point Program to remediate lead hazards from affordable housing occupied by lower income families with children

Strategy 2: Continue the City's Community Based Initiatives Program to improve the quality of life for persons and households in lower income neighborhoods

Strategy 3: Continue to support the neighborhood organizations that work to revitalize lower income neighborhoods and empower residents

Strategy 4: Study the feasibility of establishing a land bank in the City as a means of redeveloping parcels for residential and non-residential land use where existing infrastructure is available

Strategy 5: Expand the City's owner-occupied housing rehabilitation program to extend beyond primarily weatherization and code enforcement violations to approach home repair more comprehensively

Strategy 6: Develop an urban re-settlement initiative for younger age cohorts (25-34 years old) with homebuyer incentives in older neighborhoods with lower-cost housing

Strategy 7: Continue the City's Homeownership Education Classes for homeowner / homebuyer / financial counseling for lower income households, minority households and households with limited English proficiency (LEP) for the purpose of educating owners and buyers on predatory lending, high-cost lending and financial management

Strategy 8: Allocate CDBG assistance for public facilities and infrastructure in RCAP and near-RCAP areas

For More Information:

Mike McNair, City of High Point
michael.mcnair@highpointnc.gov

Bill McNeil, Piedmont Triad Regional Council
mcneilplanning@gmail.com

N ORDINANCE AMENDING "THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE," PURSUANT TO SECTION 9-3-12, ZONING MAP AMENDMENTS, OF THE DEVELOPMENT ORDINANCE.

WHEREAS, the City Council of The City of High Point adopted "The City of High Point Development Ordinance" on January 7, 1992 with an effective date of March 1, 1992, and subsequently amended;

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on March 22, 2016 and before the City Council of the City of High Point on May 2, 2016 regarding **Zoning Case 16-02** a proposed amendment to the Official Zoning Map of the "City of High Point Development Ordinance";

WHEREAS, notice of the public hearings was published in the High Point Enterprise on March 13, 2016, for the Planning and Zoning Commission public hearing and on April 20, 2016 and April 27, 2016, for the City Council public hearing pursuant to Chapter 160A-364 of the General Statutes of North Carolina; and

WHEREAS, the proposed amendment was adopted by the City Council of the City of High Point on **May 2, 2016.**

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: **Conditional Zoning General Business (CZ-GB) District.** Approximately 12.5 acres, consisting of six (6) parcels, lying along the east side of Eastchester Drive and south of Mendenhall Oaks Parkway. The properties are also known as Guilford County Tax Parcels 017009, 017008, 0207860, 0207859, 0207861, 0207858 and their respective street addresses are 2760 NC HWY 68, 2756 NC HWY 68, 4010 Mendenhall Oaks Parkway, 4012 Mendenhall Oaks Parkway, 4008 Mendenhall Oaks Parkway & 4006 Mendenhall Oaks Parkway.

SECTION 2

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

Part I. USES:

Any of the land uses allowed in the General Business (GB) District shall be permitted, with the exceptions listed below, subject to the development and dimensional requirements of the Development Ordinance and subject to the specific conditions of this ordinance.

A. Prohibited Uses: The following uses, enumerated in Table 4-7-1, Permitted Use Schedule of the Development Ordinance, shall be prohibited:
   1. All agricultural uses
   2. All residential uses
   3. All accessory uses and structures listed in Table 4-7-1, except for customary accessory uses and structures.

   4. Recreational Uses
      a. Billiard Parlors (Ref. SIC 7999)
      b. Bingo Games (Ref. SIC 7999)
      c. Clubs or Lodges (Ref. SIC 8640)
      d. Fortune Tellers, Astrologers (Ref. SIC 7999)
      e. Golf Courses, Miniature (Ref. SIC 7999)

   5. Educational & institutional uses
      a. Psychiatric Hospitals (Ref. SIC 8063)
      b. Retreat Centers

   6. Business, Professional & Personal Services Uses
      a. Automobile Rental or Leasing (Ref. SIC 7510)
      b. Automobile repair services, major
      c. Automobile repair services, minor
      d. Automobile towing and storage services (Ref. SIC 7549)
      e. Boat Repairs (Ref. SIC 3730)
      f. Car Washes (Ref. SIC 7542)
      g. Equipment Repair, Light (Ref. SIC 7690)
      h. Kennels or Pet Grooming Services (Ref. SIC 0752)
      i. Laundromats, coin-operated (Ref SIC 7215)
      j. Tattoo establishment (Ref SIC 7299)
      k. Taxidermists (Ref SIC 7699)
      l. Truck & Util. Trailer Rent. & Leasing, Light

   7. Retail Trade
      a. Boat Sales (Ref SIC 5551)
      b. Building Supply Sales (with storage yard) (Ref. SIC 5211)
      c. Bulky item outdoor sales
      d. Convenience store (with gasoline pumps) (Ref SIC 5411)
      e. Motor Vehicle Sales (new & used) (Ref SIC 5511)
      f. Motorcycle Sales (Ref SIC 5571)
      g. Recreational Vehicles sales (Ref SIC 5561)
      h. Restaurants (with drive thru) (Ref. SIC 5812)
      i. Service station, Gasoline (Ref SIC 5541)
      j. Tire Sales (Ref SIC 5531)
      k. Tobacco Sales (Ref. SIC 5993)
      l. Video Tape Rental & Sales (Ref SIC 7841)

8. Transportation, Warehousing and Utilities Uses
   a. Communication or Broadcasting Facilities (Ref SIC 4800)
   b. Communication Towers (exceeding height limits of zoning district)
   c. Demolition debris landfills, minor
   d. Taxi terminals (Ref SIC 4121)

9. Other Uses
   a. Bulky item outdoor sales
   b. Outdoor retail sales
   c. Sexually Oriented Businesses

B. Restricted Uses: The following uses, enumerated in Table 4-7-1, Permitted Use Schedule of the Development Ordinance, shall be permitted subject to the listed restrictions:

1. No individual Retail Trade use shall exceed 5,000 square feet in gross floor area.
2. Mini Storage use must meet the Eastchester design requirements; shall not front Eastchester Drive and must be climate controlled with 95% of the storage units accessed from interior corridors. Any external access must be screened from Eastchester Drive.

Part II. CONDITIONS:

A. Development Standards: The rezoning site shall be subject to the requirements of the Eastchester Scenic Corridor Overlay District.

B. Development and Dimensional Requirements:

1. Development shall be subject to the dimensional standards of the GB District. However, development fronting along Eastchester Drive or Mendenhall Oaks Parkway shall be subject to the following higher dimensional standards:

Minimum Lot Size	40,000 square feet
Minimum Lot Width	150 feet
Minimum Street Frontage:	100 feet
Minimum Street Setback:	a. Local, Subcollector, & Collector - 30 feet from the property line b. Minor Thoroughfare - 40 feet from the property line. c. Major Thoroughfare - 50 feet from the property line or 40 feet from property line if parking is placed on the side or rear of the building(s).
Minimum Interior Setback (side and rear yard):	Adj. to Non-Res. Zoning - 20 feet Adj. to Res. Zoning - 50 feet

C. Transportation:

1. Vehicular Access: One point of access shall be allowed to Eastchester Drive (NC 68). This access point shall be right-in / right-out only.

2. Roadway and Intersection Improvements (Eastchester Drive at site access): The property owner shall construct a northbound right turn lane with 100 feet of storage with appropriate tapers.

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

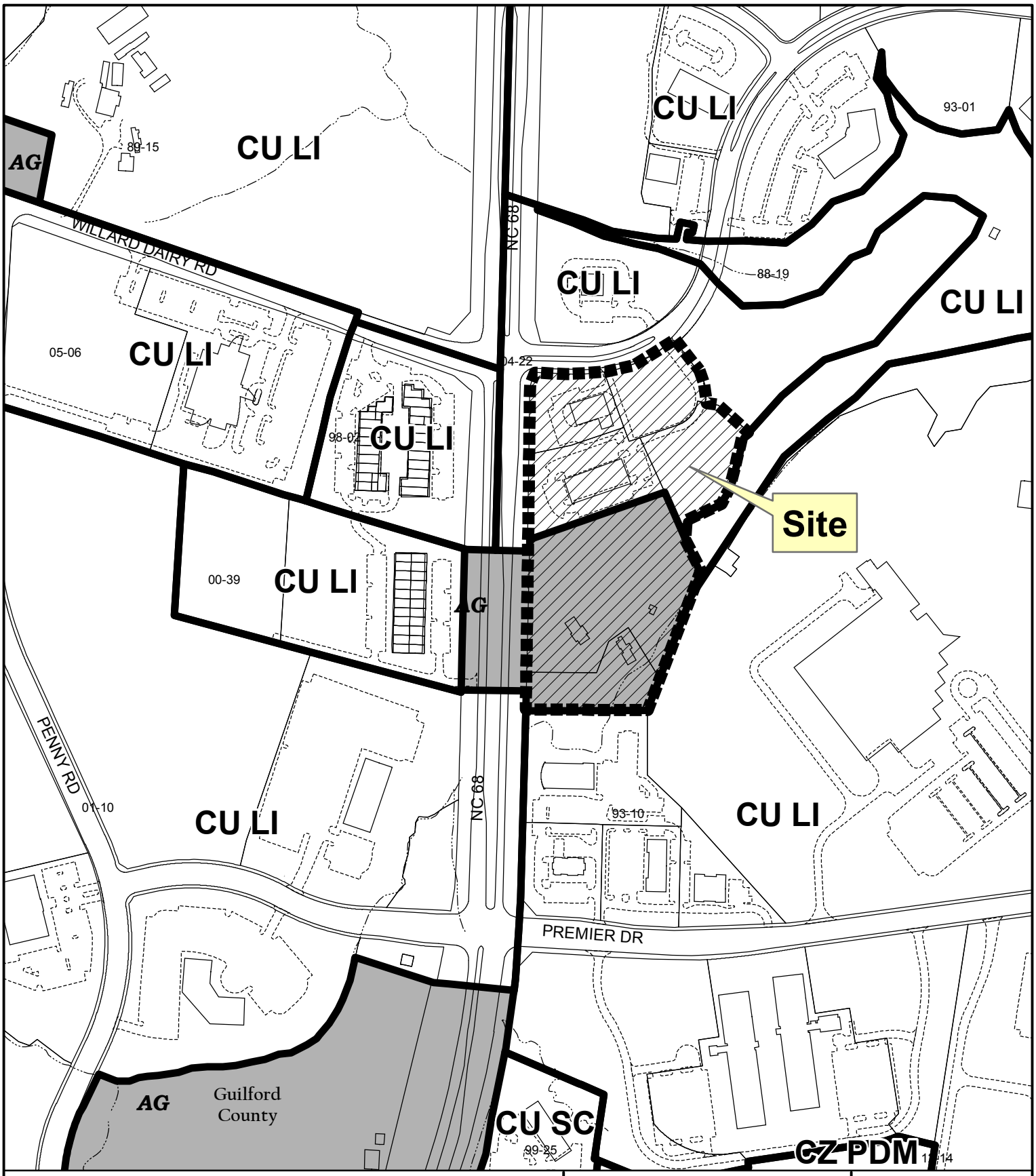
SECTION 3
That plans for any development on the property described herein shall be pursued in accordance with this conditional zoning district and shall be submitted to the City of High Point and other approval authorities for review in the same manner as other such plans now required to be approved 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.
2nd day of **May, 2016.**

Lisa B. Vierling, City Clerk



ZONING MAP AMENDMENT ZA16-02

From: Agricultural (Guilford County) and Conditional Use Light Industrial
To: Conditional Zoning General Business

Existing Zoning Boundary
Subject Property Boundary

Planning & Development Department

City of High Point

Date: March 9, 2016

N

Scale: 1"=400'

G:/Planning/Secure/ba-pz/2016/pz/za16-02.mxd

Planning & Development

Development Services Division

NORTH CAROLINA'S INTERNATIONAL CITY™

MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Herbert Shannon, Jr. AICP
Senior Planner

DATE: April 15, 2016

SUBJECT: Plan Amendment 15-06 **(PA15-06)** and Zoning Map Amendment 15-19 **(ZA15-19)**
Redwolf Development Company, LLC (2000 Penny Road)

These applications, PA15-06 and ZA15-19, both pertain to an 8.7-acre parcel lying along the east side of Penny Road and abutting the north side of Horney Road. Redwolf Development Company has submitted these applications to change the Land Use Map and the zoning of the property in order to allow for the development of a townhome subdivision.

On February 15, 2016 the City Council held a public hearing on these requests. The Plan Amendment request did not receive a majority vote (4 - 4 vote), thus the motion to approve failed. The Council did not vote to take action on the Zoning Map Amendment request. Because no official action was taken, the Zoning Map Amendment remains an active case.

At the March 21, 2016 Council meeting, the applicant, Mr. David Michaels, manager of Redwolf Development Company and his attorney, Mr. Charlie Melvin, requested that the City Council schedule a new public hearing for these two applications due to procedural concerns arising from the Council's lack of action on the zoning request. The City Council voted 9-0 to schedule a rehearing of these cases on its May 2, 2016 meeting date.

The Planning & Development Department has re-advertised this case, which consists of running a legal ad twice in the High Point Enterprise, mailing notices to property owners within 300 feet and posting a public hearing sign on the property. The Planning & Development Department has also attached a cover memo outlining the Planning & Zoning Commission action on these cases, and the January 26, 2016 staff report.

CITY OF HIGH POINT
AGENDA ITEM

Title: **Plan Amendment 15-06; and**
Zoning Map Amendment 15-19
(Redwolf Development Company, LLC)

From: Lee Burnette, Planning & Development Director

Meeting Date: May 2, 2016

Public Hearing: Yes

Advertising Date: April 20 & 27, 2016

Advertised By: Planning & Development

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

PURPOSE:

Plan Amendment 15-06

A request by Redwolf Development Company, LLC to change the Land Use Map classification for approximately 8.7 acres from the Low Density Residential classification to the Moderate Density Residential classification. The site is lying along the east side of Penny Road, abutting the north side of Horney Road (2000 Penny Road).

AND

Zoning Map Amendment 15-19

A request by Redwolf Development Company, LLC to rezone approximately 8.7 acres from the Conditional Use Public & Institutional (CU-PI) District to the Conditional Zoning Residential Multifamily-8 (CZ RM-8) District. The site is lying along the east side of Penny Road, abutting the north side of Horney Road (2000 Penny Road).

BACKGROUND:

Staff report and the Planning & Zoning Commission's recommendation is enclosed.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

A. On January 26, 2016, a public hearing was held before the Planning and Zoning Commission regarding Plan Amendment 15-06 and Zoning Map Amendment 15-19. Staff recommended ***approval*** of both requests.

B. The Planning & Zoning Commission recommended approval of Plan Amendment Case 15-06 by a vote of 8-0.

C. The Planning & Zoning Commission recommended approval of Zoning Map Amendment 15-19, with amendments recommended by the Transportation Department, by a vote of 8-0.

PLANNING AND ZONING COMMISSION RECOMMENDATION

Redwolf Development Company, LLC **Plan Amendment 15-06 and Zoning Map Amendment Case 15-19**

At its January 26, 2016 public hearing, the Planning and Zoning Commission reviewed these requests. All members of the Commission were present. Mr. Andy Piper, Senior Planner, presented the Plan Amendment request and Mr. Herbert Shannon, Senior Planner, presented the Zoning Map Amendment request. Staff recommended approval of these requests. In addition, Ms. Vicky Embry, City of High Point Transportation Engineer, spoke on the Transportation Department's January 15, 2016 Memorandum, and provided an overview of conditions they recommend be included in the conditional zoning ordinance.

Speaking in favor of the request:
Speaking in favor of these requests was the applicant, Mr. David Michaels, manager of Redwolf Development Company, 621 Eugene Court, Greensboro. Mr. Michaels gave a brief overview of the proposal to develop a 69-unit townhome development on the site and outlined the unique challenges of the lot, including its narrow dimensions and a gasline easement that restricts development. In conclusion, Mr. Michaels expressed concern regarding the Transportation Department's recommended road improvements to Horney Road. He is worried that Redwolf Development would be asked to take responsibility for road improvements to portions of roadway that are primarily used to access Florence Elementary School. As such, he felt Guilford County Schools should be responsible for making some of those improvements.

Speaking in opposition of the request:
Gary Bruce Johnson, 3332 Barnsdale Road; Pastor Angeline Sumpter, 2000 Penny Road; Tommy Biagioli, 3339 Barnsdale Road; Larry Kreis, 4020 Maid Marion Court; Jason Mikles, 3776 Windstream Way; Rachel Biagioli, 3339 Barnsdale Road; Sue Headley, 7603 Horney Road; Jackie Allen, 3763 Windstream Way and Paul Shrier, 3701 Tuxford Lane. Those in opposition of the request had the following concerns:

- The requested density is too high and will produce too much additional traffic, especially during the arrival and dismissal times of the adjacent Florence Elementary School;
- The topography of the land will place the development on a hill above adjacent homes and there are potential negative impacts from storm water runoff; and
- Provisions should be provided to protect the privacy of neighboring homes and to prevent disruptions from vehicle headlights.

Once the public hearing was closed, the Commission had several questions for staff and the applicant. The Planning & Zoning Commission recommended approval of Plan Amendment 15-06, as recommended by staff, by a vote of 8-0.

In regard to the Zoning Map Amendment, contingent upon the conditional zoning ordinance being amended to include all conditions set forth in the City of High Point DOT memo dated January 15, 2016, the Planning & Zoning Commission recommended approval of Zoning Map Amendment 15-19 by a vote of 8-0. Upon making its recommendation, the Commission stated that its approval of Zoning Map Amendment 15-19 would be consistent with the City's adopted plans. Additionally, the Commission concurred with the staff report and found its approval recommendation reasonable and in the public interest because: 1) Subject to approval of the associated Plan Amendment 15-06,

the requested CZ RM-8 District will be consistent with the Land Use Plan; 2) The Conditional Zoning Ordinance offered by the applicant prohibits multifamily (apartment) uses and limits building height. Along with landscaping standards of the ordinance, the development of the site, as permitted by the RM-8 District, will be in character with the surrounding uses in the area; and 3) The request will promote an orderly growth pattern and encourage higher residential densities at appropriate locations as supported by Goal #5 and Objective #8 of the Land Use Plan.

CITY OF HIGH POINT
PLANNING AND DEVELOPMENT DEPARTMENT

STAFF REPORT
PLAN AMENDMENT 15-06 AND ZONING MAP AMENDMENT 15-19
January 26, 2016

Requests			
Applicant: Redwolf Development Company, LLC	**Owner:** North Carolina Remodel Masters Inc.		
LUPA Proposal: To change the future land use designation for approximately 8.7 acres	**From:** **To:**	Low Density Residential Moderate Density Residential	
Zoning Proposal: To rezone approximately 8.7 acres	**From:** **To:**	**CU-PI** **CZ RM-8**	Conditional Use Public & Institutional District Conditional Zoning Residential Multifamily-8 District

Site Information		
Location:	The site is lying along the east side of Penny Road, abutting the north side of Horney Road (2000 Penny Road).	
Tax Parcel Numbers:	**Plan Amendment**	**Zoning Request**
	0209235	Same
Site Acreage:	**Plan Amendment**	**Zoning Request**
	Approximately 8.7 acres	Same
Current Land Use:	**Plan Amendment**	**Zoning Request**
	Undeveloped	Same
Physical Characteristics:	The site is an undeveloped wooded parcel. Except for a 50-foot wide Piedmont Natural Gas Pipeline easement, which runs across the eastern portion of the property, the site has no noteworthy features.	
Water and Sewer Proximity:	A 12-inch City water line lies adjacent to the site along Penny Road and a 6-inch City water line lies adjacent to the site along a portion of Horney Road. An 8-inch sanitary sewer line is proposed to be extended to the site from the north via connection to the 8-inch City sanitary sewer line lying within Windstream Way.	
General Drainage and Watershed:	The site drains in a general easterly direction and development is subject to the City Lake General Watershed Area (GWA) requirements. Engineered storm water treatment measures are required for multi-family development with a total impervious surface area greater than 24% of the site, and for single family developments with a gross density of 2 units per acre or more.	
Overlay District:	City Lake General Watershed Area	

Adjacent Property Zoning and Current Land Use			
North:	**CU RS-9**	Conditional Use Residential Single Family – 9 District	Single family dwellings
South:	**PI** **RS-40**	Public & Institutional District Residential Single Family – 40 District *(Guilford County)*	Florence Elementary School, single family dwellings, church and undeveloped parcels
East:	**CU RS-9**	Conditional Use Residential Single Family – 9 District	Single family dwellings
West:	**CU RM-12**	Conditional Use Residential Multifamily – 12 District	Townhomes dwellings

Adjacent Land Use Plan Designations	
North:	Low Density Residential
South:	Institutional and Low Density Residential
East:	Low Density Residential
West:	Medium Density Residential

Purpose of Existing and Proposed Land Use Plan Designations	
Existing Designation:	**Low-Density Residential:** These areas include primarily single family detached dwellings on individual lots. Development densities in these areas shall not exceed five dwelling units per gross acre.
Proposed Designation:	**Moderate-Density Residential:** This classification includes a variety of detached or attached dwellings, generally including single family homes, cluster homes, duplexes and townhouses. Development densities shall range from five-to-eight dwelling units per gross acre.

Relevant Land Use Policies and Related Zoning & LUPA History	
Community Growth Vision Statement:	This request is neither in conflict with the Community Growth Vision Statement goals and objectives, nor does it support those goals and objectives.
Land Use Plan Goals, Objectives & Policies:	The following goals and objectives of the Land Use Plan are relevant to this request: Goal #3: Provide a wide range of housing opportunities for families of all income levels. Goal #5: Promote an urban growth pattern that occurs in an orderly fashion and conserves the land resources of the city and its planning area. Obj. #8. Stimulate more efficient use of the City's land resources by encouraging in-fill, mixed-use, cluster development and higher residential densities at appropriate locations. Obj. #9. Where feasible and appropriate, provide a transition in land uses between more and less intensive land uses.
Relevant Area Plan:	Not Applicable
Zoning History:	• ZA99-22: In 1999, this 8.7-acre parcel was annexed and granted a CU-PI District zoning to facilitate the development of a church and daycare use. This project never came to fruition and the property has remained

	undeveloped. • ZA93-03 and ZA95-28: The abutting residential subdivision to the north (Nottingham Subdivision) and east (Parkside at Nottingham Subdivision) were annexed and granted CU RS-9 District zoning in 1993 and 1996, respectively. • ZA02-01: In 2002 Florence Elementary school and an adjacent single family home were annexed and granted PI District zoning to facilitate an expansion of the school and to connect to City utilities. • ZA02-15: In 2002 the adjacent townhome development (Parkhill Townhome Subdivision), lying along the west side of Penny Road, was annexed and granted a CU RM-12 District zoning.
LUPA History:	The site was designated Medium Density Residential in the previous Land Use Plan adopted in 1992 and then changed to Low Density Residential sometime in 1993 or 1994, which was carried forward to the current Land Use Plan in 2000.

Transportation Information			
Adjacent Streets:	**Name**	**Classification**	**Approx. Frontage**
	Penny Road Horney Road	Major Thoroughfare Local Street	120 ft. 1,693 ft.
Vehicular Access:	Horney Road (public street)		
Traffic Counts: *(Average Daily Trips)*	Penny Road	19,000 ADT, (2013, NCDOT count)	
Estimated Trip Generation:	No information provided		
Traffic Impact Analysis:	**Required**		**Comment**
	Yes	No X	None
Pedestrian Access:	Development of the site is subject to the sidewalk requirements of the Development Ordinance.		

School District Comment					
Guilford County Schools					
Local Schools:	**Enrollment:**		**Maximum Design Capacity:**	**Mobile Classrooms:**	**Projected Additional Students:**
	Fall 2014	**Fall 2015**			
Florence Elementary School	675	679	800	11	19 - 20
Southwest Middle School	1,135	1,081	1,254	10	10 - 12
Southwest High School	1,530	1,527	1,595	11	9 - 11
School District Remarks: None					

Details of Proposal

1. General Overview:
   The subject site is currently designated by the Land Use Map as Low Density Residential and has a Conditional Use Public Institutional (CU-PI) District with conditions limiting the site to

church and daycare center uses. The applicant is requesting a Plan Amendment and a Zoning Map Amendment to develop the site with townhomes.

2. Summary of Land Use Plan Amendment Request:
The applicant has requested a Land Use Plan Amendment to change the future land use designation for the site from Low Density Residential to Moderate Density Residential. When requests are made for Land Use Plan Map amendments, staff analyzes the request and the surrounding area to determine whether the proposal is logical and whether there is a rationale for the change based on the goals, objectives and policies of the Land Use Plan and any relevant area plans or other planning documents.

The previous Land Use Plan, adopted in 1992, designated this site and the area to the north as Medium Density Residential. However, the land use designation was changed to Low Density Residential in the mid-1990s, which was then carried forward to the current Land Use Plan adopted in 2000. While the area immediately to the north and east developed as single family residential, areas to the northwest have developed with a mix of commercial and higher density residential, which provides some precedent in the area for the requested change in land use designation. The request is supported by several goals and objectives in the Land Use Plan, such as making efficient use of the city's land resources through higher density "in-fill" development, and providing transitions between more and less intensive land uses.

3. Summary of Zoning Request:
The applicant is proposing to purchase the property in order to develop a townhome development. To allow for residential development, the applicant has submitted a request to rezone the site to the CZ RM-8 District. The RM-8 District is primarily intended to accommodate duplexes, twinhomes, townhouses, cluster housing, and similar residential uses at a density of eight units per acre. The applicant has submitted a Conditional Zoning Ordinance with this request that restricts the allowable uses. As conditioned, the only residential uses permitted are single family detached dwellings, townhouse dwellings and two-family dwellings (twin homes or duplexes).

Staff Analysis

Section 9-3-13 of the Development Ordinance states that the Planning & Zoning Commission and the City Council shall be guided by the purposes and intent of the Development Ordinance, and shall give consideration to the following in the review and discussion of any Conditional Zoning application. 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 Plans:
The proposed Conditional Zoning District is appropriate for its proposed location and is consistent with the purposes, goals, objectives and policies of relevant comprehensive land use or area plans

Staff Comments:
Provided the Land Use Plan Amendment is approved, the proposed conditional zoning district will be consistent with the Land Use Plan. The proposal is consistent with several goals and

objectives of the Land Use Plan in regard to providing affordable housing near employment and shopping/service areas. It also promotes the efficient use of land through higher density in-fill development where appropriate, while also providing transitions between more and less intensive land uses.

Review Factors: **The applicant's proposed Conditional Zoning District, including the proposed use(s), written conditions and Conditional Zoning Plan, satisfactorily meets or addresses the following:**	
Factor #1	**Produces a development that is compatible with surrounding development character and land uses;**
	Staff Comments: Conditions offered by the applicant to prohibit multifamily uses (apartment or condominiums) and to limit building height to two stories, will ensure development will be compatible with surrounding development.
Factor #2	**Minimizes or effectively mitigates any identified adverse impact on adjacent and nearby property, such as that caused by traffic, parking, noise, lighting, trash, loading areas, etc.;**
	Staff Comments: This zoning district allows a maximum of 69 residential dwelling units to be developed, which does not trigger the requirement for a Traffic Impact Analysis. The Transportation Department has noted that Horney Road must be improved to meet minimum right-of-way (ROW) width and to meet minimum NCDOT standards regarding width and pavement structure. Due to the narrow configuration of the site, the applicant is not sure if the proposed 69 dwelling units can be placed on the site while still dedicating additional ROW. The applicant desires to work with the Transportation Department on these issues during the Technical Review Committee (TRC) review process. When a group development plan or subdivision plan is submitted, the TRC has the authority to require additional ROW and improve abutting streets to City standards.
Factor #3	**Minimizes or effectively mitigates any identified adverse environmental impact on water and air resources, minimizes land disturbance, preserves trees and protects habitat;**
	Staff Comments: The site is within a City Lake General Watershed Area, and as such, development of the site is required to meet watershed standards of the Development Ordinance.
Factor #4	**Minimizes or effectively mitigates any identified adverse impact on municipal facilities and services, such as streets, potable water and wastewater facilities, parks, police and fire; and;**
	Staff Comments: The site is within an area currently served by City of High Point utilities and municipal services. The zoning submittal has no known adverse impacts on municipal services.
Factor #5	**Minimizes or effectively mitigates any identified adverse effect on the use, enjoyment or value of adjacent properties.**

	Staff Comments: ❖ Conditions offered by the applicant prohibiting multifamily uses, and restricting building height will assist in ensuring that the development will not adversely impact the use or value of adjacent property owners. ❖ The Development Ordinance requires a Type C planting yard be installed where a new townhome use abuts an existing single family use. This planting yard requires an average width of 20 feet and the installation of 5 trees and 17 shrubs every 100 linear feet. This landscaping standard of the Development Ordinance will assist in ensuring development of the property, as permitted by the RM-8 District zoning, will not substantially injure the value of adjacent property owners..

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

Staff Comments:
The Penny Road corridor has changed during the past 25 years. In the early 1990s, it was a rural area on the outer fringes of the City. Today, it's in the heart of the northern portion of the City's corporate limits and serves as a major thoroughfare between Greensboro Road and W. Wendover Avenue. Since the 1990s, numerous residential developments (single family, twinhome and townhome developments) have been developed along the Penny Road corridor and a major commercial hub has been developed within walking distance (1/4 mile) north of this zoning site at the intersection of Penny Road and Samet Drive.

Development Patterns:
The proposed Conditional Zoning District would result in development that promotes a logical, preferred and orderly development pattern.

Staff Comments:
The City's Land Use Plan supports higher density residential uses along the opposite side of Penny Road (up to 16 units per acre) and a townhome development has been established in that area. To the south of the site is an institutional use consisting of an elementary school. The allowance of a moderate density townhome development (up to 8 units per acre) on this site addresses the intent of objectives #8 & 9 of the Land Use Plan, which speaks to stimulating more efficient use of the City's land resources by encouraging in-fill, mixed-use, and higher residential densities at appropriate locations; and providing a transition in uses between more and less intensive land uses.

Reasonableness/Public Interest:
An approval of the proposed Conditional Zoning District is considered reasonable and in the public interest.

In this case, staff suggests that the approval of the applicant's request is reasonable and in the public interest because:

1) Subject to approval of the associated Plan Amendment 15-03, the requested CZ RM-8 District will be consistent with the Land Use Plan;
2) The Conditional Zoning Ordinance offered by the applicant prohibits multifamily (apartment) uses and limits building height. Along with landscaping standards of the ordinance, the development of the site, as permitted by the RM-8 District, will be in character

with the surrounding uses in the area; and

3) The request will promote an orderly growth pattern and encourage higher residential densities at appropriate locations as supported by Goal #5 and Objective #8 of the Land Use Plan.

Recommendation

1. **Plan Amendment 15-05:**

   Staff Recommends Approval:

   The requested Moderate Density Residential classification is an appropriate land use to separate a single family development (Low Density Residential classification) from a school (Institutional classification). There is a similar higher intensity land use classification established in this area and the request meets the goals and objectives of the Land Use Plan. Staff recommends approval of the request to change the Low Density Residential land use designation for approximately 8.7 acres to a Moderate Density Residential land use designation.

2. **Zoning Map Amendment 15-19:**

   Staff Recommends Approval:

   As addressed in the Staff Analysis section of this report, conditions offered by the applicant address objectives of the Land Use Plan and will ensure development of the zoning site will be compatible with adjacent uses. The Planning & Development Department recommends approval of the request to rezone this 8.7-acre parcel to the CZ RM-8 District. As conditioned, the request will be compatible with the surrounding area and in conformance with adopted plans.

Required Action

Planning and Zoning Commission:

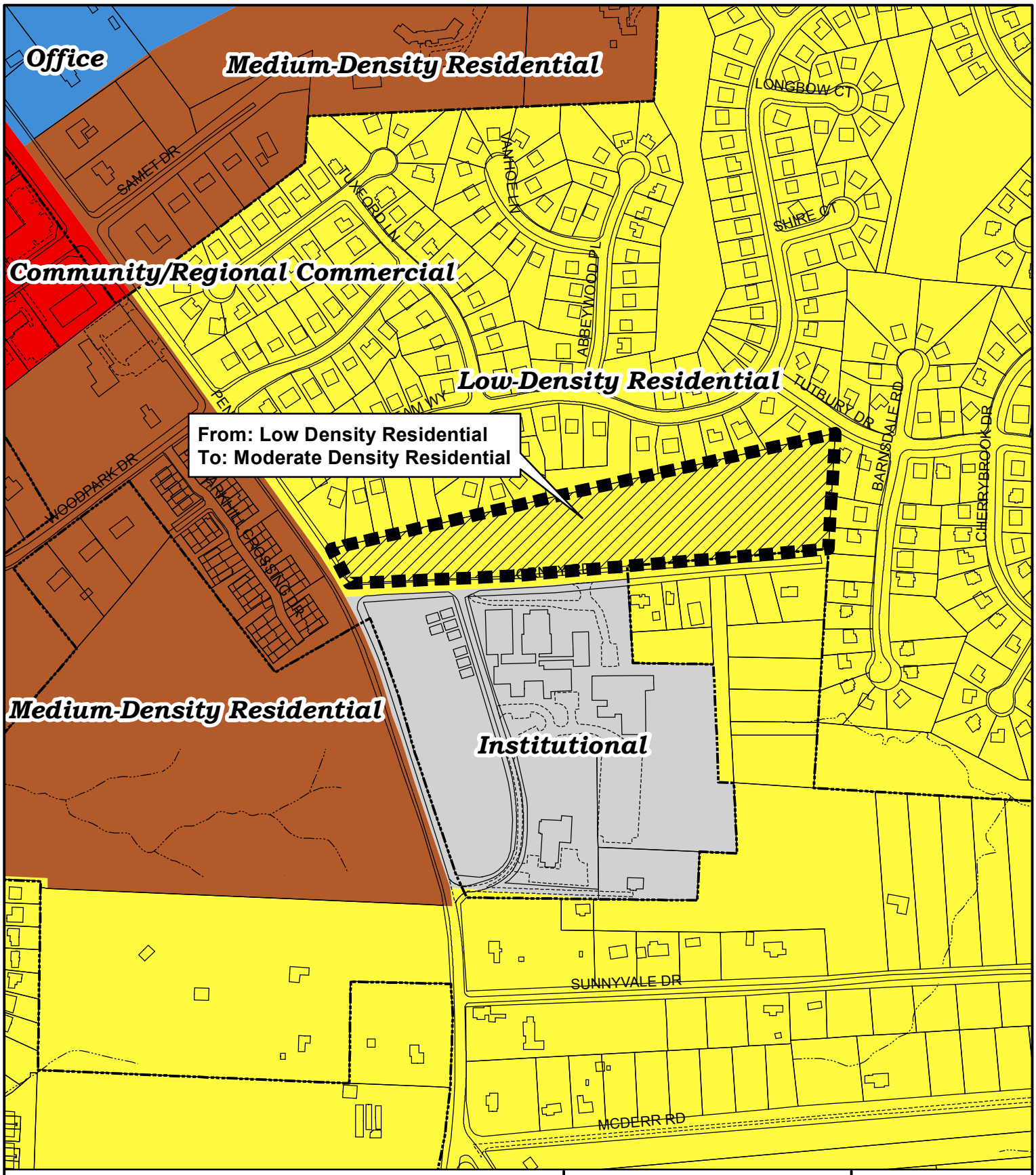
The NC General Statutes require that the Planning and Zoning Commission place in the official record a statement of consistency with the City's adopted plans when making its recommendation. This may be accomplished by adopting the statements in the Staff Analysis section of this report or by adopting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

City Council:

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

Report Preparation

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



PLAN AMENDMENT PA15-06

From: Low Density Residential
To: Moderate Density Residential

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

Planning & Development Department

City of High Point

Date: January 26, 2016

N

Scale: 1"=400'

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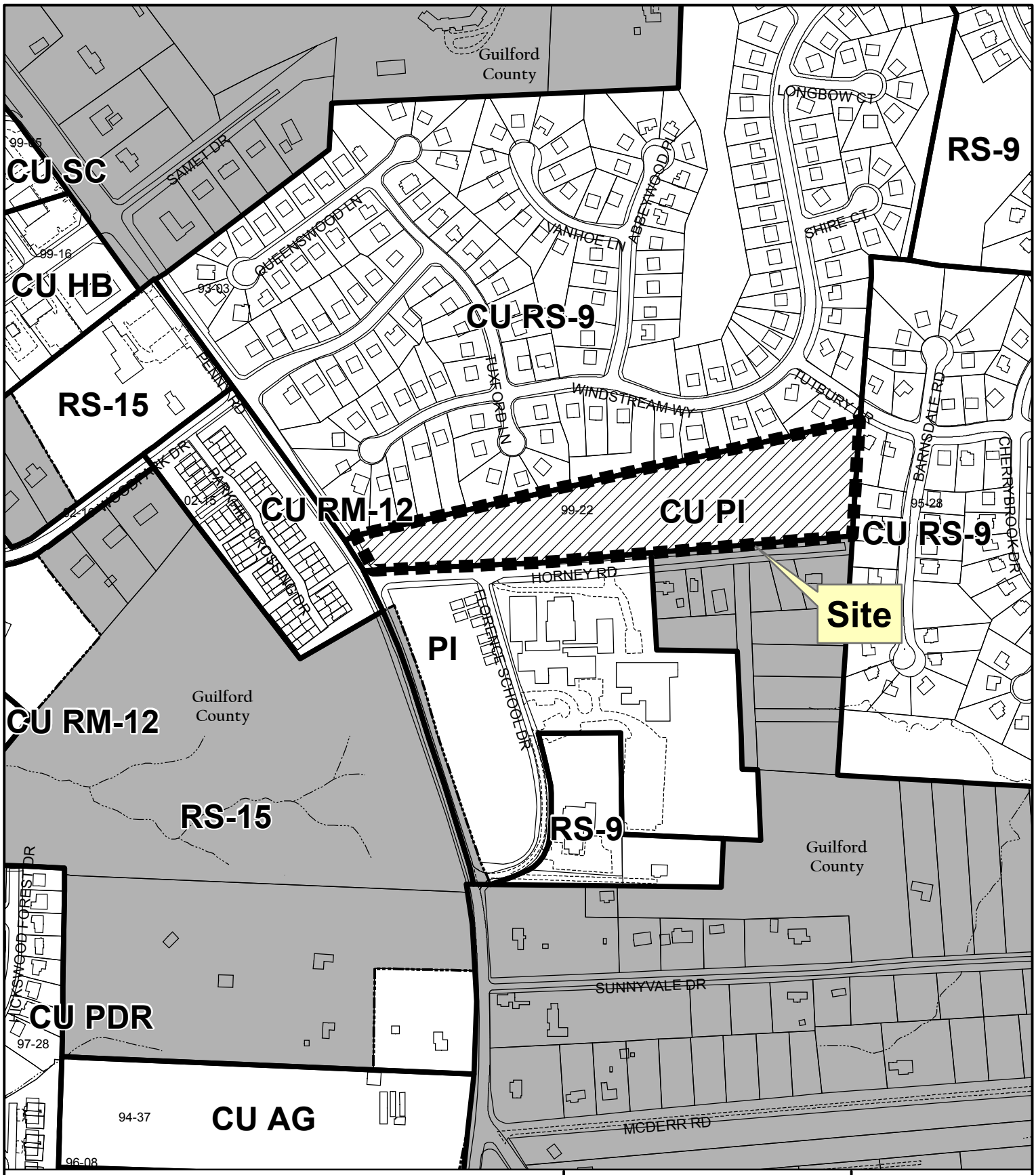

ZONING MAP AMENDMENT ZA15-19

From: Condition Use Public Institutional
To: Conidtional Zoning Residential Multifamily-8

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

Planning & Development Department

City of High Point

Date: January 26, 2016

N

Scale: 1"=400'

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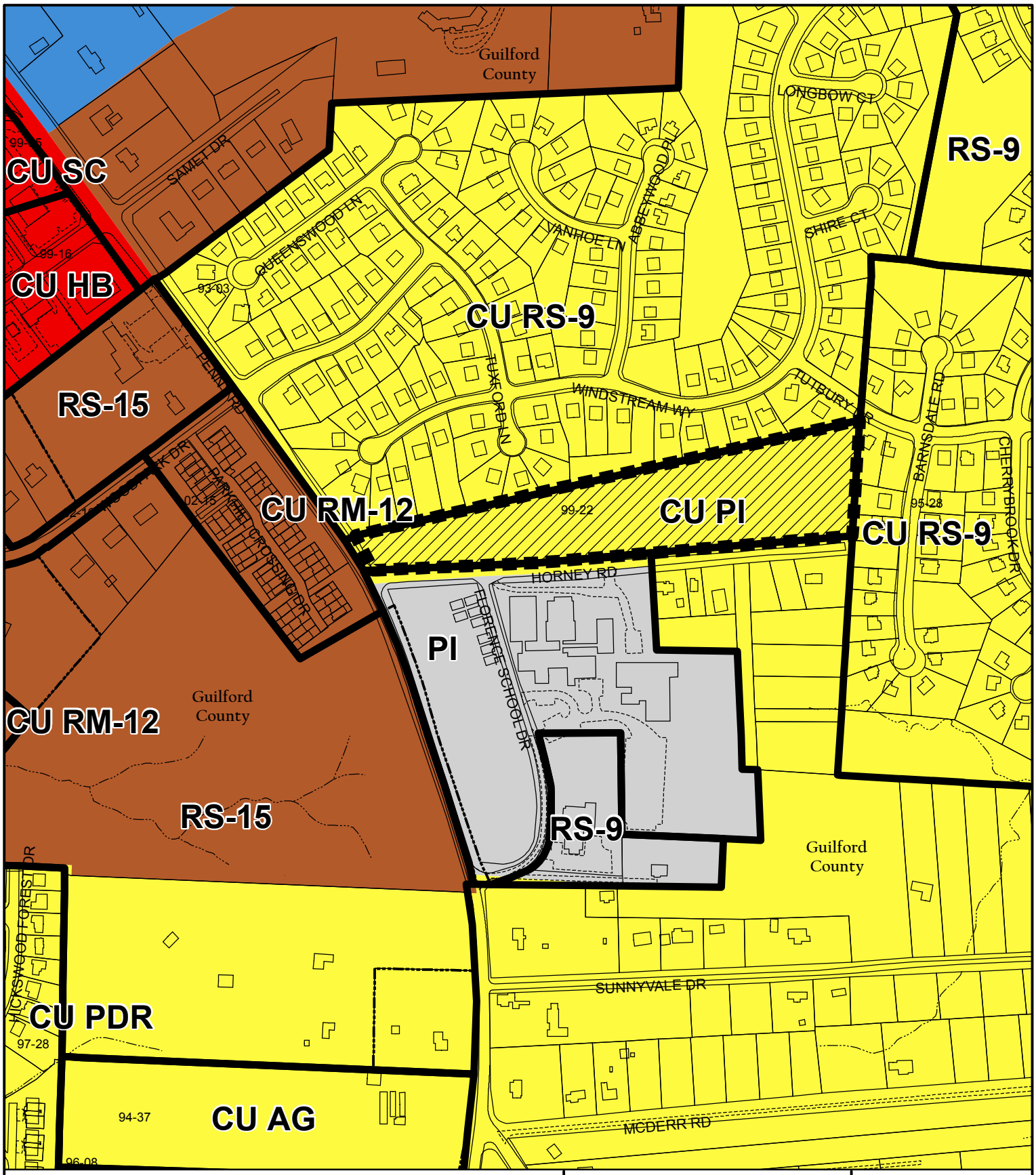

ZONING MAP AMENDMENT ZA15-19

Land Use Plan

- Low-Density Residential
- Medium-Density Residential
- Office
- Institutional
- Community/Regional Commercial

Planning & Development Department

City of High Point

Date: January 26, 2016

N

Scale: 1"=400'

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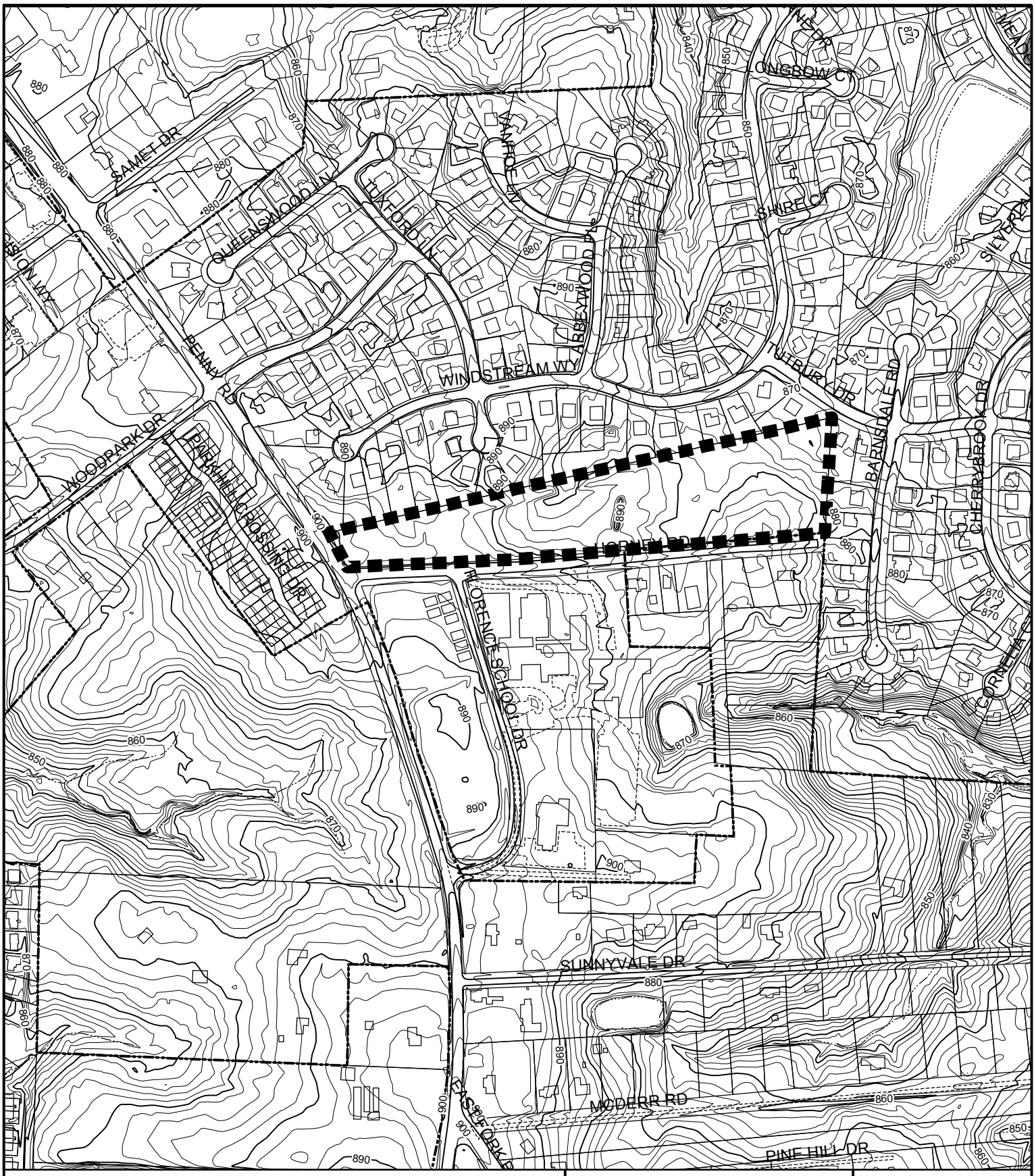

ZONING MAP AMENDMENT ZA15-19

Topography

Subject Property Boundary - - - - - - - - - -

Planning & Development Department

City of High Point

Date: January 26, 2016

N

Scale: 1"=400'

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ZONING MAP AMENDMENT ZA15-19

Transportation

NORTH CAROLINA'S INTERNATIONAL CITY™

January 15, 2016

To: Lee Burnette, Director of Planning and Development

From: Mark McDonald, P.E., Transportation Director

Subject: **Zoning Case #15-19,** Redwolf Development Company, LLC. Property located on the east side of Penny Road and north of Horney Road.

My staff and I have reviewed the rezoning request and have the following comments:

A traffic impact analysis was not required for this development. To require a traffic study the proposed development must be expected to produce at least one hundred and fifty (150) trips in the AM or PM peak hour.

Right-of-way:
The Developer shall dedicate right-of-way thirty (30) feet as measured from the centerline along Horney road and forty-two (42) feet as measure from the centerline of Penny Road.

Access:
Western entrance shall align with Florence School Drive.

Roadway Improvements:
Horney Road must be improved to minimum NCDOT standards regarding width and pavement structure.

Sidewalk:
Sidewalk is required along Penny Road and Horney Road per Subdivision requirements.

The City of High Point Transportation Director and North Carolina Department of Transportation shall approve all construction and improvements.

If you have any questions or would like to further discuss this case, please advise.

City of High Point, P.O. 230, 211 South Hamilton Street, High Point, NC 27261 USA
Office: 336.883.3225 Fax: 336.883.8568 TDD: 336.883.8517

AN ORDINANCE AMENDING "THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE," PURSUANT TO SECTION 9-3-12, ZONING MAP AMENDMENTS, OF THE DEVELOPMENT ORDINANCE.

WHEREAS, the City Council of The City of High Point adopted "The City of High Point Development Ordinance" on January 7, 1992 with an effective date of March 1, 1992, and subsequently amended;

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on January 26, 2016 and before the City Council of the City of High Point on February 15, 2016 regarding **Zoning Amendment Case 15-19** 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 January 17, 2016, for the Planning and Zoning Commission public hearing and on April 20, 2016 and April 27, 2016, for the City Council public hearing pursuant to Chapter 160A-364 of the General Statutes of North Carolina; and

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

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

SECTION 1
That the Official Zoning Map of the City of High Point be amended to establish the following described area as: **Conditional Zoning Residential Multifamily-8 (CZ RM-8) District.** The property is approximately 8.7 acres lying along the east side of Penny Road and north of Horney Road (2000 Penny Road). The property is also known as Guilford County Tax Parcel 0209235.

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. Any of the land uses allowed in the Residential Multifamily-8 (RM-8) District and their customary accessory uses shall be permitted, subject to the development and dimensional requirements of the Residential Multifamily-8 (RM-8) District and the specific conditions listed in this ordinance.

B. The following uses shall be prohibited.

1. Residential Uses
   a. Multifamily Dwellings
   b. Shelters, Temporary

2. Accessory Uses and Structures
   a. Communication Towers (exceeding height limits of zoning district)

3. Transportation, Warehousing and Utilities
   a. Communication Towers (exceeding height limits of zoning district)
   b. Communication Towers (not exceeding height limits of zoning district)

4. Other Uses
   a. Automotive Parking
   b. High Mast Outdoor Lighting > 50' in ht.
   c. Temporary Events
   d. Christmas Tree Sales

Part II. CONDITIONS:

A. Development and Dimensional Requirements: Development shall be limited to a maximum two-story building height

B. Transportation Conditions:

1. Right-of-way Dedication
   a. The property owner shall dedicate a minimum of forty-two (42) feet of right-of-way as measured from the centerline of Penny Road.
   b. The property owner shall dedicate up to twenty-five (25) feet of right-of-way as measured from the centerline of existing Horney Road right-of-way.
   c. A 20-foot by 20-foot sight distance chord shall be dedicated at the northeast corner of Penny Road and Horney Road.

2. Access:
   a. Development of the site shall take access from Horney Road. No access shall be permitted from Penny Road.
   b. The western most access or development entrance to Horney Road shall align with Florence School Drive.

3. Improvements:
   a. Horney Road must be improved to minimum North Carolina Department of Transportation (NCDOT) standards regarding width and pavement structure without the requirement to construct curb and gutter along the north side of Horney Road.
   b. Sidewalks shall be installed along Penny Road and Horney Road.

4. Other Transportation Conditions:
   a. Any private drive on the site shall be constructed to the following minimum standards.
      1) minimum 8-inch Aggregate Base Course;
      2) minimum 1.5-inch S9.5B;
      3) minimum 1" in S9.5A; and
      4) minimum pavement width for ribbon pavement is 22 feet and the minimum width for curb and gutter is 24-feet (face-to-face).

   b. The North Carolina Department of Transportation and the City of High Point Transportation Director shall approve all improvements and construction thereof.

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

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

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

SECTION 6.
This ordinance shall become effective upon the date of adoption.
____th day of XXXXXXXXXX xx, 2016.

Lisa B. Vierling, City Clerk

REDWOLF
DEVELOPMENT COMPANY, LLC

February 5, 2016

Mr. Herb Shannon
City of High Point Planning Department

VIA Email: HERBERT SHANNON JR herb.shannon@highpointnc.gov

RE: Conditional Zoning Case 15-19

Dear Herb,

This memo will confirm our conversation this morning in regard to the above zoning case. We are in agreement with the conditions represented in the attached letter dated January 15, 2016 presented by Transportation staff at the January 26, 2016 Planning and Zoning Commission meeting with the following exception:

- Right-of-way – we request that dedication of right-of-way on Horney Road be limited to 25 feet from centerline of the existing right-of-way rather than 30 feet and without the requirement to construct curb and gutter along the north side of Horney Road. I have discussed this matter with Mark McDonald and with Vickie Embry and they have indicated to me that they are in support of this modification.

I am submitting a modification request, with justification for the modification, to Mr. Justin Westbrook for consideration of this matter at TRC as their schedule may allow and as our plans for development are finalized. Hopefully a favorable recommendation from City Council as part of this rezoning will be adequate to ensure TRC's final agreement at the appropriate time.

The other conditions and ordinance clarifications in the January 15, 2016 letter are acceptable as stated.

Yours truly,

David Michaels
Manager

621 Eugene Court, Suite 103
Greensboro, NC 27401

PO Box 20706
Greensboro, NC 27420-0706

Phone: (336)378-8888
Fax: (336)378-8862

www.redwolfdevelopment.com

Citizens Information Meeting Report
Zoning Map Amendment Case 15-19

Submitted by: Mr. David Michaels on behalf of Redwolf Development Company, LLC

Notes from neighborhood meeting for 2000 Penny Road rezoning request held January 7, 2016 at Parkwood Baptist Church.

Attendance list is attached. A total of 20 people signed the attendance sheets. Notices were sent to 96 residents. 6 residents from Park Hill townhomes; 6 residents from Horney Road – mostly representing the church; 5 from Nottingham; 3 from Parkside

Meeting was opened by David Michaels, manager of Redwolf Development Company at 6:35 PM. Mr. Homer Wade was also in attendance and Mr. Wade is a principal with Borum, Wade and Associates engineers and surveyors.

An outline of Mr. Michaels presentation is attached along with a copy of a handout given to each person in attendance. A copy of the boundary survey of the site was shown and then a preliminary layout of the site with 69 townhouses shown was also presented and discussed. Mr. Michaels stated that this layout was illustrative only and that it had been submitted to the City of High Point TRC for comment so that Redwolf would have a better understanding of specific requirements of city staff as related to development of this site. Mr. Michaels cautioned that this layout was not final, was subject to change but that it would be helpful in guiding the discussion.

Question and answer period:

Mark Burkhart (Barnsdale) – turnaround or extension forward at end of Horney Road; retention pond impact on downstream ponds and sediment control; size of homes, number of bedrooms, price point; how will we get water into the pond and across the Piedmont Gas easement.

> Response: Horney Road would not be extended to Barnsdale Drive and would remain a dead end street unless property to the south is developed; the retention pond would function initially as a sediment trap and then as a wet detention pond. Mr. Wade explained that the pre-development and post-development stormwater flows would have to be maintained; townhomes would likely be very similar in size, price and style to those in Park Hill subdivision to the west. Site conditions will likely dictate that all units have at least one-car garages to accommodate parking; we have spoken with Piedmont Gas officials about crossing the gasline easement and have their regulations in hand and we are confident we can get water across the easement and into the pond.

Deborah Love (Parkhill) – traffic volume on Penny Road; future improvements to Penny Road and how that might impact her residence in Park Hill town homes.

> Response: we know that Penny road has a high volume of traffic but are not sure what improvements are currently planned or when; the City of High Point or maybe the NCDOT would handle any future improvements and would know more. We are dedicating additional right-of-way along Penny Road to accommodate future widening.

Jason Mikles (Windstream) – lives beside common area in Nottingham – concern about drainage coming off this site; question about marketability of these units due to proximity of Florence School and traffic concerns on Horney Road during AM unloading and PM loading of students; concern about buffers against his property and trying to save nice trees;

> Response: our site plan and drainage requirements would likely reduce the volume of water flowing toward his property by directing it to the proposed retention pond at the northeast corner of the property; we like the general area and feel that the proposed product will be marketable. I have observed the morning and afternoon school traffic and have met with the principal at Florence Elementary School and also discussed the school traffic with Donna Bell of Guilford County schools. There is about a 15 minute period between 7:45 and 8:00 AM that traffic backs up slightly on Horney Road but otherwise I see no concerns; we would preserve or install a Type C buffer along the northern property line and if there are nice trees that can be saved we will, but there will be grading of the site in this area and I can't say for sure what will be saved or lost. We specifically located his house on the site plan and noted that there is about 60 feet of common area controlled by the Nottingham HOA between his property line and this site so he already has more buffer than most.

Cynthia Walker (Parkhill) – traffic issues on Penny Road; traffic impact study requirements

> Response: we discussed the need for a traffic impact study for this site based on up to 69 dwellings with city transportation staff and were informed that no traffic study is required and that we were not planning to provide one.

Pete Scribner (Tuxford) – traffic impact study; hydrology studies; water line sizing and fire protection concerns.

> Response: see above re TIS – it is not required for this level of development; hydrology studies would be completed as we get further into the process but are not required at this time; the city fire department has reviewed the sketch plan and does not have apparent concerns about the ability of the 6" water main to serve this development.

Cal Sumpter (CHD Church) – improvements to Horney Road; how many entrances to Horney Road and any turn lanes on Horney Road;

> Response: city staff has indicated that they want Horney Road improved to the minimum NCDOT standard – we are trying to determine exactly what that means but do not have an answer as yet; the site plan we presented shows three entrances onto Horney Road but this is subject to change. I represented that there would be at least 2 entrances onto Horney as we have more than 50 lots proposed; there are already left and right turn lanes leaving Horney Road onto Penny Road and we would not expect to add any more.

Bob Busch (Parkhill) – what utilities are in Horney Road; how will site be served with water and sewer; how much control does Redwolf have with final builder; when and where is zoning meeting;

> Response: there is a 6" water line in Horney Road that will require a short extension. The sanitary sewer line will connect to an existing line in Windstream Way via an easement across common area in Nottingham subdivision (a copy of this is attached). We already have an agreement with the Nottingham HOA to acquire the necessary easement for this sewer line; Redwolf would design the final site plan in conjunction with a selected builder. Currently that builder has not been selected but we are talking with two that are interested in the site; the zoning meeting will be held in council chambers at city hall on 1/26/16 at 6 PM.

Larry Kreiss (Nottingham HOA, Maid Marion) – will Horney Road be improved with curb and gutter; encouraged folks to attend the zoning meeting;

> Response: it is possible that curb and gutter could be installed along our side of Horney Road but we can't say for sure at this time.

Sue Headley (Horney) – concern about annexation

> Response: her property would remain in Guilford County and would not be affected by this action.

Paul and Rebecca Krauss (Tuxford) – buffers near units that are close to the property line; privacy and grading issues;

> Response: The Type C buffer would be installed as discussed and grading requirements will be determined once the final site plan is determined.

Frank Marrasa (Tuxford) – concern about drainage near his property line; old sediment pits left from when church had started grading the site;

> Response: we will need to look more closely at the drainage near the common property line and will do what we can to ensure that water does not stand in this area; all the old sediment pits will be removed and replaced as this site is developed in accordance with an approved grading plan.

Rodney Quick (CHD Church) – more questions about Horney Road improvements and ability to handle traffic loads from 69 townhouses;

> Response: we feel that Horney road can accommodate the volume of traffic generated by this development. We are concerned about the heavy bus traffic already on this road for the school and will have further discussions with staff in regard to any required improvements to Horney Road.

Meeting was closed at 7:50 PM

To: Property Owners within 300 feet of 2000 Penny Road

RE: Meeting notice: Parkwood Baptist Church, 2107 Penny Road
January 7, 2016 from 6:30 to 8 PM.

Redwolf Development Company has requested a rezoning for property located at 2000 Penny Road. The City of High Point will hold a public hearing for this matter on January 26, 2016 and you should receive additional information from the City of High Point with details of this meeting. However, in support of our request, we are hosting an informational meeting at the location and time set forth above. I will be available to answer questions and discuss any concerns you may have about this request. The zoning we are requesting is a Conditional Use RM-8 classification which will permit a maximum of up to 8 homes per acre.

Site acreage	8.72 acres
Proposed zoning	CU RM-8
Proposed home sites	69 total

I encourage your comments and questions. If you cannot attend the meeting on January 7, then feel free to call me at 336-378-8888.

Yours truly,

David B. Michaels
Manager

2000 Penny Road – Conditional Use Rezoning

Citizens Information Meeting – January 7, 2016

1 Introduction - David Michaels, Redwolf Development Company
Homer Wade – Borum Wade and Associates & RDC

2 Thank the staff and congregation here at PBC.
3 Join me in a word of prayer to open the meeting.

4 Thanks for attending - please sign one of the attendance records.
5 High Point requires me to turn in a roster of those in attendance.

6 Handouts – copy of zoning map & informational letters from City of High Point.

7 Purpose of meeting:

A. Outline zoning proposal,
B. Receive your comments and concerns – please hold comments to the end.
C. Advise you of Zoning Commission public hearing – January 26 at 6:00 PM

8 Redwolf Development Company:

A. Redwolf formed in 1998,
B. We have developed numerous communities in Guilford and Forsyth counties:
   1) St Charles Place – Whites Mill Road
   2) Others include Trinity Lake, Candace Ridge, Chestnut Bend, Liberty Valley, McKenzie Place, Streamside, Scotland Ridge
C. Mr. Wade and I are the sole owners of Redwolf
D. I was involved in the Piedmont Centre site during early stages of development

9 Background

A. This property has been on the market for many months.
B. Prior to that it was owned by Community Holiness Deliverance Church
C. They had it rezoned in 1999 to current CU-PI
D. We have a contract to purchase it from current owner (NC Remodel Masters)
E. Feel that best use is residential.
F. Site constraints make it difficult for SFD lots so prefer townhomes

10 Proposed Rezoning

A. 8.72 acres total
B. Rezone from CU-PI to CU RM-8
C. RM-8 allows up to 8 units per acre
D. It provides transition from existing higher density (RM12 & PI) to existing lower density (RS9).

E. Other zoning conditions: (see handout)
   1) Prohibited: family care homes, multifamily dwellings (townhouses would be allowed), manufactured dwellings, temporary shelters, communication towers, parking lots, other minor uses.
   2) Maximum of 69 residential dwellings.
   3) No access to Penny Road.
   4) Dedicate additional right of way along Penny Road.
   5) Buffers will be required against
      (1) Parkside and Nottingham
         (a) Type C = 2 canopy, 3 understory and 17 shrubs per 100 feet
      (2) Penny Road and Horney Road
         (a) Street Yard = 2 canopy, 17 shrubs per 100 feet
   6) One retention pond will be required. Locate at rear of gas easement.

F. Transportation – no issues
   1) No street connection to existing neighborhoods
   2) All traffic to Penny Road

G. Utilities
   1) Water and sewer – public or private
   2) Underground electrical, gas, etc

H. HOA
   1) Will set up HOA to maintain retention pond and signage
   2) Will have deed restrictions, bylaws, etc.
   3) No active recreation proposed – Various parks close by

11 Questions & comments

A. I appreciate everyone coming out tonight to be involved in this process

B. I hope I have answered all your questions but there may be more

Comparable Densities:

Park Hill Townhomes	CU RM 12	up to 12 per acre 1700 sf/$130,000
Parkside	CU RS 9	9000 sf lots up to 4/acre $170-215,000
Nottingham	CU RS 9	$130-180,000
School	PI	
County Land	RS 40 / AG	

2000 Penny Road – Re-zoning

Neighborhood Meeting – January 7, 2016

Name(s)	Address	
Vicky Sampter	7609 Horney Rd, High Point, NC	✓
Rodney Quick	7609 Horney Rd. High Point	✓
Robert W. Busch	3531 Parkhill Crossing Dr. H.P.	✓
* James C. Kea	3808 Tutbury Dr Jamestown	✓
Sue Headley	7603 Horney Rd	✓
Jhaton Lyon	3519 Parkhill Crossing Dr.	✓
Cal Sumpter	Horney Road - church	✓
Deborah Love	3546 Parkhill Crossing Drive	✓
Rebecca Kraus	3701 Tuxford Lane	✓
Jason Mikles	3776 Windstream Way	✓
Larry Kreis	4020 Maid Marion Ct.	✓
Frank Marrara	3700 Tuxford Ln.	✓
Mark Brookhart	3327 Barnsdale Dr	✓
Lynn Brookhart	3327 Barnsdale Dr.	✓
Lane Beacom	3514 Parkhill	✓
Pete Scribner	3724 Tuxford Ln.	✓
Gloria Middleton	7609 Horney Rd. High Point N.C.	✓
Betty Wall	7609 Horney Rd. H.P. N.C.	✓

2000 Penny Road – Re-zoning

Neighborhood Meeting – January 7, 2016

Name(s)	Address
Cynthia Walke	3557 Parkhill Crossing Dr ✓
Marilyn Long	3543 Parkhill Crossing Dr ✓

2000 PENNY ROAD
Development Proposal

Handout (4 pages total)

Redwolf Development Company proposes to rezone 8.72 acres of vacant land located at 2000 Penny Road (northeast corner of Penny Road and Horney Road). It is our desire to develop this property for a residential subdivision. We are requesting that the zoning be changed from Conditional Use – Private Institutional to Conditional Use - Residential Multifamily – 8 (RM-8). The proposed style of houses would likely be townhomes similar to those located across Penny Road in the Park Hill Townhome development.

The proposed conditions to the zoning are as follows:

USES: Any of the land uses allowed in the Residential Multifamily-8 (RM-8) District and their customary accessory uses shall be permitted, subject to the development and dimensional requirements of the Residential Multifamily-8 (RM-8) District and the specific conditions listed in this ordinance.

The following uses shall be prohibited:

Residential Uses
Family Care Homes
Manufactured Dwellings (Class AA)
Multifamily Dwellings (including Condominiums)
Shelters, Temporary

Accessory Uses and Structures
Communication Towers (exceeding height limits of zoning district)
Communication Towers (not exceeding height limits of zoning district)
Disabled Motor Vehicles

Other Uses
Automotive Parking
High Mast Outdoor Lighting > 50' in height.
Temporary Events
Christmas Tree Sales

OTHER CONDITIONS:

Development and Dimensional Requirements: A maximum of sixty-nine (69) residential dwellings shall be permitted.

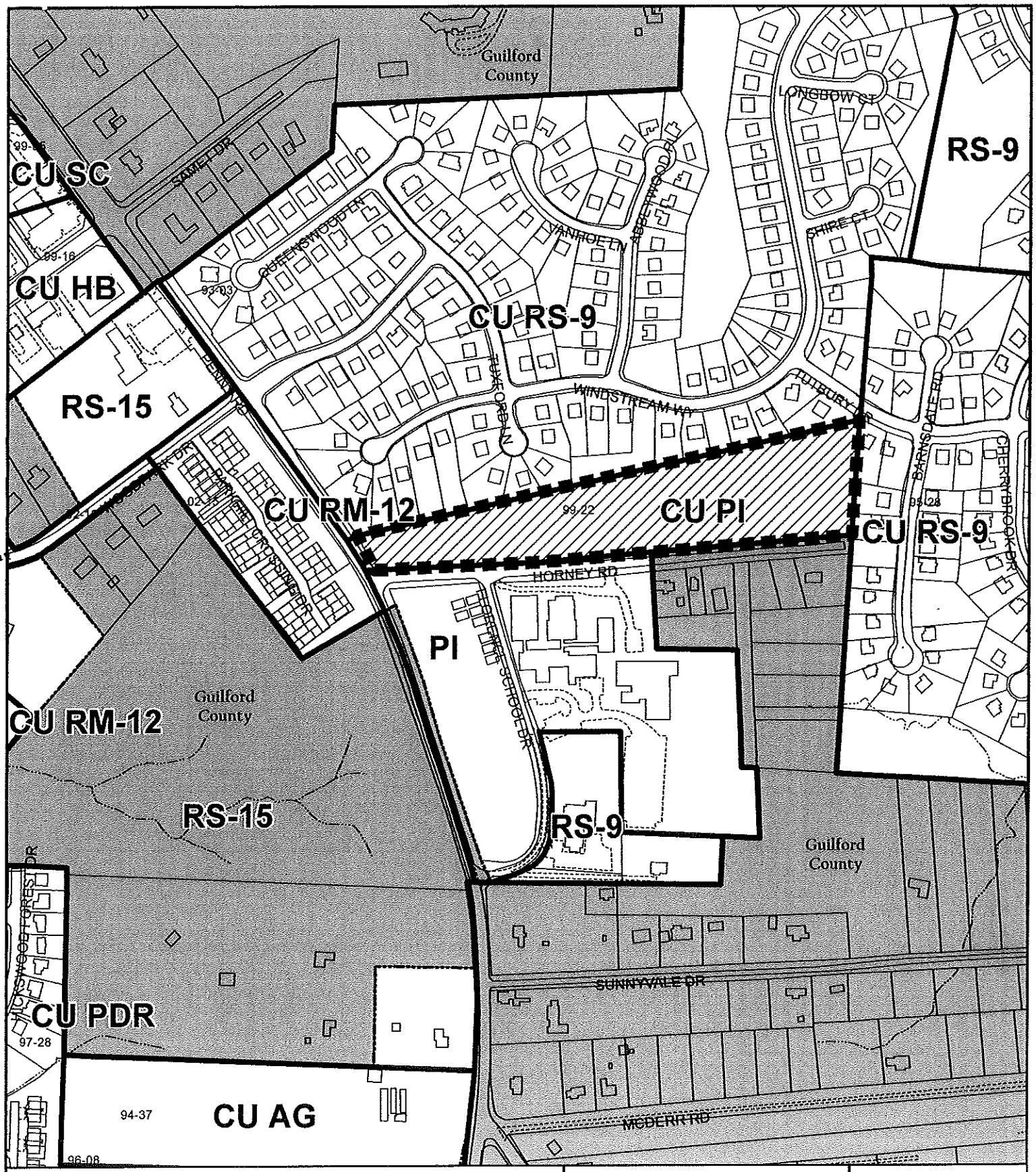
Landscaping, Buffers and Screening: The ordinance will require Type C buffer along the northern & eastern property lines and a street planting yard along Penny Road and Horney Road.

Transportation Conditions:

The property owner shall dedicate a minimum of forty-two feet of right-of-way as measured from the centerline of Penny Road.

A 20 foot by 20 foot sight distance chord shall be dedicated at the northeast corner of Penny Road and Horney Road.

Development of the site shall take access from Horney Road. No access shall be permitted from Penny Road.



ZONING CASE ZA15-19

From: CU PI
To: RM-8 or RM-12

Existing Zoning Boundary
Subject Property Boundary

Planning & Development Department

City of High Point

Date:

N

Scale: 1"=400'

G:/Planning/Secure/ba-pz/2015/pz/z15-19.mxd

HIGH POINT
NORTH CAROLINA'S INTERNATIONAL CITY™

City of High Point
Conditional Zoning District
Citizen Information Meetings

Anyone planning to file a zoning application for a conditional zoning district from the City of High Point is required to hold a citizen information meeting prior to filing the application. This requirement applies only to an application for a conditional zoning district or an application to amend a previously approved conditional zoning district. Conditional zoning is a type of zoning where property owners can impose specific conditions or restrictions on the development and use of their property, and where the conditions are enforceable by the City regardless of the property's future ownership.

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

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

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

Planning & Development Department, the applicant submits to the City a written report of the citizen information meeting(s). At a minimum, this report records the property owners notified; date, time and location of the meeting(s); the written description of the development proposal; and any comments, ideas or suggestions from citizens that were incorporated into the development proposal.

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

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

No condition can be included in a conditional zoning district that specifies ownership status, race, religion or characteristics of the development's occupants, the minimum size of a dwelling, the minimum value of buildings or improvements, or ones that otherwise excludes specific races, religions or classes of people.

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

Contact:

Planning & Development Department
336-883-3328
www.highpointnc.gov/plan/

Revised 02-28-11

REDWOLF
DEVELOPMENT COMPANY, LLC

November 19, 2015

Mr. Larry Kreis
President, Nottingham Homeowners Association, Inc.
4020 Maid Marion Court
Jamestown, NC 27282

RE: Agreement for Sewer Easement

Dear Larry,

As discussed, I am providing this letter to summarize our agreement for obtaining an easement to construct a sanitary sewer line across the Common Area located on Windstream Way in the Nottingham community. Our agreement is as follows:

1. The parties to the agreement are Redwolf Development Co., LLC, its successors or assigns, (Redwolf) and the Nottingham Homeowners Association, Inc. (HOA).

2. Redwolf intends to submit a proposed residential development plan and rezoning request to the City of High Point for an 8.72 acre tract of land that abuts the Nottingham subdivision.

3. Redwolf shall not request nor allow that more than eight (8) single-family units per acre be built in the proposed development. Units may be attached or detached single-family dwellings.

4. Upon approval of the proposed development by the City of High Point, the (HOA) will convey a 20' permanent easement and a 40' temporary construction easement for the construction of a sanitary sewer line and any necessary trenching, bore pits and temporary stockpiling of dirt as shown on the attached drawing by Borum, Wade and Associates (the Easement).

5. Upon execution of the Easement, Redwolf shall make a contribution to the HOA in the amount of $XX per linear foot for an approximate 200 feet easement for a total of XXXX

6. The proposed sanitary sewer line will be designed and constructed to the City of High Point standards and requirements and will be conveyed to the City of High Point for permanent maintenance upon completion.

621 Eugene Court, Suite 103
Greensboro, NC 27401

PO Box 20706
Greensboro, NC 27420-0706

Phone: (336)378-8888
Fax: (336)378-8862

www.redwolfdevelopment.com

7. As a condition of the approved development plan, Redwolf shall require that a minimum Type C landscaping buffer, as defined by the City of High Point development ordinance, be preserved and/or installed within the proposed development and along the common property line between the Nottingham subdivision and Redwolf's proposed development.

8. During the construction of the sanitary sewer line across the Common Area, Redwolf will minimize any tree cutting and removal and shall repair all disturbed areas on the Common Area as near as possible to their original condition and to the satisfaction of the HOA. Repairs shall include re-grading, sowing grass, mulching and repairing any asphalt pavement or concrete curb and gutters.

9. All costs related to the above items shall be paid by Redwolf.

I appreciate your assistance in this matter and if you have any questions or need further clarification about any of this information, please contact me to discuss.

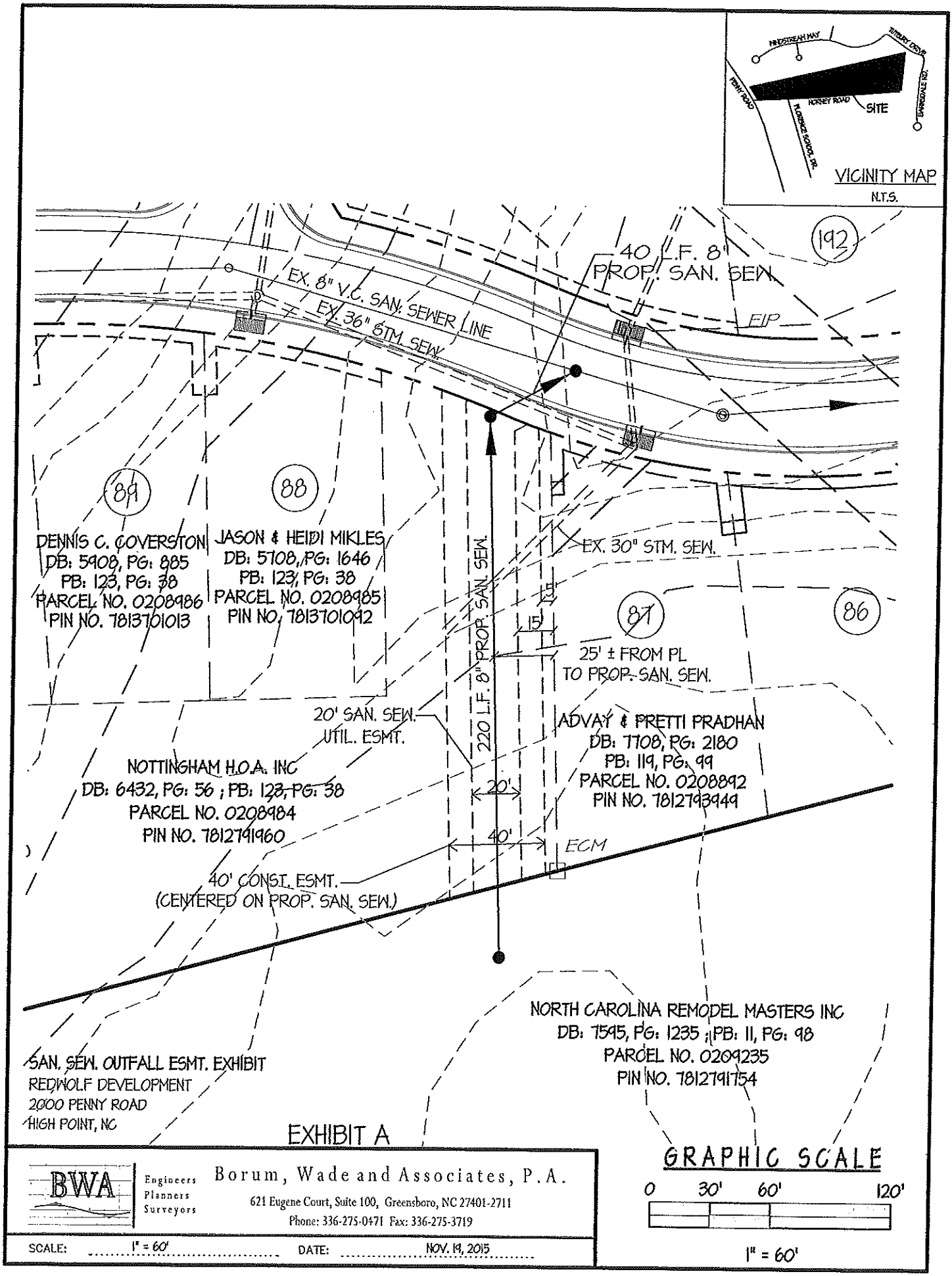
Yours very truly,

David B. Michaels
Manager

Agreed to this 19th day of November 2015

Name & Title: Larry L. Kreis, President, Nottingham Homeowners Association, Inc.

Name & Title: Peter R. Scribner, Board Member, Nottingham Homeowners Association, Inc.


VICINITY MAP
N.T.S.
SITE
NORSEY ROAD
PENNY ROAD
192
40 L.F. 8" PROP. SAN. SEW.
EX. 8" V.C. SAN. SEWER LINE
EX. 36" STM. SEW.
EIP
89
88
87
86
DENNIS C. COVERSTON
DB: 5908, PG: 885
PB: 123, PG: 38
PARCEL NO. 0208986
PIN NO. 7813701013
JASON & HEIDI MIKLES
DB: 5708, PG: 1646
PB: 123, PG: 38
PARCEL NO. 0208985
PIN NO. 7813701092
EX. 30" STM. SEW.
220 L.F. 8" PROP. SAN. SEW.
15'
15'
25' ± FROM PL
TO PROP. SAN. SEW.
20' SAN. SEW.
UTIL. ESMT.
ADVAY & PRETTI PRADHAN
DB: 7708, PG: 2180
PB: 119, PG: 99
PARCEL NO. 0208892
PIN NO. 7812793949
NOTTINGHAM H.O.A. INC
DB: 6432, PG: 56 ; PB: 123, PG: 38
PARCEL NO. 0208984
PIN NO. 7812791960
20'
40'
ECM
40' CONST. ESMT.
(CENTERED ON PROP. SAN. SEW.)
NORTH CAROLINA REMODEL MASTERS INC
DB: 7545, PG: 1235 ; PB: 11, PG: 98
PARCEL NO. 0209235
PIN NO. 7812791754
SAN. SEW. OUTFALL ESMT. EXHIBIT
REDWOLF DEVELOPMENT
2000 PENNY ROAD
HIGH POINT, NC
EXHIBIT A
BWA
Engineers
Planners
Surveyors
Borum, Wade and Associates, P.A.
621 Eugene Court, Suite 100, Greensboro, NC 27401-2711
Phone: 336-275-0471 Fax: 336-275-3719
SCALE: 1" = 60'
DATE: NOV. 19, 2015
GRAPHIC SCALE
0
30'
60'
120'
1" = 60'

CITY OF HIGH POINT
AGENDA ITEM

Title: Proposed Amendment – Guilford County Economic Development Alliance contract

From: Deputy City Manager Randy McCaslin
High Point EDC President Loren Hill

Meeting Date: May 2, 2016

Public hearing: no

Advertising Date: n/a

Attachments: proposed amendment / GCEDA roster

Advertised by: n/a

PURPOSE:
Officials with the City of Greensboro have proposed an amendment to the contract officially establishing the Guilford County Economic Development Alliance.

BACKGROUND:
- The High Point City Council, the Greensboro Council, and the Guilford County Board of Commissioners met jointly on November 20, 2015, and approved the creation of the Guilford County Economic Development Alliance.
- On March 21, 2016, the High Point Council approved the GCEDA contract. The Greensboro City Council, the Guilford County Board of Commissioners, and the Greensboro Partnership also approved the contract (as a department of the City of High Point, the High Point EDC did not sign the contract separately).
- On behalf of his city council, on April 19 Greensboro City Manager Jim Westmoreland sent the GCEDA Leadership Group the attached proposed amendment – which if adopted would authorize each of the participating governments to have two appointees to the GCEDA Business Advisory Council.
- Currently the GCEDA Business Advisory Council is a 12-member group made up of the director of the Guilford Workforce Board, the president of Guilford Tech, five appointees by the High Point EDC chair, and five appointees by the Greensboro Partnership chair [see the attached roster of GCEDA Leadership Group members and Business Advisory Council members].
- On April 28, 2016, the GCEDA Leadership Group voted 5-3 to recommend that each of the GCEDA parties consider this proposed amendment promptly.

BUDGET IMPACT:
There is no impact.

RECOMMENDATION / ACTION REQUESTED:
The GCEDA Leadership Group is requesting that the High Point City Council authorize the mayor to sign this proposed amendment to the GCEDA contract.

GUILFORD COUNTY ECONOMIC DEVELOPMENT ALLIANCE

As of April 21, 2016

LEADERSHIP GROUP

The Leadership Group serves as the "board of directors" of the GCEDA.

Jurisdiction / organization	*Member*	*On the Leadership Group due to holding these positions*
Guilford County	**The Honorable Jeff Phillips**	Chair of the board of commissioners
	The Honorable Ray Trapp	Commissioner (chair's alternate)
	Marty Lawing	Guilford County manager
City of High Point	**The Honorable Bill Bencini**	High Point mayor
	The Honorable Jeff Golden	Council member (mayor's alternate)
	Greg Demko	High Point city manager
City of Greensboro	**The Honorable Nancy Vaughan**	Greensboro mayor
	The Honorable Jamal Fox	Council member (mayor's alternate)
	Jim Westmoreland	Greensboro city manager
High Point Economic Development Corp.	**Ken Smith**, 2016 GCEDA chair	High Point EDC chair
	Loren Hill	High Point EDC president *(ex officio)*
Greensboro Partnership	**Lee Lloyd**, 2017 GCEDA chair	Partnership chair
	Brent Christensen	Partnership president *(ex officio)*

BUSINESS ADVISORY COUNCIL

The GCEDA Business Advisory Council provides input and offers expert technical/business advice to the Leadership Group. The BAC is also charged with supporting the economic development work of the Guilford County Economic Development Alliance, the Greensboro Partnership, and the High Point EDC.

OFFICERS (who serve on the Business Advisory Council due to the countywide position each holds)

- **Randy Parker**, 2016 Chair – President / Guilford Technical Community College
- **Lillian Plummer**, 2017 Chair – Executive director / Guilford Workforce Development Board

APPOINTEES OF THE GREENSBORO PARTNERSHIP CHAIR

- **John Brandberg** – Greensboro finance manager / Procter & Gamble
- **Derek Ellington** – Triad market president / Bank of America
- **Kathleen Evans** – Regional director, external affairs / AT&T
- **Samantha Magill** – Academic affairs and inclusion & diversity / Honda Aircraft Co.
- **Robert Singer** – Attorney / Brooks, Pierce, McLendon, Humphrey & Leonard

APPOINTEES OF THE HIGH POINT EDC CHAIR

- **Darlene Leonard** – Managing partner / Smith Leonard, PLLC
- **Leah Price** – Senior vice president and High Point market president / BB&T
- **Scott Tilley** – Senior vice president / Merrill Lynch Global Wealth Management
- **Royster Tucker, III** – CEO / North State Communications
- **Jim White** – President / White Funding, Inc.

DIRECTOR

The GCEDA Director heads the GCEDA staff (the employees of the High Point EDC and the Greensboro Partnership). The Greensboro Partnership president serves as GCEDA Director in even-numbered years; the High Point EDC president, in odd-numbered years.

Proposed Administrative Amendment to the Guilford County Economic Development Alliance Agreement

Section 5. Technical Expertise and Community Involvement

Modify:

From: B. The twelve (12) member Business Advisory Council shall be composed of:

To: B. The eighteen (18) member Business Advisory Council shall be composed of:

Add:

- Two (2) members appointed by the Guilford County Commissioners, who shall serve a one-year term and shall be eligible for reappointment for one additional one-year term.
- Two (2) members appointed by the High Point City Council, who shall serve a one-year term and shall be eligible for reappointment for one additional one-year term.
- Two (2) members appointed by the Greensboro City Council, who shall serve a one-year term and shall be eligible for reappointment for one additional one-year term.

4/19/16

MANAGER'S BRIEFING SESSION
HIGH POINT MUNICIPAL BUILDING
APRIL 7, 2016 – 3:00 P.M.
3RD FLOOR LOBBY CONFERENCE ROOM

MINUTES

Present:
Mayor Bill Bencini; Mayor Pro Tem Golden (Ward 1); and Council Members Cynthia Davis (At-Large); Alyce Hill (Ward 3); Jay Wagner (Ward 4); Latimer Alexander (At-Large); and J. Davis (Ward 5)

Absent:
Jason Ewing (Ward 6) and Chris Williams (Ward 2)

Staff Present:
Randy McCaslin, Deputy City Manager; Randy Hemann, Assistant City Manager; Eric Olmedo, Budget and Performance Manager; Ryan Ferguson, Marketing Manager; Loren Hill, Economic Development Director; JoAnne Carlyle, City Attorney; Lee Burnette, Planning & Development Director; Bob Robbins, Development Director; Mark McDonald, Director of Transportation; Jeff Moore, Director of Financial Services; Heidi Galanti, Senior Planner; Scott Dingus, Civil Engineer II; Terry Kuneff, Engineering Services; Senior Planner; Maria Smith, Deputy City Clerk; and Lisa Vierling, City Clerk

Others Present:
Judy Stalder (TREBIC)

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

- ***North Main Street Underground & Resurfacing Project***
- ***Summary of Changes to the November 2015 Public Hearing Draft***
- ***Proposed Zoning Changes for the new Development Ordinance***

Randy McCaslin, Deputy City Manager, called the meeting to order at 3:04 p.m. With two important items to discuss, Mr. McCaslin wanted to get the meeting underway with the North Main Street Underway Project from Westwood to Parkway. The project started a couple of years ago, but has been delayed due to getting the engineering work done. The project is now ready to go out to bid. He anticipates bringing the bids to Council by

DRAFT

June 6th and hopes all bids will be in by then. He emphasized what an important project this is it would have a significant impact on the public and the merchants, so he wanted Council to be aware of this. Mr. McCaslin suggested following this meeting, staff would be setting up five additional meetings (drop-in type) at the High Point Public Library (three will be coming up quickly, one in May, and one in June) to answer questions from the general public, any property owners and any merchants. He then introduced Scott Dingus, Civil Engineer II and Terry Kuneff, Engineering Services. Mr. McCaslin encouraged questions to be asked during the meeting so that everyone is fully aware of the process of the project.

1. Update North Main Street Underground Utility Project

Mr. Kuneff reported on the intense subject with the detour traffic that will be happening along with the complaints that will be heard as well. He reiterated there would be five public meetings scheduled with the first one tomorrow, April 8th at 12:30 - 3 p.m. at the High Point Public Library in the Morgan Room. Both Mr. Dingus and Mr. Kuneff did review this project with the library staff as well and addressed their questions/concerns.

Project Limits- Westwood to Parkway

He reviewed the limits from Westwood to Parkway with Main Street being the busiest. He did note that there will be several open trenches. There will be one lane southbound open at all times and will keep access for all the businesses but there may be times that a front driveway of a merchant will be closed but will be open later. Mayor Bencini inquired on the lane southbound being open and wanted to know if there would be two lanes open for northbound. Mr. Kuneff confirmed that only one lane southbound would be open and that most of the construction would be happening in the northbound lanes and they would be closed. Mr. McCaslin confirmed that only during Market the project would be closed down and the full road would be open for three weeks during each Market.

Project Scope

Mr. Kuneff discussed how they would be replacing the existing 16-inch water line with another 16-inch water duct line which was about 50 years old. They would also be replacing 6-inch and 8-inch water lines with (2) 8-inch duct line water lines. He noted that all sanitary sewers will be replaced. Mr. Kuneff reported that all the conduits to bury all the underground electrical, cable, North State Telecommunications, and City of High Point Transportation. He mentioned that Piedmont Natural Gas would install a new gas line to replace the old steel gas line which would go under the sidewalk. He noted that they would mill and resurface all of Main Street in this project back to a normal crown.

Council Member J. Davis asked what would happen if they dug up the old Trolley line and if they would do anything for that for the preservation. To Mr. Kuneff's understanding, it only went as far as to English. He stated if they uncover it then a decision would then be made as to what Council would want to do with it.

Mr. Kuneff advised that two crews would begin construction with one at the north end and one at the south end to work toward each other so they can get in and get out quickly.

What they do not want to happen as Mr. Dingus mentioned, is what is happening in Greensboro at Gate City Boulevard / High Point Road where they make a contractor come in at 9 a.m. and let him work until 3:30 p.m. and close his trench and put everything back so he only works 5-6 hours a day and their project is taking three years. He suggested allowing the contractor to work 7 a.m. – 5:30 or 6:00 p.m. and then stop his work so they can get the work done twice as fast. Mr. McCaslin believes our project would take a good year to complete.

Cross-Section of Underground Utilities

Mr. Dingus reviewed the cross-section of the underground utilities looking south near Parkway with an existing water line that would be replaced with a new one. He recognized a duct bank with 18 or more conduits in it and if they go perpendicular on West Parkway, they would have to go under all the existing utilities. One prime contractor would be responsible to get the water line to the proper location. He did note the one unknown factor in the construction is the storm drainage. He stated that they would put money into it to repair those lines if necessary but do not plan to repair those and do plan to repair the clay pipes. Mr. McCaslin reported that they would continue to provide services to all properties along the road during the construction (electric, water, sewer, etc…) everything still needs to continue to operate while they continue to put in new facilities.

Overall Utility Plan

Mr. Dingus reviewed the overall utility plan that included Parkway and Westwood and would continue water and sewer. He reported on the cut out section between Sunset and Montlieu. Council Member Alexander inquired when all this is re-milled and repaved, what would the intersections look like on the surface. He also wanted to know if there would be buttons to hit, stamps at the crosswalks, and would we make them as pedestrian friendly as possible. Mr. Dingus confirmed that the crosswalks would be stamped at the crosswalks. Mr. Dingus identified the following sidewalks that will have the standard stamped crosswalks:

- Parkway
- Montlieu
- Sunset
- Ray Street (will have four crosswalks)
- Westwood

He stated that it would have a good downtown feel and noted they are trying to do away with all the fiber optic from Transportation and view the Transportation boxes and do away with all but the light poles> He noted that they would have the mast arms and would have an "Uptown look."

While out for a walk one day, Council Member Alexander noticed the street behind the High Point Public Library near the physician's office near the far end. He commented that street would be the perfect street access for a street party for downtown or space for a party to work with the physician's office to have that street temporarily blocked off for an

event. He noted this would be the time for the City to take into consideration a temporary street party place while things would be under construction.

Mr. Dingus shared that on the side of the High Point Public Library would have a 200 amp 3 phased power so that food trucks would be able to plug in and not have to use their generators because they are so loud. Council Member Alexander suggested that with everything else being done, having this other road near the physician's office as another option would make sense. Mr. McCaslin suggested having that as an alternative and to let someone bid on it and this would give Council the option whether or not to add it once a price is received. Council Member Alexander suggested putting in bollards at the end of the streets.

Traffic Detour Routes

Mr. Dingus discussed traffic detour routes and started with the northbound traffic. He shared that there will be three options:

Option 1: Take University (to get to Walmart or YMCA)
Option 2: Take MLK to Centennial, go up to Lexington and go up to University.
Option 3: When you get to the project and get to Westwood and it is closed, then you would go to Hamilton Street then continue north to Lexington then either back or back to Farris and go to the 4-way stop.

He believed with these three options it would offer the motoring public a good way to get around. He did state that there would still be people to complain. With the construction of the sewer lines, he did note that traffic may have to be rerouted down Elm Street a block or two. Council Member Wagner raised the question if message boards would be used to direct traffic and Mr. Dingus confirmed that they would be. Mark McDonald, Director of Transportation, shared that there would be message boards near Blair Park and the first major longer route that would go all the way up to the north and a second message board at the doughboy on Main Street near the Depot to turn on MLK and then again further up near Westwood. Council Member Alexander mentioned how he would like the High Point Enterprise to publicize for the City some news press on this story and would like to know how much it would cost for an insert as an advertisement to say here is what is coming as to an addition to any stories they may do. Council Member C. Davis suggested a guest column that citizens would read. Council Member Wagner also suggested just purchasing a full page ad for $1,200. Mr. Dingus shared that there would also be handouts at the Library.

Ryan Ferguson, Marketing Manager, shared that a media release was already sent out to each business on Main Street and followed up with face-to-face visits with an explanation of what the project would entail. With media and social media, he also mentioned they had discussed the possibility with the new website coming out to set up an actual webpage so that the citizens could access and view the actual updates, pictures, detour routes, social media, newspapers, etc…

Council Member Alexander suggested a handout to bring to these other outreach places such as: Kiwanis, Rotary and others just to inform the citizens that this is

coming. Council Member C. Davis also suggested having an insertion in the electric bill. Mr. Dingus stated that the average daily traffic is approximately 18,000 - 20,000 for vehicles. Mayor Bencini questioned at the northern way where the roundabout is and if that would be impacted. Mr. Dingus advised that vehicles would be able to get on the Parkway or turn north or south except when they are working on a water line. He stated that they are going to try to detour them to Hamilton.

Project Costs

Replacing the 2 Water Lines	$1,211,362
Sewer	$ 530,020
Underground Duct Bank	$ 851,350
Traffic Signal Mast arms at Montlieu	$ 200,000
Resurfacing, Driveways, Curb, and Sidewalks (Piedmont Natural Gas putting their line underneath there)	$ 997,757
Total	**$3,790,489**

Council Member J. Davis asked if any utility company's such as: Time Warner or North State would share any of the cost of the underground work. Mr. McCaslin advised that the City had never charged them other than some rental of the conduit, but normally any underground would be the cities cost. Mr. Dingus stated that they would pay the cost to actually move their line if needed and put their new lines in. He also noted that typically North State would take and remove their own poles.

Project dates

Mr. Dingus reported on the project dates as follows:

Projected Bid date - May 18th
Submit to Council - June 6th
Begin Construction - June 20th
Project Completion - August 31, 2017

Mr. McCaslin advised that a Project Manager would be on-site while construction would be active in case there were any questions or any deliveries to any businesses. Any water lines would be done at night time, so it would not affect businesses.

Council Member Wagner inquired if the sidewalks would be in a position to plant trees along Main Street. Mr. McCaslin commented that there would only be so much room for Right-of-Way between the buildings and the sidewalk would go back to its original spacing on both sides. He stated that they would go back and review it to see what could be done.

Council Member C. Davis asked if there were any vacant lots that could be used so the citizens could park and walk. Mr. McCaslin stated he was not aware of any.

DRAFT

Library Project Update

In conclusion, Mr. Dingus established that Phase I is currently under construction at High Point Public Library, and Phase II would be started with approximately hundreds of trees in that space and in the children's area would be well-lit. He advised that Phase II has a tentative bid date of July 20, 2016 or earlier if possible. Mr. Dingus mentioned having the clock tower being installed that would function as a sun dial. He believed that construction would start in the summer. He shared that they would be providing power so that in the event of a concert, food trucks, or for a festival that would function well in the future.

2. Final Briefing- New Development Ordinance

Heidi Galanti, Senior Planner, provided an overview on Planning and Zoning Commission (P&Z) Public Hearing Draft and New Development Ordinance to discuss their next steps. She advised that all her handouts distributed at this meeting would be available in the Dropbox for Council's convenience as well on their website. She stated that the P&Z Commission held their 1st Public Hearing on February 9th and based on the comments they asked staff to go back and draft changes for their review. She pointed out that those were then brought back to the Commission to a work session on February 23rd and then on March 22nd the Commission recommended the draft with a couple of additional of changes by a vote of 7-0.

Please refer to Ms. Galanti's handout on the *"Summary of Changes to the November 2015 Public Hearing Draft"* as she reviewed it in the meeting.

Council Member J. Davis had a question on the strategic plan that Council is moving forward with on Washington Street, he wondered if they should be looking at something like that on Main Street. Ms. Galanti agreed with his idea that more of those should be established.

Under the revised unauthorized removal required landscaping, Mayor Bencini asked if we entered some type of statute of limitations with that having all these planning's with 20-30 years later with the trees matured. Ms. Galanti stated that would be a required part of the ordinance to put that in and if any trees were removed without permission that would be a requirement that they are being taken away without permission. Council Member Alexander wanted to know what our approach would be to the property owner as to Mayor Bencini's question. Would you talk to the property owner or send the owner a letter to make the owner aware that they are in violation.

In past situations, Lee Burnette, Planning & Development Director, reported that the business owner would come in and ask that question if they are looking to expand parking etc… He explained what that provision does whether they unknowingly or knowingly takes it out then the enforcement officer goes out there and informs them that they removed the vegetation and for them to be aware that they would have to replace it.

With the Development Community working with Street Access, Council Member J. Davis asked Ms. Galanti and adding the term *should* in the ordinance and wanted to know

if they had agreed to do that. Ms. Galanti replied that the Street Access is where they would be doing that first determination in the ordinance where they would have a written explanation of what that standard means, they would have graphics to go along with it, and that would be placed on the bill of High Point's website. As far as *should* they had modified that definition to make it clear that it is not a mandatory regulation.

Council Member J. Davis asked Judy Stalder, TREBIC, for her opinion and she clarified that her staff had worked to write it so that everyone could understand it and cannot. She stated that they are willing to work with staff and watch their determination and look at their illustrations and to see if it makes it any clearer, but the problem that they were having was that the different staff members interpreted it in different ways. Mr. Burnette commented to come up with several graphics of what it applies and what it does not apply with examples and to explain that in different ways. Ms. Carlyle agreed that it was something that they had all discussed for good approach for feedback and applied equally across the board. Ms. Stalder emphasized on the word *should* and that their main objective would be on the pocket neighborhoods where there were design standards written in and prior to State's rule that there could not have design standards and there was a misunderstanding on how that would apply to the ordinances and finally determined even making that a *should* could be a mistake on how the State would interpret that so the staff agreed to remove the *should's* from the pocket neighborhood and the rest of the *should's* in the ordinance we would work with them.

Council Member Wagner would like to know more about the thinking of the lengthening of the non-conforming sharing showrooms. Because they are only opened twice a year, Ms. Galanti stated they felt it was customary to allow them that one extra year to be able to open. Council Member C. Davis questioned if we extend it to the two-year period then when it becomes nonconforming after the current first year then we could change it into something else. Council Member Wagner responded if part of what we wanted to do is to encourage other usages downtown and you are allowing something to sit empty for two years before the owner has to look at other uses. His concern is that it does not encourage market to become more compact and instead this encourages the sprawled market which he believes to be contrary to original plan.

Another question Council Member Wagner had was regarding the pocket neighborhoods and wanted to know what the specific requirements for the removal were. Ms. Galanti confirmed that there were locational requirements as to where windows need to be and there needed to be a front porch. She specified to have the windows so that you would not be looking right into your neighbors because the homes were very close to one another. Council Member Wagner understood as the windows are on the sides of the homes instead of the front.

He also questioned the revised characteristics of the Retail Sales and Wholesale Trade, and wanted to know the effect of that. Ms. Galanti noted that there was concern that businesses that were solely for the industrial trade out in Corporate Park for business solutions for printers and computers and that would be interpreted not to be allowed in the CP or Allied districts or if you were a Best Buy or primarily for the retail trade for the

non-business than those would not be allow. Council Member Wagner inquired what would be the effect on the change on the showrooms. Mr. McCaslin confirmed that there would not be anything on the showroom tax. Mr. Burnette noted where most places that showrooms are allowed you lack on retail.

Ms. Galanti reported getting ready for public hearing and preparing for May 16th. She advised that there will be two things:

1. Request to review and adopt the ordinance text.
2. Initiate the rezoning that needs to take place.

She gave an example that some would go directly to institutional and others would not meet the new standards for institutional, so we need to look at those properties and they made suggestions as to what needs to be rezoned to on the map. She would be requesting a six-month delay an effective date for the ordinance text so that they could do those rezoning's and go through the process, meet with the people, bring it to a public hearing with P&Z, and then a public hearing before City Council. Once they meet, the effective date of the ordinance six months out, Ms. Galanti is also proposing in the ordinance in the adoption which would be in the Council packet, a one-year period that a user developer could opt to use the zoning standards in this ordinance or the zoning standards in the current ordinance. She noted that in some unforeseen circumstances the developer does not have to be stopped until they can say they can do what they want by using the 1992 ordinance and we would give them that option for one year to use.

Ms. Carlyle asked if they would be able to apply the old if that does not fit their situation or would they have to make an additional. Mr. Burnette stated after submitted then they would follow the new ordinance, then have the option to choose if the new one was not correct.

Ms. Stalder had pointed out that through experience that they had seen where a developer would back up to an old ordinance but this ordinance is so much better for development on how it occurs now that they expect to fully use this ordinance and wanted to add with another jurisdiction ordinance they were still receiving several amendments five years after it had past because there was a lot of little things that just did not get used daily.

3. <u>Summary of Changes to the November 2015 Public Hearing Draft</u>

Ms. Galanti discussed the zoning map with 38 zoning districts in 1992 in the ordinance and what this ordinance proposes is 28 with most of them being in direct translation (i.e., RS40, RS20, RS15, RS12, etc…). She explained that those four districts condensed down to R3. She stated that the new institutional districts are primarily for a large campus such as: HPU and the Hospital.

She identified the 42 areas with multiple parcels which also include religious institutions, Guilford County schools, a couple of Government properties and others. Council Member J. Davis asked what does that do outside the city limits as the example the Wesleyan property on Johnson before Sandy Ridge. Mr. Burnette confirmed that they

had already gone through the procedure of being annexed and zoned then go through the development process.

Council Member Alexander asked if these were all non-profit or non-tax entities and it was confirmed that mostly are. Mr. Burnette stated that as an example, Wesleyan Memorial, their property values would be established based on their use. Ms. Galanti referred to the second sheet which shows all of the properties and names and what they are currently zoned and what the staff are suggesting what they go to, what the Use is on there, the Owner and the Street Addresses. What they are requesting to do before May 16th, she stated, is to sit down with the individual property owners and talk through what is being recommended with a one-page fact sheet and what they are proposing. Out of these 42, they would then bring back to Council for a Public Hearing at P&Z Hearing into groups. [Council Member Wagner left meeting at 4:21 p.m.]

Ms. Galanti noted that they are tentatively scheduled to advertise in the newspaper on the following dates: May 1st, May 4th, and May 11th at the Public Hearing. Council Member Alexander assumed that it will be like most of the Public Hearings and if TREBIC and the builders will be on board then everyone will be on board. Ms. Galanti pointed out that in their past P&Z meetings there had been discussions and developers to make comments and felt that they had addressed their concerns.

Council Member Alexander asked between now and August 2017 if it would be possible to get the improvements done to the intersections between Lexington and North Main Street down to Parkway and the crosswalks completed since there would be equipment in there and due to the re-routing. Mr. McCaslin anticipated if Council wanted to continue its underground program moving up to the next section would be between Parkway and North of Lexington and they would probably do something similar and look at the age of the lines. Council Member Alexander recalled that they had money to do some intersection improvements and had been discussing doing some more improvements in another area where there was a fatality. Mr. McCaslin confirmed that a contract was being put together on crosswalks on University/Montlieu, University/Lexington, and University/Centennial would be all projects getting ready to go out to bid. Council Member J. Davis mentioned on previous Council they approved the money and the projects on Lexington Avenue and that was two years ago. Mr. McCaslin confirmed that the contract is getting ready to go out now.

There being no further discussion, the meeting adjourned at 4:25 p.m. upon motion duly made and seconded.

Respectfully Submitted,

_____

Maria A. Smith
Deputy City Clerk

DRAFT

FINANCE COMMITTEE
Chaired by Council Member J. Davis
Members: J. Davis, Alexander, C. Davis, and Hill
APRIL 27, 2016 – 4:00 P.M.
3RD FLOOR LOBBY CONFERENCE ROOM

MINUTES

Present:
Committee Chairman Jim Davis and Committee Member Alyce Hill

Absent:
Committee Member Latimer Alexander and Committee Member Cynthia Davis

Staff Present:
Randy McCaslin, Deputy City Manager; Jeff Moore, Director of Financial Services; Keith Pugh, Engineering Services Director; Mark McDonald, Director of Transportation; Terry Kuneff, Civil Engineer II; Mitchell Hall, Customer Service Manager; Laura Altizer, Budget Analyst; Angela Kirkwood, Human Resources Director; Maria Smith, Deputy City Clerk, and Lisa Vierling, City Clerk

Others Present:
Judy Stalder, TREBIC and Tammy Nagem, HPMA

News Media Present:
Pat Kimbrough, *High Point Enterprise*

Chairman J. Davis announced that due to the lack of a quorum, the Finance Committee meeting would be cancelled.

The **Outside Agency Funding requests** were distributed to the Finance Committee and Chairman J. Davis explained they would need to schedule a special meeting of the Finance Committee sometime next week to discuss.

Chairman J. Davis had some questions regarding the write-off of delinquent utilities accounts receivables in the amount of $618,098. Jeff Moore, Director of Financial Services, confirmed that there were two utilities and verified that it was also for accounting purposes if they continued to pursue collections for a 3-year old debt. Before it is brought to Council, Mr. Moore wanted to make sure to secure the lien against the land. He also noted that some other changes were to improve their business practices and to make sure they are getting payment before services.

DRAFT

In conclusion, Chairman J. Davis had one last question regarding the Little Red School House in the amount of $47,875 and wanted to confirm if that covered the moving costs. Randy McCaslin, Deputy City Manager, reported that Phase I was to move the foundation and to stabilize it and then they would be raising their Phase II funds. Chairman J. Davis inquired on their timeframe. Mr. McCaslin stated that they do have a plan but had no details at this time.

1. Contract – Bid No. 54 - 2016 Storm Sewer Improvements

Council is requested to approve contract awarding Bid No. 54 Breece Enterprises, Inc., in the amount of $848,164.00 for the 2016 Storm Sewer Improvement projects within the city.

2. Supplemental Agreement – NCDOT – Model Farm Road Bridge Replacement

Council is requested to approve a revised Supplemental Agreement with the North Carolina Department of Transportation (NCDOT) for the replacement of the Model Farm Road Bridge to extend the project completion date.

3. Resolution - Interlocal Agreement- Guilford County - Tax Collection Services

Council is requested adopt a resolution authorizing the Mayor to execute an Interlocal Agreement with Guilford County for ad valorem tax listing and collection service for the period of July 1, 2016 – June 30, 2021.

4. Contract Extension – Furniture Market Transportation Services

Council is requested to approve a year extension to the McLaurin Transportation and Parking Company for services associated with the biannual High Point Furniture Market. This extension will cover services through the spring 2017 Market.

5. Budget Ordinance Amendment – Little Red School House Relocation Project.

Council is requested to adopt an ordinance amending the 2015-2016 budget to appropriate fund in the amount of $47,875.00 to recognize the Historical Preservation Society funding for the Little Red Schoolhouse relocation project.

6. Write-Off of Delinquent Utilities Accounts Receivables

Council is requested to authorize the Financial Services Director to write off delinquent utilities accounts receivables in the amount of $618,098 for original billings from the fiscal year 2011-2012.

7. Write-off of Delinquent Miscellaneous Accounts Receivables

Council is requested to authorize the Financial Services Director to write-off delinquent miscellaneous accounts receivables in the amount of $408,720 for prior year's original billings through the fiscal year 2011-2012.

Respectfully Submitted,

_____

Maria A. Smith
Deputy City Clerk

_____

Jim Davis, Chairman

DRAFT

GUILFORD COUNTY
OFFICE OF THE COUNTY ATTORNEY

June 17, 2016

MR. RANDY E. MCCASLIN
ASSISTANT CITY MANAGER
CITY OF HIGH POINT
P.O. BOX 230
HIGH POINT, NC 27261

Re: Guilford County Contract No. 42120-07/16-004
Interlocal Agreement on Tax Collection – 7/1/2016–6/30/2021

Dear Mr. McCaslin:

A fully executed original of the above-referenced Agreement is enclosed for the City's records. If there are any questions or if I may be of any further assistance, please call me at (336) 641-3048 or email me at dbrown@myguilford.com Thank you.

Sincerely,

Dasha W. Brown

Dasha W. Brown, NCCP
Paralegal

Enclosure

301 West Market Street • Post Office Box 3427 • Greensboro, North Carolina 27402 • (336) 641-3852 • Fax (336) 641-3642

GUILFORD COUNTY CONTRACT NO. 42120-07/16-004
CITY OF HIGH POINT

NORTH CAROLINA

GUILFORD COUNTY

INTERLOCAL AGREEMENT ON TAX COLLECTION

THIS IS AN INTERLOCAL COOPERATION AGREEMENT (hereinafter called the "Interlocal Agreement") made this the 16th day of May, 2016, and effective as of the 1st day of July, 2016, by and between the **CITY OF HIGH POINT**, a municipal corporation in the State of North Carolina (hereinafter called the **"CITY"**), and **GUILFORD COUNTY,** North Carolina, a body politic and corporate (hereinafter called the **"COUNTY"**), collectively referred to as the "Parties."

WITNESSETH

WHEREAS, on May 20, 2011, the CITY OF HIGH POINT and the BOARD OF COMMISSIONERS OF GUILFORD COUNTY entered into a Contract, effective as of July 1, 2011, whereby the COUNTY agreed to provide ad valorem tax listing and collection services to the CITY; and

WHEREAS, the CITY and COUNTY have determined that it is in the public benefit and interest to enter into a new Interlocal Agreement on Tax Collection effective upon the expiration of the former Interlocal Agreement on Tax Collection to provide for the listing, billing and collection by the COUNTY of ad valorem taxes levied by the CITY; and

WHEREAS, the Parties have agreed that the negotiated payment set forth herein is in the best interests of their citizens; and

WHEREAS, the North Carolina General Statutes in Chapter 160A, Article 20, provide that units of local government may enter into agreements in order to execute an undertaking providing for the continual exercise by one unit of any power, function or right, including the collection of taxes; and

WHEREAS, the CITY and the COUNTY agree that this Interlocal Agreement shall continue for five (5) years, from July 1, 2016 to June 30, 2021, unless terminated pursuant to the terms herein; and

WHEREAS, the governing bodies of the CITY and COUNTY have ratified this Interlocal Agreement by resolutions being recorded in their respective minutes; and

THEREFORE, in consideration of the mutual covenants, terms and conditions contained in this Interlocal Agreement accruing to the benefit of each of the Parties and other good and valuable consideration, receipt and sufficiency of which is acknowledged by the CITY and the COUNTY, the Parties agree as follows:

1. **COUNTY Billing and Collection of CITY Taxes.** The COUNTY will bill and collect ad valorem taxes (not including motor vehicle taxes collected by the State of North Carolina under N.C.G.S. Chapter 105, Article 22A) for CITY properties located within Guilford County, including current or delinquent taxes due to the CITY, beginning July 1, 2016, for the 2016-17 fiscal year.

2. **Term of Agreement.** This Interlocal Agreement shall continue for five (5) years, from July 1, 2016 to June 30, 2021, unless terminated pursuant to the terms herein.

3. **Compliance.** COUNTY will comply with all applicable tax collection laws of North Carolina, including those contained in Subchapter II of Chapter 105 of the General Statutes of North Carolina, and all administrative mandates issued by the State of North Carolina.

4. **Records and Accounts.**

(a) The COUNTY shall be responsible for maintaining, in an on-line environment, all ad valorem tax records, and other related charges, including amounts paid and unpaid, in the same manner as COUNTY records are maintained.

(b) The CITY will provide the COUNTY with all necessary information for wire transfer for all funds due the CITY and the COUNTY will properly account for and distribute such funds by electronic transfer or other mutually agreed-upon method on a daily basis and notify the CITY Finance Director by 10:00 a.m. each day of amounts to be transferred.

(c) The COUNTY shall provide the CITY with all necessary and required reports in such format and detail to enable the CITY to prepare and record the necessary financial transactions. Such reports shall be mutually agreed upon by the CITY and COUNTY Finance Directors.

(d) The COUNTY shall provide the CITY'S designated staff and External Auditors, during regular business hours, access to the CITY Tax Receivables' daily cash transactions, and other records pertaining thereto to the fullest extent practicable.

(e) The CITY shall provide the COUNTY Tax Collection Office with access, to the extent legally allowable, into the CITY'S water service system, privilege license system, and any other systems that the CITY deems to be beneficial in the collection of CITY Taxes.

5. **Maintenance of a Tax Department Branch Office Located in the CITY.** The COUNTY shall maintain a Tax Department branch office for the collection of taxes owed to the CITY. Said branch office shall be located in the City of High Point.

6. **Pro Rata Payments.** The COUNTY shall distribute part payments received from CITY taxpayers on a proportionate basis between taxes owed the COUNTY and the CITY, such distribution to be on the basis of respective tax rates, after all interest and penalties are first paid.

7. **Delinquent Taxes, Foreclosure.** COUNTY shall advertise for CITY all delinquent ad valorem taxes covered by this agreement that constitute a lien on real property in the same advertisement in which the COUNTY advertises its delinquencies. COUNTY shall perform all foreclosure proceedings when applicable to CITY tax liens covered by this agreement to the extent permitted by law. In the discretion of County's Tax Collector or its counsel, any tax foreclosure proceeding may include other liens held by either Party which are proper for inclusion in tax foreclosure proceedings. The CITY retains the right to initiate foreclosure on any CITY liens and to include CITY tax liens in such foreclosure actions, if it so chooses. If the CITY intends to bring a foreclosure action on a property on which the County has a

lien which is proper for inclusion in the action, the County Tax Collector or County Attorney may authorize the City Attorney bringing such action to include any County liens which are proper for inclusion in the action, including County tax liens, and to coordinate with County's legal staff in such action with respect to such lien(s), subject to the approval of the City Attorney.

8. Discount Rates. The CITY Council and the Board of COUNTY Commissioners shall determine their respective early discount rates subject to approval by the State Department of Revenue, pursuant to G.S. §105-360.

9. Refunds and Rebates. Applications from CITY taxpayers for refunds and rebates for CITY taxes shall be considered by the COUNTY and determined in the same manner as applications for refunds and rebates on COUNTY taxes. CITY refunds will be deducted from daily transfer amounts due CITY.

10. Adoption of Tax Rates. The CITY will make every effort to adopt its tax rate not later than July 1 of any fiscal year. However, in the event it is necessary to adopt an interim budget, the CITY will adopt its tax rate not later than August of that fiscal year pursuant to G.S.§105-347.

11. Costs for Billing and Collection. The COUNTY shall incur all costs for preparing, printing, billing and collecting the CITY tax bills, including follow-up notices.

12. Annexations. The CITY agrees to make every effort concerning involuntary annexations, to make such annexations effective on June 30th prior to the ensuing fiscal year. With respect to voluntary annexations, the CITY will provide the COUNTY information on the date of annexation of each such boundary annexation, and the COUNTY shall prorate taxes due the CITY and collect them accordingly.

13. Acquisition upon Foreclosure. In the event a tax foreclosure results in a tax foreclosure sale of property located in the CITY, the CITY agrees to bid on the property in an amount sufficient to cover all CITY and COUNTY ad valorem taxes.

14. Bankruptcy Proceedings. The COUNTY shall file the CITY'S claim for ad valorem taxes due in all proceedings under the Bankruptcy Act.

15. Annual Payment to COUNTY. The annual fee for collection services for each fiscal year shall be payable by December 31 of that fiscal year and shall be calculated based on 0.62% of the collections (not including any registered motor vehicle revenue) for the fiscal year ended June 30 of the prior year. Thus, the payment due December 31, 2016 is 0.62% of the collections (not including any registered motor vehicle revenue) for the fiscal year ended June 30, 2015, which comes to $323,527.00.

16. Termination. This Interlocal Agreement may be terminated by either Party by providing twelve (12) months' notice prior to the start of the next fiscal year. Upon notice of termination of the Interlocal Agreement, the COUNTY shall deliver to the CITY all tax records, in a customary electronic data format, or in whatever form held in its hands, pertaining to its listing, billing, and collecting, consistency of the tax bills, tax scrolls, and other related records by February 1 of the fiscal year in which the termination shall be effective. The COUNTY shall continue to collect current and delinquent taxes through June 30 of the fiscal year in which the termination shall be effective. Upon termination of the

Interlocal Agreement the COUNTY shall provide a full accounting to the CITY of the status of all tax collections. After June 30 of the fiscal year in which the termination becomes effective, the COUNTY shall not be further obligated either as to current or delinquent taxes due to the CITY.

17. **Entire Agreement.** This Interlocal Agreement, including all exhibits or attachments if any, sets forth the entire Agreement between the Parties regarding the services and matters set forth herein. All prior conversations or writings between the Parties hereto or their representatives on this subject matter are merged within and extinguished. This Interlocal Agreement shall not be modified or amended except by a written instrument executed by duly authorized representatives of the Parties herein.

18. **Notice.** Notice under this Interlocal Agreement shall be deemed sufficient upon the mailing to the Parties by certified or registered mail at the following locations:

GUILFORD COUNTY County Manager P.O. Box 3427 Greensboro, NC 27402	CITY OF HIGH POINT City Manager P.O. Box 3136 High Point, NC 27402

19. **Jurisdiction.** The Parties agree that this Interlocal Agreement is subject to the jurisdiction and laws of the State of North Carolina. Both Parties will comply with applicable laws, including N.C.G.S. §143-129(j) regarding E-Verify. Any controversies arising out of this Interlocal Agreement shall be governed by and construed in accordance with the laws of the State of North Carolina.

20. **Iran Divestment Act.** In accordance with N.C.G.S. §143C-6A-5(a), each Party certifies that it is not identified on the list created by the State Treasurer pursuant to N.C.G.S. §143C-6A-4 of persons that the Treasurer has determined engage in investment activities in Iran.

IN WITNESS THEREOF, the Parties have executed this Interlocal Agreement in their respective names and titles, by their proper officials, all by the authority of appropriate resolutions of the governing bodies of each of the taxing units, duly adopted, as of the day and year first written above.

ATTEST:

By: _____
Guilford County Clerk to Board

(COUNTY SEAL)

GUILFORD COUNTY

By: _____, Chairman

This instrument has been preaudited in the manner Required by the Local Government Budget and Fiscal Control Act.

GUILFORD COUNTY CONTRACT NO. 42120-07/16-004
CITY OF HIGH POINT

By: N/A
Guilford County Finance Director

(SIGNATURES CONTINUE ON THE FOLLOWING PAGE.)

ATTEST:

By: _____
City Clerk

(CITY SEAL)

THE CITY OF HIGH POINT

By: _____
William Bencini, Mayor

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

By: _____
City Attorney

This instrument has been preaudited in the manner required by the Local Government Budget and Fiscal Control Act.

By: _____
City Finance Director

RESOLUTION RATIFYING AND AUTHORIZING EXECUTION OF AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF HIGH POINT AND GUILFORD COUNTY FOR PROPERTY TAX COLLECTION SERVICES BY GUILFORD COUNTY TAX ADMINISTRATION FOR AREAS OF HIGH POINT LOCATED IN GUILFORD COUNTY

BE IT RESOLVED by the High Point City Council that the attached Interlocal Agreement between the CITY OF HIGH POINT and GUILFORD COUNTY, on behalf of its Tax Administration, for the provision of property tax collection services for areas of High Point which are located in Guilford County, is hereby ratified as required by N.C.G.S. 160A-461.

BE IT FURTHER RESOLVED that the Mayor and the City Clerk are hereby authorized to execute the said agreement, on behalf of the City of High Point, subject to a pre-audit certificate thereon by the City Finance Director, and approval as to form by the City Attorney.

BE IT FURTHER RESOLVED that this resolution ratifying interlocal cooperation between the City of High Point and Guilford County is hereby spread upon the minutes of the High Point City Council.

Adopted by the High Point City Council, this the 16th day of May, 2016.

William S. Bencini, Jr., Mayor

ATTEST:

Maria A Smith,
High Point Deputy City Clerk

#160118
5-2-2016

REDWOLF DEVELOPMENT COMPANY, LLC.

PO BOX 20706, GREENSBORO, NC 27420
PHONE 336-378-8888 FAX 336-378-8862

Date: April 29, 2016

To: High Point City Council

From: David Michaels
Redwolf Development Company, LLC

Subject: 2000 Penny Road – Zoning Case ZA 15-19

Dear Member of High Point City Council,

Thank you for agreeing to hear this case before the full Council as I believe our case has merit and will provide a successful use for this unique property. I have asked Judy Stalder to assist us with this case and hopefully she has made contact with you prior to receiving this information. I have known Judy for many years, since the time I was involved in the development of the Piedmont Centre property, and I believe she will be able to address any concerns you may have about our proposal.

Here are a few items for your consideration in preparing for this case:

Traffic and Transportation – this seems to be the single biggest concern with our proposal:

1. We obtained basic traffic data from City of High Point DOT and a table of this data is attached for your review. This information demonstrates that our proposed use of the property (RM-8) generates no more traffic than other permitted uses on this site.
2. Penny Road is already a busy corridor with an estimated 19,000 vehicles per day.
3. Our proposed development will add only 2% to the daily traffic count of 19,000 vehicles.
4. We are dedicating additional right-of-way along Penny Road to accommodate future upgrades.
5. Horney Road will be improved to minimum NCDOT standards. This is a zoning condition that is currently in force on the property and that we have agreed to retain.
6. Our proposed site plan limits access to Horney Road to (2) street connections. We would not intend for individual driveways to connect onto Horney Road.
7. There will <u>not</u> be any street connections into existing residential neighborhoods.

Buffers:

1. A copy of our proposed site plan, overlaid onto an aerial photo of the surrounding area, is attached for your review. This picture shows the existing vegetation that is on and around our property.
2. We will be required to provide a Type C buffer against the existing single-family neighborhoods. This buffer will be preserved where possible and supplemented where necessary. Please note that this buffer would <u>not</u> be required if this were being developed as single-family detached.
3. A street-planting yard will also be provided along Horney Road.

Land Use:

1. The proposed RM-8 is a transitional density between existing developed uses and the more intense uses on Horney Road; that is Florence Elementary School and the church.
2. Townhouses will attract fewer families with school aged children than single family detached homes.
3. This is an infill site with unique design considerations due to the shape of the land parcel and therefore requires careful thought about how to develop it.
4. A similar townhouse development has already been established right across Penny Road (Park Hill townhomes).
5. The proposed RM-8 will permit clustering of units on the site and allow driveways to be oriented to the interior of the property. Please note that if this were developed as single-family detached then the site would dictate many more driveways directly onto Horney Road.
6. If this were developed as single-family detached a maximum of 43 home sites could be created. Our request is for up to 69 dwellings or a modest increase of 26 units.

Storm water runoff and drainage:

1. We will construct a water quality device to control runoff.
2. We have intentionally positioned the pond east of the gas line easement to enhance the buffer for existing homes.
3. We feel our proposed development will alleviate some existing drainage concerns in this area.

Judy has talked with several neighbors already and is continuing her efforts to meet with them and explain the merits of our proposal. We want to create an attractive neighborhood that is safe, that is welcoming and that becomes an asset to the surrounding communities. We look forward to the opportunity Monday night to present our case and if you should have any questions, feel free to contact me or Judy.

Yours truly,

David Michaels
Manager, Redwolf Development Company, LLC.
336-207-8003
dbmichaels@triad.rr.com

Penny Road Project—8.72 acres
Trip Generation Comparison*

Land Use	Unit	Trips per unit	Expected Trips
Single Family Homes	43 units (5 units/acre)		
Weekday		9.57	412
AM Peak		0.75	32
PM Peak		1.01	43
Saturday		10.08	433
Townhomes	69 units (proposed)		
Weekday		5.81	401
AM Peak		0.44	30
PM Peak		0.52	36
Saturday		5.67	391
Church	Per 1000 s.f for 45000		
Weekday		9.11	410
AM Peak		0.56	25
PM Peak		0.55	25
Sunday		36.63	1648
Sunday Peak		11.76	529
Daycare	Per 1000 s.f. for 5000 s.f.		
Weekday		79.26	396
AM Peak		12.26	61
PM Peak		12.46	62
Daycare	Per student for 100 students		
Weekday		4.48	448
AM Peak		0.80	80
PM Peak		0.82	82

*Per Unit rates provided by City of High Point Transportation Department

BWA
Engineers
Planners
Surveyors
Berum, Wade and Associates, P.A.

SEAL:

PROJECT:

ADDRESS
TOWNSHIP, COUNTY
GREENSBORO, NORTH CAROLINA

OWNER/DEVELOPER:

COMPANY
DRIVE
NORTH CAROLINA
-
CONTACT:

DRAWN BY: KLM
DATE: 2020
REVISIONS:

SHEET TITLE:
SITE PLAN
-
-

FILE NO. PA
DRAWING SCALE: 1"=40'
PLAN SHEET NO.
C1.

HIGH POINT CITY COUNCIL
SPECIAL MEETING (RETREAT)
MARCH 22, 2016 – 8:00 A.M.
HIGH POINT UNIVERSITY

MINUTES

Present:
Mayor Bill Bencini; Mayor Pro Tem Jeff Golden (Ward 1); and Council Members Latimer Alexander (At-Large); Chris Williams (Ward 2); Alyce Hill (Ward 3); Jay Wagner (Ward 4); and Jason Ewing (Ward 6) (arrived at 10:06 a.m.)

Absent:
Council Members Cynthia Davis (At-Large) and Jim Davis (Ward 5)

Note: Council Member C. Davis was present at the meeting, but left before the meeting was called to order.

Staff Present:
Greg Demko, City Manager; Randy McCaslin, Deputy City Manager; Randy Hemann, Assistant City Manager; Jeron Hollis, Communications & Pubic Engagement Director; JoAnne Carlyle, City Attorney; Lisa Vierling, City Clerk

Also Present:
Meridith Elliott Powell, Facilitator- Award Winning Author, Keynote speaker, and business strategist
Tony Collins (citizen/Southside)
Felicia Jones (citizen/member of the Human Relations Commission)
Marlene Sanford, TREBIC
Judy Stalder, TREBIC
Lee Ann Clark, TREBIC
Sims Hinds, Dilworth Advisors

Mayor Bencini called the meeting to order at 8:30 a.m.

City Manager Greg Demko mentioned that during the past ten weeks, staff has been presenting Council with a lot of pieces of information to digest and use as a part of the strategic planning process. The goal for today's City Council Retreat is to build a strategic plan to guide the city for many more years to provide a framework as to how the city will move forward to help focus goals, resources and direct staff to make meaningful impact on improving the community.

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He commended Council on the execeptional pre-work that was done on the SWOT Analysis and Environmental Scan and noted this would be the basis of today's discussions. He then introduced and welcomed Meridith Elliott Powell, who is Gold Master Certified in Strategic Planning. He explained that by the end of the day, Council's efforts, decisions will result in accountability to the community and to each other.

Ms. Powell emphasized that strategic planning is the most important work that Council will do. She noted there would be some hard decisions that Council would need to make that would benefit the community. She asked those present to share what they felt were the most positive things happening in the city today and one thing that each one would like to see come out of today's strategic planning session.

Mayor Bencini

- Encouraged about the level of engagement in the community (trying to get High Point moving in a more positive direction, aimed towards revitalization

Assistant City Manager Randy Hemann

- Excited about the attitude of service and accountability in staff

Deputy City Manager Randy McCaslin

- On a local level, ideas going to have to remake old parts of the city (new and exciting and will present a challenge to the city over the next 10-20 years)

Council Member Wagner

- Excited by the level of engagement and cooperation that has developed in business and economic development community in High Point
- Exciting that Greensboro, High Point and the County are coming together to work on economic development

City Manager Greg Demko

- Most exciting piece is part of the culture as an organization and the changes working with a service oriented culture versus a rules oriented culture
- Proud of the partnerships and attitudes that are being built in the community and rebuilding of trust between the government and local business community and citizens

Council Member Alexander

- Fight about the most trivial things, while ignoring the huge things
- Important as a body of leaders to begin to prioritize the important things

Mayor Pro Tem Golden

- Excited about putting some actions to words (encouraging)

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Council Member Williams

- Difficult to get people to listen to the important issues because they can't get past their own needs, but there are brand new agencies doing work to help them to meet those needs and to become self-sustainable

Council Member Hill

- Positive that there's a much more proactive attitude among leadership, both Council, Mayor, staff and community in general
- Must move forward and take action- more willingness to do this

City Attorney JoAnne Carlyle

- Have heard the same things repeated throughout the years, but there has never been a focus to make them happen (distractions cause them to get lost- the small things that don't seem to really mean a whole lot and the small things that can't be agreed on)
- Positive that there is more engagement with community organizations and the city coming into alignment

Eric Olmedo (Budget & Performance Manager)

- Happy that conversations and dialogue is taking place between staff and Council
- Council has been receiving a lot more information from staff than in the past and this will help to make the tough policy decisions going through the next decade

Jeron Hollis (Public Engagement & Communications Director)

- At the end of the day, it comes down to execution of the ideas to make the city better
- Opportunity to bring new staff in with the ideas, goals, and values that will come out of sessions such as these

Ms. Powell quickly reviewed the ground rules, encouraged involvement and stressed the importance of getting Council's ideas, thoughts and opinions. She noted that SILENCE would be construed as AGREEMENT. She informed Council that most of the time today would be sharing ideas, etc…. in group sessions.

She then shared the aspects of the Systems Thinking Strategic Plan and pointed out the things contained in the purple box are outside of High Point's control (decisions that the Federal government made). These things can impact positively or negatively what High Point does in order to be successful (60-70% of what can impact success is outside of the city's control). She encouraged Council to take a look at the External Environmental Scan on a quarterly basis.

Ms. Powell explained the SWOT Analysis is the current state (what is strong or weak about the city). The Red box is the desired state (where the city desires to be, vision, mission, values, and long-term goals) and will be the guiding principles going forward. She emphasized that moving from the current state to desired state would require Council to focus on three goals. She stressed that focus is extremely important in this economy.

She then reviewed the SWOT Analysis (STRENGTHS, WEAKNESSES, OPPORTUNITIES, THREATS).

Council Member Alexander pointed out several of the items listed seem to be diametrically opposed such as "economically affordable" in the STRENGTHS box and "high taxes" in the THREATS box. Mayor Bencini questioned the absence of schools/education in the SWOT Analysis. She asked Council to think about the WEAKNESSES and how these can be moved to STRENGTHS and to identify the true opportunities that need to come to fruition. She also stressed the importance of being mindful about the items listed in the THREATS box and to keep in mind that many of these Council has no control over.

Social media was identified as one of the negatives on the list, while a positive was the political will of Council to change things to make life easier for the public and business community.

Ms. Powell reviewed the city's Vision & Mission Statement and values. There was one recommended change to the Mission Statement (to change "bringing together" to "empowering.")

She then reviewed some of the KEY SUCCESS MEASURES and explained this ensures everyone sees the vision.

At this time, everyone was assigned to one of the three groups. The exercise was to brainstorm and share some KEY SUCCESS MEASURES, which were identified as follow:

- Entrepreneurial culture
- Growth of small business
- Vibrant downtown
- Increase of office rental space
- New construction and remodels
- Increased tax base
- Go from instigator to facilitator of growth
- Citizens feel safe and empowered to direct their family's life and future
- Meeting basic needs
- Creating a place where home and business owners are able to make investments without fear of losing their investment
- Increase tax base
- Less balkanized communities
- Year round destination city
- More construction cranes
- Increase tax values
- Decrease substandard housing
- Increased entertainment downtown
- Increase in young people
- Increased education levels of residents
- High performing schools
- No food deserts
- Strong retail presence

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Long-Term (LT) Goals were identified as follows:

1. Increase the population of active, engaged, entrepreneurial and working millennials living in High Point by 25%
2. 100% proactive enforcement of codes
3. Create a downtown catalyst project that produces:
    - ✓ 500 private sector jobs
    - ✓ 15-20 new restaurants and shops
    - ✓ 250 additional residential housing units
    - ✓ A centralized gathering place

Short-term (ST) Goals corresponding to the LT Goals were identified as follows:

LT Goal:
Increase the population of active, engaged, and entrepreneurial millennials living in High Point by 25%

ST Goal:
Create a process that will determine both the current number of active, engaged, and entrepreneurial High Point has, and develop a needs assessment on what we have to do to both attract more and retain them

LT Goal:
100% proactive enforcement of codes

ST Goal:
Achieve 1:1 Ratio of residential complaints to proactive staff action

LT Goal:
Create a downtown catalyst project that produces:

- ✓ 500 private sector jobs
- ✓ 15-20 new restaurants and shops
- ✓ 250 additional residential housing units
- ✓ A centralized gathering place

ST Goal:
Receive Sports and Entertainment Facility report; accept and approve; determine ownership and financing; and direct implementation

Action Plans identified to achieve these ST and LT Goals were as follows:

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Goal: Achieve 1:1 Ratio of residential complaints to proactive staff action

Time Frame: Start now- April 27, 2017

Actions:
- Fill vacant code enforcement positions
- Provide training
- Develop and implement a system to calculate ratio of complaint driven vs. city initiated calls
- Develop and implement a communication strategy to both educate the public and invite their participation

Measurement:
- Positions filled
- Training complete
- Compare number of driven calls vs. city initiated

Accountability:
- More calls
- Fewer code violations
- Reduced Urban Blight

Team Members:
Code Enforcement, staff, attorneys, Council, purchasing office, city manager

Goal: Receive Sports and Entertainment Facility Report; accept and approve; determine financing; direct implementation

Time Frame: May 2016 – December 2016

Actions:
- Approve report and gain Council buy-in
- Define needed partners to support- public and private
- Create communication and education plan to gain support
- Develop a funding strategy- public and private
- Assign a city staff person to support project

Measurement:
- Staff person on board
- Funding strategy
- Communications strategy

Accountability:
- Council publically supports
- Funding secured
- Public support

Team Members:
Senior staff- Randy Hemann; Mayor and Council; Chamber; EDC; CVB; Technical Support staff

Goal: Create a process that will determine both the current # of active, engaged and entrepreneurial millennials we have; then develop and implement a need assessment to understand how to grow and retain them.

Time Frame: Now – December 2016

Actions:
- Develop a Millennial Task Force (next 90 days)
- Updated interested citizen list
- Urban AG Task Force
- Chamber participants
- HPU participants
- Establish downtown business/creative incubator (60 days)
  - Recruit groups to help establish incubator
  - Identify locations downtown

Measurement:
- 5 locations within 6 months
- Report of task force to Council and business community quarterly

Accountability:
- Increase in active, engaged millennial population
- Active and full incubator

Team Members:
CPE Department, Council, business community partners

Following the group exercises, Ms. Powell noted that she would summarize the information and send it out in a report. She suggested this needs to be in the forefront at every meeting to see how things are moving along and to measure the progress of reaching these LT and ST goals. Ms. Powell will follow up with Council and staff on a quarterly basis as to the progress. She explained the reason why strategic plans many times end up on a bookshelf is because they are so hard because it takes effort to commit to ideas and it takes courage to do the work. She told Council to expect some roadblocks along the way.

At this time, Ms. Powell suggested Council vote to affirm the LT Strategic Goals.

Council Member Ewing MOVED TO AFFIRM THE THREE (3) LT (LONG-TERM) STRATEGIC GOALS IDENTIFIED BY COUNCIL IN THIS MEETING. Council

Member Wagner made a SECOND to the MOTION, which carried unanimously. (7-0 vote) (Council Members C. Davis and J. Davis were absent)

Following the vote, Mr. Demko expressed appreciation to Council for their time commitment over the past ten weeks and the commitment that was demonstrated today.

During lunch, Sims Hinds provided an update on the

PROPOSED BASEBALL PARK PRESENTATION

Sims Hinds with Dilworth Advisors, and a High Point residence since 2003, provided an update on the proposed ballpark project. He expressed excitement about the opportunity to work on a project in the city in which he lives. He advised that the project started with the creation of a Ballpark Task Force, which was created last July by the Prosperity & Livability Committee to gather information. To assist with the study, they reached out to two first that are professionals in the arena venue of the development business to assist: Odell Associates (one of the oldest architectural firms in the South) and from a financial perspective, they reached out to CSL out of Dallas (the leading firm in the country to help cities figure out what to do with convention centers, amphitheaters, performing arts centers, ballparks, arenas and other performance facilities). Mr. Hinds shared that Odell Associates has been working closely with local architects, Freeman Kennett.

He advised that Phase 1 of the study started in June and was completed in December of 2015. The purpose of Phase 1 was to determine whether or not there was need to go any farther and to determine if the High Point market was large enough to support a venue like this. They looked at the entire Triad market for non-baseball events (such as the Coltrane Jazz Festival, concert series, Christian music festivals, blues festivals, big Triad market-wide events) and believed this would be the market that this type of venue would draw from. From the baseball aspect, they focused on the market they believed would be most likely to attend a venue in High Point (i.e. everything from High Point, Jamestown and south, including a majority of Davidson County, Lexington) and this alludes to a market size of just under 230,000 people. He compared that number to other minor league baseball markets around the country and noted that it represents the top 25% of the size of minor league markets around the country. He also pointed out in looking at the age and income distribution, although the numbers are not great, they were pretty much identical to what Greensboro and Winston Salem have. This shows that this market with those demographics has the people and financial wherewithal to support a venue like this.

He stressed that it was important to note that while baseball is going to be the main tenant in this venue, only 35 dates would be associated with the Hi Toms; the rest of the events would be concerts, youth sports events, high school football, Lacrosse tournaments, soccer tournaments, High Point Market events, etc…. He believed an indoor event space is a missing link and mentioned if the Stadium Club, Ballpark Club is designed properly, it would probably have about 10,000 square feet and it could be used as a great hospitality place year round for the citizens. He pointed out it was evident that High Point currently has no "gathering" place, no place where the community can come together for a big event and suggested this could be an ideal location to hold the annual Dr. King Prayer Breakfast and would provide opportunities to

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do some bigger events. He stressed that they are envisioning the proposed stadium to host a variety of purposes and events.
Mr. Hinds then reviewed the findings of Phase 1:

- The High Point market is large enough to support the multi-purpose stadium
- The business community is also large enough to support it

The positive findings of Phase 1 prompted them to move into Phase 2, which contains more of the details. He noted that all of the costs involved in Phase 1 (estimated at $75,000) and all the costs for Phase 2 have been raised through the private sector and there was no public money involved. He reiterated they have had great support from the local community to make sure they have enough wherewithal to complete the study to see if there is a concept that makes sense that could be brought back to Council for consideration at a later date and to help them determine what that proposal or proposals might be.

He stressed that there has not been a single proposal made to anyone at this point because they wanted to make sure they had all the information in first, which includes all the different revenue streams that might be available and the possible ways and possible partners for participation. He noted that CSL is assisting them with gathering this information and they have looked at other comparable facilities, comparable sized markets around the country to get a more detailed market demand. They are in the process of finalizing what a venue like this might cost.

He emphasized the key benefit is not necessarily the venue itself, but the economic impact that could be generated around it. Mr. Hinds advised their goal is to come back to Council with a proposal or a series of proposals that would have firm commitments from developers for this ancillary development. He then shared the success story of the Winston Salem Dash facility and mentioned the different types of development that came in to the area, which has contributed immensely to its success. He advised development continues to be on-going with construction starting next summer on a huge development project that will have two hotels, apartments, condos, office space, restaurants and retail. He pointed out this was pretty much a 70/30 split between the private sector and the public sector and there was some synthetic TIF money involved. He also shared some other success stories of ancillary development in other areas such as NewBridge Bank Park (home of the Greensboro Grasshoppers); Richmond Flying Squirrels; Durham Bulls; Charlotte Knights @ BB&T Park; Augusta Greenjackets. He mentioned that the owner of the Augusta Greenjackets has partnered with the City of North Augusta, South Carolina to create a new urban center along the banks of the Savannah River which will consist of a mixed-use development, and also involved synthetic TIF funding. Although a local resident challenged the ability to use a TIF on this site, the South Carolina Supreme Court rules in favor of the City of North Augusta and the project is currently underway.

Mr. Hinds advised that a survey was sent out two weeks ago as part of the effort to get more detailed information as to how the public feels about a proposed stadium. Some of the questions asked in the survey were:

- Do you go to Hi Toms games?
- What do you like about it?
- Would you go to a new stadium in downtown High Point?

- Would you rather see a game in High Point if a nice ballpark existed?
- Do you go to Grasshoppers/Dash games?

He pointed out in less than a week, the Chamber of Commerce has already received 443 responses, which is really strong. He explained they are getting ready to send the survey out to the Hi Tom ticket buyer patrons to get their reactions and gage their interest in amenities of a new ballpark, travel patterns and to see if they would be interested in coming to see games in High Point. CSL is using a number of very detailed economic and financial projection tools to provide to Council for consideration when they bring a proposal or proposals.

Mr. Hinds reported that so far, out of the results they have come back with, Odell and CSL are recommending for the size of the market and the current league that the Hi Toms play in, a ballpark that would have 3,000-3,500 fixed seats, plus lawn seating for another 500-1,000; 300-350 people in the club area; 6-8 luxury suites that would pretty much operate year round. He asked Council to also keep in mind that all the infrastructure in a stadium like this would be in place so that if years down the road the Hi Toms ever moved up in classification and other events would come in, everything would be in place to accommodate the change.

Mr. Hinds informed Council that they met with about five local and regional developers to get their opinions on what might be good for High Point. They are currently looking at three sites, although one site does not have the ancillary development opportunities, so the focus will be on the other two sites that do. Interestingly all the developers said they would love to participate in this project. They all agreed that the sites would have the potential for large scale apartment developments to come into downtown High Point, along with bigger, regional and national restaurants and retailers. CSL anticipates release of the final report in about 30 days, which will help provide a detailed calendar of when the developers think things will be geared out to get good projections on tax revenue.

Also included will be a financial and economic impact modeling that will assist them in coming back with some type of proposal or options on a proposal, along with some different funding options. Mr. Hinds suggested it could be a mixture of a lot of different things (i.e. private sector funding, new market tax credits, historical tax credits, etc…). The draft report for Phase 2 will be delivered to the downtown development board by the end of next month.

Following the conclusion of Mr. Hinds' presentation, Council Member Alexander asked how they intend handling the negative comments from those in the community that put no confidence in the research and feel like it will not work no matter what. Mr. Hinds noted this happens in every community and he expects it to be no different in High Point. He encouraged everyone to broaden their perspective and look outside of what they believe their own city's limitations are and to be receptive to the success stories in other cities where projects started as a dream/idea. Most importantly, he advised they would encourage them to be more positive and point out all that High Point does have to offer. He admitted this would be the biggest challenge though.

Mayor Bencini asked about the timing of the comprehensive report and when it would be ready to be presented to the new downtown revitalization organization and the City Council to act on. Mr. Hinds anticipates they would have something ready for a presentation by the middle of May

of this year. City Manager Demko explained that once the report is presented, they would have to determine the direction and would have to develop that by determining what is truly feasible and basically socialize the ideas to see how politically acceptable they are. He mentioned that he also has had the opportunity to build three different arenas in his career, but never knew Mr. Hinds until coming to High Point. He agreed the biggest piece if this is for the community to believe in High Point, having a vision, being focused on it and making it work.

There being no further business to discuss, the meeting adjourned at 2:10 p.m. upon motion duly made and seconded.

Respectfully Submitted,

_____
William S. Bencini, Jr., Mayor

Attest:

_____
Lisa B. Vierling, MMC
City Clerk

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CITY OF HIGH POINT
AGENDA ITEM

Title: **Annexation Case 16-01**
(4008 Mendenhall Oaks, LLC)

From: Lee Burnette, Planning & Development Director

Public Hearing: Yes

Meeting Date: May 2, 2016

Advertising Date: March 25, 2016

Advertised By: Planning & Development Department

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

PURPOSE:
A request by 4008 Mendenhall Oaks, LLC to consider a voluntary contiguous annexation of approximately 6.3 acres lying along the east side of Eastchester Drive, approximately 560 feet south of Mendenhall Oaks Parkway. The property is addressed as 2756 and 2760 N.C. Highway 68 and is also known as Guilford County Tax Parcels 0170008 and 0170009.

BACKGROUND:
Staff report and recommendation is enclosed.

BUDGET IMPACT:
There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:
Staff recommends ***approval*** of Annexation Case 16-01.

CITY OF HIGH POINT
PLANNING AND DEVELOPMENT DEPARTMENT

STAFF REPORT
ANNEXATION 16-01
May 2, 2016

Request	
Applicant: 4008 Mendenhall Oaks, LLC	**Owner:** 4008 Mendenhall Oaks, LLC
Proposal: Voluntary contiguous annexation of approximately 4.86 acres.	**Effective Date:** Upon adoption. **Associated Zoning Case:** Zoning Map Amendment 16-02

Site Information	
Location:	The site is lying along the east side of N.C Highway 68, approximately 560 feet south of Mendenhall Oaks Parkway.
Tax Parcel Numbers:	Guilford County Tax Parcels 0170008 and 0170009.
Site Acreage:	Approximately 4.86 acres
Current Land Use:	Undeveloped
Current Fire District:	The property is within the Deep River Fire District. Per contract with Guilford County, the property is currently served by the City of High Point Fire Department.
Proposed Development:	The applicant is proposing to combine the annexation site with the abutting parcel to the north in order to develop a mixed use business/service type commercial node at this intersection to serve individuals working in the adjacent employment center (Piedmont Center).
Proposed Unit Type, Number and Average Value:	The applicant is proposing to develop approximately 24,000 square feet of retail space (consisting of multiple users/establishments) and approximately 30,000 square feet of office/medial space. Anticipated building values are approximately $8,000,000 at buildout.
Proposed Build-out Schedule:	The applicant is tentatively proposing to commence development during the first quarter of 2017 and anticipates completing phase I of the development by the end of 2017 or early 2018.
Proposed City of High Point Council Ward:	The proposed annexation site is currently surrounded by Ward 6. If approved, the annexation area will be part of Ward 6.
Physical Characteristics:	The northwestern portion of the site has been developed or graded for future development, and has a relatively flat terrain. The southern and northeastern portions of the site are undeveloped and have a moderate to steeply sloping terrain. A perennial stream runs along the eastern boundary of the property and the steeper terrain is along this stream corridor.
Water and Sewer Proximity:	A 12-inch City water line and an 8-inch City sewer line are lying to the north along Mendenhall Oaks Parkway. There is also a 12-inch

	City sewer line running along the southern and eastern boundary of the site adjacent to the stream corridor.
General Drainage and Watershed:	The site drains in a general southeasterly direction and development is subject to the City Lake General Watershed Area (GWA) requirements. Engineered storm water treatment measures are required for development with a total impervious surface area greater than 24% of the site, and for single family developments with a gross density of 2 units per acre or more.
Overlay Districts:	Eastchester Scenic Corridor Overlay; City Lake General Watershed Area; and Airport Overlay (Zone 4)

Adjacent Property Zoning and Current Land Use			
North:	**CU-LI**	Conditional Use Light Industrial District	Bank
South:	**CU-LI**	Conditional Use Light Industrial District	Office use
East:	**CU-LI**	Conditional Use Light Industrial District	Industrial/manufacturing
West:	**CU-LI**	Conditional Use Light Industrial District	Office uses and industrial uses *(across N.C. Highway 68)*

Transportation Information			
Adjacent Streets:	**Name**	**Classification**	**Approx. Frontage**
	N.C. Highway 68	Major Thoroughfare	528 ft
	Mendenhall Oaks Pkwy	Collector Street	435 ft
Vehicular Access:	N.C. Highway 68 (public street); and Mendenhall Oaks Parkway (public street)		

City Department Comment Summary

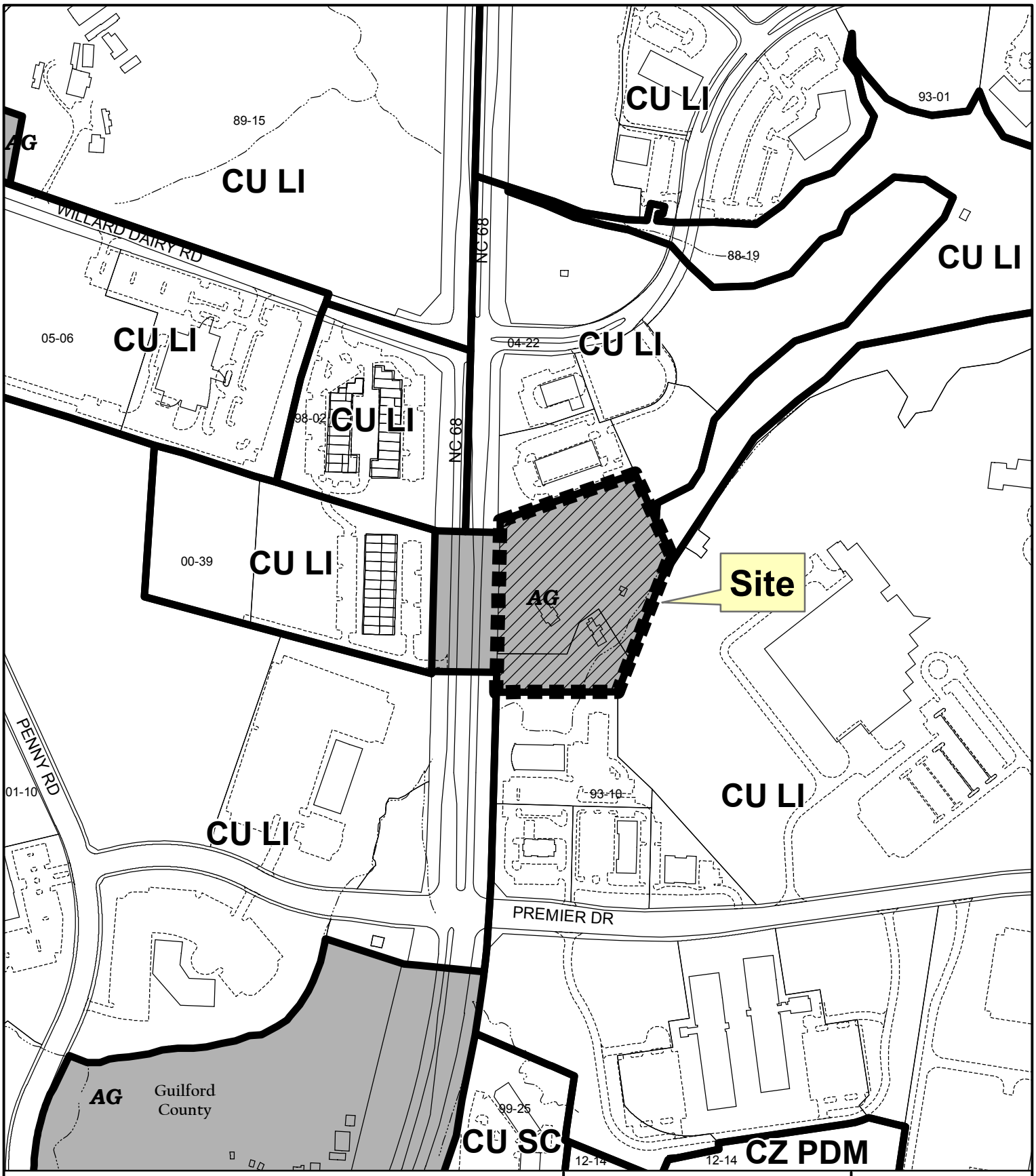
Comments were not requested for this proposed annexation due to the fact that the site is surrounded by the City's corporate limits. Annexation petitions for uses within close proximity to existing service areas do not cause the need for individual department comment.

Details of Proposal

The applicant is requesting annexation of these two parcels (4.86 acres) in order to have access to city utilities. He is proposing to combine this site with the abutting parcel to the north, which is also owned by the applicant, in order to develop a business/service type commercial node at this intersection to serve individuals working in the adjacent employment center (Piedmont Center). This annexation petition represents a logical progression of the City's annexation policy for this area as the parcels to be annexed are surrounded by the City's corporate limits. City services and service vehicles are already present in this area and the annexation of these two parcels 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 Robert Robbins AICP, Development Services Administrator and Lee Burnette AICP, Director.



ANNEXATION REQUEST AN16-01

Applicant: William Stevens
Area: 6.23 acres (approximate)

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

Planning & Development Department

City of High Point

Date: January 26, 2016

N

Scale: 1"=400'

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

AN ORDINANCE EXTENDING THE CORPORATE LIMITS OF THE CITY OF HIGH POINT, NORTHCAROLINA

WHEREAS, The City of High Point has been petitioned under G.S. 160A-31, as amended, to annex the area described herein; and,

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

WHEREAS, a public hearing on this annexation was held at the Municipal Building at 5:30p.m. on the 2nd day of May , 2016; and,

WHEREAS, the City of High Point does hereby find as a fact that said petition meets the requirements of G.S. 160A-31 as amended;

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

SECTION 1. By virtue of the authority granted by G.S. 160A-31 as amended, the following described territory is hereby annexed, and made a part of the City of High Point as of **May 2, 2016**.

ANNEXATION DESCRIPTION
(4008 Mendenhall Oaks, LLC**)**
Insert Annexation Case #16-01 (AN-16-01)

Part A: Guilford County Tax Parcels 0170008 (2756 NC Highway68).
BEING commonly described as 2756 NC 68 North, High Point, North Carolina, and identified as parcel 0170008 by the tax mapping department of Guilford County, NC, as

conveyed in Deed Book 2733 Page 836 of the Guilford County Register of Deeds and more particularly described as follows:

BEGINNING at a mag nail in the eastern right of way of NC Highway 68, the southwestern corner of the herein described parcel, and running THENCE with the eastern right of way of NC Highway 68, N01-33-14E, 105.00 feet to an iron rod set, a common corner with the Property of Roger D. & Rita D. Duncan as described in Deed Book 7035 Page 1789; THENCE, with Duncan the following four (4) courses: 1) S89-36-16E, 208.12 feet to a bent existing iron pipe; 2) N21-37-14E, 102.62 feet to an existing iron pipe in concrete; 3) N55-07-44E, 73.30 feet to an existing iron pipe in concrete and 4) S37-51-46E, 182.52 feet to an existing iron pipe, a common corner with Duncan in the western line of property shown as Lot 1 on Plat Book 114 Page 126; THENCE, with said Lot 1, S21-11-09W, 106.59 feet to an existing iron rod, a corner with an apparent gap between the herein described parcel and Lot 3 of Plat Book 122 Page 128; THENCE, with said apparent gap, N89-36-16W, 382.43 feet to an mag nail in the eastern right of way of NC Highway 68, the Place and Point of Beginning, having a total area of 1.34 acres, more or less.

Part B: Guilford County Tax Parcels 0170009 (2760 NC Highway68).

BEING commonly described as 2760 NC 68 North, High Point, North Carolina, and identified as parcel 0170009 by the tax mapping department of Guilford County, NC, as conveyed in Deed Book 7035 Page 1789 of the Guilford County Register of Deeds and more particularly described as follows:

COMMENCING from a mag nail set in the eastern right of way of NC Highway 68, the southwest corner of the property of Roger D. & Jennifer W. Duncan as described in Deed Book 2733 Page 836; Thence with the eastern right of way of NC Highway 68, N01-33-14E, 105.00 feet to an iron rod set, the Point of BEGINNING; THENCE, with the Property of Roger D. & Jennifer W. Duncan, the following four (4) courses: 1) S89-36-16E, 208.12 feet to a bent existing iron pipe; 2) N21-37-14E, 102.62 feet to an existing iron pipe in concrete; 3) N55-07-44E, 73.30 feet to an existing iron pipe in concrete and 4) S37-51-46E, 182.52 feet to an existing iron pipe, a common corner with Duncan in the western line of property shown as Lot 1 on Plat Book 114 Page 126; THENCE, with said Lot 1, N21-10-55E, 242.99 feet to an existing iron pipe, a corner with the City of High Point as shown on Plat Book 106 Page 146; THENCE, with the City of High Point, N21-10-55E, 86.41 feet to an existing iron pipe; and N23-50-27W, 115.13 feet to an existing iron pipe, a corner with Lot 18-D of Plat Book 157 Page 40; THENCE, with said Lot 18-D, N23-50-27W, 155.35 feet to a pinched existing iron pipe, a common corner with Lot 18-C of Plat Book 157 Page 40; THENCE, with Lot 18-C, S70-33-29W, 442.17 feet to an axle located on the eastern right of way of NC Highway 68; THENCE, with the eastern right of way of NC Highway 68, S01-33-14W, 399.29 to an iron rod set, Place and Point of Beginning, having a total area of 4.88 acres, more or less.

SECTION 2. Upon and after May 2, 2016 the above described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the City of High Point, and shall be entitled to the same privileges and benefits as

other parts of the City of High Point. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

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

Adopted by City Council,
this the **2nd** day of **May, 2016**.
Lisa B. Vierling, City Clerk

CITY OF HIGH POINT
AGENDA ITEM

Title: Completion Date Revision to NCDOT TIP # B-5358 (Model Farm Bridge)

From: Terry Houk – Public Services Director
Robby Stone – Asst. Director Public Services
Tyler Berrier – Civil Engineer

Meeting Date: May 2, 2016

Public Hearing: N/A

Advertising Date:
Advertised By:

Attachments: Supplemental Agreement

PURPOSE:
City of High Point City Council approval is required for Supplemental Agreements with NCDOT and other state agencies. This Supplemental Agreement is intended to amend the time frame for construction from the original date of 5/26/2016 to a new completion date of 9/30/2017.

BACKGROUND:
Due to delays in the utility relocation and ROW acquisition which were beyond the control of the City, an amended completion date is requested.

BUDGET IMPACT:
There is no change in the budget for this item, only a completion date change.

RECOMMENDATION / ACTION REQUESTED:
The Public Services Department recommends approval of this agreement and that the apprpropriate City official be authorized to execute all necessary documents.

NORTH CAROLINA **SUPPLEMENTAL AGREEMENT**

GUILFORD COUNTY

DATE: 4/13/2016

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION

	TIP #:	B-5358	
AND	WBS ELEMENTS:	PE	46072.1.1
		ROW	4607.2.F1
CITY OF HIGH POINT		CON	4607.3.F1
	FEDERAL-AID #::	BRZ-0710(22)	
	CFDA #:	20.205	
TOTAL SUPPLEMENTAL FUNDS [NCDOT PARTICIPATION]		$0	

THIS AGREEMENT is made and entered into on the last date executed below, by and between the North Carolina Department of Transportation, an agency of the State of North Carolina, hereinafter referred to as the "Department", and the City of High Point, hereinafter referred to as the "Municipality."

W I T N E S S E T H:

WHEREAS, the Department and the Municipality on 5/13/2011, entered into a certain Project Agreement for the original scope: the replacement of Bridge No. 428 on Model Farm Road over a branch of Richland Creek in Guilford County, programmed under Project B-5358; and,

WHEREAS, the parties wish to extend the completion date of the Project:

NOW THEREFORE, the parties wish to supplement the aforementioned Agreement whereby the following provisions are amended:

TIME FRAME

The completion date of 5/26/2016 is amended to allow additional time for construction. The new completion date is 9/30/2017.

IRAN DIVESTMENT ACT

Pursuant to G.S. 147-86.59, any person identified as engaging in investment activities in Iran, determined by appearing on the Final Divestment List created by the State Treasurer pursuant to G.S. 147-86.58, is ineligible to contract with the State of North Carolina or any political subdivision of the State. The Iran Divestment Act of 2015, G.S. 147-55 *et seq*. requires that each vendor, prior to contracting with the State, certify that the contracting party meets the requirements of the Iran Disinvestment Act. The State Treasurer's Final Divestment List can be found on the State Treasurer's website at the address www.nctreasurer.com/Iran and will be updated every 180 days.

By execution of this Agreement each Party certifies that neither it nor its Agents or Contactors/Subcontractors 1) are on the Final Divestment List of entities that the State Treasurer has determined engages in investment activities in Iran; 2) shall not utilize on any contract with the State agency any subcontractor that is identified on the Final Divestment List; and 3) that the undersigned are authorized by the Parties to make this Certification.

During the term of this Agreement, should the Parties receive information that a person is in violation of the Act as stated above, the Department will offer the person an opportunity to respond and the Department will take action as appropriate and provided for by law, rule, or contract. Should this Act be voided by NC General Statute, this Agreement will remain valid; however this certification will no longer be required.

Except as hereinabove provided, the Agreements heretofore executed by the Department and the Municipality on 5/13/2011, 9/9/2013, and 12/16/2014, are ratified and affirmed as therein provided.

IN WITNESS WHEREOF, this Agreement has been executed, in duplicate, the day and year heretofore set out, on the part of the Department and the Municipality by authority duly given.

L.S. ATTEST:

BY: _____

TITLE: _____

DATE: _____

CITY OF HIGH POINT

BY: _____

TITLE: _____

DATE: _____

NCGS 133-32 and Executive Order 24 prohibit the offer to, or acceptance by, any State Employee of any gift from anyone with a contract with the State, or from any person seeking to do business with the State. By execution of any response in this procurement, you attest, for your entire organization and its employees or agents, that you are not aware that any such gift has been offered, accepted, or promised by any employees of your organization.

Approved by the City of High Point as attested to by the signature of _____,

Clerk of the _____ (Governing Board) on _____

(SEAL)

This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.

_____

(FINANCE OFFICER)

Federal Tax Identification Number

_____

Remittance Address:

City of High Point

_____

_____

DEPARTMENT OF TRANSPORTATION

BY: _____

(CHIEF ENGINEER)

DATE: _____

APPROVED BY BOARD OF TRANSPORTATION ITEM O: _____ (Date)

CITY OF HIGH POINT
AGENDA ITEM

Title: **Plan Amendment 16-02; and**
Zoning Map Amendment 16-02
(4008 Mendenhall Oaks, LLC)

From: Lee Burnette, Planning & Development Director

Meeting Date: May 2, 2015

Public Hearing: Yes

Advertising Date: April 20 & 27, 2016

Advertised By: Planning & Development

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

PURPOSE:

Plan Amendment 16-02

A request by 4008 Mendenhall Oaks, LLC and the Planning & Development Department to change the Land Use Map classification for approximately 17 acres from the Restricted Industrial classification to the Local Convenience Commercial classification. The site is lying along the east side of Eastchester Drive, to the north and south of Mendenhall Oaks Parkway.

AND

Zoning Map Amendment 16-02

A request by 4008 Mendenhall Oaks, LLC to rezone approximately 12.85 acres from the Agricultural (AG) District, within Guilford County's zoning jurisdiction, and a Conditional Use Light Industrial District to a Conditional Zoning General Business District (CZ-GB) District. The site is lying along the east side of Eastchester Drive and south of Mendenhall Oaks Parkway *(2760 & 2756 NC 68 and 4006 thru 4012 Mendenhall Oaks Parkway)*. Approval of this rezoning request is contingent upon City Council approval of a voluntary annexation request.

BACKGROUND:

Staff report and the Planning & Zoning Commission's recommendation is enclosed.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

A. On March 22, 2016, a public hearing was held before the Planning and Zoning Commission regarding Land Use Plan Amendment 16-02 and Zoning Map Amendment 16-02. Staff recommended ***approval*** of both requests.
B. The Planning & Zoning Commission recommended approval of Plan Amendment 16-02 by a vote of 7-0.
C. The Planning & Zoning Commission recommended approval of Zoning Map Amendment 16-02 by a vote of 7-0.

PLANNING AND ZONING COMMISSION RECOMMENDATION

At its March 22, 2016 public hearing, the Planning and Zoning Commission reviewed the Plan Amendment and Zoning Map Amendment applications submitted by 4008 Mendenhall Oaks, LLC. All members of the Commission were present, except for Mr. John McKenzie. Ms. Heidi Galanti, Planning Administrator, presented the Plan Amendment and Mr. Herbert Shannon, Senior Planner, presented Zoning Map Amendment. Staff recommended approval of these requests as outlined in the staff report.

Speaking in favor of the requests:
Speaking in favor of these applications was the applicant's engineer, Mr. Chuck Truby, president of CPT Engineering and Surveying, 4400 Tyning Street, High Point, N.C. Mr. Truby provided an overview of the developers design proposal for the site and presented a rendering of the designed concept he is working on with the developer. The requested reduction in setback from NC 68 would allow parking to be placed behind the building so that it is not visible from the road while still allowing development to be in harmony with other development adjacent to the property. Furthermore, Mr. Truby stated that the requested CZ-GB district, with the restriction noted in their conditional zoning ordinance, allows a few additional uses than the LI District, which would allow a few small retail uses.

Speaking in opposition of the requests:
No one spoke in opposition of the requests.

The Planning & Zoning Commission recommended approval of Plan Amendment 16-02, as recommended by staff, by a vote of 7-0.

The Planning & Zoning Commission recommended approval of Zoning Map Amendment 16-02, as recommended by staff, by a vote of 7-0.

CITY OF HIGH POINT
PLANNING AND DEVELOPMENT DEPARTMENT

STAFF REPORT
PLAN AMENDMENT 16-02 AND ZONING MAP AMENDMENT 16-02
March 22, 2016

Requests		
Applicant: 4008 Mendenhall Oaks, LLC	**Owners:** 4008 Mendenhall Oaks, LLC; LSOP NC Land LLC; and Truliant Federal Credit Union	
LUPA Proposal: To change the future land use designation for approximately 15.8 acres to a Local Convenience Commercial land use designation.	**From:** **To:**	Restricted Industrial Local/Convenience Commercial
Zoning Proposal: To rezone approximately 12.8 acres	**From:** **To:**	**AG** Agricultural District *(Guilford County)* **CU-LI** Conditional Use Light Industrial District **CZ GB** Conditional Zoning General Business District

Site Information		
Location:	The site is lying along the east side of N.C N.C. Highway 68 and south of Mendenhall Oaks Parkway.	
Tax Parcel Numbers:	**Plan Amendment**	**Zoning Request**
	017008, 017009, 0207855 and 0207858 thru 61.	Same as plan amendment, except parcel 0207855 is not included.
Site Acreage:	**Plan Amendment**	**Zoning Request**
	Approximately 15 acres	Approximately 12.8 acres
Current Land Use:	**Plan Amendment**	**Zoning Request**
	Two banks, personal service retail uses and undeveloped parcels	One bank, personal service retail uses and undeveloped parcels
Physical Characteristics:	The northwestern portion of the site has been developed or graded for future development, and has a relatively flat terrain. The southern and northeastern portions of the site are undeveloped and have a moderate to steeply sloping terrain. A perennial stream runs along the eastern boundary of the property and the steeper terrain is along this stream corridor.	
Water and Sewer Proximity:	A 12-inch City water line and an 8-inch City sewer line are lying adjacent to the site along Mendenhall Oaks Parkway. There is also a 12-inch City sewer line running along the southern and eastern boundary of the site adjacent to the stream corridor.	

General Drainage and Watershed:	The site drains in a general southeasterly direction and development is subject to the City Lake General Watershed Area (GWA) requirements. Engineered storm water treatment measures are required for development with a total impervious surface area greater than 24% of the site, and for single family developments with a gross density of 2 units per acre or more.
Overlay District:	Eastchester Scenic Corridor Overlay; City Lake General Watershed Area and Airport Overlay (Zone 4)

Adjacent Property Zoning and Current Land Use			
North:	**CU-LI**	Conditional Use Light Industrial District	Bank
South:	**CU-LI**	Conditional Use Light Industrial District	Office use
East:	**CU-LI**	Conditional Use Light Industrial District	Industrial/manufacturing
West:	**CU-LI**	Conditional Use Light Industrial District	Office uses and industrial uses *(across N.C. Highway 68)*

Adjacent Land Use Plan Designations	
North:	Restricted Industrial
South:	Restricted Industrial
East:	Restricted Industrial
West:	Restricted Industrial *(across N.C. Highway 68)*

Purpose of Existing and Proposed Land Use Plan Designations	
Existing Designation:	**Restricted Industrial**: This classification accommodates office, warehouse, research and development, distribution, and light manufacturing or assembly uses on larger sites in unified developments.
Proposed Designation:	**Local/Convenience Commercial**: This classification includes moderate-intensity convenience retail or service uses, generally serving small, local neighborhoods.

Relevant Land Use Policies and Related Zoning & LUPA History	
Community Growth Vision Statement	This request is neither in conflict with the Community Growth Vision Statement's goals and objectives nor does it promote those goals and objectives.
Land Use Plan Goals, Objectives & Policies:	The following goal and objective of the Land Use Plan are relevant to this request: Goal #5: Promote an urban growth pattern that occurs in an orderly fashion and conserves the land resources of the City and its planning area. Obj. #11. Enhance the aesthetic appearance of High Point by preserving the scenic quality of its major gateway streets and travel corridors and by providing appropriate landscaped buffers and transitional uses between low and high-intensity land uses.
Relevant Area Plan(s):	<u>Eastchester Drive Corridor Plan-Phase III</u> Restrict new commercial development to well-separated clusters located

	at major intersections, most notably Eastchester Drive and Gallimore Dairy Road – the opportunity to site attractively designed and landscaped larger-scale office/warehouse uses in Phase III will be undermined if strip commercial development is allowed in the corridor.
Zoning History:	During the past 25 years there have been multiple zoning applications submitted (approximately 14 cases) in the vicinity of the intersection of Eastchester Drive and Willard Dairy Road/Mendenhall Oaks Parkway. All of these requests were for the CU-LI District and except for one, all were approved. The one denial was for a non-intersection location where a wide variety of commercial and automotive related commercial uses were proposed, which was not consistent with land use policies established by City Council for this segment of the Eastchester Corridor.
LUPA History:	• **PA03-03**: Parcels between Samet and Premier drives north of W. Wendover Dr. (Palladium), and consisting of approximately 70 acres, went from Office and Restricted Industrial to Mixed Use Development; adopted December 18, 2003. • **PA15-02 and PA15-03**: The area on the west side of Eastchester Drive at its intersection with Penny Road, consisting of approximately 13 acres, went from Office and Restricted Industrial to Community/Regional Commercial; adopted September 21, 2015.

Transportation Information			
Adjacent Streets:	**Name**	**Classification**	**Approx. Frontage**
	N.C. Highway 68 Mendenhall Oaks Pkwy	Major Thoroughfare Collector Street	528 ft 435 ft
Vehicular Access:	N.C. Highway 68 (public street) and Mendenhall Oaks Pkwy (public street)		
Traffic Counts: *(Average Daily Trips)*	N.C. Highway 68 Mendenhall Oaks Pkwy	50,429 ADT (2015, COHP) 3,893 ADT (2015, COHP)	
Estimated Trip Generation:	No information		
Traffic Impact Analysis:	**Required**		**Comment**
	Yes: X No:		Updated TIA has not been received.
Pedestrian Access:	Development of the site is subject to the sidewalk requirements of the Development Ordinance.		

School District Comment
Not applicable to this zoning case.

Details of Proposal

1. General Overview:
   The subject site is located within the Eastchester Scenic Corridor. This specific segment of the corridor is designated by the Land Use Plan as Restricted Industrial, which is intended to accommodate office, warehouse, research and development, distribution, and light manufacturing or assembly uses on larger sites in unified developments. Current and

previous land use policies established by the City Council have been designed to protect the Eastchester Scenic Corridor, limiting commercial or retail-type uses to specific commercial nodes, located at key intersections, so as to prevent strip commercial development. The applicant proposes to establish a business/service-related commercial node at the southeastern corner of the intersection of N.C. Highway 68 and Mendenhall Oaks Parkway, and has submitted Plan Amendment and Zoning Map Amendment applications to change the land use policies and zoning for this specific section of the Eastchester Scenic Corridor.

2. Summary of Plan Amendment Request:
The applicant's request is to amend the Land Use Plan from Restricted Industrial to Local/Convenience Commercial for an area consisting of approximately 12.8-acres along the east side of N.C. Highway 68 south of Mendenhall Oaks Parkway. The area consists of six parcels. The two parcels located just to the south of the corner of N.C. Highway 68 and Mendenhall Oaks Parkway are developed, one with a Truliant Federal Credit Union and the other with a building that has a mix of office and retail spaces. The other four parcels are currently undeveloped. The applicant is proposing a development on the two undeveloped parcels with frontage on N.C. Highway 68. If the Land Use Plan is amended, staff recommends the inclusion of the First Citizens Bank parcel on the north side of Mendenhall Oaks Parkway, which consists of approximately 3 acres. The inclusion of this parcel would take in all of the commercial type uses within this area.

3. Summary of Zoning Map Amendment Request:
The applicant proposes to establish a business/service type commercial node at this intersection to serve individuals working in the adjacent employment center (Piedmont Center). To facilitate these types of uses the applicant has submitted a Zoning Map Amendment application (rezoning) to establish a Conditional Zoning General Business (CZ-GB) District zoning on the property. In conjunction with this request, the applicant has submitted a conditional zoning ordinance that prohibits higher intensity retail/commercial uses, prohibits automotive-related commercial uses, limits access and restricts the size of individual retail establishments.

4. Applicant's Request to Reduce Standards of Development Ordinance
As part of the conditional zoning ordinance, the applicant has proposed to allow for a reduction in the Eastchester Scenic Corridor setback standards. The Development Ordinance allows an applicant to request less restrictive standards with regard to dimensional (setbacks or lot size), parking, and landscaping requirements. The Planning & Zoning Commission and City Council are under no obligation to approve a request for a reduction in standards. As it pertains to this site, the ordinance requires a minimum 75-foot street setback along this segment of the Eastchester Scenic Corridor; the applicant has proposed a condition to allow a 40-foot street setback from N.C. Highway 68, subject to parking being located to the side or rear of the buildings.

Staff Analysis

Section 9-3-13 of the Development Ordinance states that the Planning & Zoning Commission and the City Council shall be guided by the purposes and intent of the Development Ordinance, and shall give consideration to the following in the review and discussion of any Conditional

Zoning application. 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 Plans: **The proposed Plan Amendment and Conditional Zoning District are appropriate for its proposed location and is consistent with the purposes, goals, objectives and policies of relevant comprehensive land use or area plans**
Staff Comments: The subject area consists of seven fairly small parcels that do and will continue to offer a mix of office and convenience service uses that support the business park, and they are concentrated at the intersection of N.C. Highway 68 and Mendenhall Oaks Parkway. The three remaining undeveloped parcels will be an expansion of office and commercial service uses that will provide services to the adjacent business park. If the Plan Amendment is approved, the proposed Conditional Zoning District will be consistent with adopted City policy.

Review Factors: **The applicant's proposed Conditional Zoning District, including the proposed use(s), written conditions and Conditional Zoning Plan, satisfactorily meets or addresses the following:**	
Factor #1	**Produces a development that is compatible with surrounding development character and land uses;**
	Staff Comments: ❖ Current adopted land use policy does not support commercial development, as the sole or primary use, at this location. The surrounding zoning consists of CU-LI District, which permits some commercial uses that may serve adjacent employment areas. The applicant has proposed a CZ-GB District, which permits a wider array of commercial uses. In order for this request to be compatible with the Land Use Plan the Plan Amendment, to establish a Local/Convenience Commercial classification, must be approved. ❖ The applicant proposes this 12.8 acre area provide limited retail opportunities, and business & professional services type uses to workers in the adjacent employment center. It's not intended to become an extension of the regional commercial node lying approximately ½ mile to the south (Palladium and Shoppes at Deep River commercial developments). Existing uses on the northern portion of the site consists of a bank and a small retail service strip center. This application proposes to expand the land area and allowable uses of this service center. To ensure development is focused on serving the adjacent employment center and does not convert into a higher intensity commercial node the applicant has offered conditions to prohibit higher intensity commercial and automotive related commercial uses. Additionally, the applicant has offered to limit the size of individual retail establishments so as to promote smaller service-type uses and thus excluding large regional-type retail uses which are more appropriately located at larger regional commercial node. As conditioned, allowable uses will be generally consistent with the type and scale of smaller service type uses currently established in this area.

Factor #2	**Minimizes or effectively mitigates any identified adverse impact on adjacent and nearby property, such as that caused by traffic, parking, noise, lighting, trash, loading areas, etc.;**
	Staff Comments: So as to limit the traffic impacts and not degrade the vehicular capacity of this major corridor, the applicant has offered a condition limiting the site to only one point of access to N.C. Highway 68 with the installation of a turn lane. Furthermore, this is to be a right-in/right-out access with no median cut.
Factor #3	**Minimizes or effectively mitigates any identified adverse environmental impact on water and air resources, minimizes land disturbance, preserves trees and protects habitat;**
	Staff Comments: A perennial stream and flood plain runs along the eastern and southern boundary of the site. Environmental regulations of the Development Ordinance will limit disturbance near this stream corridor by establishing a 100-foot wide stream buffer along both sides of the stream.
Factor #4	**Minimizes or effectively mitigates any identified adverse impact on municipal facilities and services, such as streets, potable water and wastewater facilities, parks, police and fire; and;**
	Staff Comments: The site is within an area currently served by City of High Point utilities and municipal services. There are no known adverse impacts on municipal services.
Factor #5	**Minimizes or effectively mitigates any identified adverse effect on the use, enjoyment or value of adjacent properties.**
	Staff Comments: Surrounding zoning consists of CU-LI Districts that permits a variety of office, commercial, warehouse/distribution and light manufacturing uses. Several of the office and commercial retail related uses that are allowed on these adjacent CU-LI zoned parcels are also permitted in the requested CZ-GB District. Staff has not identified any adverse impacts to adjacent property owners if GB District uses, as restricted by the applicant, are permitted at this location.

Changes in the Area: **There have been changes in the type or nature of development in the area of the proposed Conditional Zoning District that support the application.**
Staff Comments: The City began annexing land in this northern portion of its planning area in the late 1980s. Starting with the adopted 1992 Land Use Map, this segment of the Eastchester Scenic Corridor has been designated for Restricted Industrial uses. During the past 25 years there has been significant development in this area spurred by the Piedmont Center Business Park. Except for specific intersection/nodes, designated by the adopted Land Use Plan for commercial uses, approved zoning requests in this area have consisted of CU-LI Districts with limitations on the type commercial uses allowed and with design restrictions of the Corporate Park District.

Development Patterns:

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

Staff Comments:

- The Eastchester Scenic Corridor Plan has established specific nodes centered at major intersections for commercial development. These consist of intersections along the corridor from N. Main Street to Lassiter Drive, Skeet Club Road/Penny Road/W. Wendover Avenue intersections and the Regency Drive/Gallimore Dairy Road intersection. Although, currently zoned CU-LI, the area to the east of the intersection of N.C. Highway 68/Mendenhall Oaks Parkway has developed with smaller size commercial/business service type uses consisting of two banks and a small commercial strip center. The applicant's request for GB District uses, as conditioned, would expand on these allowed uses.
- The requested GB District would allow for a wide variety of commercial retail uses. To ensure smaller personal service type uses develop, the applicant has offered conditions to limit the size of retail uses to 5,000 square feet and has prohibited higher intensity and automotive related commercial uses.
- The proposal to reduce the Eastchester Scenic Corridor setback requirement will set a new development pattern for this segment of the corridor. However, the proposal only allows for building setback reduction if parking is located on the side or rear of structures. Placing parking to the rear or to the sides of buildings does provide for an atheistically pleasing view along this corridor and this standard is being considered for inclusion in the new Development Ordinance.

Reasonableness/Public Interest:

An approval of the proposed Conditional Zoning District is considered reasonable and in the public interest.

Staff Comments:

In this case, staff suggests that the approval of the applicant's request may be considered reasonable and in the public interest because:

1) Subject to approval of Plan Amendment 16-02, the requested CZ-GB District will be consistent with the Land Use Plan;
2) Small size services related uses have been established at this location under the current CU-LI District. The allowance of GB District uses, as restricted by the applicant's conditional zoning ordinance, will not be introducing any significantly more intensive uses or new land uses types in this area;
3) Conditions allowing for reduction in setbacks along N.C. Highway 68 (Eastchester Drive), if parking is placed to the side or rear of buildings, will further promote the goal of having higher development standards along this scenic corridor; and
4) Piecemeal commercial development of non-intersection locations has been prohibited along this corridor. Bringing the entire corner of this intersection in as one development assists in ensuring there will be a unified cohesive development with a planned traffic circulation pattern.

Recommendation

1. **Plan Amendment 16-02:**

   Staff Recommends Approval:

   One of the main objectives of the Eastchester Corridor Plan was to prevent strip commercialization of the Eastchester Corridor. The reason for this objective was to maintain a high functioning transportation corridor and to establish high quality development along one of the City's major gateways. The City adopted policies to limit commercial land uses to well-separated clusters. Based upon the existing commercial service uses present within the subject area and proposed by the conditional zoning ordinance, the commercial land uses allowed will be those that primarily provide service to the business park and immediate area. Allowing a Local/Convenience Commercial classification will reflect the uses that have been established under current LI District zoning and will enable a limited amount of new commercial service uses along with offices to be developed. It does not and should not encourage the commercial uses found and targeted in the City's adopted policies for the Community/Regional Commercial land use classification that is designated for the area to the south.

2. **Zoning Map Amendment 16-02:**

   Zoning determination by the governing body (approval and denials) establishes or reaffirms land use policy. In this case, subject to approval of Plan Amendment 16-02, the requested CZ-GB District as restricted by the applicant would be consistent with the Land Use Plan and would allow development similar to uses already established on the site.

Required Action

Planning and Zoning Commission:

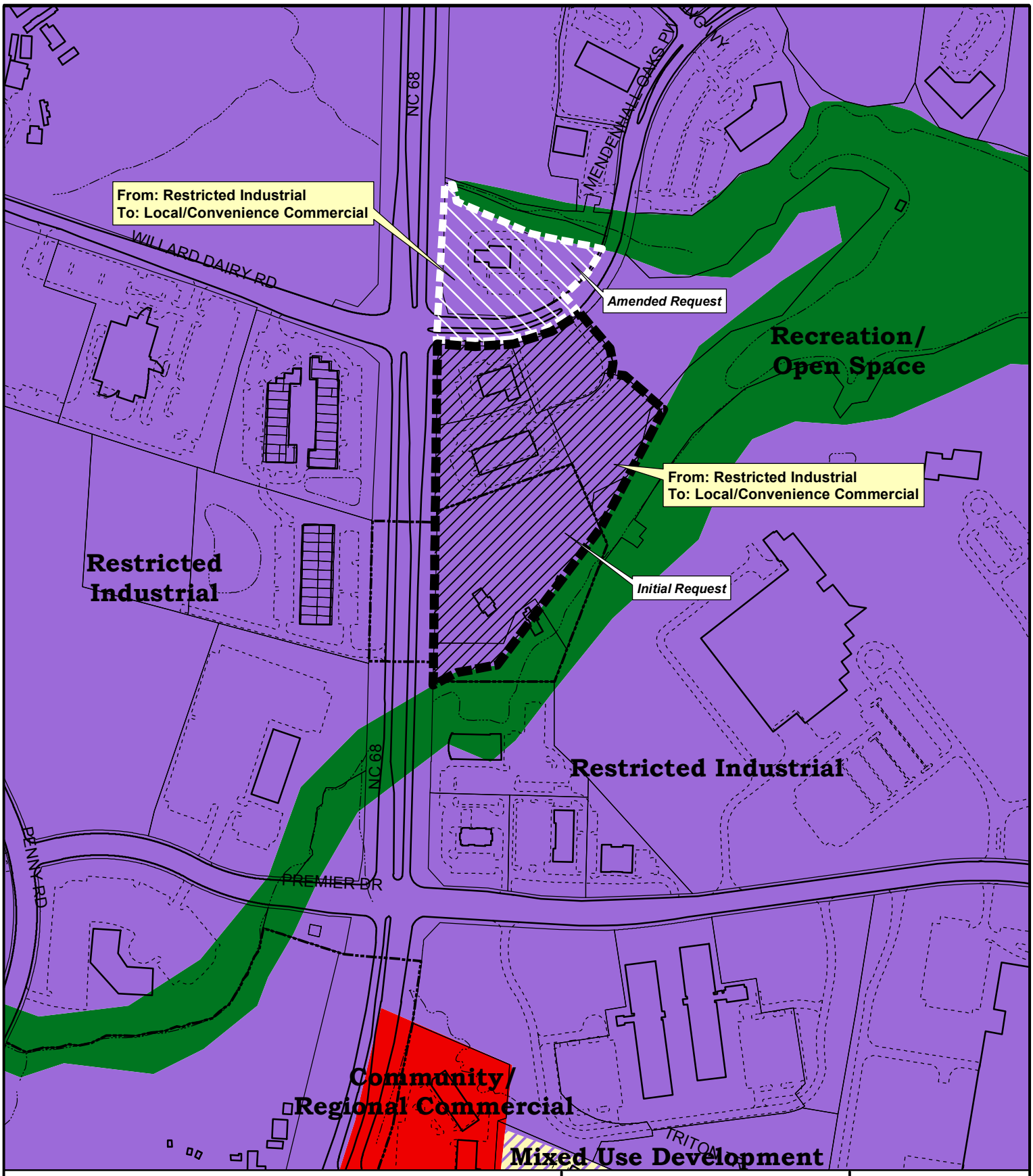
The NC General Statutes require that the Planning and Zoning Commission place in the official record a statement of consistency with the City's adopted plans when making its recommendation. This may be accomplished by adopting the statements in the Staff Analysis section of this report or by adopting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

City Council:

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

Report Preparation

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



PLAN AMENDMENT PA16-02

Request - From: Restricted Industrial
To: Local/Convenience Commercial

Existing Land Use Plan
Subject Property Boundary

Planning & Development Department

City of High Point

Date: March 22, 2016

N

Scale: 1"=400'
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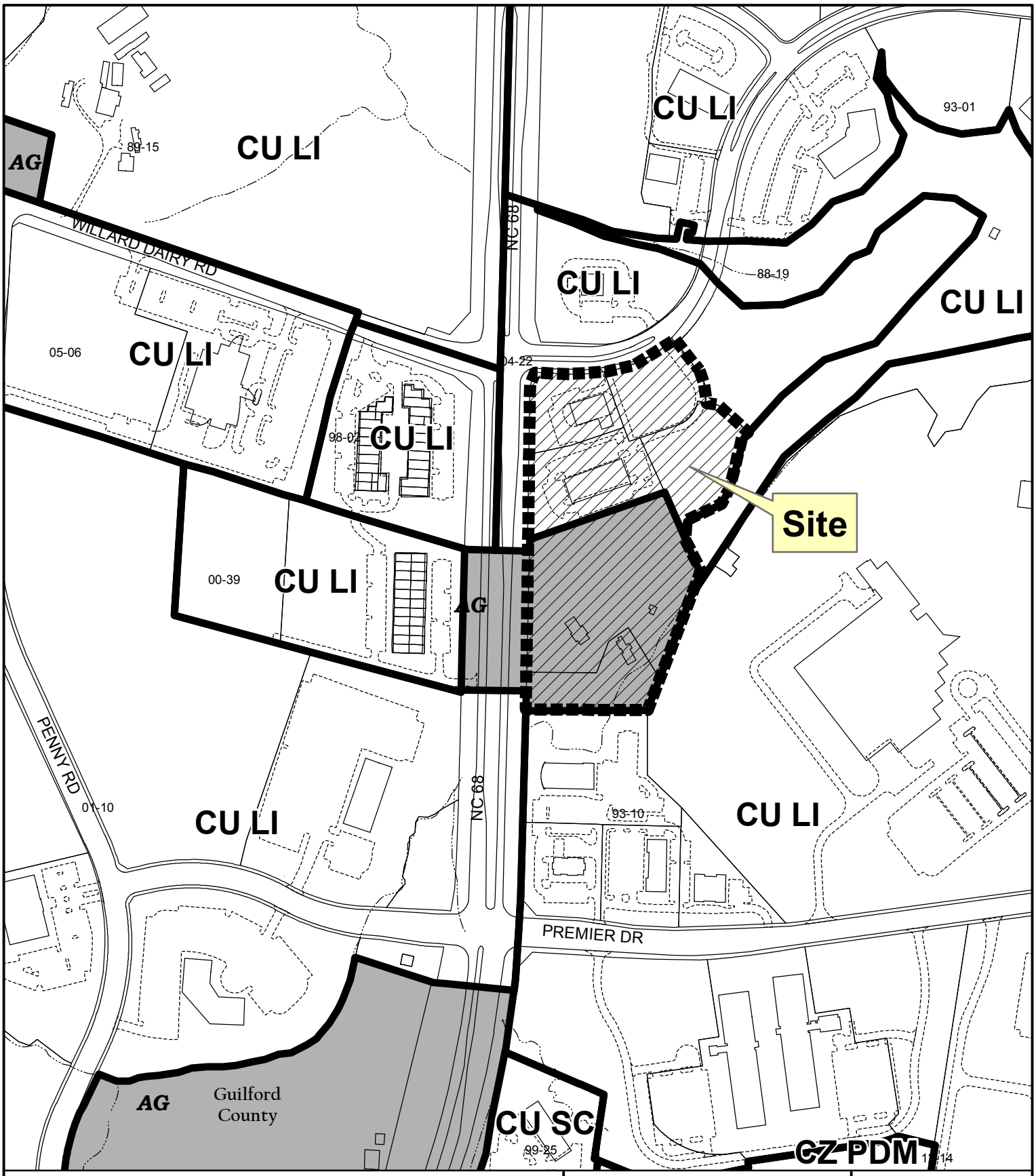

ZONING MAP AMENDMENT ZA16-02

From: Agricultural (Guilford County) and Conditional Use Light Industrial
To: Conditional Zoning General Business

Existing Zoning Boundary
Subject Property Boundary

Planning & Development Department

City of High Point

Date: March 9, 2016

N

Scale: 1"=400'

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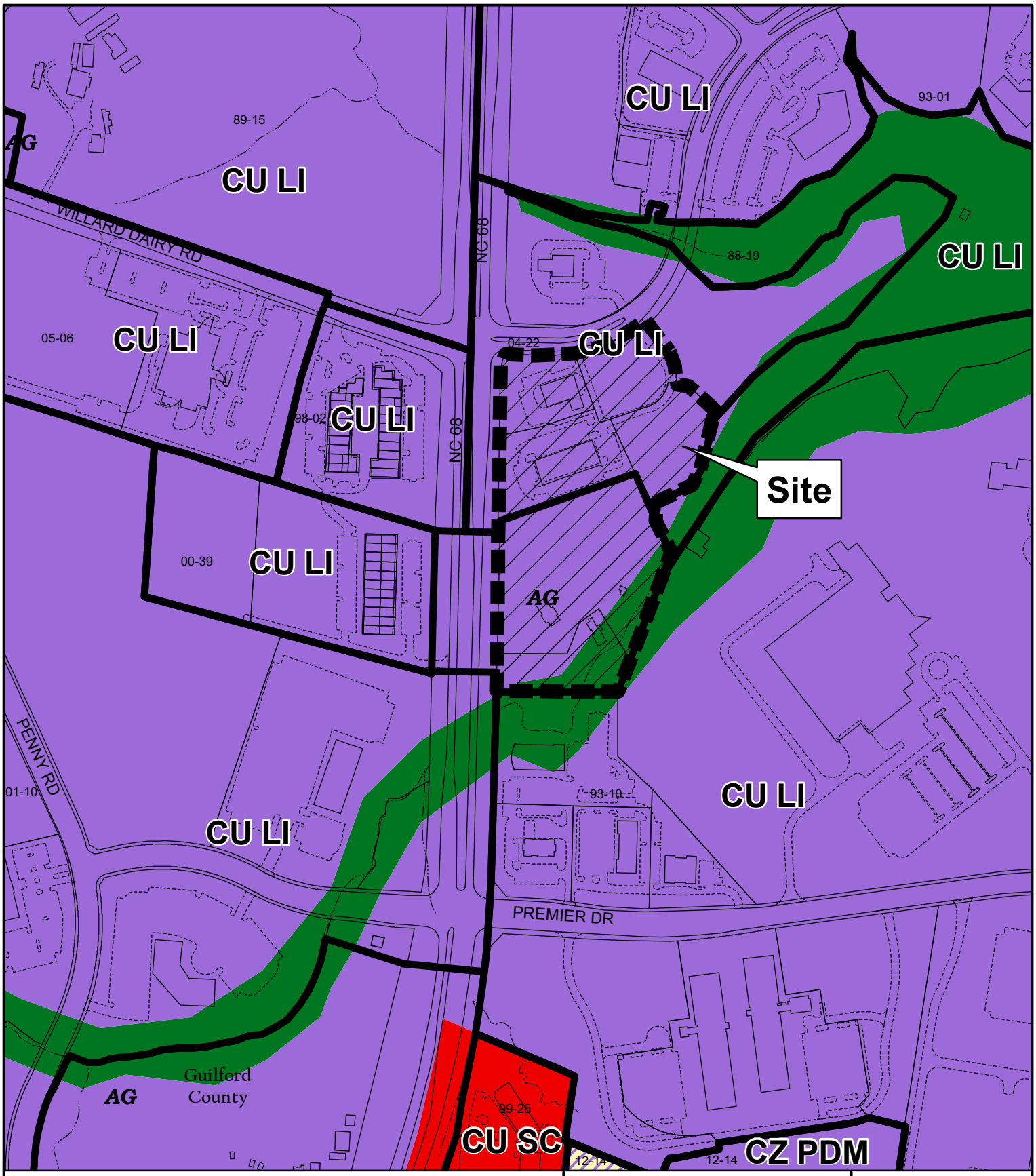

ZONING MAP AMENDMENT ZA16-02

Land Use Plan

- Mixed Use Development
- Recreation/Open Space
- Community/Regional Commercial
- Restricted Industrial

Planning & Development Department

City of High Point

Date: March 22, 2016

N

Scale: 1"=400'

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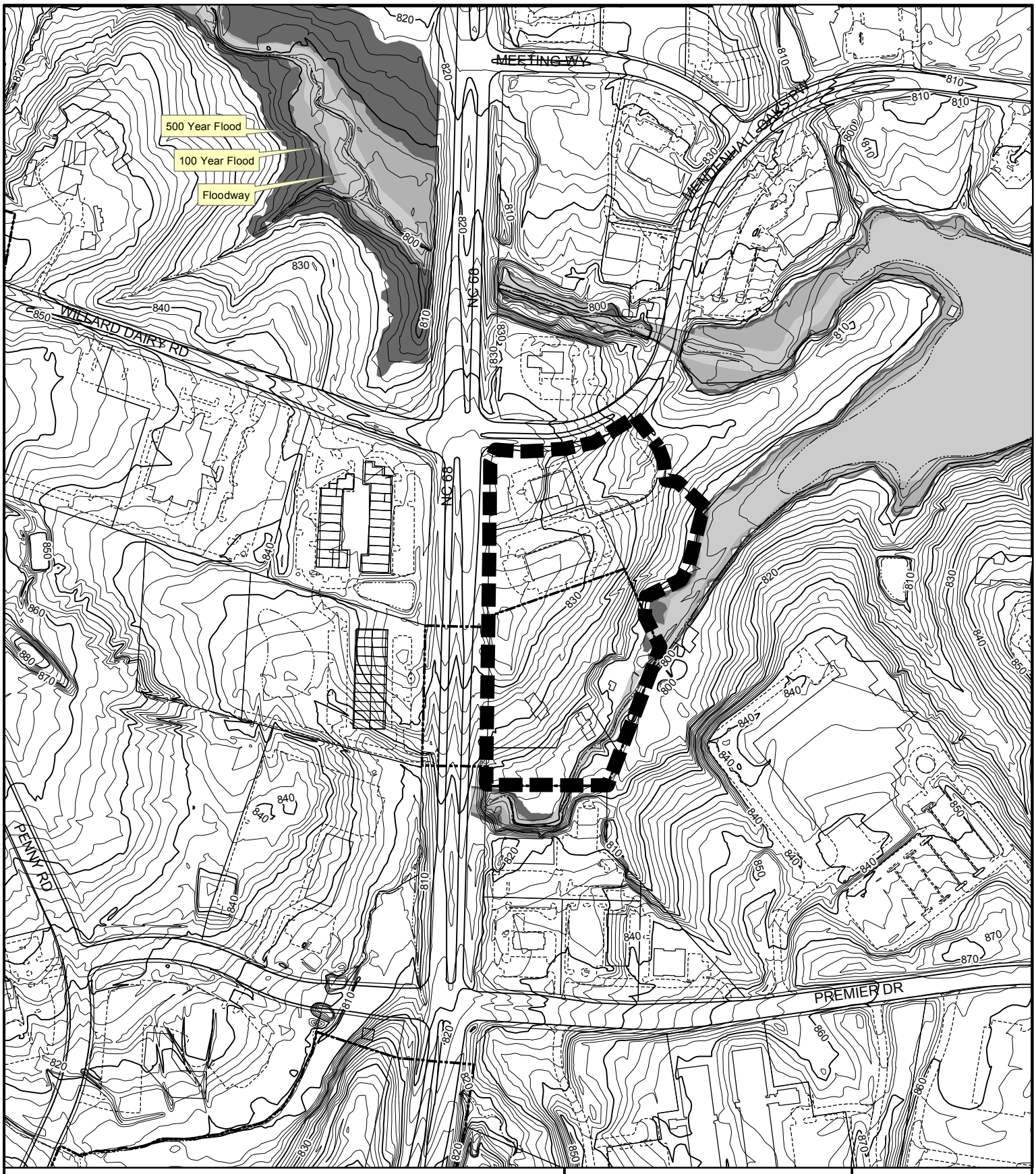

ZONING MAP AMENDMENT ZA16-02

Topography

Subject Property Boundary - - - - - - - - - -

Planning & Development Department

City of High Point

Date: March 22, 2016

N

Scale: 1"=400'

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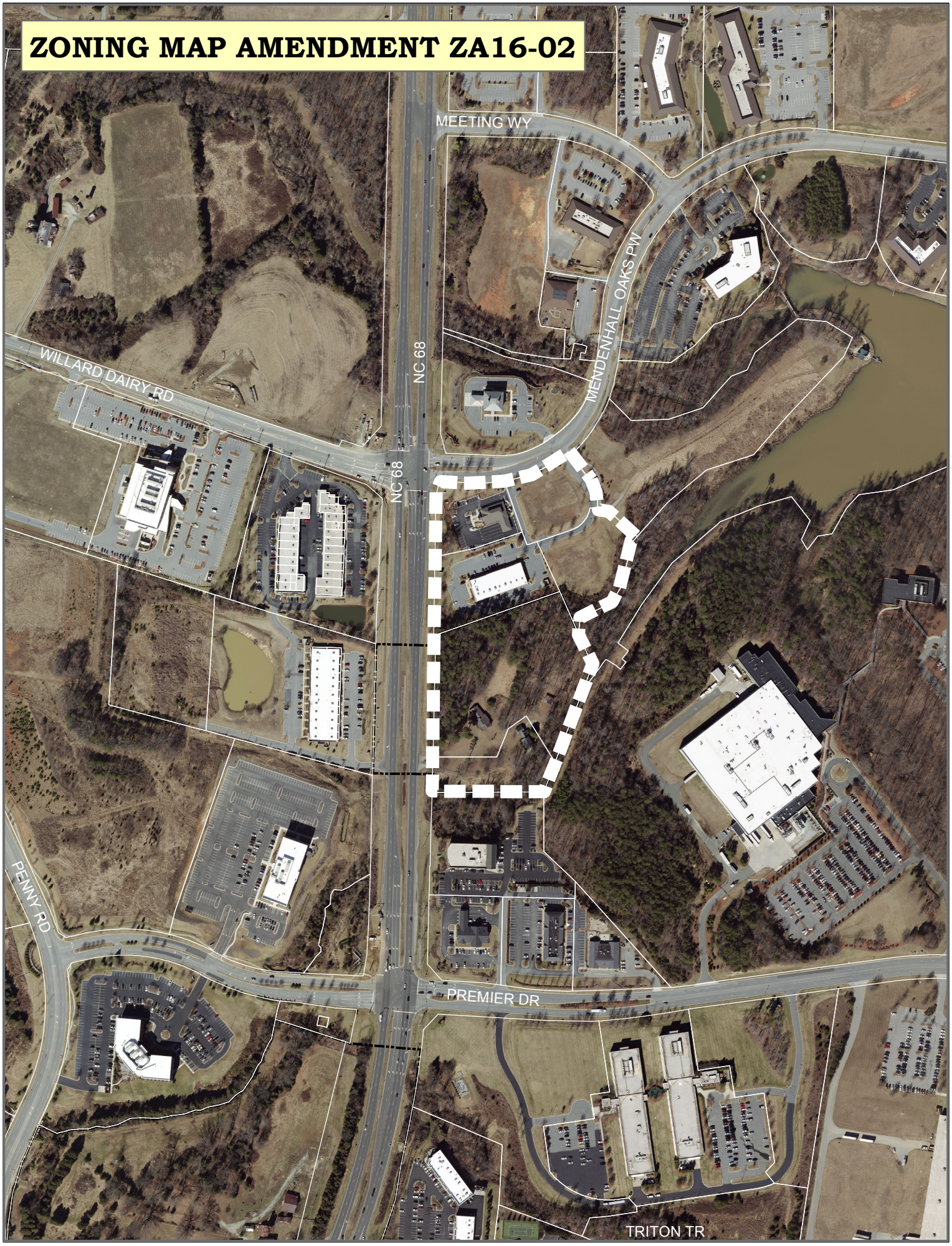
ZONING MAP AMENDMENT ZA16-02



Transportation

NORTH CAROLINA'S INTERNATIONAL CITY™

March 7, 2016

To: Lee Burnette, Director of Planning and Development

From: Mark McDonald, P.E., Transportation Director

Subject: **Zoning Case #16-02, 4008 Mendenhall Oaks, LLC**. Property located along the east side of Eastchester Drive, to the north and south of Mendenhall Oaks Parkway (2760 and 2756 NC 68 and 4006, 4008, 4010, 4012 & 4045 Mendenhall Oaks Parkway).

My staff and I have reviewed the rezoning request and have the following comments:

A traffic impact analysis was required for this development. To require a traffic study the proposed development must be expected to produce at least one hundred and fifty (150) trips in the AM or PM peak hour. This development will generate approximately one hundred and sixty (160) trips in the AM peak hour, three hundred and twenty (320) trips in the PM peak hour and a total of 3,536 trips.

Access:

One (1) point of access shall be allowed to Eastchester Drive. This access point shall be right-in right-out only.

Roadway and Intersection Improvements:

Eastchester Drive @ site access: The property owner shall construct a northbound right turn lane with 100 feet of storage with appropriate tapers.

The City of High Point Transportation Director and North Carolina Department of Transportation shall approve all construction and improvements.

If you have any questions or would like to further discuss this case, please advise.

City of High Point, P.O. 230, 211 South Hamilton Street, High Point, NC 27261 USA
Office: 336.883.3225 Fax: 336.883.8568 TDD: 336.883.8517

N ORDINANCE AMENDING "THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE," PURSUANT TO SECTION 9-3-12, ZONING MAP AMENDMENTS, OF THE DEVELOPMENT ORDINANCE.

WHEREAS, the City Council of The City of High Point adopted "The City of High Point Development Ordinance" on January 7, 1992 with an effective date of March 1, 1992, and subsequently amended;

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on March 22, 2016 and before the City Council of the City of High Point on May 2, 2016 regarding **Zoning Case 16-02** a proposed amendment to the Official Zoning Map of the "City of High Point Development Ordinance";

WHEREAS, notice of the public hearings was published in the High Point Enterprise on March 13, 2016, for the Planning and Zoning Commission public hearing and on April 20, 2016 and April 27, 2016, for the City Council public hearing pursuant to Chapter 160A-364 of the General Statutes of North Carolina; and

WHEREAS, the proposed amendment was adopted by the City Council of the City of High Point on _____, 2016.

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: **Conditional Zoning General Business (CZ-GB) District.** Approximately 12.5 acres, consisting of six (6) parcels, lying along the east side of Eastchester Drive and south of Mendenhall Oaks Parkway. The properties are also known as Guilford County Tax Parcels 017009, 017008, 0207860, 0207859, 0207861, 0207858 and their respective street addresses are 2760 NC HWY 68, 2756 NC HWY 68, 4010 Mendenhall Oaks Parkway, 4012 Mendenhall Oaks Parkway, 4008 Mendenhall Oaks Parkway & 4006 Mendenhall Oaks Parkway.

SECTION 2

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

Part I. USES:

Any of the land uses allowed in the General Business (GB) District shall be permitted, with the exceptions listed below, subject to the development and dimensional requirements of the Development Ordinance and subject to the specific conditions of this ordinance.

A. Prohibited Uses: The following uses, enumerated in Table 4-7-1, Permitted Use Schedule of the Development Ordinance, shall be prohibited:
   1. All agricultural uses
   2. All residential uses
   3. All accessory uses and structures listed in Table 4-7-1, except for customary accessory uses and structures.

   4. Recreational Uses
      a. Billiard Parlors
      b. Bingo Games
      c. Clubs or Lodges
      d. Fortune Tellers, Astrologers
      e. Golf Courses, Miniature

   5. Educational & institutional uses
      a. Psychiatric Hospitals (AD) (WMX)
      b. Retreat Centers (AD

   6. Business, Professional & Personal Services Uses
      a. Automobile Rental or Leasing
      b. Automobile repair services, major
      c. Automobile repair services, minor
      d. Automobile towing and storage services (Ref. SIC 7549)
      e. Boat Repairs (Ref. SIC 3730)
      f. Car Washes (Ref. SIC 7542)
      g. Equipment Repair Light
      h. Kennels or Pet Grooming Services
      i. Laundromats, coin-operated (Ref SIC 7215)
      j. Tattoo establishment (Ref SIC 7299(
      k. Taxidermists (Ref SIC 7699)
      l. Truck & Util. Trailer Rent. & Leasing, Light

   7. Retail Trade
      a. Boat Sales (Ref SIC 5551)
      b. Building Supply Sales (with storage yard) (Ref. SIC 5211)
      c. Bulky item outdoor sales
      d. Convenience store (with gasoline pumps) (Ref SIC 5411)
      e. Motor Vehicle Sales (new & used) (Ref SIC 5511)
      f. Motorcycle Sales (Ref SIC 5571)
      g. Recreational Vehicles sales (Ref SIC 5561)
      h. Restaurants (with drive thru)
      i. Service station, Gasoline (Ref SIC 5541)
      j. Tire Sales (Ref SIC 5531)
      k. Tobacco Sales (Ref. SIC 5993)
      l. Video Tape Rental & Sales (Ref SIC 7841)

8. Transportation, Warehousing and Utilities Uses
   a. Communication or Broadcasting Facilities (Ref SIC 4800)
   b. Communication Towers (exceeding height limits of zoning district)
   c. Demolition debris landfills, minor
   d. Taxi terminals (Ref SIC 4121)

9. Other Uses
   a. Bulky item outdoor sales
   b. Outdoor retail sales
   c. Sexually Oriented Businesses

B. Restricted Uses: The following uses, enumerated in Table 4-7-1, Permitted Use Schedule of the Development Ordinance, shall be permitted subject to the listed restrictions:

1. No individual Retail Trade use shall exceed 5,000 square feet in gross floor area.
2. Mini Storage use must meet the Eastchester design requirements; shall not front Eastchester Drive and must be climate controlled with 95% of the storage units accessed from interior corridors. Any external access must be screened from Eastchester Drive.

Part II. CONDITIONS:

A. Development Standards: The rezoning site shall be subject to the requirements of the Eastchester Scenic Corridor Overlay District.

B. Development and Dimensional Requirements:

1. Development shall be subject to the dimensional standards of the GB District. However, development fronting along Eastchester Drive or Mendenhall Oaks Parkway shall be subject to the following higher dimensional standards:

Minimum Lot Size	40,000 square feet
Minimum Lot Width	150 feet
Minimum Street Frontage:	100 feet
Minimum Street Setback:	a. Local, Subcollector, & Collector - 30 feet from the property line b. Minor Thoroughfare - 40 feet from the property line. c. Major Thoroughfare - 50 feet from the property line or 40 feet from property line if parking is placed on the side or rear of the building(s).
Minimum Interior Setback (side and rear yard):	Adj. to Non-Res. Zoning - 20 feet Adj. to Res. Zoning - 50 feet

C. Transportation:

1. Vehicular Access: One point of access shall be allowed to Eastchester Drive (NC 68). This access point shall be right-in / right-out only.

2. Roadway and Intersection Improvements (Eastchester Drive at site access): The property owner shall construct a northbound right turn lane with 100 feet of storage with appropriate tapers.

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

SECTION 3
That plans for any development on the property described herein shall be pursued in accordance with this conditional zoning district and shall be submitted to the City of High Point and other approval authorities for review in the same manner as other such plans now 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.
xxxxth day of _____, 2016.

Lisa B. Vierling, City Clerk

Citizens Information Meeting Report
Zoning Map Amendment 16-02

Submitted by: Mr. Will Stevens

PENN PROPERTIES

336-580-5977
WILL@PENNRES.COM

3500 CAMDEN FALLS CIRCLE
GREENSBORO, NC 27410

March 2, 2016

RE: Mendenhall Oaks Rezoning

Dear Neighbor,

I am sending you this note because I recently purchased two parcels of land nearby to property that you own. They are located at 2756 & 2760 HWY 68 South, High Point, NC.

I have submitted an application to the City of High Point to change the Land Use classification for the southeast corner of Eastchester Drive and Mendenhall Oaks Parkway (approximately 12.5 acres) to a commercial node and have submitted a zoning application to allow General Business zoning at this location, with use restrictions. The map on the back of this page will give you a visual of exactly the properties in discussion.

- Two of the six parcels have already been developed into a Truliant Bank and the Shops at Heron Place.
- You can visit www.heronvillage.com to see what is planned for the two parcels or 6.2 acres on HWY 68.
- The use(s) for remaining two lots have yet to be determined.

For your review, I am also including a copy of the City of High Point Conditional Zoning Information Meeting "info sheet".

In a short time, you will receive a rezoning notice from the City of High Point. I personally wanted to send you a note to invite you for a cup of coffee at your leisure to further discuss these plans. Please feel free to reach out to me at 336-580-5977 or will@pennres.com anytime to get a meeting on the calendar or to simply chat. Also, if you'd like to learn more about my small company, Penn Properties, you can visit my website at www.penn-prop.com.

Warm Regards,

Will Stevens

Will Stevens

Heron Village

Location

Located near the intersection of Highway 68 & Mendenhall Oaks Pkwy

Heron Place

Next-door Heron Place Shopping Center also owned by Penn Properties

Learn About Us

Penn Properties is locally owned and operated in Greensboro, NC

POWERED BY WebsiteBuilder
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CITY OF HIGH POINT
AGENDA ITEM

Title: Appointment – Donnie Wicker - CAC

From: Council Member Chris Williams

Meeting Date: May 2, 2016

Advertising Date / Advertised By:

Public Hearing: N/A

Attachments: Bio

PURPOSE:
To appoint Donnie Wicker to the Citizens Advisory Council.

BACKGROUND:
Council Member Chris Williams is recommending the appointment of Donnie Wicker to the Citizens Advisory Council as the Ward 2 appointment. Appointment will be effective immediately and will expire May 31, 2018.

BUDGET IMPACT:
N/A

RECOMMENDATION / ACTION REQUESTED:
Council is requested to confirm the appointment of Donnie Wicker to the Citizens Advisory Council effective immediately and expiring May 31, 2018.

Profile

Donnie
First Name

Wicker
Last Name

topchefdw@yahoo.com
Email Address

1210 carter street
Street Address

Suite or Apt

High Point
City

NC
State

27260
Postal Code

Within High Point Corporate Limits
What district do you live in?

Mobile: (336) 549-7817
Primary Phone

Home: (336) 887-0736
Alternate Phone

lankford security
Employer

Which Boards would you like to apply for?

Citizens Advisory Council

Ward you reside in?

Interests & Experiences

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

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:

Male

Gender

CITY OF HIGH POINT
AGENDA ITEM

Title: Adoption of the 2016-17 Annual Action Plan

From: Michael E. McNair, Director

Public Hearing: Yes

Attachments: Draft of 2016-2017 Annual Action Plan

Meeting Date: May 2, 2016
Advertising Date March 20, 2016
Advertised By: High Point Enterprise

PURPOSE:
The Community Development and Housing Department (CD&H) has completed necessary activities for preparation and submission of the 2016-17 Annual Action Plan. Council approval is required to submit the plan to the Department of Housing and Urban Development (HUD). The current draft of the full document can be seen at:

http://www.highpointnc.gov/cd/docs/2016_2017_AAP_Public_Review_Draft.pdf

BACKGROUND:
HUD awards grants to eligible community grantees to carry out a wide range of community development activities directed toward revitalizing neighborhoods, affordable housing, economic development, and providing improved community facilities and services. High Point is required to submit an annual action plan to HUD in order to receive Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) funds. Council received a presentation of the 2016-17 Annual Action Plan during a public hearing conducted during their regularly scheduled meeting on April 4, 2016. The final step prior to submission to the Department of Housing and Urban Development (HUD) is Council approval. The plan must be submitted no later than May 13, 2016.

BUDGET IMPACT:
The city will receive a CDBG allocation in the amount of $832,055 (an increase of $23,224 from last year) and HOME allocation of $360,207 (an increase of $40,108 from last year). Additionally, program income is expected in the amounts of $109,500 for CDBG and $255,000 for HOME.

RECOMMENDATION / ACTION REQUESTED:
The Community Development and Housing Department recommends approval of the 2016-17 Annual Action Plan and that the appropriate City official and/or employee be authorized to execute all necessary documents.

NORTH CAROLINA

GUILFORD COUNTY

SUPPLEMENTAL AGREEMENT

DATE: 4/13/2016

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION

AND

CITY OF HIGH POINT

TIP #:	B-5358	
WBS ELEMENTS:	PE	46072.1.1
	ROW	4607.2.F1
	CON	4607.3.F1
FEDERAL-AID #::	BRZ-0710(22)	
CFDA #:	20.205	
TOTAL SUPPLEMENTAL FUNDS [NCDOT PARTICIPATION]	$0	

THIS AGREEMENT is made and entered into on the last date executed below, by and between the North Carolina Department of Transportation, an agency of the State of North Carolina, hereinafter referred to as the "Department", and the City of High Point, hereinafter referred to as the "Municipality."

W I T N E S S E T H:

WHEREAS, the Department and the Municipality on 5/13/2011, entered into a certain Project Agreement for the original scope: the replacement of Bridge No. 428 on Model Farm Road over a branch of Richland Creek in Guilford County, programmed under Project B-5358; and,

WHEREAS, the parties wish to extend the completion date of the Project:

NOW THEREFORE, the parties wish to supplement the aforementioned Agreement whereby the following provisions are amended:

TIME FRAME

The completion date of 5/26/2016 is amended to allow additional time for construction. The new completion date is 9/30/2017.

IRAN DIVESTMENT ACT

Pursuant to G.S. 147-86.59, any person identified as engaging in investment activities in Iran, determined by appearing on the Final Divestment List created by the State Treasurer pursuant to G.S. 147-86.58, is ineligible to contract with the State of North Carolina or any political subdivision of the State. The Iran Divestment Act of 2015, G.S. 147-55 *et seq.* requires that each vendor, prior to contracting with the State, certify that the contracting party meets the requirements of the Iran Disinvestment Act. The State Treasurer's Final Divestment List can be found on the State Treasurer's website at the address www.nctreasurer.com/Iran and will be updated every 180 days.

By execution of this Agreement each Party certifies that neither it nor its Agents or Contactors/Subcontractors 1) are on the Final Divestment List of entities that the State Treasurer has determined engages in investment activities in Iran; 2) shall not utilize on any contract with the State agency any subcontractor that is identified on the Final Divestment List; and 3) that the undersigned are authorized by the Parties to make this Certification.

During the term of this Agreement, should the Parties receive information that a person is in violation of the Act as stated above, the Department will offer the person an opportunity to respond and the Department will take action as appropriate and provided for by law, rule, or contract. Should this Act be voided by NC General Statute, this Agreement will remain valid; however this certification will no longer be required.

Except as hereinabove provided, the Agreements heretofore executed by the Department and the Municipality on 5/13/2011, 9/9/2013, and 12/16/2014, are ratified and affirmed as therein provided.

IN WITNESS WHEREOF, this Agreement has been executed, in duplicate, the day and year heretofore set out, on the part of the Department and the Municipality by authority duly given.

L.S. ATTEST:

BY: _____

TITLE: City Clerk

DATE: 5/2/2016

CITY OF HIGH POINT

BY: _____

TITLE: City Manager

DATE: 5/2/2016

NCGS 133-32 and Executive Order 24 prohibit the offer to, or acceptance by, any State Employee of any gift from anyone with a contract with the State, or from any person seeking to do business with the State. By execution of any response in this procurement, you attest, for your entire organization and its employees or agents, that you are not aware that any such gift has been offered, accepted, or promised by any employees of your organization.

Approved by the City of High Point as attested to by the signature of Lisa B. Vierling,

Clerk of the High Point City Council (Governing Board) on 5/2/2016

This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.

_____
(FINANCE OFFICER)

Federal Tax Identification Number

56-6000231

Remittance Address:

City of High Point

P.O. Box 230

High Point, NC 27261

DEPARTMENT OF TRANSPORTATION

BY: _____

(CHIEF ENGINEER)

DATE: _____

APPROVED BY BOARD OF TRANSPORTATION ITEM O: _____ (Date)

CITY OF HIGH POINT
AGENDA ITEM

Title: **Zoning Map Amendment 16-05**
(Wynnefield Properties, Inc.)

From: Lee Burnette, Planning & Development Director

Meeting Date: May 2, 2015

Public Hearing: Yes

Advertising Date: April 20 & 27, 2016

Advertised By: Planning & Development

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

PURPOSE:
A request by Wynnefield Properties, Inc. to rezone approximately 7.85 acres from a Conditional Use Planned Unit Development-Residential (PDR) District to a Conditional Zoning Residential Multifamily-18 (CZ RM-18) District. The site is lying north of W. Hartley Drive and west of Ingleside Drive *(700 W. Hartley).*

BACKGROUND:
Staff report and the Planning & Zoning Commission's recommendation is enclosed.

BUDGET IMPACT:
There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

A. On March 22, 2016, a public hearing was held before the Planning and Zoning Commission regarding–Zoning Map Amendment 16-05. The Planning & Zoning Commission recommended denial of this request by a vote of 4-3.

B. Staff recommends approval of Zoning Map Amendment 16-05 as outlined in the attached staff report.

PLANNING AND ZONING COMMISSION RECOMMENDATION

At its March 22, 2016 public hearing, the Planning and Zoning Commission reviewed this request to rezone approximately 7.85 acres from a Conditional Use Planned Unit Development-Residential (PDR) District. All members of the Commission were present, except for Mr. John McKenzie. Mr. Herbert Shannon, Senior Planner, presented the case and recommended approval of the request as outlined in the staff report.

Speaking in favor of the request:
Speaking in favor of the request was the applicant, Mr. Craig Stone, 5614 Riverdale Dr., Jamestown, N.C. He provided an overview of the request, outlined the manner in which he desires to develop the property and addressed questions from the Commission.

Also speaking in favor of the request was Mr. Michael McNair, Community Development and Housing Director. He stated that the City has partnered with Wynnefield Properties, Inc. previously on similar developments. Three have been approved, and of those, two have been built and the third will be getting underway this summer. In conclusion, Mr. McNair stated that on March 21, 2016 City Council approved moving forward with an application for funding of this project and made himself available for any questions from the commissioners.

Speaking in opposition of the request:
Speaking in opposition of the request were the following property owners from the abutting neighborhoods, Mr. Michael Ray Roseman, 2704 Westgate Drive, Ms. Lea Harvin, 825 Hartley Hill Court, Ms. Sandra Dill, 815 Hartley Hill Court, Mr. Gary Price, 820 Hartley Hill Court, and Mr. Clifton Scott, 784 Avalon Springs Court. The speakers expressed the following comments and concerns:

- The density is too high, especially if the developer builds 84 units utilizing only two-thirds of the property.
- Too much additional traffic exiting via W. Hartley Drive and at the intersection of Westover Drive.
- Potential negative impact from increased crime/gang activity. Residents of the Avalon community say they have already noticed gang activity and related thefts around their homes. They feel criminal activity would increase with a new residential development.

After a lengthy deliberation, a motion was made to approve Zoning Map Amendment 16-05 as presented by staff. The motion was seconded, but it failed by a vote of 3-4. Therefore, the request was forwarded to City Council with an <u>unfavorable recommendation</u> by the Planning and Zoning Commission. No specific reason or findings were placed in the record by those members in opposition to this request.

Because the zoning request is being forwarded to City Council with an unfavorable recommendation from the Planning & Zoning Commission, the Development Ordinance requires a 2/3 favorable vote by the City Council (6 members) for the rezoning request to be approved.

CITY OF HIGH POINT
PLANNING AND DEVELOPMENT DEPARTMENT

STAFF REPORT
ZONING MAP AMENDMENT 16-05
March 22, 2016

Request			
Applicant: Wynnefield Properties, Inc.	**Owner:** Elva Ward Properties, LLC. City of High Point		
Zoning Proposal: To rezone approximately 7.85 acres	**From:**	**PDR**	Planned Unit Development-Residential District
	To:	**CZ RM-18**	Conditional Zoning Residential Multifamily-18 District

Site Information	
Location:	The site is lying north of W. Hartley Drive and west of Ingleside Drive.
Tax Parcel Numbers:	Guilford County Tax Parcel 0197215
Site Acreage:	Approximately 7.85 acres
Current Land Use:	Undeveloped
Physical Characteristics:	The site is heavily wooded with a moderate to severely sloping terrain. Two perennial streams bisect the western portion of the site and converge at a wetland mitigation/permanent conservation easement area established as a part of the W. Hartley Drive extension project.
Water and Sewer Proximity:	A 12-inch City water line lies adjacent to the site along W. Hartley Drive. In addition, an 8-inch City water line lies adjacent to the site along Ingleside Drive and Westgate Drive. Finally, an 8-inch sanitary sewer line runs through the western portion of the site and lies adjacent to the site along Westgate Drive.
General Drainage and Watershed:	The site drains in a southward and southwesterly direction, and is within the Yadkin Pee-Dee (non-water supply) watershed. Based upon the total acreage and allowable development intensity, stormwater controls may be required to be provided.
Overlay District:	None

Adjacent Property Zoning and Current Land Use			
North:	**RS-9**	Residential Single Family-9 District	Single family detached dwellings
South:	**PDR**	Planned Development - Residential	Single family detached dwellings *(across W. Hartley Drive)*
East:	**CU RM-8**	Conditional Use Residential Multifamily-8 District	Single family dwelling and multifamily dwelling units *(across Ingleside Drive)*
West:	**RA-3**	Residential Agricultural–3 District *(Davidson Co)*	Single family dwellings

Relevant Land Use Policies and Related Zoning History	
Community Growth Vision Statement:	Obj. 1B: Preserve and link environmentally sensitive lands such as floodplains, wetlands and steep slopes.
Land Use Plan Map Classification:	Most of the site has a Moderate-Density Residential land use designation. There is also a Recreation/Open Space designation along the perennial stream that runs diagonally through the western portion of the site. These designations are defined as follows: • **Moderate-Density Residential:** This classification includes a variety of detached or attached dwellings, generally including single family homes, cluster homes, duplexes and townhouses. Development densities shall range from five to eight dwelling units per gross acre. • **Recreation/Open Space:** Lands for recreation or open space are included in this classification, offering either active use or passive enjoyment and environmental protection.
Land Use Plan Goals, Objectives & Policies:	The following goals and objectives of the Land Use Plan are relevant to this request: Goal #1: Ensure that development respects the natural environment. Goal #3: Provide a wide range of housing opportunities for families of all income levels. Goal #5: Promote an urban growth pattern that occurs in an orderly fashion and conserves the land resources of the city and its planning area. Obj. #2. Protect and preserve environmentally sensitive locations including designated open space and watershed critical areas from inappropriate development. Obj. #3. Provide opportunities for an adequate supply of affordable housing at appropriate locations convenient to employment, shopping and service areas. Obj. #8. Stimulate more efficient use of the City's land resources by encouraging in-fill, mixed-use, cluster development and higher residential densities at appropriate locations.
Relevant Area Plan:	Not applicable
Zoning History:	Zoning Case 95-25: This 1995 zoning approval was granted for the 17.6-acres covering the northeast and southeast corners of the intersection of W. Hartley Drive and Ingleside Drive. The adopted zoning conditions established a Conditional Use Residential Multifamily-8 District (CU RM-8) District zoning at the northeast corner of this intersection, and a Conditional Use Residential Multifamily-12 District (CU RM-12) District zoning on the southeast corner. Zoning Case 02-21: This 2002 zoning approval was granted for a 62-acre area lying west of Ingleside Drive and along the north and south side of W. Hartley Drive, which included the zoning site. A Planned Unit Development – Residential (PDR) District zoning was, granted which established single family uses south of W. Hartley Drive and multifamily uses, as permitted by the RM-8 District, for land area north of W. Hartley

	Drive.

Transportation Information			
Adjacent Streets:	**Name**	**Classification**	**Approx. Frontage**
	W. Hartley Drive	Major Thoroughfare	946 ft
	Ingleside Drive	Collector Street	139 ft
	Westgate Drive	Local Street	50 ft
Vehicular Access:	W Hartley Drive (public street) and Ingleside Drive (public street)		
Traffic Counts: *(Average Daily Trips)*	W Hartley Drive	7,681 ADT (2014, COHP)	
	Ingleside Drive	1,744 ADT (2014, COHP)	
Estimated Trip Generation:	No information		
Traffic Impact Analysis:	**Required**	**Comment**	
	Yes / No: X	None	
Pedestrian Access:	Development of the site is subject to the sidewalk requirements of the Development Ordinance.		

School District Comment					
Guilford County School System					
Local Schools:	**Enrollment:**		**Maximum Design Capacity:**	**Mobile Classrooms:**	**Projected Additional Students:**
	Fall 2014	**Fall 2015**			
Oak View Elementary	495	496	736	7	23 - 24
Ferndale Middle	799	749	1,213	0	12 - 13
High Point Central H.S.	1,458	1,454	1,392	0	11 - 12
School District Remarks: High Point Central High School is currently over capacity.					

Details of Proposal

The applicant has submitted this zoning map amendment to increase the density of permitted multifamily development on this parcel. This site was part of a 2002 zoning approval of the Avalon Subdivision, which allows up to 45 multifamily dwelling units to be developed on this 7.85-acre site. The applicant has submitted a request to increase development density up to 84 dwelling units. Due to environmental constraints on the western on-third of the property, development will only occur on the eastern two-thirds of the site next to the intersection W. Hartley Drive and Ingleside Drive.

Included with this application is a conditional zoning ordinance in which the applicant has offered conditions pertaining to maximum allowable density, landscaping & screening, building height and building setback standard.

Staff Analysis

Section 9-3-13 of the Development Ordinance states that the Planning & Zoning Commission and the City Council shall be guided by the purposes and intent of the Development Ordinance, and shall give consideration to the following in the review and discussion of any Conditional Zoning application. 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 Plans: **The proposed Conditional Zoning District is appropriate for its proposed location and is consistent with the purposes, goals, objectives and policies of relevant comprehensive land use or area plans**
Staff Comments: The proposal is generally consistent with the intent of having moderately higher density residential development in the area, similar to what is already in place on the other side of Ingleside Drive and along the W. Hartley Drive corridor. It also meets several goals and objectives of the Land Use Plan that encourage higher residential densities at appropriate locations in the city. In addition, by limiting development to the eastern portion of the site, the project will avoid environmentally sensitive wetlands on the site.

Review Factors: **The applicant's proposed Conditional Zoning District, including the proposed use(s), written conditions and Conditional Zoning Plan, satisfactorily meets or addresses the following:**	
Factor #1	**Produces a development that is compatible with surrounding development character and land uses;**
	Staff Comments: The Land Use Plan, current zoning and existing development pattern along the W. Hartley Drive corridor, from N. Main Street westward to Horneytown Road, consist of higher density single family detached dwellings (developed to RS-7 & RS-9 District standards) and moderate to medium density multifamily developments. The allowance of an updated multifamily zoning district on this parcel is consistent with the land use plan and with the development pattern that has been established in this area during the past 20 years. The applicant has offered conditions, not currently established on the site, for higher landscaping standards, setback for dumpsters and a wider building setback standard to ensure development will be compatible with the adjacent uses.
Factor #2	**Minimizes or effectively mitigates any identified adverse impact on adjacent and nearby property, such as that caused by traffic, parking, noise, lighting, trash, loading areas, etc.;**
	Staff Comments: Conditions offered by the applicant for a higher planting yard standard next to single family dwellings, requiring dumpsters to be setback at least 100 feet from abutting single family uses and permitting vehicular access to the site from W. Hartley Drive will effectively mitigate any adverse impacts on adjacent property owners.
Factor #3	**Minimizes or effectively mitigates any identified adverse environmental impact on water and air resources, minimizes land disturbance, preserves trees and protects habitat;**
	Staff Comments: ❖ The western portion of the site has numerous environmental constraints consisting of two streams and a wetland mitigation/permanent conservation

	easement. Development may only occur on the eastern six acres of the site and may not intrude into these environmentally sensitive areas. ❖ The Development Ordinance will ensure minimal impact on environmentally sensitive areas. Stream buffer standards of the ordinance provide for a protective buffer adjacent to intermittent and perennial streams, and limits grading and disturbance of vegetation.
Factor #4	**Minimizes or effectively mitigates any identified adverse impact on municipal facilities and services, such as streets, potable water and wastewater facilities, parks, police and fire; and;**
	Staff Comments: The site is within an area currently served by City of High Point utilities and municipal services. This submittal has no known impacts on municipal services.
Factor #5	**Minimizes or effectively mitigates any identified adverse effect on the use, enjoyment or value of adjacent properties.**
	Staff Comments: Conditions offered by the applicant pertaining to access, landscaping and building setback will ensure that development of the property, as permitted by the RM-18 District, will not adversely impact the adjacent property owners.

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

Staff Comments:
This portion of the City was a rural to low density area in the 1980s and was considered the western limits of the City with access only from Westover Drive. Starting in the mid-1990s, there have been multiple annexations that have extended the City limits approximately 1½ miles westward to Horneytown Road. Also, during the past two decades several rezoning applications have been approved and projects developed that have established higher density single family and multifamily developments in this area. The primary east-west access route is no longer Westover Drive, but is now W. Hartley Drive, which has been upgraded to a 4-lane major thoroughfare upon which this property fronts. The requested rezoning is in line with the adopted land use plan and with the development pattern that has been established along the W. Hartley Drive corridor during the past two decades.

Development Patterns:
The proposed Conditional Zoning District would result in development that promotes a logical, preferred and orderly development pattern.

Staff Comments:
- ❖ With the extension and upgrading of W. Hartley Drive, there is now direct access to the N. Main Street corridor. Prior to this extension all traffic had to travel through the single family neighborhoods along Ingleside Drive and Westover Drive. With the installation of this major thoroughfare, it is appropriate to consider the allowance of some higher density residential uses at this location.
- ❖ The key issue pertaining to this site is not if multifamily zoning should be established, as it is already permitted, but the allowable intensity of development. The land use plan has supported multifamily uses in this area since the mid-1990s and the current PDR District allows up to 45 multifamily dwelling units. With the extension and upgrading of W. Hartley

Drive this proposal to allow up to 84 dwelling units is consistent with Objective 8 of the Land Use Plan which speaks to stimulating more efficient use of the City's land resources by encouraging in-fill, mixed-use, cluster development and higher residential densities at appropriate locations.

Reasonableness/Public Interest:
An approval of the proposed Conditional Zoning District is considered reasonable and in the public interest.

Staff Comments:
In this case, staff suggests that the approval of the applicant's request is reasonable and in the public interest because: 1) The request is generally consistent with the City's Land Use Plan; 2) The site is located at the intersection of a major thoroughfare (W. Hartley Drive) and a collector street (Ingleside Drive); 3) This request promotes an orderly growth pattern and encourage higher residential densities at appropriate locations as supported by Goal #5 and Objective #8 of the Land Use Plan; and 4) Based on conditions offered by the applicant pertaining to access, and conditions to require higher landscaping and building setback standards next to single family dwellings, development will be compatible with the surrounding area.

Recommendation

Staff Recommends Approval:
The Planning & Development Department recommends approval of the request to rezone this 7.85-acre parcel to the CZ RM-18 District. As conditioned, the request will be compatible with the surrounding area.

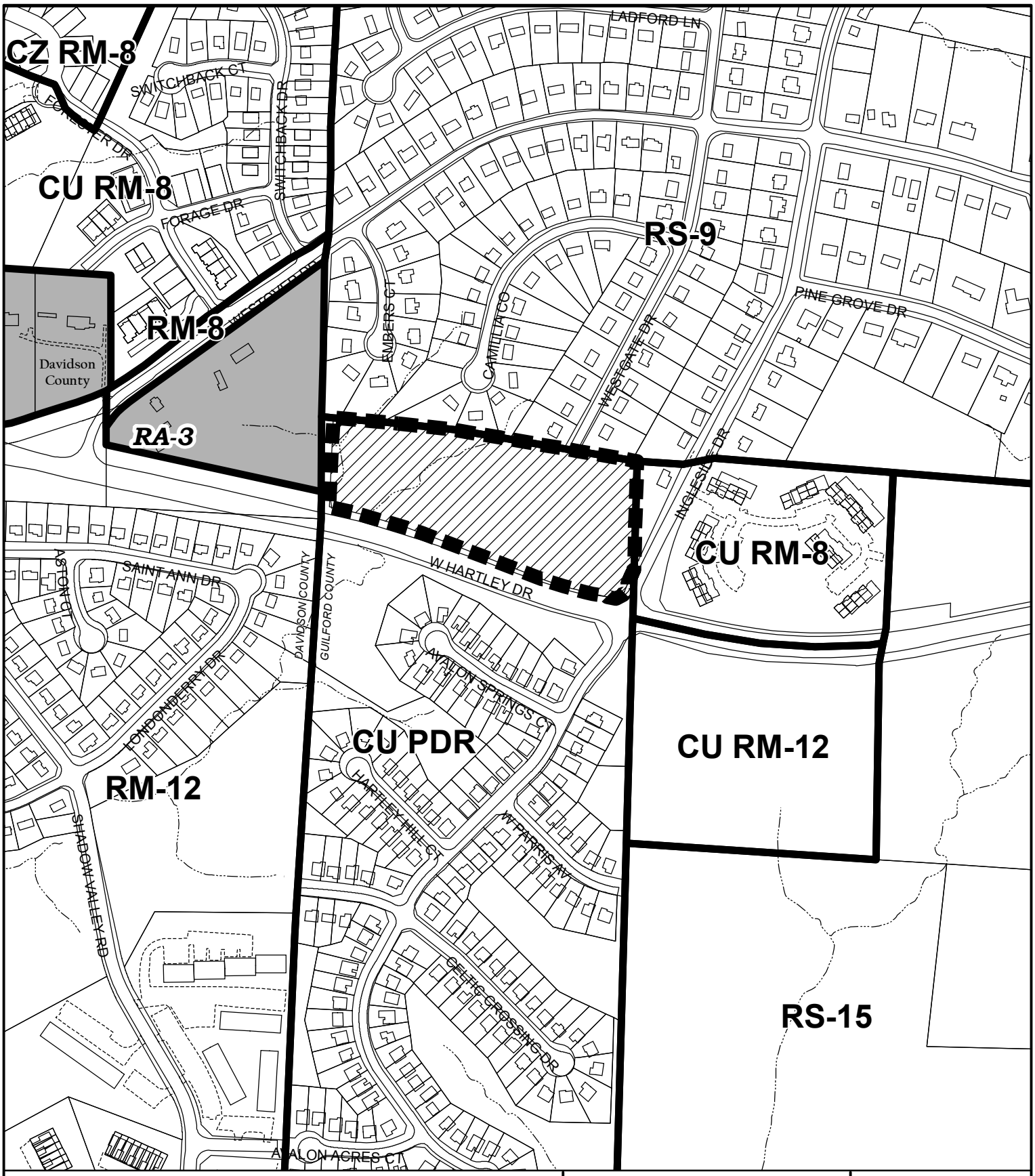
Required Action

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

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

Report Preparation

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



ZONING MAP AMENDMENT ZA16-05

From: Conditional Use Planned Unit Development-Residential
To: Conditional Zoning Residential Multifamily-18

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

Planning & Development Department

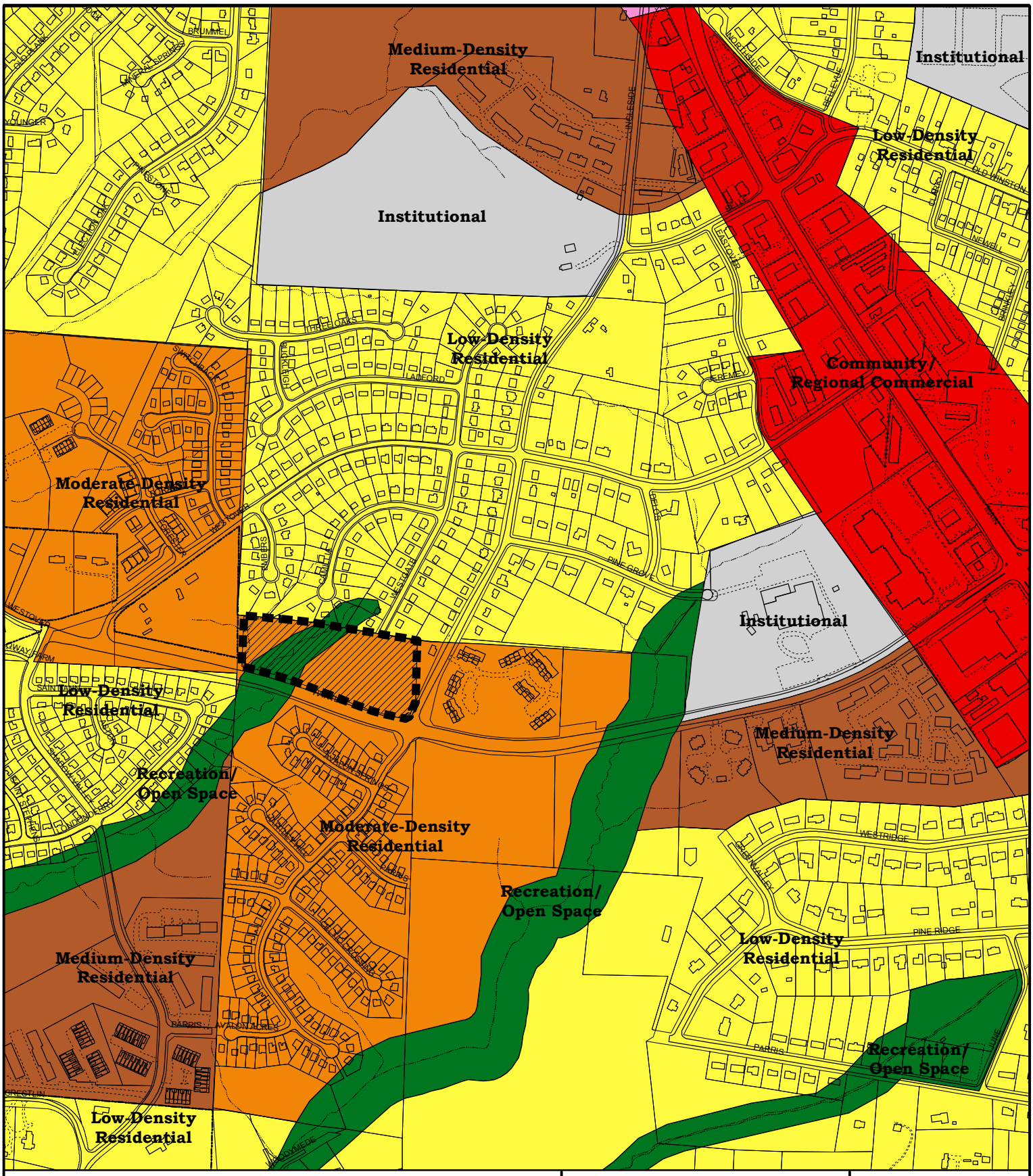
City of High Point

Date: March 9, 2016

N

Scale: 1"=400'

G:/Planning/Secure/ba-pz/2016/pz/za16-05.mxd



ZONING MAP AMENDMENT ZA16-05

Land Use Plan

Existing Land Use Plan

Subject Property Boundary

Planning & Development Department

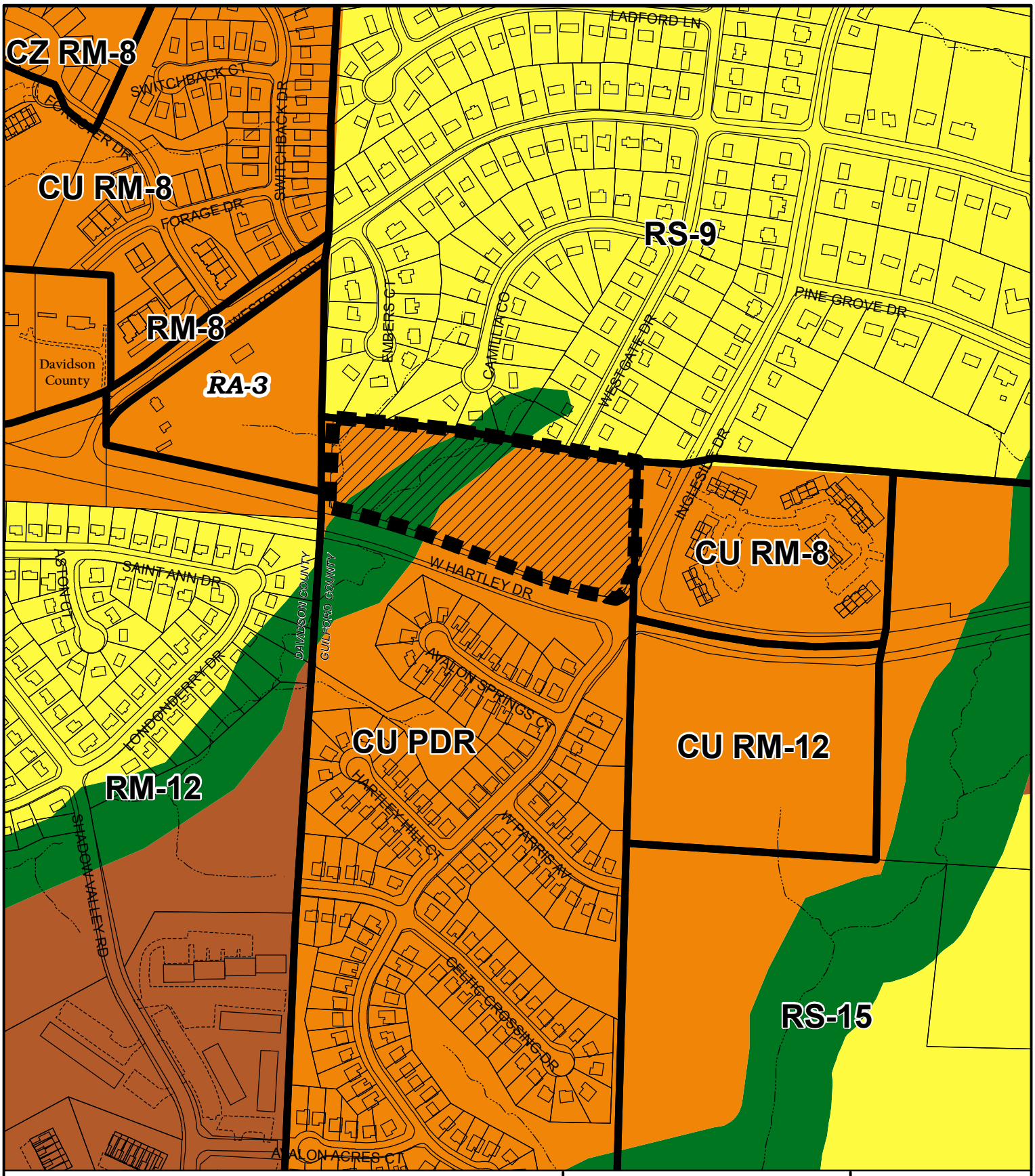
City of High Point

Date: March 22, 2016

N

Scale: 1"=700'

G:/Planning/Secure/ba-pz/2016/pz/z16-05lu700.mxd



ZONING MAP AMENDMENT ZA16-05

Land Use Plan

- Low-Density Residential
- Moderate-Density Residential
- Medium-Density Residential
- Recreation/Open Space

Planning & Development Department

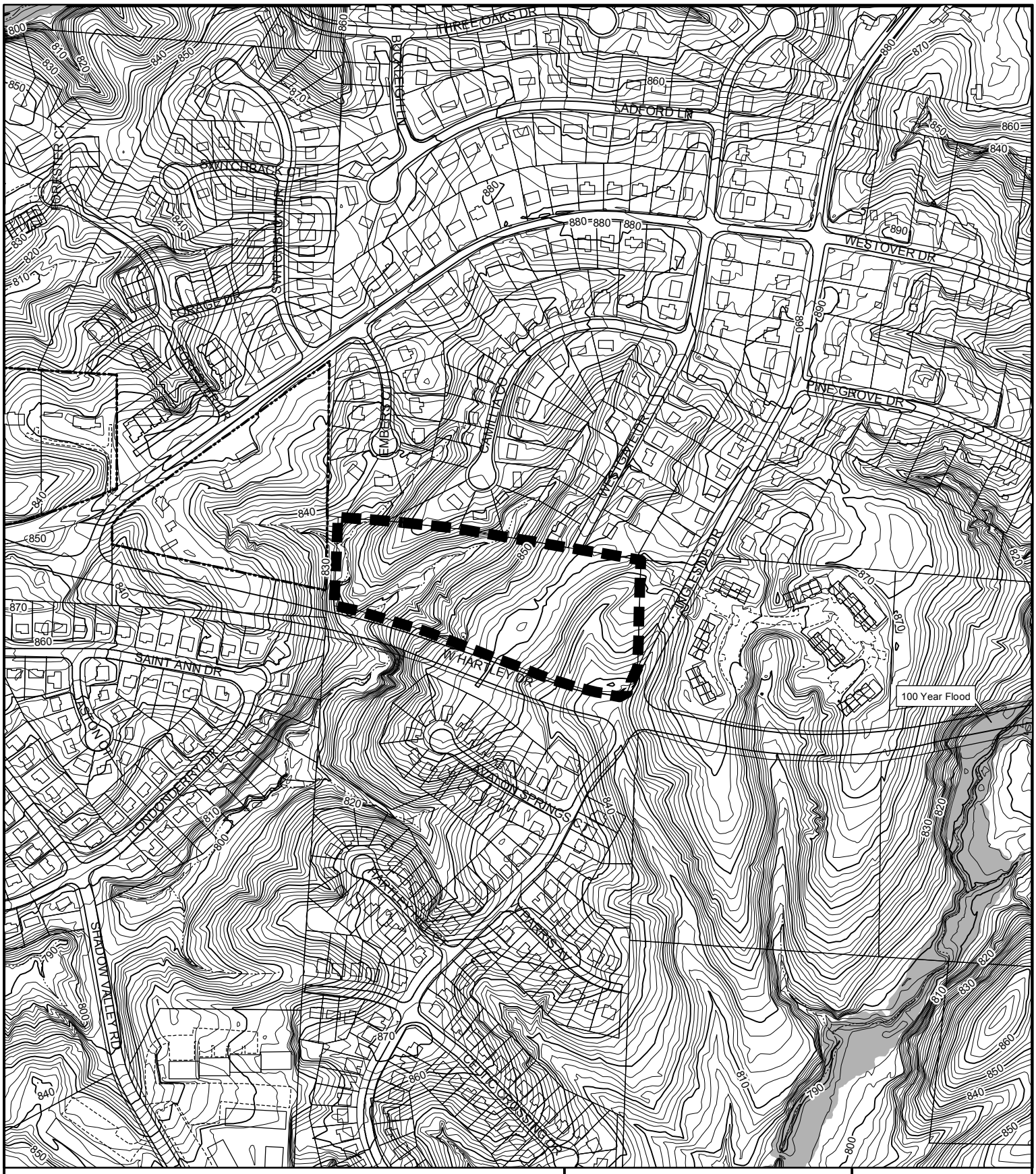
City of High Point

Date: March 22, 2016

N

Scale: 1"=400'

G:/Planning/Secure/ba-pz/2016/pz/za16-05clu.mxd



ZONING MAP AMENDMENT ZA16-05

Topography

Subject Property Boundary - - - - - - - - - -

Planning & Development Department

City of High Point

Date: March 22, 2016

N

Scale: 1"=400'

G:/Planning/Secure/ba-pz/2016/pz/z16-05topo.mxd

ZONING MAP AMENDMENT ZA16-05

AN ORDINANCE AMENDING "THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE," PURSUANT TO SECTION 9-3-12, ZONING MAP AMENDMENTS, OF THE DEVELOPMENT ORDINANCE.

WHEREAS, the City Council of The City of High Point adopted "The City of High Point Development Ordinance" on January 7, 1992 with an effective date of March 1, 1992, and subsequently amended;

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on March 22, 2016 and before the City Council of the City of High Point on May 2, 2016 regarding **Zoning Case 16-05** a proposed amendment to the Official Zoning Map of the "City of High Point Development Ordinance";

WHEREAS, notice of the public hearings was published in the High Point Enterprise on February 14, 2016, for the Planning and Zoning Commission public hearing and on April 20, 2016 and April 27, 2016, for the City Council public hearing pursuant to Chapter 160A-364 of the General Statutes of North Carolina; and

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

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

SECTION 1
That the Official Zoning Map of the City of High Point be amended to establish the following described area as: **Conditional Zoning Residential Multifamily-18 (CZ RM-18) District.** The property is approximately 7.85 acres lying north of W. Hartley Drive and west of Ingleside Drive, and also known as Guilford County Tax Parcel 0197215.

SECTION 2
That the property herein described shall be perpetually bound by the following use(s) authorized and condition(s) imposed, unless subsequently changed or amended as provided for by the Development Ordinance.

Part I. USES: Any of the land uses allowed in the Residential Multifamily-18 (RM-18) District and their customary accessory uses shall be permitted, subject to the development and dimensional requirements of the RM-18 District and the specific conditions listed in this ordinance.

Part II. CONDITIONS:

A. Development Density: A maximum of 84 dwelling units shall be permitted on the site.

B. Development and Dimensional Requirements:
   1. A minimum thirty (30) foot building setback shall be required, where the zoning site abuts single family detach dwellings.
   2. Building height shall not exceed 50 feet

C. Landscaping, Buffers and Screening.
   1. Landscaping adjacent to abutting single family dwellings:
      a) A minimum twenty-five (25) foot wide Type B planting yard shall be installed where the zone site abuts Guilford County Tax Parcels 0197234 and 0207045 (to the north off Westgate Drive) and 0197234 (to the east off Ingleside Drive). The planting materials in this Type B yard shall consist of a minimum 50% evergreen planting species.
      b) The above noted higher standards shall only apply where these abutting parcels area developed with single family detached dwellings.

   2. Dumpsters shall be setback a minimum of one-hundred (100) feet from abutting single family zoned property.

D. Transportation Conditions.
   1. Access: Only one point of access shall be permitted to W. Harley Drive. This shall be a right turn-in / right-turn out access.
   2. Other Transportation Conditions: The City of High Point Transportation Director shall approve the location, design and construction of all driveways and other transportation improvements.

SECTION 3
That plans for any development on the property described herein shall be pursued in accordance with this conditional zoning district and shall be submitted to the City of High Point and other approval authorities for review in the same manner as other such plans now 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.
___day of _____, 2016.

Lisa B. Vierling, City Clerk

Citizens Information Meeting Report

Hartley Drive Rezoning Case

Submitted by: Wynnefield Properties, Inc

City of High Point
Hartley Drive Rezoning Case
Wynnefield Properties, Inc
6.14 +/- acres located at 700 W. Hartley Drive

Report
Citizen Information Meeting
Held March 1, 2016 at 6:30pm

The meeting was held at the Hartley Drive YMCA, 150 W Hartley Dr, High Point, NC 27265, which is in close proximity to the site. There were a total of 6 property owners in attendance, as follows:

Donald Johnson	(Part owner of the subject property, 700 W. Hartley Drive)
Johnny Long	(Part owner of the subject property, 700 W. Hartley Drive)
Gladys Long	(Part owner of the subject property, 700 W. Hartley Drive)
Mary Gwyn	(Managing agent of nearby apartment community)
Tom Gwyn	(Managing agent of nearby apartment community)
Norman Peruche	(Neighbor, 2702 Ingleside Drive)

The handwritten sign in sheet is attached as Attachment 1.

Also in attendance were Craig Stone, President of Wynnefield Properties, Inc.; Davis Ray, Wynnefield Properties, Inc.; Mike McNair, City of High Point (Community Development); Richard Fuquay, City of High Point (Community Development).

A notification letter dated and mailed on February 19, 2016 was sent to 81 parties as supplied by the High Point Planning Department. The list of parties/addresses to which it was mailed is labeled as Attachment 2. The notification letter is attached as Attachment 3 along with the required statement provided by the High Point Planning Department.

A handout was given to each person in attendance which included an 8½ X 11" copy of the conceptual site plan prepared by Martin Riley Associates dated 1/19/16. This handout is attached and labeled Attachment 4. Wynnefield Properties, Inc also displayed two easels which included an aerial photo of the site (Guilford County GIS map) and a conceptual building rendering. Both presentation easels were 24" X 36"

Mr. Stone opened the meeting with a brief introduction and welcomed each of the attendees. He then went on to inform the attendees the purpose of the meeting and welcomed any and all questions and conversation regarding the proposed use. Once the information regarding the proposed project had been given, Mr. Stone proceeded to give some background of Wynnefield Properties, Inc. and the company's history in development, construction and property management.

After discussing the proposed use and the company's plans for development on the site, Mr. Stone reinforced the fact that all of the plans currently in place were preliminary and no development would proceed without approval through all of the appropriate channels with the City of High Point.

The meeting was then opened up to the citizens and attendees for questions/comments:

1. Mary Gwyn & Tom Gwyn: *Just here to inquire about the property and try to understand what you all are proposing?* Mr. Stone explained that the proposed development was an 84 unit multifamily development with a mix of 1, 2 & 3 bedroom units.
2. Mary Gwyn & Tom Gwyn: *What will your rent structure be for each unit?* Mr. Stone informed Mr. and Mrs. Gwyn what the proposed rent structure would be. He then explained that these rents were also preliminary and would likely be adjusted somewhat before our final financing application.
3. Mary Gwyn & Tom Gwyn: *I notice that your site is currently showing access via Ingleside Drive as well as Hartley Drive, is that a for sure detail?* Mr. Stone explained to Mr. and Mrs. Gwyn that all plans at this point were preliminary and would have to be approved from all of the departments with the City of High Point prior to construction or further development.
4. Norman Peruche: *At the time Hartley Drive was built out, there were concerns with traffic. I am concerned with how you have access coming in off of Ingleside Drive. Is this final?* Mr. Stone informed and assured Mr. Peruche that no further development and/or construction would proceed without approval of the appropriate departments with the City of High Point and NC DOT.
5. Norman Peruche: *In your letter you reference "self-sustaining individuals". What does that term mean?* Mr. Stone answered that the term is simply meant to imply we would rent to individuals who have income.
6. Norman Peruche: *What is Tax Credit housing?* Mr. Stone explained that this is a form of financing using tax credits to offer a lower rent to the 60% and lower AMI (Area Median Income). Mr. Stone also informed Mr. Peruche that he could contact him at any time for further information regarding Tax Credit financing.
7. Norman Peruche: *Is this development a Section 8 property?* Mr. Stone informed that this property is not a Section 8 property.

8. Norman Peruche: *Does anyone else in attendance have any feedback on this proposed community? Thoughts?* No one else in attendance had any reservations about the property but thought the ideas were good ideas and a good fit for the community.
9. Norman Peruche: *(Directed Question to Mike McNair) Do you know anything about the traffic counts that have been conducted on this intersection previously?* Mr. McNair informed that he did not work in the Transportation Department but would be more than happy to direct Mr. Peruche the correct contact in that department.
10. Norman Peruche: *Mr. McNair, what do you do?* Mr. McNair answered that he was in the Community Development department.
11. Norman Peruche: *Is this a low income property?* Mr. Stone informed Mr. Peruche that this property would be a development targeted for individuals in the community with incomes at or below the 60% AMI.
12. Mary & Tom Gwyn: *How long does the (financing) application take from start to finish? If approved, when will construction begin?* Mr. Stone informed Mr. and Mrs. Gwyn that Wynnefield Properties, Inc. would submit a final application for financing on May 13, 2016. The awards for financing will be released sometime in mid-August 2016. If the project is awarded, construction would like begin sometime in June 2017.

Following all questions and answers the meeting concluded with Mr. Stone thanking everyone for their time and input in the proposed development. The meeting adjourned around 7:45pm.

Submitted by

Wynnefield Properties, Inc.

ATTACHMENT 1

HARTLEY RIDGE

MARCH 1, 2016

NAME	ADDRESS
Donald Johnson	5134 Wallburg High Point Rd
Jeanny Long	5180 WALLBURG RD HIGH POINT
Ralph H. Long	5180 Wallburg H.Pt Rd High Point NC
Mary Quwign	200 Pinewood Lane - HP 27262
Tom Guth	" " " " "
Norman Pennock	3703. Inside Dr.

ATTACHMENT 2

2015-3 IH2 BORROWER LP
901 MAIN ST STE 4700
DALLAS TX 75202

ALCORN, ELIZABETH ANN ; ALCORN, JON ROBERT
798 AVALON SPRINGS CT
HIGH POINT NC 27265

ARCHIE, OPHELIA
2680 INGLESIDE DR UNIT 1C
HIGH POINT NC 27265

AUSTIN, ERIC ; AUSTIN, SANDI
795 AVALON SPRINGS CT
HIGH POINT NC 27265

AVALON SUBDIVISION LLC
PO BOX 32726
CHARLOTTE NC 28232

AVALON SUBDIVISION OWNERS ASSOCIATION INC
PO BOX 6442
HIGH POINT NC 27262

BAILEY, WILLIAM E JR
2670-1B INGLESIDE DR
HIGH POINT NC 27265

BORDEAUX DARRELL J & TERRI T
899 LONDONDERRY DR
HIGH POINT NC 27265

BRADLEY LEROY C JR & ALICIA A
5937 ELECTION OAK DR
HIGH POINT NC 27265

BREAULT, CHRISTOPHER D ; BREAULT, DONNA L
2660 INGLESIDE DR #1A
HIGH POINT NC 27265

BREWER, ROBERT R
906 NORSE ST
HIGH POINT NC 27265

BRITT, R DALE
2012 SHEPARD ST
MOREHEAD CITY NC 28557

BRITT, R DALE ; RIVES, JEFFERSON H
PO BOX 235
MOREHEAD CITY NC 28557

BROWER CHRISTOPHER M & AMBER K
901 LONDONDERRY DR
HIGH POINT NC 27265

BUCHANAN, MARY
790 AVALON SPRINGS CT
HIGH POINT NC 27265

CHAPMAN, AMBER D
2700 WESTGATE DR
HIGH POINT NC 27265

CHI, CHIA-JUNG ; HSU, CHIA-YIN
6504 OVERLAND PARK DR
GREENSBORO NC 27410

CONTRERAS, ALFREDO
2707 WESTGATE DR
HIGH POINT NC 27265

CURRY, JOHN CAMERON
1509 HEATHCLIFF RD
HIGH POINT NC 27262

DALTON, TABITHA R
780 AVALON SPRINGS CT
HIGH POINT NC 27265

DENAPLES, JOHN P ; DENAPLES, KAREN M
23 OLEANDER PT
GREENSBORO NC 27407

DILLON, DIEGO L ; DILLON, MAYRA MALAVET
786 AVALON SPRINGS CT
HIGH POINT NC 27265

DODDERER, BRIAN KEITH ; DODDERER, MELISSA P
2708 CAMILLIA CV
HIGH POINT NC 27265

FLOYD, ANDREW RYAN
2680 INGLESIDE DR UNIT 2C
HIGH POINT NC 27265

FROEHLICH, REATHA M
789 AVALON SPRINGS CT
HIGH POINT NC 27265

GUSEK ROBERT FRANKLIN
932 SAINT ANN DR
HIGH POINT NC 27265

HALL, LISA R
2680-2A INGLESIDE DR
HIGH POINT NC 27265

HALL, SANDRA P
222 HILLCREST DR
HIGH POINT NC 27262

HAMILTON GROUP OF HIGH POINT LLC
2212 EASTCHESTER DR
HIGH POINT NC 27265

HAMLIN, DERRICK ; HAMLIN, TRACY
2700 CAMILLA CV
HIGH POINT NC 27265

HAMPTON, MARTHA LYNETTE H
2660 1D INGLESIDE DR
HIGH POINT NC 27265

HERRERA, JOSE SANTOS
1 HACKBERRY LN
HOLBROOK NY 11741

HUANG, BRO-RONG
3135 SOUTHAMPTON DR
JAMESTOWN NC 27282

IH5 PROPERTY NORTH CAROLINA LP
9335 HARRIS CORNERS PKWY STE 100
CHARLOTTE NC 28269

JEFF 1 LLC
5001 PLAZA ON THE LAKE STE 200
AUSTIN TX 78746

JONES, LAURIE A
2701 CAMILLIA COVE
HIGH POINT NC 27265

JOYCE ALEATAES B
3431 IMPERIAL DR
HIGH POINT NC 27265

KELLEY FAMILY TRUST ; KELLEY, BRUCE H TRUSTEE ; KELLEY, DONNA J TRUSTEE
7082 LITTLE HARBOR
HUNTINGTON BEACH CA 92648

KIRBY, RA'DONNA D
2660-2C INGLESIDE DR
HIGH POINT NC 27265

LAKIS, DOUGLAS S
2660 1C INGLESIDE DR
HIGH POINT NC 27265

LAWRENCE, NANCY BELK
2706 CAMILLA COVE
HIGH POINT NC 27265

LONG, GLADYS H ; JOHNSON, JOAN H ; HAYWORTH, CHARLES A ; HOOVER, BILLY V
5180 WALLBURG-HIGH POINT RD
HIGH POINT NC 27265

LYMAN, JOHN ROBERT
PO BOX 683
JAMESTOWN NC 27282

MARTIN, BILLY
2702 CAMILLIA CV
HIGH POINT NC 27265

MAYNARD, MARVIN L ; MAYNARD, VICKIE S
3104 CAMPFIRE CT
JAMESTOWN NC 27282

MCCORKLE, MARTHA J
2660-1B INGLESIDE DR
HIGH POINT NC 27265

MCCOSS, MARTHA
2704 CAMILLIA COVE
HIGH POINT NC 27265

MCCRACKEN, JOSEPH E ; MCCRACKEN, SHARON L
782 AVALON SPRINGS CT
HIGH POINT NC 27265

MCRAE, ANGELA
2701 WESTGATE DR
HIGH POINT NC 27265

MENDENHALL, CHAD
323 CANTERBURY RD
HIGH POINT NC 27262

MORRIS, JEROME
2700 EMBERS CT
HIGH POINT NC 27265

NIEMELA WILLIAM C JR & DONNA R
934 SAINT ANN DR
HIGH POINT NC 27265

O'DONNELL, PATRICK KELLY
1491 WOODBEND LN
STANLEY NC 28164

PEJIC STOJAN
897 LONDONBERRY DR
HIGH POINT NC 27265

PERUCHE, NORMAN L ; PERUCHE, SHERRY A
2702 INGLESIDE DR
HIGH POINT NC 27265

POWER, BETTY W
2670 INGLESIDE 1D DR
HIGH POINT NC 27265

RAYMOND W CHAMBERS JR REAL ESTATE HOLDINGS LLC
1708 HEATHCLIFF RD
HIGH POINT NC 27262

ROLLINS, BRANDI
2702 EMBERS CT
HIGH POINT NC 27265

ROMELLI, JAMES L ; ROMELLI, KATHY
794 AVALON SPRINGS CT
HIGH POINT NC 27265

ROSEMAN, MICHAEL RAY ; ROSEMAN, REBA A
2704 WESTGATE DR
HIGH POINT NC 27265

ATTACHMENT 2

ATTACHMENT 2

RUCINSKI, SLAWOMIR ; RUCINSKI, MALGORZATA
1151 SWEETBRIAR RD
HIGH POINT NC 27262

SADLER, PAMELA J
2670 INGLESIDE DR #2C
HIGH POINT NC 27265

SCHEER, CAROL
2707 CAMILLIA COVE
HIGH POINT NC 27265

SCOTT, CLIFTON A ; SCOTT, CECILIA L
784 AVALON SPRINGS CT
HIGH POINT NC 27265

SECHRIST, DONALD E JR
2701 EMBERS CT
HIGH POINT NC 27265

SHELTON, SHAUN ; SHELTON, AMBER
2546 INGLESIDE DR
HIGH POINT NC 27265

SHRADER, JEAN CAROL
2670-1C INGLESIDE DR
HIGH POINT NC 27265

SKAVO, MIODRAG ; SKAVO, JADRANKA
2670 INGLESIDE DR UNIT 2B
HIGH POINT NC 27265

STATON, NEAL L ; STATON, LEKEISHIA M
788 AVALON SPRINGS CT
HIGH POINT NC 27265

STEED, JANA
2543 INGLESIDE DR
HIGH POINT NC 27265

STEVENS, GAYE O
4566 WORTHING CHASE DR
GREENSBORO NC 27406

STEWART, JAMES C SR ; STEWART, JEAN A
904 NORTHSHORE CT
HIGH POINT NC 27265

SURASANI, NIVAS
2660 INGLESIDE 2D DR
HIGH POINT NC 27265

TWEINI, VERONICA A
2708 WESTGATE DR
HIGH POINT NC 27265

UVANNI, MICHAEL
209 W COURT ST
ROME NY 13440

VANDERBURG, JEFFREY LYNN ; VANDERBURG, SUSAN W
2640 INGLESIDE DR APT 1C
HIGH POINT NC 27265

VILENO, DONALD P JR ; PITTS, DARLA JO
2705 EMBERS CT
HIGH POINT NC 27265

WEISMAN, ANNE LOLA
2670-1A INGLESIDE DR
HIGH POINT NC 27265

WHITE, CAROLYN L REVOC TRUST
6 DEVONSHIRE DR
GREENSBORO NC 27410

WILLIAMS, GEOFFREY L
792 AVALON SPRINGS CT
HIGH POINT NC 27265

YOUNGBLOOD, RAMOND R ; YOUNGBLOOD, APRIL H ; HILL, RALPH R SR ; YOUNGBLOOD, RONNIE E
2703 EMBERS CT
HIGH POINT NC 27265

ATTACHMENT 3

Wynnefield Properties

February 19, 2016

Re: Property located at 700 West Hartley Drive

Dear Neighbor:

Wynnefield Properties, Inc is a local real estate development firm who is dedicated to developing and managing quality "Class A" housing with special emphasis on homes for self-sustaining individuals. Realizing there is a strong need in the High Point area for this type housing, our group is considering the purchase, development and ongoing management of a 6.14 acre site located at 700 West Hartley Drive, High Point, NC. Our proposed design will be based on previous developed properties that have been very successful and well received by their communities. These properties are available for review.

This proposed 84 unit family property will be attractive, well designed and constructed to very high standards, the landscaping will be extensive. Our Property Management firm with 30 years experience will provide for the continued assurance of a well maintained community asset.

We would like to know how you, as a local area resident, feel regarding our proposed facility being located in your area. This letter is to serve as notification that we are requesting a Conditional Use permit to accommodate our proposed development. We will hold a Citizen Information Meeting on Tuesday, March 1, 2016 at 6:30pm located at the Hartley Drive YMCA (150 West Hartley Drive, High Point, NC). This meeting is open to the public and your participation is encouraged.

We are available by telephone (336) 454-6134 and will be happy to personally meet with you as should you choose to consider this matter or you may contact the City of High Point Planning Department at (336) 883-3328.

Sincerely,

C. Craig Stone

PO BOX 395 Jamestown, NC Phone: 336-454-6134
Fax: 336-454-6190

ATTACHMENT 3

Planning & Development

Development Services Division

HIGH POINT
NORTH CAROLINA'S INTERNATIONAL CITY™

City of High Point
Conditional Use District Zoning
Citizen Information Meetings

Anyone planning to file a zoning application for a conditional use district from the City of High Point is required to hold a citizen information meeting prior to filing the application. This requirement applies only to an application for a conditional use district or an application to amend a previously approved conditional use district. Conditional use district zoning is a type of zoning where property owners can impose specific conditions or restrictions on the development and use of their property, and where the conditions are enforceable by the City regardless of the property's future ownership.

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

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

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

ATTACHMENT 3

Planning & Development Department, the applicant submits to the City a written report of the citizen information meeting(s). At a minimum, this report records the property owners notified; date, time and location of the meeting(s); the written description of the development proposal; and any comments, ideas or suggestions from citizens that were incorporated into the development proposal.

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

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

No condition can be included in a conditional use district that specifies ownership status, race, religion or characteristics of the development's occupants, the minimum size of a dwelling, the minimum value of buildings or improvements, or ones that otherwise excludes specific races, religions or classes of people.

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

Contact:

Planning & Development Department
336-883-3328
www.high-point.net/plan

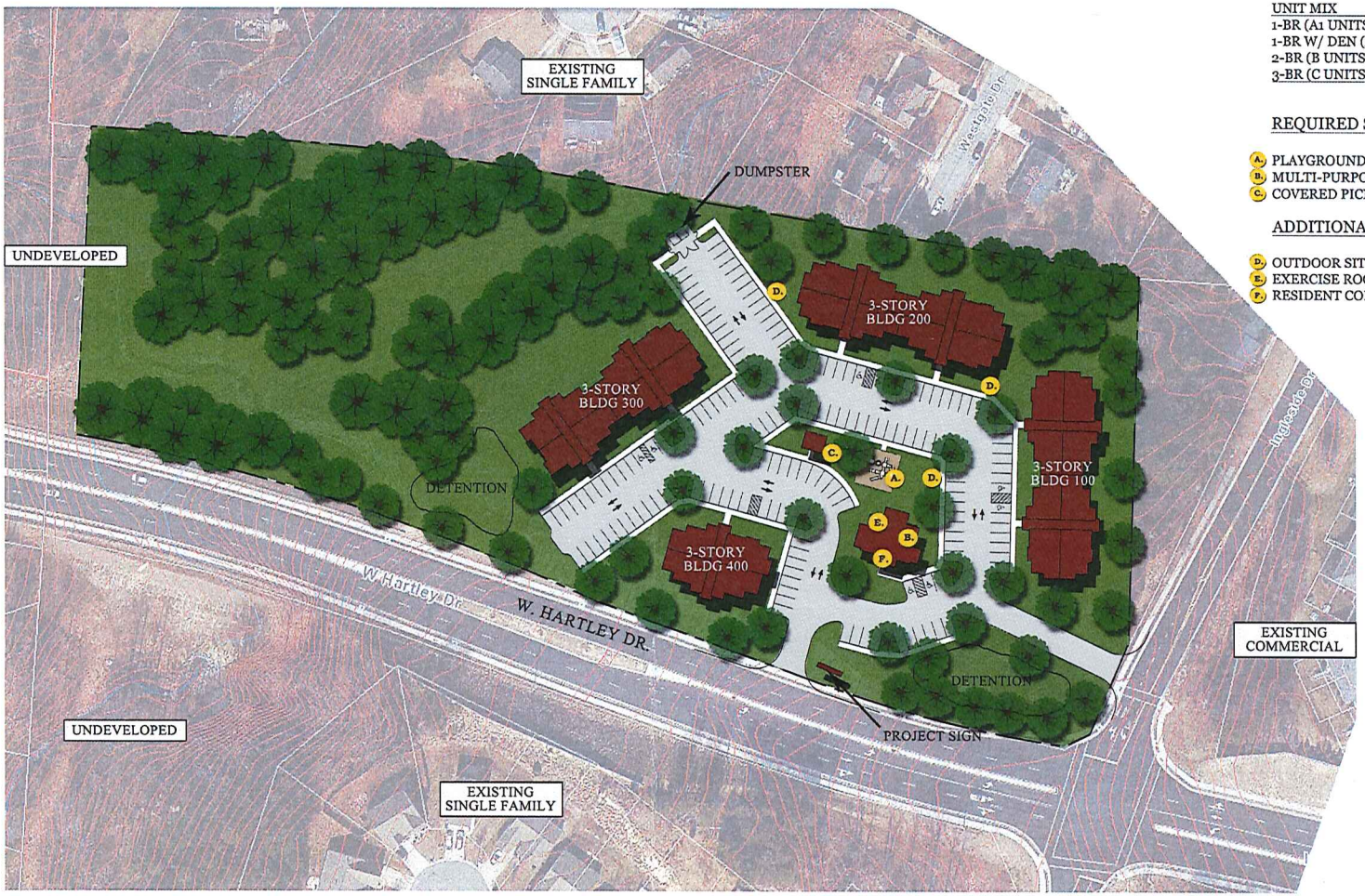
Revised 07-07-06

ATTACHMENT 4

HARTLEY RIDGE

HIGH POINT, NC 1-20-16

SCALE: 1" = 50'-0"



SITE INFORMATION:

SITE:	6.14 ACRES
DENSITY:	13.69 UNITS/ACRES
BUILDINGS:	(1) 1 STORY CLUBHOUSE (4) 3-STORY APARTMENT BUILDING
SPRINKLERS:	13R
PARKING SPACES:	168 PROVIDED @ 2 PER UNIT

UNIT INFORMATION:

UNIT MIX		SPCS/UNIT	PKG. REQ.
1-BR (A1 UNITS)	= 6	2.0	12
1-BR W/ DEN (A2 UNITS)	= 3	2.0	6
2-BR (B UNITS)	= 42	2.0	84
3-BR (C UNITS)	= 33	2.0	66
TOTAL	= 84 UNITS		168

REQUIRED SITE AMENITIES:

A. PLAYGROUND - (W/ MIN. 1 BENCH)
B. MULTI-PURPOSE ROOM (MIN. 250 SQ. FT.)
C. COVERED PICNIC AREA - (150 SQ.FT. W/ 2 TABLES & GRILL)

ADDITIONAL AMENITIES:

D. OUTDOOR SITTING AREAS W/ BENCHES - (MIN. 3 LOCATIONS)
E. EXERCISE ROOM - (W/ NEW EQUIPMENT)
F. RESIDENT COMPUTER CENTER - (MIN. 2 COMPUTERS)

N

SCALE: 1:50

PROJECT	REVISIONS
2015-121	
DATE 1/13/2016	
DRAWN BY / CHECKED BY MRL	

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
215 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3329 404-373-2800

HARTLEY RIDGE
HIGH POINT, NC

ARCHITECTURAL SITE PLAN

CSP.1

NOT RELEASED FOR CONSTRUCTION

PLOTTED: Jan 21, 2016 - 8:15am LOCATION: P:\Vynnefield\2015-121 High Point, NC\2016 Prelim\xref\ Alias Plotted By: nlee - Copyright 2016

CITY OF HIGH POINT
AGENDA ITEM

Title: **Plan Amendment 16-02; and**
Zoning Map Amendment 16-02
(4008 Mendenhall Oaks, LLC)

From: Lee Burnette, Planning & Development Director

Meeting Date: May 2, 2015

Public Hearing: Yes

Advertising Date: April 20 & 27, 2016

Advertised By: Planning & Development

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

PURPOSE:

Plan Amendment 16-02

A request by 4008 Mendenhall Oaks, LLC and the Planning & Development Department to change the Land Use Map classification for approximately 17 acres from the Restricted Industrial classification to the Local Convenience Commercial classification. The site is lying along the east side of Eastchester Drive, to the north and south of Mendenhall Oaks Parkway.

AND

Zoning Map Amendment 16-02

A request by 4008 Mendenhall Oaks, LLC to rezone approximately 12.85 acres from the Agricultural (AG) District, within Guilford County's zoning jurisdiction, and a Conditional Use Light Industrial District to a Conditional Zoning General Business District (CZ-GB) District. The site is lying along the east side of Eastchester Drive and south of Mendenhall Oaks Parkway *(2760 & 2756 NC 68 and 4006 thru 4012 Mendenhall Oaks Parkway)*. Approval of this rezoning request is contingent upon City Council approval of a voluntary annexation request.

BACKGROUND:

Staff report and the Planning & Zoning Commission's recommendation is enclosed.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

A. On March 22, 2016, a public hearing was held before the Planning and Zoning Commission regarding Land Use Plan Amendment 16-02 and Zoning Map Amendment 16-02. Staff recommended ***approval*** of both requests.
B. The Planning & Zoning Commission recommended approval of Plan Amendment 16-02 by a vote of 7-0.
C. The Planning & Zoning Commission recommended approval of Zoning Map Amendment 16-02 by a vote of 7-0.

PLANNING AND ZONING COMMISSION RECOMMENDATION

At its March 22, 2016 public hearing, the Planning and Zoning Commission reviewed the Plan Amendment and Zoning Map Amendment applications submitted by 4008 Mendenhall Oaks, LLC. All members of the Commission were present, except for Mr. John McKenzie. Ms. Heidi Galanti, Planning Administrator, presented the Plan Amendment and Mr. Herbert Shannon, Senior Planner, presented Zoning Map Amendment. Staff recommended approval of these requests as outlined in the staff report.

Speaking in favor of the requests:
Speaking in favor of these applications was the applicant's engineer, Mr. Chuck Truby, president of CPT Engineering and Surveying, 4400 Tyning Street, High Point, N.C. Mr. Truby provided an overview of the developers design proposal for the site and presented a rendering of the designed concept he is working on with the developer. The requested reduction in setback from NC 68 would allow parking to be placed behind the building so that it is not visible from the road while still allowing development to be in harmony with other development adjacent to the property. Furthermore, Mr. Truby stated that the requested CZ-GB district, with the restriction noted in their conditional zoning ordinance, allows a few additional uses than the LI District, which would allow a few small retail uses.

Speaking in opposition of the requests:
No one spoke in opposition of the requests.

The Planning & Zoning Commission recommended approval of Plan Amendment 16-02, as recommended by staff, by a vote of 7-0.

The Planning & Zoning Commission recommended approval of Zoning Map Amendment 16-02, as recommended by staff, by a vote of 7-0.

CITY OF HIGH POINT
PLANNING AND DEVELOPMENT DEPARTMENT

STAFF REPORT
PLAN AMENDMENT 16-02 AND ZONING MAP AMENDMENT 16-02
March 22, 2016

Requests		
Applicant: 4008 Mendenhall Oaks, LLC	**Owners:** 4008 Mendenhall Oaks, LLC; LSOP NC Land LLC; and Truliant Federal Credit Union	
LUPA Proposal: To change the future land use designation for approximately 15.8 acres to a Local Convenience Commercial land use designation.	**From:** **To:**	Restricted Industrial Local/Convenience Commercial
Zoning Proposal: To rezone approximately 12.8 acres	**From:** **To:**	**AG** Agricultural District *(Guilford County)* **CU-LI** Conditional Use Light Industrial District **CZ GB** Conditional Zoning General Business District

Site Information		
Location:	The site is lying along the east side of N.C N.C. Highway 68 and south of Mendenhall Oaks Parkway.	
Tax Parcel Numbers:	**Plan Amendment**	**Zoning Request**
	017008, 017009, 0207855 and 0207858 thru 61.	Same as plan amendment, except parcel 0207855 is not included.
Site Acreage:	**Plan Amendment**	**Zoning Request**
	Approximately 15 acres	Approximately 12.8 acres
Current Land Use:	**Plan Amendment**	**Zoning Request**
	Two banks, personal service retail uses and undeveloped parcels	One bank, personal service retail uses and undeveloped parcels
Physical Characteristics:	The northwestern portion of the site has been developed or graded for future development, and has a relatively flat terrain. The southern and northeastern portions of the site are undeveloped and have a moderate to steeply sloping terrain. A perennial stream runs along the eastern boundary of the property and the steeper terrain is along this stream corridor.	
Water and Sewer Proximity:	A 12-inch City water line and an 8-inch City sewer line are lying adjacent to the site along Mendenhall Oaks Parkway. There is also a 12-inch City sewer line running along the southern and eastern boundary of the site adjacent to the stream corridor.	

General Drainage and Watershed:	The site drains in a general southeasterly direction and development is subject to the City Lake General Watershed Area (GWA) requirements. Engineered storm water treatment measures are required for development with a total impervious surface area greater than 24% of the site, and for single family developments with a gross density of 2 units per acre or more.
Overlay District:	Eastchester Scenic Corridor Overlay; City Lake General Watershed Area and Airport Overlay (Zone 4)

Adjacent Property Zoning and Current Land Use			
North:	**CU-LI**	Conditional Use Light Industrial District	Bank
South:	**CU-LI**	Conditional Use Light Industrial District	Office use
East:	**CU-LI**	Conditional Use Light Industrial District	Industrial/manufacturing
West:	**CU-LI**	Conditional Use Light Industrial District	Office uses and industrial uses *(across N.C. Highway 68)*

Adjacent Land Use Plan Designations	
North:	Restricted Industrial
South:	Restricted Industrial
East:	Restricted Industrial
West:	Restricted Industrial *(across N.C. Highway 68)*

Purpose of Existing and Proposed Land Use Plan Designations	
Existing Designation:	**Restricted Industrial**: This classification accommodates office, warehouse, research and development, distribution, and light manufacturing or assembly uses on larger sites in unified developments.
Proposed Designation:	**Local/Convenience Commercial**: This classification includes moderate-intensity convenience retail or service uses, generally serving small, local neighborhoods.

Relevant Land Use Policies and Related Zoning & LUPA History	
Community Growth Vision Statement	This request is neither in conflict with the Community Growth Vision Statement's goals and objectives nor does it promote those goals and objectives.
Land Use Plan Goals, Objectives & Policies:	The following goal and objective of the Land Use Plan are relevant to this request: Goal #5: Promote an urban growth pattern that occurs in an orderly fashion and conserves the land resources of the City and its planning area. Obj. #11. Enhance the aesthetic appearance of High Point by preserving the scenic quality of its major gateway streets and travel corridors and by providing appropriate landscaped buffers and transitional uses between low and high-intensity land uses.
Relevant Area Plan(s):	<u>Eastchester Drive Corridor Plan-Phase III</u> Restrict new commercial development to well-separated clusters located

	at major intersections, most notably Eastchester Drive and Gallimore Dairy Road – the opportunity to site attractively designed and landscaped larger-scale office/warehouse uses in Phase III will be undermined if strip commercial development is allowed in the corridor.
Zoning History:	During the past 25 years there have been multiple zoning applications submitted (approximately 14 cases) in the vicinity of the intersection of Eastchester Drive and Willard Dairy Road/Mendenhall Oaks Parkway. All of these requests were for the CU-LI District and except for one, all were approved. The one denial was for a non-intersection location where a wide variety of commercial and automotive related commercial uses were proposed, which was not consistent with land use policies established by City Council for this segment of the Eastchester Corridor.
LUPA History:	• **PA03-03**: Parcels between Samet and Premier drives north of W. Wendover Dr. (Palladium), and consisting of approximately 70 acres, went from Office and Restricted Industrial to Mixed Use Development; adopted December 18, 2003. • **PA15-02 and PA15-03**: The area on the west side of Eastchester Drive at its intersection with Penny Road, consisting of approximately 13 acres, went from Office and Restricted Industrial to Community/Regional Commercial; adopted September 21, 2015.

Transportation Information			
Adjacent Streets:	**Name**	**Classification**	**Approx. Frontage**
	N.C. Highway 68 Mendenhall Oaks Pkwy	Major Thoroughfare Collector Street	528 ft 435 ft
Vehicular Access:	N.C. Highway 68 (public street) and Mendenhall Oaks Pkwy (public street)		
Traffic Counts: *(Average Daily Trips)*	N.C. Highway 68 Mendenhall Oaks Pkwy	50,429 ADT (2015, COHP) 3,893 ADT (2015, COHP)	
Estimated Trip Generation:	No information		
Traffic Impact Analysis:	**Required**		**Comment**
	Yes: X No:		Updated TIA has not been received.
Pedestrian Access:	Development of the site is subject to the sidewalk requirements of the Development Ordinance.		

School District Comment
Not applicable to this zoning case.

Details of Proposal

1. General Overview:
   The subject site is located within the Eastchester Scenic Corridor. This specific segment of the corridor is designated by the Land Use Plan as Restricted Industrial, which is intended to accommodate office, warehouse, research and development, distribution, and light manufacturing or assembly uses on larger sites in unified developments. Current and

previous land use policies established by the City Council have been designed to protect the Eastchester Scenic Corridor, limiting commercial or retail-type uses to specific commercial nodes, located at key intersections, so as to prevent strip commercial development. The applicant proposes to establish a business/service-related commercial node at the southeastern corner of the intersection of N.C. Highway 68 and Mendenhall Oaks Parkway, and has submitted Plan Amendment and Zoning Map Amendment applications to change the land use policies and zoning for this specific section of the Eastchester Scenic Corridor.

2. Summary of Plan Amendment Request:
The applicant's request is to amend the Land Use Plan from Restricted Industrial to Local/Convenience Commercial for an area consisting of approximately 12.8-acres along the east side of N.C. Highway 68 south of Mendenhall Oaks Parkway. The area consists of six parcels. The two parcels located just to the south of the corner of N.C. Highway 68 and Mendenhall Oaks Parkway are developed, one with a Truliant Federal Credit Union and the other with a building that has a mix of office and retail spaces. The other four parcels are currently undeveloped. The applicant is proposing a development on the two undeveloped parcels with frontage on N.C. Highway 68. If the Land Use Plan is amended, staff recommends the inclusion of the First Citizens Bank parcel on the north side of Mendenhall Oaks Parkway, which consists of approximately 3 acres. The inclusion of this parcel would take in all of the commercial type uses within this area.

3. Summary of Zoning Map Amendment Request:
The applicant proposes to establish a business/service type commercial node at this intersection to serve individuals working in the adjacent employment center (Piedmont Center). To facilitate these types of uses the applicant has submitted a Zoning Map Amendment application (rezoning) to establish a Conditional Zoning General Business (CZ-GB) District zoning on the property. In conjunction with this request, the applicant has submitted a conditional zoning ordinance that prohibits higher intensity retail/commercial uses, prohibits automotive-related commercial uses, limits access and restricts the size of individual retail establishments.

4. Applicant's Request to Reduce Standards of Development Ordinance
As part of the conditional zoning ordinance, the applicant has proposed to allow for a reduction in the Eastchester Scenic Corridor setback standards. The Development Ordinance allows an applicant to request less restrictive standards with regard to dimensional (setbacks or lot size), parking, and landscaping requirements. The Planning & Zoning Commission and City Council are under no obligation to approve a request for a reduction in standards. As it pertains to this site, the ordinance requires a minimum 75-foot street setback along this segment of the Eastchester Scenic Corridor; the applicant has proposed a condition to allow a 40-foot street setback from N.C. Highway 68, subject to parking being located to the side or rear of the buildings.

Staff Analysis

Section 9-3-13 of the Development Ordinance states that the Planning & Zoning Commission and the City Council shall be guided by the purposes and intent of the Development Ordinance, and shall give consideration to the following in the review and discussion of any Conditional

Zoning application. 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 Plans: **The proposed Plan Amendment and Conditional Zoning District are appropriate for its proposed location and is consistent with the purposes, goals, objectives and policies of relevant comprehensive land use or area plans**
Staff Comments: The subject area consists of seven fairly small parcels that do and will continue to offer a mix of office and convenience service uses that support the business park, and they are concentrated at the intersection of N.C. Highway 68 and Mendenhall Oaks Parkway. The three remaining undeveloped parcels will be an expansion of office and commercial service uses that will provide services to the adjacent business park. If the Plan Amendment is approved, the proposed Conditional Zoning District will be consistent with adopted City policy.

Review Factors: **The applicant's proposed Conditional Zoning District, including the proposed use(s), written conditions and Conditional Zoning Plan, satisfactorily meets or addresses the following:**	
Factor #1	**Produces a development that is compatible with surrounding development character and land uses;**
	Staff Comments: ❖ Current adopted land use policy does not support commercial development, as the sole or primary use, at this location. The surrounding zoning consists of CU-LI District, which permits some commercial uses that may serve adjacent employment areas. The applicant has proposed a CZ-GB District, which permits a wider array of commercial uses. In order for this request to be compatible with the Land Use Plan the Plan Amendment, to establish a Local/Convenience Commercial classification, must be approved. ❖ The applicant proposes this 12.8 acre area provide limited retail opportunities, and business & professional services type uses to workers in the adjacent employment center. It's not intended to become an extension of the regional commercial node lying approximately ½ mile to the south (Palladium and Shoppes at Deep River commercial developments). Existing uses on the northern portion of the site consists of a bank and a small retail service strip center. This application proposes to expand the land area and allowable uses of this service center. To ensure development is focused on serving the adjacent employment center and does not convert into a higher intensity commercial node the applicant has offered conditions to prohibit higher intensity commercial and automotive related commercial uses. Additionally, the applicant has offered to limit the size of individual retail establishments so as to promote smaller service-type uses and thus excluding large regional-type retail uses which are more appropriately located at larger regional commercial node. As conditioned, allowable uses will be generally consistent with the type and scale of smaller service type uses currently established in this area.

Factor #2	**Minimizes or effectively mitigates any identified adverse impact on adjacent and nearby property, such as that caused by traffic, parking, noise, lighting, trash, loading areas, etc.;**
	Staff Comments: So as to limit the traffic impacts and not degrade the vehicular capacity of this major corridor, the applicant has offered a condition limiting the site to only one point of access to N.C. Highway 68 with the installation of a turn lane. Furthermore, this is to be a right-in/right-out access with no median cut.
Factor #3	**Minimizes or effectively mitigates any identified adverse environmental impact on water and air resources, minimizes land disturbance, preserves trees and protects habitat;**
	Staff Comments: A perennial stream and flood plain runs along the eastern and southern boundary of the site. Environmental regulations of the Development Ordinance will limit disturbance near this stream corridor by establishing a 100-foot wide stream buffer along both sides of the stream.
Factor #4	**Minimizes or effectively mitigates any identified adverse impact on municipal facilities and services, such as streets, potable water and wastewater facilities, parks, police and fire; and;**
	Staff Comments: The site is within an area currently served by City of High Point utilities and municipal services. There are no known adverse impacts on municipal services.
Factor #5	**Minimizes or effectively mitigates any identified adverse effect on the use, enjoyment or value of adjacent properties.**
	Staff Comments: Surrounding zoning consists of CU-LI Districts that permits a variety of office, commercial, warehouse/distribution and light manufacturing uses. Several of the office and commercial retail related uses that are allowed on these adjacent CU-LI zoned parcels are also permitted in the requested CZ-GB District. Staff has not identified any adverse impacts to adjacent property owners if GB District uses, as restricted by the applicant, are permitted at this location.

Changes in the Area: **There have been changes in the type or nature of development in the area of the proposed Conditional Zoning District that support the application.**
Staff Comments: The City began annexing land in this northern portion of its planning area in the late 1980s. Starting with the adopted 1992 Land Use Map, this segment of the Eastchester Scenic Corridor has been designated for Restricted Industrial uses. During the past 25 years there has been significant development in this area spurred by the Piedmont Center Business Park. Except for specific intersection/nodes, designated by the adopted Land Use Plan for commercial uses, approved zoning requests in this area have consisted of CU-LI Districts with limitations on the type commercial uses allowed and with design restrictions of the Corporate Park District.

Development Patterns:

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

Staff Comments:

- The Eastchester Scenic Corridor Plan has established specific nodes centered at major intersections for commercial development. These consist of intersections along the corridor from N. Main Street to Lassiter Drive, Skeet Club Road/Penny Road/W. Wendover Avenue intersections and the Regency Drive/Gallimore Dairy Road intersection. Although, currently zoned CU-LI, the area to the east of the intersection of N.C. Highway 68/Mendenhall Oaks Parkway has developed with smaller size commercial/business service type uses consisting of two banks and a small commercial strip center. The applicant's request for GB District uses, as conditioned, would expand on these allowed uses.
- The requested GB District would allow for a wide variety of commercial retail uses. To ensure smaller personal service type uses develop, the applicant has offered conditions to limit the size of retail uses to 5,000 square feet and has prohibited higher intensity and automotive related commercial uses.
- The proposal to reduce the Eastchester Scenic Corridor setback requirement will set a new development pattern for this segment of the corridor. However, the proposal only allows for building setback reduction if parking is located on the side or rear of structures. Placing parking to the rear or to the sides of buildings does provide for an atheistically pleasing view along this corridor and this standard is being considered for inclusion in the new Development Ordinance.

Reasonableness/Public Interest:

An approval of the proposed Conditional Zoning District is considered reasonable and in the public interest.

Staff Comments:

In this case, staff suggests that the approval of the applicant's request may be considered reasonable and in the public interest because:

1) Subject to approval of Plan Amendment 16-02, the requested CZ-GB District will be consistent with the Land Use Plan;
2) Small size services related uses have been established at this location under the current CU-LI District. The allowance of GB District uses, as restricted by the applicant's conditional zoning ordinance, will not be introducing any significantly more intensive uses or new land uses types in this area;
3) Conditions allowing for reduction in setbacks along N.C. Highway 68 (Eastchester Drive), if parking is placed to the side or rear of buildings, will further promote the goal of having higher development standards along this scenic corridor; and
4) Piecemeal commercial development of non-intersection locations has been prohibited along this corridor. Bringing the entire corner of this intersection in as one development assists in ensuring there will be a unified cohesive development with a planned traffic circulation pattern.

Recommendation

1. **Plan Amendment 16-02:**

   Staff Recommends Approval:

   One of the main objectives of the Eastchester Corridor Plan was to prevent strip commercialization of the Eastchester Corridor. The reason for this objective was to maintain a high functioning transportation corridor and to establish high quality development along one of the City's major gateways. The City adopted policies to limit commercial land uses to well-separated clusters. Based upon the existing commercial service uses present within the subject area and proposed by the conditional zoning ordinance, the commercial land uses allowed will be those that primarily provide service to the business park and immediate area. Allowing a Local/Convenience Commercial classification will reflect the uses that have been established under current LI District zoning and will enable a limited amount of new commercial service uses along with offices to be developed. It does not and should not encourage the commercial uses found and targeted in the City's adopted policies for the Community/Regional Commercial land use classification that is designated for the area to the south.

2. **Zoning Map Amendment 16-02:**

   Zoning determination by the governing body (approval and denials) establishes or reaffirms land use policy. In this case, subject to approval of Plan Amendment 16-02, the requested CZ-GB District as restricted by the applicant would be consistent with the Land Use Plan and would allow development similar to uses already established on the site.

Required Action

Planning and Zoning Commission:

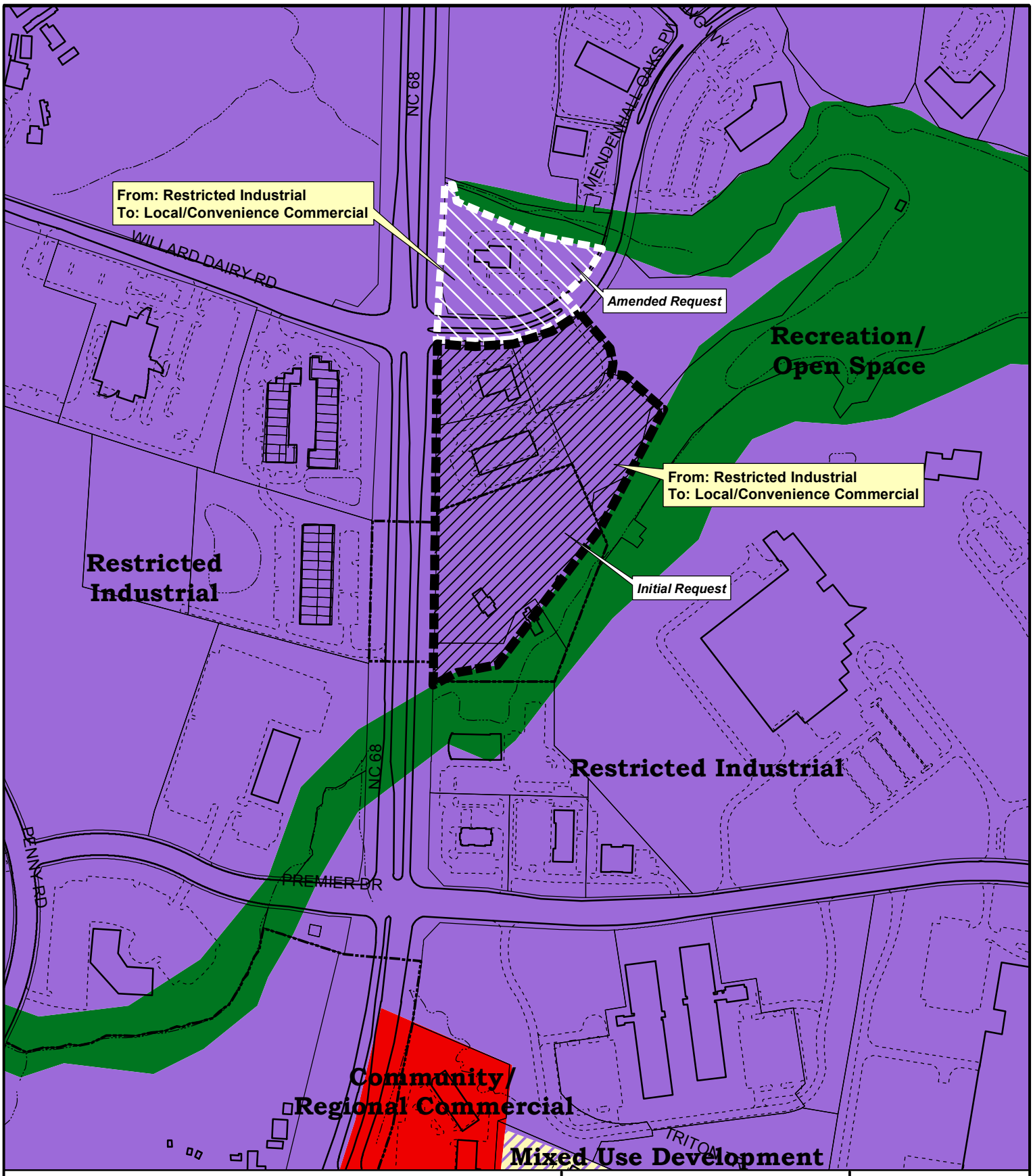
The NC General Statutes require that the Planning and Zoning Commission place in the official record a statement of consistency with the City's adopted plans when making its recommendation. This may be accomplished by adopting the statements in the Staff Analysis section of this report or by adopting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

City Council:

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

Report Preparation

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



PLAN AMENDMENT PA16-02

Request - From: Restricted Industrial
To: Local/Convenience Commercial

Existing Land Use Plan
Subject Property Boundary

Planning & Development Department

City of High Point

Date: March 22, 2016

N

Scale: 1"=400'
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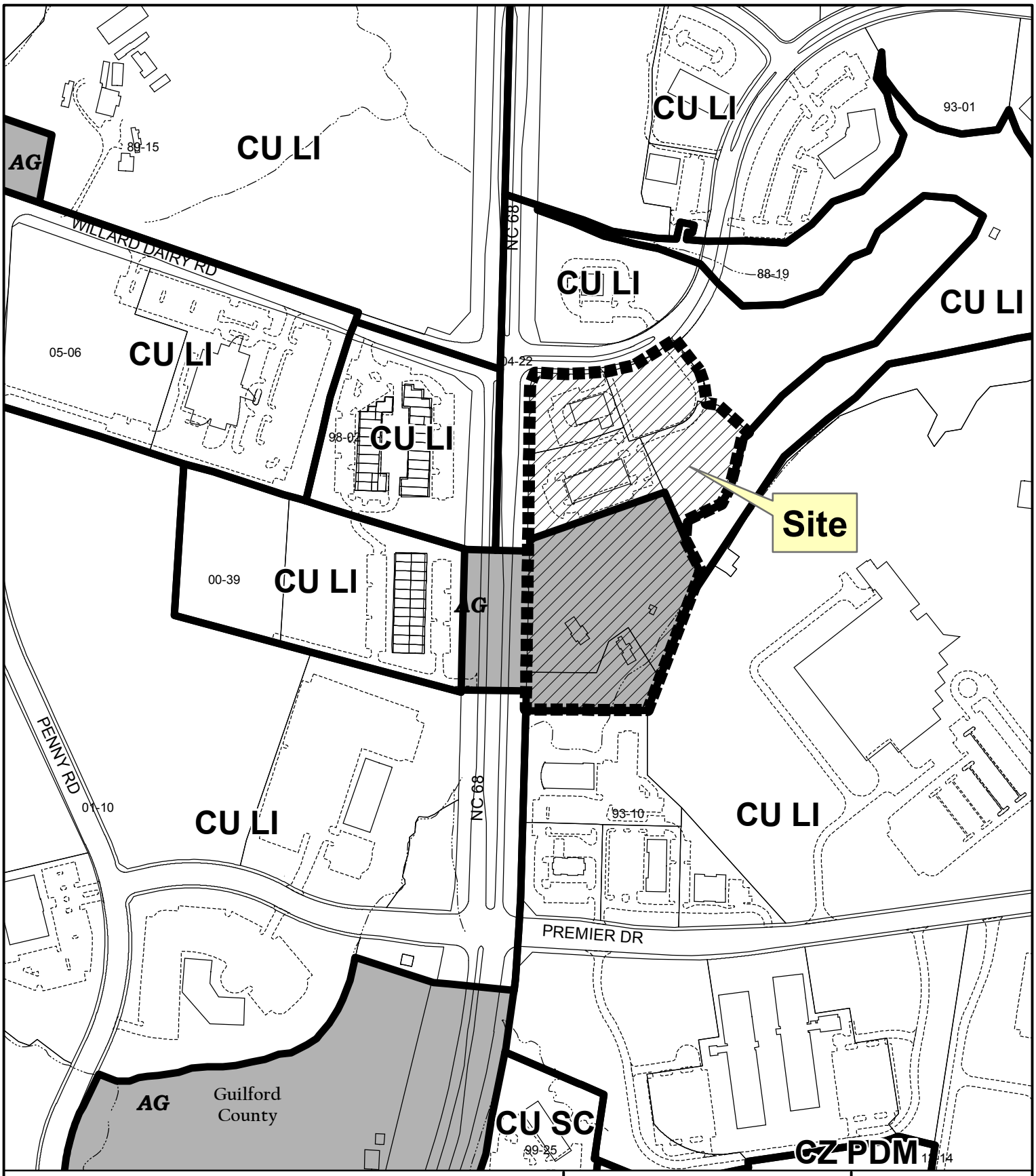

ZONING MAP AMENDMENT ZA16-02

From: Agricultural (Guilford County) and Conditional Use Light Industrial
To: Conditional Zoning General Business

Existing Zoning Boundary
Subject Property Boundary

Planning & Development Department

City of High Point

Date: March 9, 2016

N

Scale: 1"=400'

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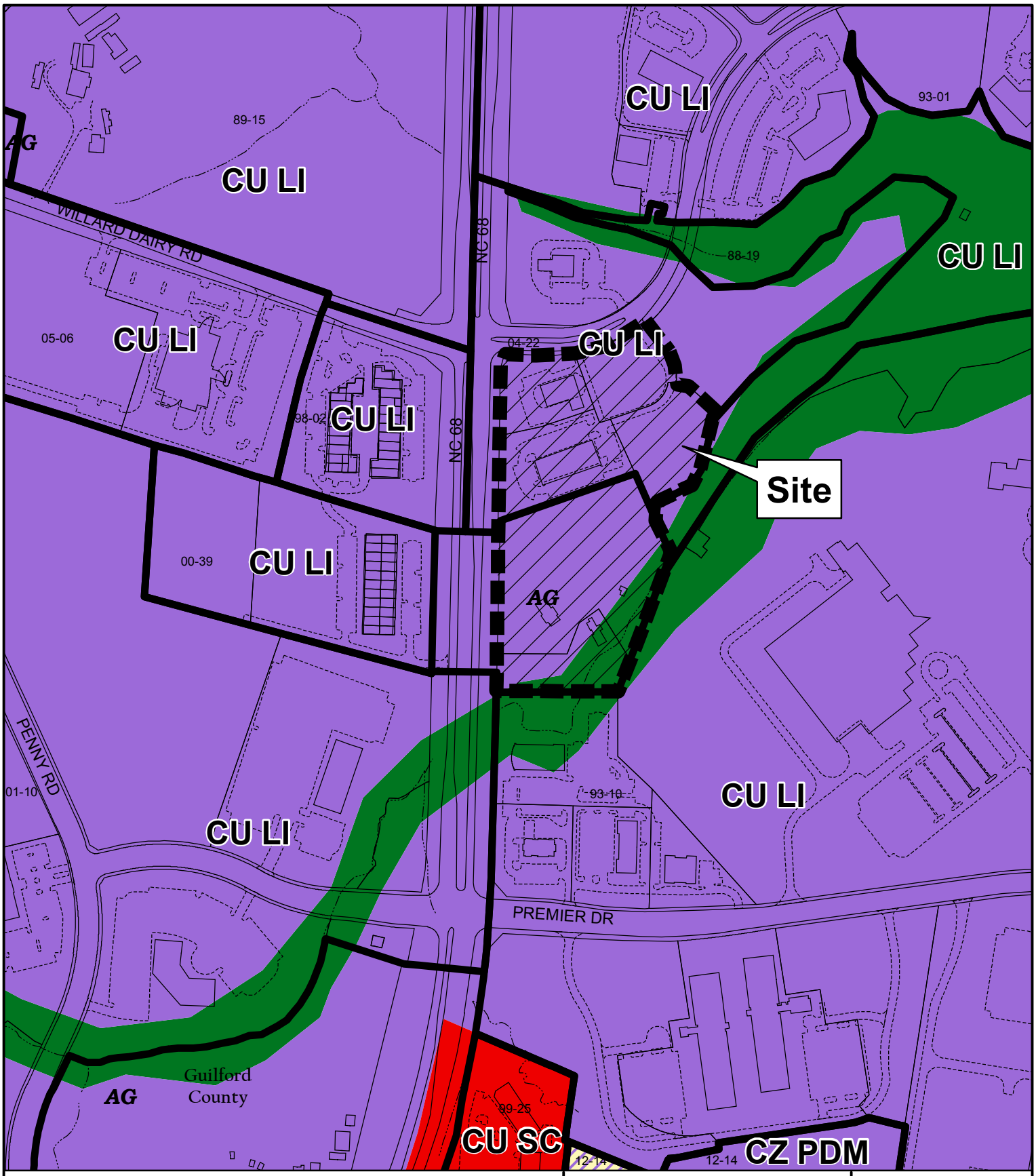

ZONING MAP AMENDMENT ZA16-02

Land Use Plan

- Mixed Use Development
- Recreation/Open Space
- Community/Regional Commercial
- Restricted Industrial

Planning & Development Department

City of High Point

Date: March 22, 2016

N

Scale: 1"=400'

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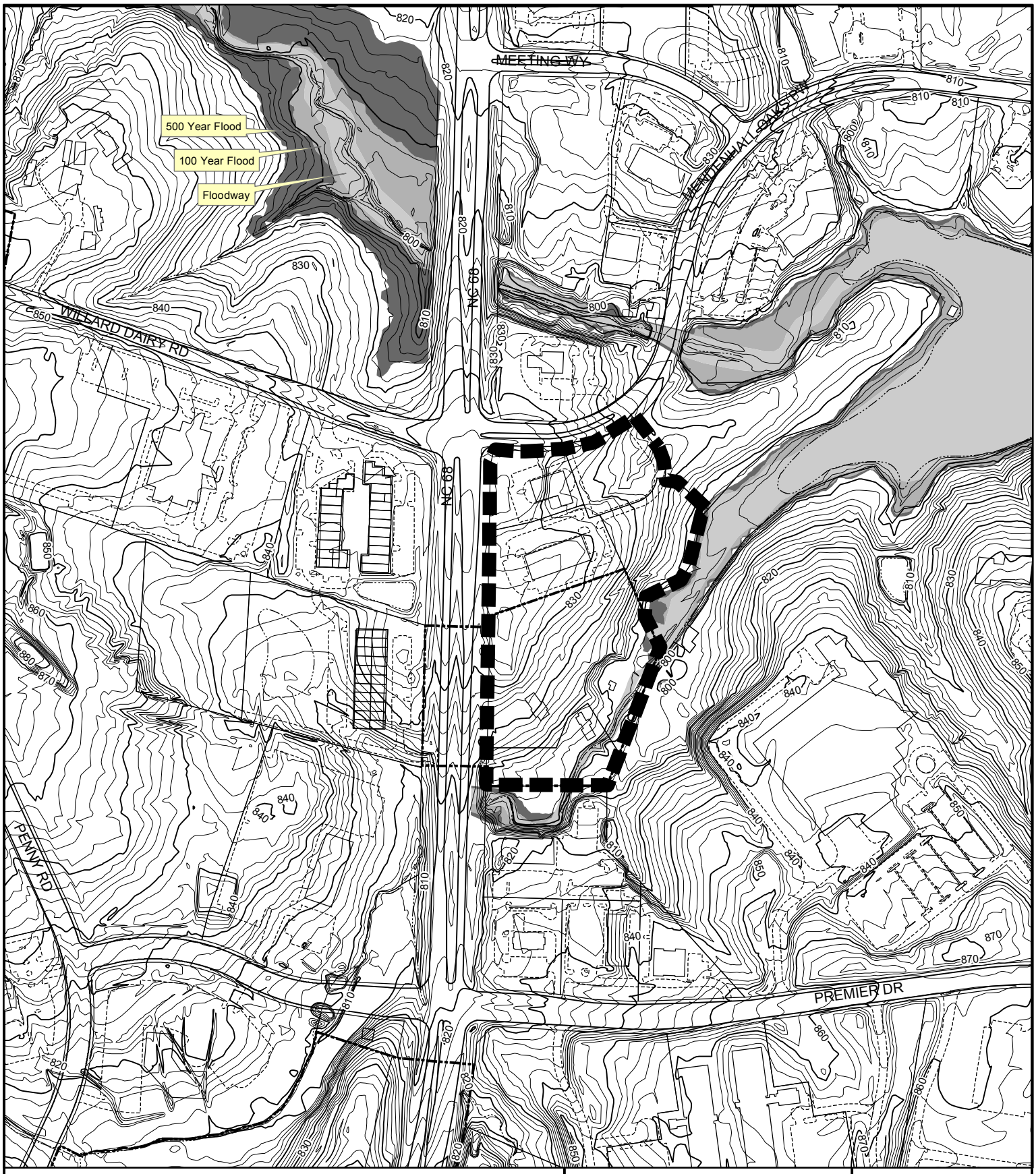

ZONING MAP AMENDMENT ZA16-02

Topography

Subject Property Boundary - - - - - - - - - -

Planning & Development Department

City of High Point

Date: March 22, 2016

N

Scale: 1"=400'

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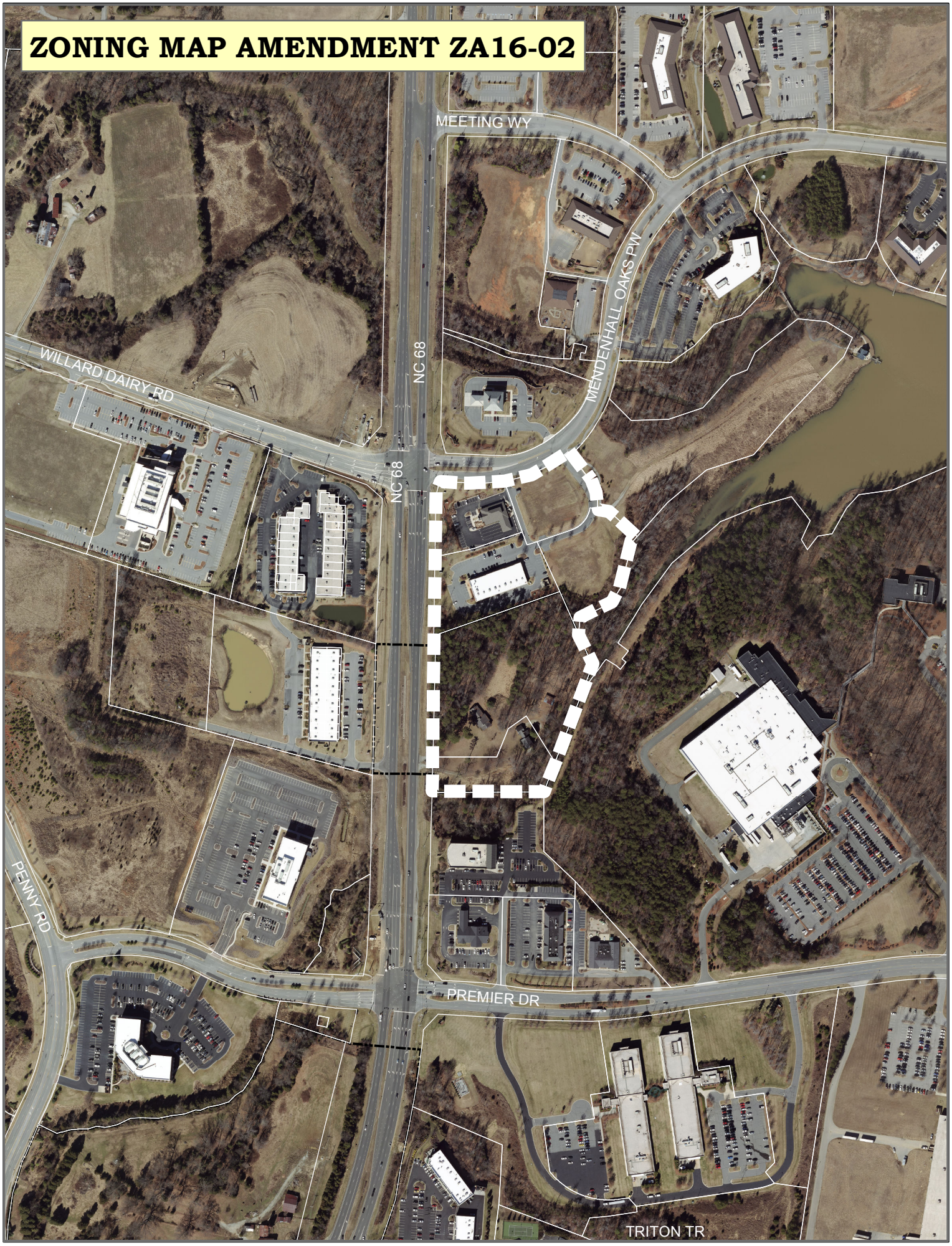
ZONING MAP AMENDMENT ZA16-02



Transportation

NORTH CAROLINA'S INTERNATIONAL CITY™

March 7, 2016

To: Lee Burnette, Director of Planning and Development

From: Mark McDonald, P.E., Transportation Director

Subject: **Zoning Case #16-02, 4008 Mendenhall Oaks, LLC**. Property located along the east side of Eastchester Drive, to the north and south of Mendenhall Oaks Parkway (2760 and 2756 NC 68 and 4006, 4008, 4010, 4012 & 4045 Mendenhall Oaks Parkway).

My staff and I have reviewed the rezoning request and have the following comments:

A traffic impact analysis was required for this development. To require a traffic study the proposed development must be expected to produce at least one hundred and fifty (150) trips in the AM or PM peak hour. This development will generate approximately one hundred and sixty (160) trips in the AM peak hour, three hundred and twenty (320) trips in the PM peak hour and a total of 3,536 trips.

Access:

One (1) point of access shall be allowed to Eastchester Drive. This access point shall be right-in right-out only.

Roadway and Intersection Improvements:

Eastchester Drive @ site access: The property owner shall construct a northbound right turn lane with 100 feet of storage with appropriate tapers.

The City of High Point Transportation Director and North Carolina Department of Transportation shall approve all construction and improvements.

If you have any questions or would like to further discuss this case, please advise.

City of High Point, P.O. 230, 211 South Hamilton Street, High Point, NC 27261 USA
Office: 336.883.3225 Fax: 336.883.8568 TDD: 336.883.8517

N ORDINANCE AMENDING "THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE," PURSUANT TO SECTION 9-3-12, ZONING MAP AMENDMENTS, OF THE DEVELOPMENT ORDINANCE.

WHEREAS, the City Council of The City of High Point adopted "The City of High Point Development Ordinance" on January 7, 1992 with an effective date of March 1, 1992, and subsequently amended;

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on March 22, 2016 and before the City Council of the City of High Point on May 2, 2016 regarding **Zoning Case 16-02** a proposed amendment to the Official Zoning Map of the "City of High Point Development Ordinance";

WHEREAS, notice of the public hearings was published in the High Point Enterprise on March 13, 2016, for the Planning and Zoning Commission public hearing and on April 20, 2016 and April 27, 2016, for the City Council public hearing pursuant to Chapter 160A-364 of the General Statutes of North Carolina; and

WHEREAS, the proposed amendment was adopted by the City Council of the City of High Point on _____, 2016.

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: **Conditional Zoning General Business (CZ-GB) District.** Approximately 12.5 acres, consisting of six (6) parcels, lying along the east side of Eastchester Drive and south of Mendenhall Oaks Parkway. The properties are also known as Guilford County Tax Parcels 017009, 017008, 0207860, 0207859, 0207861, 0207858 and their respective street addresses are 2760 NC HWY 68, 2756 NC HWY 68, 4010 Mendenhall Oaks Parkway, 4012 Mendenhall Oaks Parkway, 4008 Mendenhall Oaks Parkway & 4006 Mendenhall Oaks Parkway.

SECTION 2

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

Part I. USES:

Any of the land uses allowed in the General Business (GB) District shall be permitted, with the exceptions listed below, subject to the development and dimensional requirements of the Development Ordinance and subject to the specific conditions of this ordinance.

A. Prohibited Uses: The following uses, enumerated in Table 4-7-1, Permitted Use Schedule of the Development Ordinance, shall be prohibited:
   1. All agricultural uses
   2. All residential uses
   3. All accessory uses and structures listed in Table 4-7-1, except for customary accessory uses and structures.

   4. Recreational Uses
      a. Billiard Parlors
      b. Bingo Games
      c. Clubs or Lodges
      d. Fortune Tellers, Astrologers
      e. Golf Courses, Miniature

   5. Educational & institutional uses
      a. Psychiatric Hospitals (AD) (WMX)
      b. Retreat Centers (AD

   6. Business, Professional & Personal Services Uses
      a. Automobile Rental or Leasing
      b. Automobile repair services, major
      c. Automobile repair services, minor
      d. Automobile towing and storage services (Ref. SIC 7549)
      e. Boat Repairs (Ref. SIC 3730)
      f. Car Washes (Ref. SIC 7542)
      g. Equipment Repair Light
      h. Kennels or Pet Grooming Services
      i. Laundromats, coin-operated (Ref SIC 7215)
      j. Tattoo establishment (Ref SIC 7299(
      k. Taxidermists (Ref SIC 7699)
      l. Truck & Util. Trailer Rent. & Leasing, Light

   7. Retail Trade
      a. Boat Sales (Ref SIC 5551)
      b. Building Supply Sales (with storage yard) (Ref. SIC 5211)
      c. Bulky item outdoor sales
      d. Convenience store (with gasoline pumps) (Ref SIC 5411)
      e. Motor Vehicle Sales (new & used) (Ref SIC 5511)
      f. Motorcycle Sales (Ref SIC 5571)
      g. Recreational Vehicles sales (Ref SIC 5561)
      h. Restaurants (with drive thru)
      i. Service station, Gasoline (Ref SIC 5541)
      j. Tire Sales (Ref SIC 5531)
      k. Tobacco Sales (Ref. SIC 5993)
      l. Video Tape Rental & Sales (Ref SIC 7841)

8. Transportation, Warehousing and Utilities Uses
   a. Communication or Broadcasting Facilities (Ref SIC 4800)
   b. Communication Towers (exceeding height limits of zoning district)
   c. Demolition debris landfills, minor
   d. Taxi terminals (Ref SIC 4121)

9. Other Uses
   a. Bulky item outdoor sales
   b. Outdoor retail sales
   c. Sexually Oriented Businesses

B. Restricted Uses: The following uses, enumerated in Table 4-7-1, Permitted Use Schedule of the Development Ordinance, shall be permitted subject to the listed restrictions:

1. No individual Retail Trade use shall exceed 5,000 square feet in gross floor area.
2. Mini Storage use must meet the Eastchester design requirements; shall not front Eastchester Drive and must be climate controlled with 95% of the storage units accessed from interior corridors. Any external access must be screened from Eastchester Drive.

Part II. CONDITIONS:

A. Development Standards: The rezoning site shall be subject to the requirements of the Eastchester Scenic Corridor Overlay District.

B. Development and Dimensional Requirements:

1. Development shall be subject to the dimensional standards of the GB District. However, development fronting along Eastchester Drive or Mendenhall Oaks Parkway shall be subject to the following higher dimensional standards:

Minimum Lot Size	40,000 square feet
Minimum Lot Width	150 feet
Minimum Street Frontage:	100 feet
Minimum Street Setback:	a. Local, Subcollector, & Collector - 30 feet from the property line b. Minor Thoroughfare - 40 feet from the property line. c. Major Thoroughfare - 50 feet from the property line or 40 feet from property line if parking is placed on the side or rear of the building(s).
Minimum Interior Setback (side and rear yard):	Adj. to Non-Res. Zoning - 20 feet Adj. to Res. Zoning - 50 feet

C. Transportation:

1. Vehicular Access: One point of access shall be allowed to Eastchester Drive (NC 68). This access point shall be right-in / right-out only.

2. Roadway and Intersection Improvements (Eastchester Drive at site access): The property owner shall construct a northbound right turn lane with 100 feet of storage with appropriate tapers.

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

SECTION 3
That plans for any development on the property described herein shall be pursued in accordance with this conditional zoning district and shall be submitted to the City of High Point and other approval authorities for review in the same manner as other such plans now 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.
xxxxth day of _____, 2016.

Lisa B. Vierling, City Clerk

Citizens Information Meeting Report
Zoning Map Amendment 16-02

Submitted by: Mr. Will Stevens

PENN PROPERTIES

336-580-5977
WILL@PENNRES.COM

3500 CAMDEN FALLS CIRCLE
GREENSBORO, NC 27410

March 2, 2016

RE: Mendenhall Oaks Rezoning

Dear Neighbor,

I am sending you this note because I recently purchased two parcels of land nearby to property that you own. They are located at 2756 & 2760 HWY 68 South, High Point, NC.

I have submitted an application to the City of High Point to change the Land Use classification for the southeast corner of Eastchester Drive and Mendenhall Oaks Parkway (approximately 12.5 acres) to a commercial node and have submitted a zoning application to allow General Business zoning at this location, with use restrictions. The map on the back of this page will give you a visual of exactly the properties in discussion.

- Two of the six parcels have already been developed into a Truliant Bank and the Shops at Heron Place.
- You can visit www.heronvillage.com to see what is planned for the two parcels or 6.2 acres on HWY 68.
- The use(s) for remaining two lots have yet to be determined.

For your review, I am also including a copy of the City of High Point Conditional Zoning Information Meeting "info sheet".

In a short time, you will receive a rezoning notice from the City of High Point. I personally wanted to send you a note to invite you for a cup of coffee at your leisure to further discuss these plans. Please feel free to reach out to me at 336-580-5977 or will@pennres.com anytime to get a meeting on the calendar or to simply chat. Also, if you'd like to learn more about my small company, Penn Properties, you can visit my website at www.penn-prop.com.

Warm Regards,

Will Stevens

Will Stevens

Heron Village

Location

Located near the intersection of Highway 68 & Mendenhall Oaks Pkwy

Heron Place

Next-door Heron Place Shopping Center also owned by Penn Properties

Learn About Us

Penn Properties is locally owned and operated in Greensboro, NC

POWERED BY WebsiteBuilder
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HIGH POINT CITY COUNCIL
REGULAR MEETING
COUNCIL CHAMBERS – HIGH POINT MUNICIPAL BUILDING
APRIL 4, 2016 – 5:30 P.M.

ROLL CALL AND MOMENT OF SILENCE

Mayor Bencini called the meeting to order and asked for a moment of silence, which was followed by the Pledge of Allegiance.

Upon call of the roll, the following Council Members were present:

Present:

Mayor William S. Bencini, Jr., Mayor Pro Tem Jeffrey Golden (Ward 1); and Council Members Cynthia Y. Davis (At-Large), Latimer Alexander (At-Large); Christopher Williams (Ward 2), Alyce Hill (Ward 3), Jay Wagner (Ward 4), James C. Davis (Ward 5) and Jason Ewing (Ward 6)

RECOGNITIONS

160084 **Say Yes to Education Guilford**

Ms. Mary Vigue, Executive Director of Say Yes to Education Guilford, will be present to update City Council on the Say Yes to Education program.

Ms. Mary Vigue, Executive Director of Say Yes Guilford, provided a brief update on the Say Yes to Education program.

PUBLIC COMMENT PERIOD

There was no one present to address Council during the Public Comment period.

160102 **STRATEGIC PLAN UPDATE**

City Manager Greg Demko gave a presentation to City Council on the Strategic Plan approved by City Council at the March 22, 2016 Retreat held at High Point University and facilitated by Meridith Elliott Powell.

Greg Demko, City Manager, reported that Meridith Powell, a Goaled Certified Strategic Planner, facilitated the retreat. He noted that the real value was the pre-work done in the SWOT (Strengths, Weaknesses, Opportunities, & Threats) analysis because this set the tone and basis for the session. He reviewed the Long Term goals as identified by the City Council.

1. Increase the population of active, engaged, entrepreneurial and working millennials living in High Point by 25%
2. 100% proactive enforcement of codes
3. Create a downtown catalyst project that produces:
    a. 500 private sector jobs

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b. 15 to 20 - new restaurants and shops
c. 250 additional residential housing units
d. A centralized gathering place

Mr. Demko advised that there are Short Term goals associated with the Long Term goals and noted staff would provide a short report at the first meeting of each month. He provided information on how this is to be accomplished and identified goals, time frames, actions, measurements, accountability, etc... And identified the team members that would be assigned to work on these goals.

Mr. Demko advised that some of these goals will be referred to Standing Committees of the City Council such as:

Goal #1 (Increase the population of active, engaged, entrepreneurial and working millennials living in High Point by 25%) will be assigned to a millennial task force.

Goal #2 (100% proactive enforcement of codes) will be assigned and discussed in the Community Housing and Neighborhood Development Committee.

Goal #3 (Create a downtown catalyst project, etc...) will be discussed and assigned to the Prosperity and Livability Committee.

Mayor Bencini noted Council is in agreement with these goals and expressed excitement for these three definable and measurable goals as this a fundamental part of what we do on day-to-day basis.

REGULAR AGENDA ITEMS

FINANCE COMMITTEE - Council Member J. Davis, Chair
Committee Members: J. Davis, C. Davis, Hill, & Williams (All were present)

160085 Contract - City-Wide Concrete Usage

Council is requested to approve contract awarding Bid No. 53 jointly to Hartley Ready Mix Concrete, Mfg., Inc. and Childers Concrete in the amount of $106,425.00 to provide concrete to city crews performing maintenance functions that require concrete to be delivered on site.

Terry Houk, Director of Public Services, recommended approval of this contract. He reported that the City retains two material suppliers for concrete (Primary and Secondary, so that if the Primary is unable to meet a need or to fulfill a request, another company under contract may be utilized). This is a one-year contract beginning July 1, 2016, ending June 30, 2017; the contracts are arranged to provide the City an option to renew for two additional annual periods.

Approved contract with Hartley Ready Mix Concrete, Mfg., Inc and Childers Concrete in the amount of $106,425.

A motion was made by Council Member J. Davis, seconded by Council Member C. Davis, that this matter be approved. The motion carried by a 9-0 unanimous vote.

160086 **Purchase of Equipment - Compact Refuse Truck**

Council is requested to authorize staff to purchase a new 2016 Isuzu compact refuse truck with a New Way Model 8RL Diamondback rear loading body from Scranton Manufacturing Company in the amount of $94,651.61.

Gary Smith, Director of Fleet Services, explained this truck would be used on daily basis for picking up garbage, recyclables, and dead animals. He noted this would help provide two reliable trucks to support this effort. In response to a question posed by Chairman J. Davis regarding the intentions of using the old truck as a spare, Mr. Smith explained due to the high miles and maintenance cost it was not suitable to retain this vehicle.

Approved purchase of new 2016 Isuzu compact refuse truck with a New Way Model 8RL Diamondback rear loading body from Scranton Manufacturing Company in the amount of $94,651.61.

A motion was made by Council Member J. Davis, seconded by Council Member Wagner, that this matter be approved. The motion carried by a 9-0 unanimous vote.

160101 **Annual Evaluation - City Manager**

Monday, April 4th at 3:00 p.m. was the date set for a Special Called Meeting of City Council to perform the Annual Evaluation for the City Manager.

Council Member J. Davis moved to suspend the rules to place this matter on the agenda for consideration. Council Member Ewing made second, which carried unanimously.

Council Member J. Davis announced that Council did meet in Closed Session today at 3:00 p.m. to conduct City Manager's annual performance evaluation. He reported the consensus of Council is that Mr. Demko excelled in his job performance and Council looks forward to the implementation of his initiatives discussed today. He noted that Mr. Demko did receive a 1% COLA that was effective July 1, 2015. The City Council agreed that Mr. Demko was qualified to receive an additional 2% merit pay which was budgeted and approved by Council for all employees. This increase will be effective on Mr. Demko's anniversary date.

Approved a 2% merit compensation for the City Manager.

A motion was made by Council Member J. Davis, seconded by Council Member Wagner, that this matter be approved. The motion carried by a 9-0 unanimous vote.

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COMMUNITY HOUSING & NEIGHBORHOOD DEVELOPMENT COMMITTEE - Mayor Pro Tem Golden, Chair
Committee Members: Golden, Alexander, Ewing, & Williams (All were present)

160088 **Ordinance - Demolition of Dwelling - 1211 Franklin Avenue**

Council is requested to adopt an ordinance ordering the inspector to effectuate the demolition of a dwelling located at 1211 Franklin Avenue belonging to Kimberly Wray.
Katherine Bossi, Local Codes Enforcement Supervisor, mentioned that she would be retiring at the end of April and introduced Lori Loosemore who will be assuming her duties.

Ms. Loosemore provided an overview of the staff report, which is hereby attached in Legistar as a permanent part of these proceedings. She advised that this complaint came about due to some neighborhood concerns voiced by the Burns Hill Neighborhood Association and provided a summary of the major violations for the structure. She reported after a Notice of Violation was issued and a hearing held before staff, an Order to Repair or Demolish was issued on December 31, 2015; however, no action has been taken by the property owner as of the compliance date of March 29, 2016. The necessary repairs to the dwelling exceed the current tax value (tax value is $24,400; repair estimate $15,300). Ms. Loosemore explained nothing has changed. The property was not present.

Adopted Ordinance ordering the inspector to effectuate the demolition of a dwelling located 1211 Franklin Avenue.

A motion was made by Mayor Pro Tem Golden, seconded by Council Member Alexander, that this matter be adopted. The motion carried by a 9-0 unanimous vote.

Ordinance No: 7199/16-19
Introduced 4/4/2016; Adopted 4/4/2016
Ordinance Book, Volume XIX, Page 82

PUBLIC HEARINGS

160087 **Presentation of the 2016-2017 Annual Action Plan**

The Community Development and Housing Department will be presenting the 2016-17Annual Action Plan for Council's review with final approval requested at the Monday, May 2nd meeting at 5:30 p.m.

The public hearing for this matter was held on Monday, April 4, 2016 at 5:30 p.m.

Mike McNair, Director of Community Housing and Development Department presented a summary of the 2016 - 2017 Annual Action Plan. He noted the primary focus is strengthening neighborhoods, and because the resources are scarce, they try to look at ways

to make a difference in the community through various opportunities, housing, neighborhood activities etc... He also reported they do some assistance with the homeless community and now strategic code enforcement has been added to the department's mission and they are moving forward with that. He shared the new organizational chart which shows the Code Enforcement Division within the Community Housing and Development Department. He advised today was the first day of employment for their newest employee, Mark Walker and noted another employee would be joining the department in two weeks. Mr. McNair informed Council that he would be engaging a private code enforcement firm to assist the City in moving forward.

He shared a chart identifying the 2015 income levels and mentioned the highlighted column (80% median income) is the maximum range dealing with federal funds which is based on family size. Regarding the annual funding sources, he shared that the CDBG allocation increase by approximately $24,000 from last year and the HOME program allocation increased this year by about $40,000. He also noted that Council appropriates $120,000 annually to support infill development.

Approximately 4.1 million is anticipated to be available this year. He explained that HUD requires identification of program income that is expected to be received. He gave an example such as when the City rehabs and sells properties this generates program income. On the revenue side, he reported that the department seeks out grants and also participates with other entities as fiscal agencies. He pointed out an example would be the Hartley Ridge Development which is ultimately going to be a 10 million dollar development with the City leveraging some of those resources. Staff tries to leverage the funds in the community in areas that would make an impact.

Regarding the program administration costs HUD sets the caps for each program (CDBG cap is 20%: HOME program is 10%). Mr. McNair pointed out that there are also some general fund dollars that reflect his salary and another staff person that is paid out of the grant. He reviewed some of the reports that they generate identifying what the funding was used for and referred Council to their department website to obtain any additional information.

He advised that the Community Housing and Neighborhood Development Division is located at 201 Fourth Street with an annual budget of $341,415. He then shared the activities they are involved with. The Public Service Grants are reviewed, allocated and recommended Citizen's Advisory Council and they voted unanimously to allocate resources to the groups identified in the 2016-2017 Annual Action Plan. He reported this is the tenth year they have offered the VITA (Volunteer Income Tax Assistance), which resulted in $899,000 to $900,000 in returns.

The Affordable Housing Program is a mix of different activities. Staff focuses on improving access to housing, providing housing, or repairing housing. Mr. McNair reviewed some of the partnerships that the City has in this endeavor with one being the Hartley Ridge Development. He reported on the neighborhood stabilization program (NSP) and noted that

although the grant was exhausted a while ago they expect some projected program income. He noted approximately $531,460 is budgeted and currently there is about $350,000 of this on hand. He advised that they are proposing to build a pedestrian bridge in Southside as part of this funding.

He pointed out the significant needs of lower income residents although the Action Plan only addresses some of those needs. He stressed at this requires the City to be strategic about where to apply these resources.
Mr. McNair mentioned that staff had a meeting last week with a developer that may be interested in rebuilding the Meredith Street Apartments, but informed them that they would need to provide a loan commitment letter and show proof of capacity and financing before moving forward.

He informed Council that HUD requires that citizens be afforded an opportunity to be informed on the plan, to read the plan, and interact with staff. He noted that the Citizen's Advisory Council held a Public Hearing on March 24th and voted unanimously to approve it. He encouraged Council to review the plan and direct any questions to staff then it would be on the May 2nd City Council agenda for approval.

At this time, Chairman Golden asked if there were any questions from Council. There being none, he opened the Public Hearing for comments.

Sandra Deal, who resides at 815 Hartley Hill Court, spoke in opposition of the plan and informed Council that she and the other neighbors in the Avalon Subdivision are still opposed to the Hartley Ridge Development. She informed Council that she and the neighbors in the Avalon subdivision would be back on May 2nd to speak in opposition.

Chairman Golden asked if there were any additional comments. There being none, he declared the Public Hearing closed.

PLANNING & DEVELOPMENT COMMITTEE - Council Member Wagner, Chair
Committee Members: Wagner, C. Davis, J. Davis, & Golden (All members were present)

160089 **Roadside Historic Marker (Southwest Renewal Foundation)**

A request by the Southwest Renewal Foundation to place a roadside historic marker, recognizing the Highland Cotton Mills Village, at the northwest corner of the intersection of Mill Avenue and S. Elm Street in the public right-of-way.

David Fencl of Planning and Development presented the request and noted this is the first request under the new policy that was adopted in January for roadside for historic markers. The new policy designates the Historic Preservation Commission (HPC) to evaluate and make a recommendation for each request received. This matter was heard by the HPC at their March 9th meeting and they recommended approval of the Southwest Renewal Foundation's request by a vote of 4-1.

Mr. Fencl shared several images of the proposed text on the sign and noted the applicant also submitted several images of the appearances for the proposed marker. Mr. Fencl pointed out the policy that was adopted does not provide complete guidance regarding the appearance of each marker. Council Member Alexander advised that Council did adopt the reverse of the state historic markers: Mr. Demko stated that this was correct and High Point's markers would be black background with silver lettering.

He pointed out that Dorothy Darr, representing the Southwest Renewal Foundation was present to answer any questions.

Mayor Bencini inquired about the reason for the HPC's split vote of 4-1. Mr. Fencl replied no indication was given as to the reason for the opposing vote.

Council Member Alexander recognized and publicly thanked Bill Blair, who has been working with Edith Brady and Mr. Demko for markers to recognize the High Point Speedway.

Approved the request from Southwest Renewal Foundation to place a roadside historic marker, recognizing the Highland Cotton Mills Village, at the northwest corner of the intersection of Mill Avenue and South Elm Street in the public right-of-way.

A motion was made by Council Member Wagner, seconded by Council Member J. Davis, that this matter be approved. The motion carried by a 9-0 unanimous vote.

GENERAL BUSINESS AGENDA

160091 Human Relations Commission - Presentation of Six-Month Work Plan

On August 27, 2015 the City Council voted to require the Human Relations Commission to submit a semi-annual work plan as part of the reorganization of Human Relations duties. On March 10, 2016, The High Point Human Relations Commission voted and approved a standing work plan derived from areas of interest discussed at their February retreat. A copy of the proposed work plan is attached.

Jeron Hollis, Director of Communications and Public Engagement, mentioned that the City Council revised the Human Relations Commission's (HRC) function and noted Council wants to be more involved with awareness of the types of activities and programs coming out of the HRC. He reported that the HRC had a retreat for the newly appointed HRC and at that time they discussed the direction, function, purpose and formulated their Work Plan. At this time, Mr. Hollis introduced and recognized Jenn Brandt, Chair of the HRC.

Jenn Brandt, explained HRC Commissioners came up with their priorities and determined what would be feasible by Fiscal year ending June 30th. Also included in the information submitted to Council was a list of other issues of interest to the HRC in their programming

efforts. Ms. Brandt advised this would be included in the HRC's second six-month Work Plan for the second half of the year.

Ms. Brandt briefly reported on the following action items included in the Work Plan for the period of March 2016 - June 30, 2016.

1. Increase visibility of the HRC
2. Organize and host a "Meet and Greet" for community members, non-profit organizations, faith leaders, etc...
3. Recommendation to update the language of the purpose of the HRC to more accurately reflect diversity and inclusion, and more closely align it with the State of North Carolina's Human Relations Commission
4. Work with City staff on integrating HRC programs, initiatives and events into the City of High Points existing social media and redesign website
5. Partner with local Muslim communities on a Ramadan dinner in June

Ms. Brandt noted information was included in the packet regarding future items they would be discussing as part of the second six-month Work Plan (period of July 2016 - December 2016).

Approved the six-month Work Plan for the period of March 2016 - June 30, 2016 as recommended by the HRC.

A motion was made by Council Member Alexander, seconded by Council Member J. Davis, that this matter be approved. The motion carried by a 9-0 unanimous vote.

160092 **Revisions to the High Point City Council 2014-2017 Standing Committees**

Council is requested to confirm the following revisions to the 2014-2017 Standing Committees.

Finance Committee (remove Council Member Williams and add Council Member Alexander) Prosperity & Livability (remove Council Member Alexander and add Council Member Williams). These revisions will be effective immediately.

Mayor Bencini explained that Council Members Williams and Alexander agreed to switch Committee assignments on the Prosperity and Livability Committee and Finance Committee. Council Member C. Davis raised the question as to the purpose behind this change. Council Member Williams indicated that he had a conflict with the Finance Committee because it kept him from attending the Housing Authority meetings.

Approved the revisions to the High Point City Council 2014-2017 Standing Committees, effective immediately.

A motion was made by Council Member J. Davis, seconded by Council Member Wagner, that this matter be approved. The motion carried by a 9-0 unanimous vote.

160090 Minutes to Be Approved

- Finance Committee; Wednesday, March 16th @ 4:00 p.m.
- Special Meeting; Monday, March 21st @ 3:30 p.m.
- Regular Council Meeting; Monday, March 21st @ 5:30 p.m.

Approved the preceding minutes and revisions as recommended by Council Member C. Davis.

A motion was made by Council Member C. Davis, seconded by Council Member Alexander, that the preceding minutes be approved as submitted with the recommended revisions. The motion carried by a 9-0 unanimous vote.

160099 Removal of Citizen's Advisory Council Member

Mayor Pro Tem Golden reported in accordance to the CAC By-Laws, he is recommending the removal and replacement of Perry Widemon, Jr. Due to excessive absenteeism.

Council Member Williams moved to suspend the rules to add this matter to the agenda for consideration. Council Member Ewing made a second to the motion, which carried unanimously.

Removed Perry Widemon, Jr., as a member of CAC due to lack of attendance at the CAC meetings.

A motion was made by Mayor Pro Tem Golden, seconded by Council Member Williams, to remove Perry Widemon, Jr., from the CAC. The motion carried by a 9-0 unanimous vote.

160100 Appointment - Citizen's Advisory Council

Council Member C. Davis is requesting the appointment of Jim Bronnert as her At-Large appointment on the Citizen's Advisory Council. Mr. Bronnert will be filling the term of Perry Widemon, Jr. who was removed due lack of attendance. Appointment will be effective immediately and will expire 5/31/2018.

Council Member Williams moved to suspend the rules to add this matter to the agenda for consideration. Council Member Ewing made a second to the motion, which carried unanimously.

Approved the appointment of Jim Bronnert to the CAC. Appointment effective immediately and will expire 5/31/2018.

A motion was made by Council Member C. Davis, seconded by Council Member Williams, to appoint Jim Bronnert to the CAC. The motion carried by a 9-0 unanimous vote.

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150270 **Boards and Commissions - Vacancy Report**

Attached is the current list of vacancies for all Boards and Commissions.

Note: This information is included for informational purposes only.

City Attorney, Joanne Carlyle, reminded Council that there are still some boards that are short on ETJ members, (i.e. Board of Adjustment and Planning & Zoning). Mayor Bencini agreed but added it has always been difficult getting citizens to fill these positions. He mentioned that Council Member C. Davis had suggested getting a roster of residents in the ETJ. Council Member C. Davis volunteered to assist with helping to find someone to possibly fill these positions. Mayor Bencini applauded Council Member C. Davis' efforts.

ADJOURNMENT

Respectfully Submitted,

_____

William S. Bencini, Jr., Mayor

Attest:

_____

Maria A. Smith
Deputy City Clerk

DRAFT

RESOLUTION APPROVING SALE OF REAL PROPERTY TO GUILFORD TECHNICAL COMMUNITY COLLEGE PURSUANT TO N.C.G.S. 160A-274

WHEREAS, the City of High Point ("City") owns a .54 Acre tract of land identified as Parcel No. 0171852, located at 303-305 Clay Avenue, High Point, ("Property"); and

WHEREAS, Guilford Technical Community College ("College") desires to have a walkway connecting the College to the Macedonia Community, and the use of the Property would encourage and facilitate development of the walkway and future campus expansion between South Hamilton Street and South Centennial Street; and

WHEREAS, the City of High Point has no current use or need of the Property; and

WHEREAS, the City of High Point and Guilford Technical Community College are "governmental units" as defined by N.C.G.S. §160A-274 and are thereby the City of High Point is authorized to sell real property to the College as a governmental unit upon such terms and conditions as it deems wise, with or without consideration by way of action taken by its governing body; and

WHEREAS, the City has offered to sell the Property for the amount of $32,500.00 and the College has agreed to pay such as the purchase price.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of High Point pursuant to the North Carolina General Statute 160A-274, the Mayor is hereby authorized to execute any and all documents to convey the real property, known as 303 and 305 Clay Avenue, High Point, to Guilford Technical Community College. In addition, the Mayor is hereby authorized to execute any and all documents necessary to give effect to this resolution and compliance with applicable North Carolina law.

Adopted: January 17, 2017.

William S. Bencini, Jr., Mayor

Lisa B. Vierling,
High Point City Clerk

City of High Point North Carolina

BK: R 7814
PG: 331-335
RECORDED:
05-17-2016
08:59:03 AM
BY: MARY MORGAN
DEPUTY-HP

2016025348
GUILFORD COUNTY, NC
JEFF L. THIGPEN
REGISTER OF DEEDS

NC FEE $26.00

Return to: JoAnne Caryle, City Attorney
City of High Point
P.O. Box 230
High Point, NC 27261
Ordinance No. 7201 / 16-21

AN ORDINANCE EXTENDING THE CORPORATE LIMITS OF THE CITY OF HIGH POINT, NORTHCAROLINA

WHEREAS, The City of High Point has been petitioned under G.S. 160A-31, as amended, to annex the area described herein; and,

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

WHEREAS, a public hearing on this annexation was held at the Municipal Building at 5:30p.m. on the 2nd day of May , 2016; and,

WHEREAS, the City of High Point does hereby find as a fact that said petition meets the requirements of G.S. 160A-31 as amended;

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

SECTION 1. By virtue of the authority granted by G.S. 160A-31 as amended, the following described territory is hereby annexed, and made a part of the City of High Point as of **May 2, 2016**.

ANNEXATION DESCRIPTION
(4008 Mendenhall Oaks, LLC)
Annexation Case #16-01 (AN-16-01)

Part A: Guilford County Tax Parcels 0170008 (2756 NC Highway68).
BEING commonly described as 2756 NC 68 North, High Point, North Carolina, and identified as parcel 0170008 by the tax mapping department of Guilford County, NC, as

conveyed in Deed Book 2733 Page 836 of the Guilford County Register of Deeds and more particularly described as follows:

BEGINNING at a mag nail in the eastern right of way of NC Highway 68, the southwestern corner of the herein described parcel, and running THENCE with the eastern right of way of NC Highway 68, N01-33-14E, 105.00 feet to an iron rod set, a common corner with the Property of Roger D. & Rita D. Duncan as described in Deed Book 7035 Page 1789; THENCE, with Duncan the following four (4) courses: 1) S89-36-16E, 208.12 feet to a bent existing iron pipe; 2) N21-37-14E, 102.62 feet to an existing iron pipe in concrete; 3) N55-07-44E, 73.30 feet to an existing iron pipe in concrete and 4) S37-51-46E, 182.52 feet to an existing iron pipe, a common corner with Duncan in the western line of property shown as Lot 1 on Plat Book 114 Page 126; THENCE, with said Lot 1, S21-11-09W, 106.59 feet to an existing iron rod, a corner with an apparent gap between the herein described parcel and Lot 3 of Plat Book 122 Page 128; THENCE, with said apparent gap, N89-36-16W, 382.43 feet to an mag nail in the eastern right of way of NC Highway 68, the Place and Point of Beginning, having a total area of 1.34 acres, more or less.

Part B: Guilford County Tax Parcels 0170009 (2760 NC Highway68).
BEING commonly described as 2760 NC 68 North, High Point, North Carolina, and identified as parcel 0170009 by the tax mapping department of Guilford County, NC, as conveyed in Deed Book 7035 Page 1789 of the Guilford County Register of Deeds and more particularly described as follows:

COMMENCING from a mag nail set in the eastern right of way of NC Highway 68, the southwest corner of the property of Roger D. & Jennifer W. Duncan as described in Deed Book 2733 Page 836; Thence with the eastern right of way of NC Highway 68, N01-33-14E, 105.00 feet to an iron rod set, the Point of BEGINNING; THENCE, with the Property of Roger D. & Jennifer W. Duncan, the following four (4) courses: 1) S89-36-16E, 208.12 feet to a bent existing iron pipe; 2) N21-37-14E, 102.62 feet to an existing iron pipe in concrete; 3) N55-07-44E, 73.30 feet to an existing iron pipe in concrete and 4) S37-51-46E, 182.52 feet to an existing iron pipe, a common corner with Duncan in the western line of property shown as Lot 1 on Plat Book 114 Page 126; THENCE, with said Lot 1, N21-10-55E, 242.99 feet to an existing iron pipe, a corner with the City of High Point as shown on Plat Book 106 Page 146; THENCE, with the City of High Point, N21-10-55E, 86.41 feet to an existing iron pipe; and N23-50-27W, 115.13 feet to an existing iron pipe, a corner with Lot 18-D of Plat Book 157 Page 40; THENCE, with said Lot 18-D, N23-50-27W, 155.35 feet to a pinched existing iron pipe, a common corner with Lot 18-C of Plat Book 157 Page 40; THENCE, with Lot 18-C, S70-33-29W, 442.17 feet to an axle located on the eastern right of way of NC Highway 68; THENCE, with the eastern right of way of NC Highway 68, S01-33-14W, 399.29 to an iron rod set, Place and Point of Beginning, having a total area of 4.88 acres, more or less.

SECTION 2. Upon and after May 2, 2016 the above described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the City of High Point, and shall be entitled to the same privileges and benefits as

other parts of the City of High Point. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

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

Adopted by City Council,
this the **2nd** day of **May, 2016**.
Lisa B. Vierling, City Clerk

City of High Point

NORTH CAROLINA'S INTERNATIONAL CITY™

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

Certification

I, Lisa B. Vierling, City Clerk of the City of High Point, North Carolina, do hereby certify that the foregoing is a true and accurate Ordinance adopted by the City Council in official Session on May 2, 2016 and upon approval by City Council will be recorded in Book 91 of the Official Minute Books and Ordinance Book XIX of this City, under my care, custody and control. As of this date, action to adopt said Ordinance has not been amended, rescinded or repealed and is in full force and effect.

WITNESS my hand and the Corporate Seal of the City of High Point, the 12th day of May, 2016.

Lisa B. Vierling, City Clerk

ACKNOWLEDGEMENT

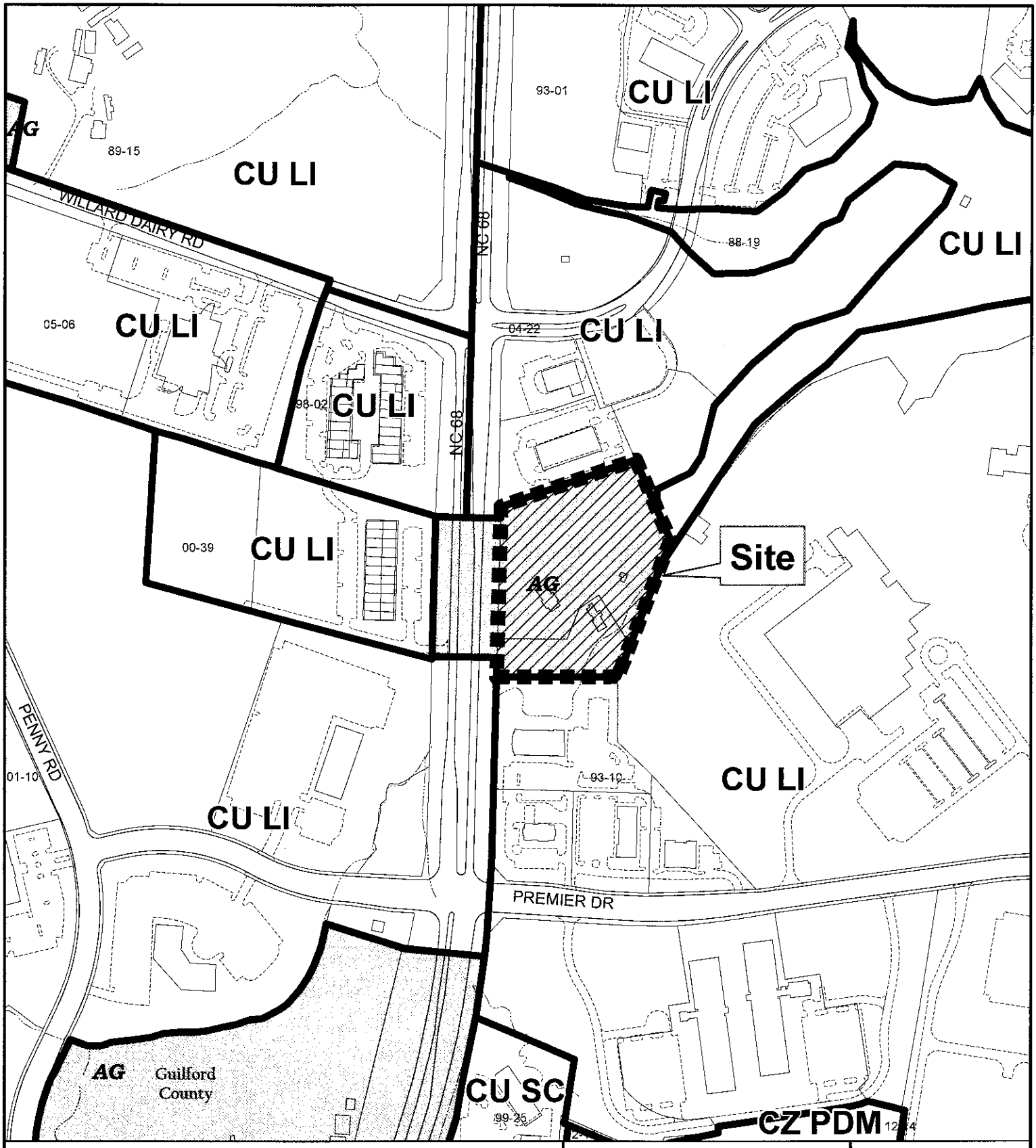
I, Cynthia C. Duncan-Smith, a Notary Public of said County and State, do hereby certify that Lisa B. Vierling, is known to me as City Clerk of the City of High Point; that this person personally appeared before me this date; and, upon authority duly given and as an act of said City, issued and executed the foregoing Certification.

WITNESS my hand and official Notarial Seal, this 12th day of May, 2016.

Cynthia C. Duncan-Smith, Notary Public

Commission Expires: 1/18/2020

CYNTHIA C. DUNCAN-SMITH
NOTARY PUBLIC
GUILFORD COUNTY, NC



ANNEXATION REQUEST AN16-01

Applicant: William Stevens
Area: 6.23 acres (approximate)

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

Planning & Development Department

City of High Point

Date: May 16, 2016

N

Scale: 1"=400'

G:/Planning/Secure/ba-pz/2016/pz/an16-01.mxd

DELIVER - WILL PICK UP PICK UP: CITY OF HIGH POINT ~~CPT ENGINEERING AND SURVEYING, INC. 4400 TYNING STREET HIGH POINT, NORTH CAROLINA 27265~~

PLAT BOOK 191 PAGE 122

FC-LJ-2/17/16

I, Charle P. Truby, Registered Land Surveyor PLS
No L-3730, certify that this is of a survey that:

This survey is of another category, such as the recombination of existing parcels, a court ordered survey, or other exception to the definition of subdivision.

State of North Carolina . . . . . .Guilford County
I, Charles P. Truby, PLS, certify that this plat was drawn under my supervision from an actual survey made under my supervision (Deed description recorded in Book as, Page shown,); that the ratio of precision as calculated is 1: 10,000+; that the boundaries not surveyed are clearly indicated as drawn from information found in Book as, Page shown; that this plat was prepared in accordance with GS 47-30 as amended. Witness my original signature, registration number, and seal this 2nd day of MAY, 2016.

Stamp or Seal

Surveyor - Charles P. Truby

L-3730
Registration Number

NORTH CAROLINA PROFESSIONAL SEAL L-3730 LAND SURVEYOR CHARLES P. TRUBY, JR.

City Council Annexation Approval

The Annexation Ordinance for this property was approved by High Point City Council on MAY 5, 2016 with the effective date of annexation being MAY 5, 2016, and the following ordinance number 7201/16-21

Signed: Mayor

Airport Overlay District Notice

This property is located within the City of High Point Airport Overlay District and is subject to aircraft overflights and to aircraft noise that may be objectionable dependent upon the use and location of the property. Please refer to the City's Airport Overlay District regulations and the City of High Point Department of Planning & Development for more information on potential noise impacts.

The owner(s) of this subdivision are required to provide notification that this property is within the Airport Overlay District to all prospective lot purchasers, by means of a written disclosure statement.

SITE INFORMATION:

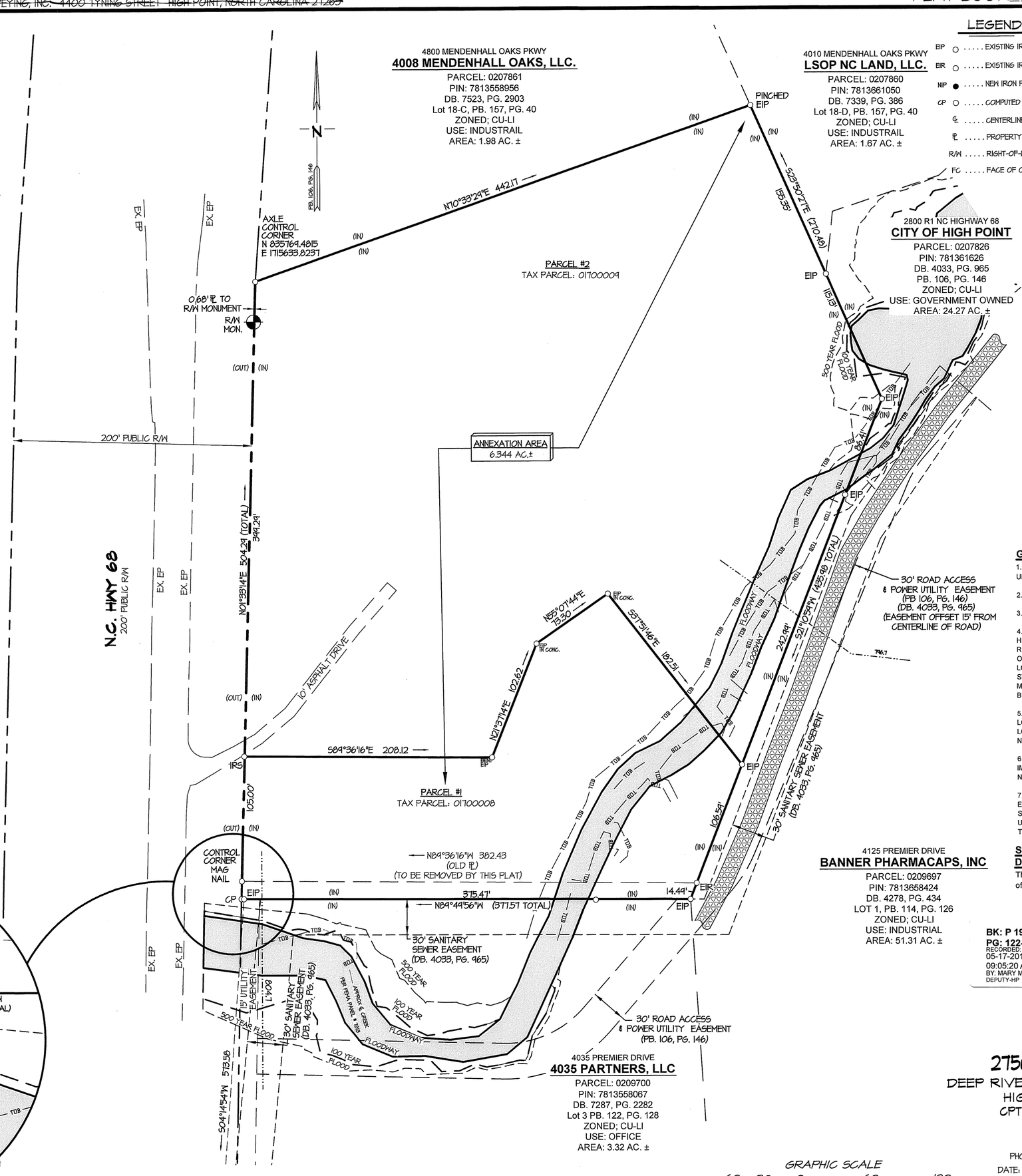
AREA PARCEL 0170008: 1.465 AC.± (PARCEL 1)
AREA PARCEL 0170009: 4.879 AC.± (PARCEL 2)
TOTAL SITE AREA: 6.344 ACS.

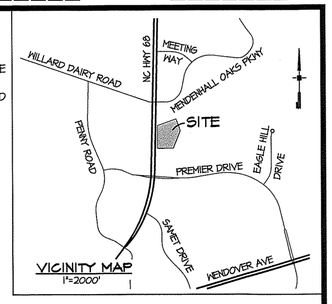
PARCEL ID: 0170009 & 0170008

PIN: 7813559505 & 7813558353

DEED REFERENCE: DB. 7768, PG. 711 (PARCEL 0170009),
DB. 7768, PG. 716 (PARCEL 0170008) &
DB. 7768, PG. 719 (PARCEL 0170008)

SUBJECT PROPERTY IS NOT SUBJECT TO A 100 YEAR RETURN FREQUENCY FLOOD HAZARD, AND SUCH FLOOD CONDITION IS SHOWN ON THE FEDERAL FLOOD INSURANCE RATE MAP NO. #3710781300J, REV. 6/18/2007.





LEGEND

EIP	EXISTING IRON PIPE
EIR	EXISTING IRON ROD
NIP	NEW IRON PIPE
CP	COMPUTED POINT
℄	CENTERLINE
ℙ	PROPERTY LINE
R/W	RIGHT-OF-WAY
FC	FACE OF CURB

OWNER:

4008 MENDENHALL OAKS, LLC
3500 CAMDEN FALLS CIRCLE
GREENSBORO, NC 27410
CONTACT: WILL STEVENS
336-580-5977

GENERAL NOTES:

1. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.

2. ALL BEARINGS ARE GRID BEARINGS.

3. AREA COMPUTED BY COORDINATE GEOMETRY.

4. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/ STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/ STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/ STRUCTURES.

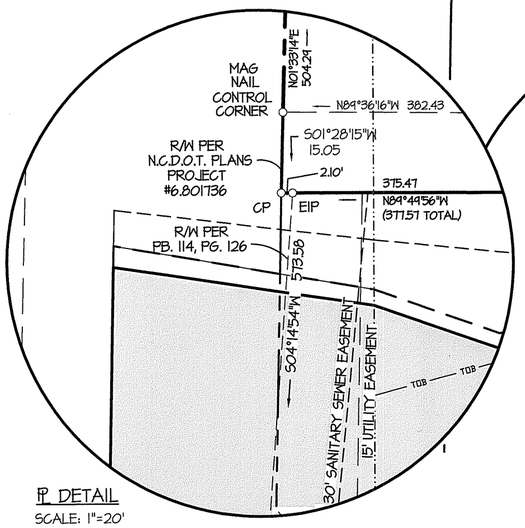
5. UNDERGROUND UTILITIES WERE MARKED BY SUPERIOR LOCATE. THIS SURVEYOR ASSUMES NO RESPONSIBILITY FOR LOCATION OF THE UTILITIES. ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN.

6. ALL BUILDINGS, AND SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN HEREON.

7. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.

Statement That No Approval Is Required by NCDOT Division of Highways

This plat does not require certificate of approval by the N.C. Division of Highways as provided in G.S. 136-102.6, Subsection (g).



ℙ DETAIL
SCALE: 1"=20'

BK: P 191
PG: 122-122
RECORDED:
05-17-2016
09:05:20 AM
BY: MARY MORGAN
DEPUTY-HP

2016025349
GUILFORD COUNTY, NC
JEFF L. THIGPEN
REGISTER OF DEEDS

NC FEE $21.00

ANNEXATION MAP
OF
PROPERTIES OF
2756 & 2760 NC 68 NORTH
DEEP RIVER TOWNSHIP ~ GUILFORD COUNTY
HIGH POINT, NORTH CAROLINA

CPT ENGINEERING AND SURVEYING, INC.
LAND DEVELOPMENT CONSULTING
4400 TYNING STREET
HIGH POINT, NORTH CAROLINA 27265
PHONE: (336) 812-8800 ~ FAX: (336) 812-8780

DATE: MAY 2, 2016
PROJECT: 1400-15
SCALE: 1" = 60'
DRAWN BY: JJ

GRAPHIC SCALE
60 30 0 60 120
1 INCH = 60 FEET

COMMUNITY HOUSING & NEIGHBORHOOD DEVELOPMENT COMMITTEE
Committee Members: Golden, Ewing, Alexander and Williams
Chaired by Mayor Pro Tem Golden
APRIL 13, 2016 – 1:00 P.M.
3RD FLOOR LOBBY CONFERENCE ROOM

MINUTES

Present:
Committee Members Chris Williams and Jason Ewing

Chairman Jeff Golden participated by polycom

Absent:
Committee Member Latimer Alexander

Also Present:
Council Member Cynthia Davis

Staff Present:
Randy McCaslin, Deputy City Manager; Mike McNair, Director of Community Development; Richard Fuqua, Affordable Housing Manager; Jeron Hollis, Communications & Public Engagement Officer; Fanta Dorley, Human Relations Manager; Brent Cole, Assistant City Attorney; Terry Houk, Public Services Director; Maria Smith, Deputy City Clerk; and Lisa Vierling, City Clerk

Others Present:
Kim Graziani, Vice President and Director of National Technical Assistance, Center for Community Progress and Tarik Abdelazim, Associate Director of National Technical Assistance, Center for Community Progress; Bill McNeil, McNeil Planning

News Media:
Pat Kimbrough, *High Point Enterprise*

Committee Member Williams thanked everyone who played a role in getting this started and thanked the Center for Community Progress for the grant and for their participation. He also took a moment to thank Chairman Golden who was participating by phone. He turned the floor over to Mike McNair, Director of Community Development. Mr. McNair shared that this is a process that has been underway for a year.

Mr. McNair gave a short review from his visit from Boston and Detroit last year. He mentioned how fortunate he was to have met both Kim Graziani and Tarik Abdelazim with Center for Community Progress. Mr. McNair then introduced Tarik Abdelazim.

Mr. Abdelazim, Associate Director of National Technical Assistance, Center for Community Progress, provided a brief introduction. He noted that they are the only national non-profit organization that focuses exclusively on vacancy and abandonment, helping communities tackle the negative impacts through a variety of measures:

1. Through technical assistance using a traditional fee for service engagement, and
2. Through a program called TASP (Technical Assistance Scholarship Program) which they are currently in their second year.

They also do this through education, training, leadership opportunities (which High Point has been involved in the Community Progress Leadership Institute, as well as in the National Conference for vacant properties) and attended the last one in Detroit and encouraged the city to take advantage of the complimentary registrations as part of the scholarship and join them in Baltimore to continue the dialogue.

He mentioned in the last five years they have helped about 130 communities across thirty states. He shared the reason they rolled out TASP was to find communities that have engaged, committed leaders that are working in cross sectors of partnerships that are also willing to take risks to try something new. He pointed out this is not a financial needs scholarship, but more of a merit-based scholarship.

Mr. Abdelazim shared that before he joined the Center for Community Progress, he spent about eight years in local government and he understood the challenges facing communities, working in a constrained financial environment in trying to tackle some of these serious challenges. He spent four years as Deputy Mayor and four years as Director of Planning, Housing and Community Development in Binghamton, NY. He learned all about blight in those eight years and had to deal with a lot of the challenges. In 2011, he played a role in launching one of the first banks in New York State.

At this time Kim Graziani, provided a brief background. She reported that she oversees their National Technical Assistance work and is based in their Washington, D.C. national office. She advised that she also spent about five years in the Mayor's office in Pittsburgh, Pennsylvania and before that she spent about ten years doing various sorts of affordable housing and social services in Pittsburg, Atlanta and New York City. She pointed out it was a very competitive process for the scholarship program and congratulated the City of High Point on being awarded the scholarship.

At the request of Mr. Abdelazim, everyone else provided a brief introduction.

Mr. Abdelazim cited the following reasons why the City of High Point's application stood out and why the city was selected to receive the scholarship from the Center for Community Progress.

1. A commitment of an effort to learn and to act due to the status quo not working.
2. As the City of High Point is looking to re-build their code enforcement program and thought about integrating some interesting elements, how to tackle the challenges of the properties, but being sensitive to the needs of the people.

He explained they like to conduct these preliminary site visits to listen and hear from different constituencies across City Hall, the community, partners and stakeholders. He reported that the scholarship comes with 200 hours of their time and it could just be community progress, but sometimes they do pull in additional consultants that they may need to deliver and meet the urgent need.

A Q & A period followed and feedback was solicited from Council. Mr. Abdelazim and Ms. Graziani posed the following questions.

***Tarik Abdelazim**: What do you see as a major problem when you think about blight, vacancy and abandonment? What do you see as the major problem here in High Point?*

Committee Member Williams: Being that I live very near some of it, for me it's…..you have citizens who own their property and then you have a stretch of homes that are rental and sometimes those individuals have like absentee owners so they let the property go down. So it's kind of hard on the property owners to maintain or have expectations what the quality of life would be if no one is addressing it. They've made the phone calls and we've had…..well we've been able to work with some enforcement, but you still have homes that are just deteriorating faster. We would see homes go down. Like the city would demo a house and you'd have two or three to pop up that would be in the same kind of condition falling below code. So these are my neighbors. These are the ones that are constantly asking me the same question, when are we going to do something about it.

***Tarik Abdelazim:** Chris, are those primarily rental properties?*

***Committee Member Williams**: Yeah, rental properties. Typically the ones that…..now you do have some like that are on fixed incomes or elderly individuals that just don't have the income to fix their homes and they do the best they can. Different organizations are working to help to that effect. The city has a hand in that also and assists in that, but you can never address it. I mean it's been bad here, in my opinion, ever since the jobs went away. So as those jobs went away and development happened away from the core, this just kind of escalated. I grew up here and I remember what it looked like and just from I guess from about '86, the difference between '86 and '96 was huge. Then it just got worse from '96 to 2006. That's just my point of view.*

***Committee Member Ewing**: A couple of things. The first one, in our strategic planning we identified that we want more aggressive and proactive code enforcement and that's what Mike is working on and undertaking. Part of that is all the houses that we see come across Council agendas for abandonments, demolition or whatever, are all complaint driven. So 100 percent of them are rentals. Somebody that lives in a beat-up house is going to pick up and call inspections on themselves. So there's a lot of houses that are out there that are owner occupied that maybe they were….they got the property through inheritance, they've lost their job, they can't keep up the property anymore so they just let it completely deteriorate around them. Those are the ones I think that we can be more proactive on dealing with. The ones that are renter occupied, the ones that are absentee owned, we're getting those from a complaint standpoint, but still probably ten for every one we get a complaint on needs to be dealt with. There's a good amount of both that need to be focused on that's really a proactive approach to getting out, identifying areas that we want to hit hard with code enforcement and redevelopment and start moving in sort of a grid pattern and addressing that because we can't just say we're going to deal with the entire core city, a couple hundred homes. We've got to do it strategically within certain grid patterns for redevelopment.*

***Tarik Abdelazim:** You mentioned what we typically call heir properties. The owner dies and sometimes there is an estate, but it's just not effective so that property can sit in limbo for many years. Is that something that you've also heard or seen frequently in the city?*

***Committee Member Williams**: Quite a bit.*

***Council Member C. Davis**: Well, for me I would think that where I live and there's a lot of blight off of English and over in the West End area that you have absentee homeowners which we've talked about where people rent those properties. And the lack of accountability for them to be required that which they own, as well as commercial properties that are sitting empty that either the owner of those properties*

haven't decided to do a short sale to somebody to come in and fix up and re-use those buildings or the accountability isn't there for them to maintain them themselves either. So they're just sitting structures, much like the old National Guard Armory on English Road. It's been there for a long time vacant, empty. It could be re-used, refurbished and turned into something. We have a lot of those along English.

The livable wage I think is the most important key that we're not discussing that needs to be discussed in regards to homeownership and renters that rent properties that can work out an arrangement with the homeowner to upkeep that which they're renting, but in order to do that they have to have jobs and we don't have livable wage jobs here with the furniture industry moving out and things going overseas. I happen to own my home. I don't have a lot of money. We don't have a lot of money, but we do the best we can with repairs as they come when they come. And I think that a lot of people that are working, doing the best that they can that own a home. There's a retired police officer that lives in one of the neighborhoods over in the Oakhill area. His house has fell into disarray, but because he's afraid of being evicted and not having some place to go and not having the resources to do what he needs to do, his home is in great distress. But it's his home. So I think the biggest problem we really have in addition to the blight, is the fact that we're not providing jobs for our citizens. We're not attracting livable wage jobs. We're having companies that expand and they expand and create jobs there, but I don't feel that we're actively doing a good enough job to go out and seek employers to look at the vacant buildings and the structures that we have and really being proactive in that. We're more reactive and I know that our EDC is trying to become a little more proactive, but to me it's a conversation I've been having for six, seven, eight years now. That we need to be looking who's growing, who's expanding and sell the assets that we have.

***Tarik Abdelazim**: It definitely seems from some of the research that there's some focus on that with the new economic development entities, the High Point foundation or partnership.*

***Council Member C. Davis**: Guilford County.*

***Mike McNair**: Jeff, do you want to chime in?*

***Chairman Golden**: The biggest thing I'm seeing Mike is once we identify a problem, the time that elapses before we can correct the problem. I think we need to come up with a system where we can address problems quicker. Sometimes we spend, you know sometimes we spend between 90 and 100 days knowing that we've got a house that's in disarray that needs to be addressed, but because of the legal constraints we can't move on it. I was hoping that they could do with some of this technical assistance is help us formulate what we need to push to Raleigh to speed up that process. I don't know if that's part of what their plan is, but that's what I was thinking. Does that make sense?*

***Tarik Abdelazim**: Absolutely. We're going to leave that all to Brent to figure out and his team. Actually we'll be sitting down with you as well and the attorneys to talk. So we'll be able to dive into some of those issues in a little more detail. So, one of the things that is unique about our approach is we always try to address kind of the underlying systemic causes of blight vacancy. That's why we look at the code enforcement systems. That's why we look at data and information systems, the market which you guys have made a lot of progress on. Also the tax foreclosure system.*

So as councilmembers, do you feel that you have access to efficient data to look about what's happening in your neighborhoods in your districts?

***Council Member Williams:** To an extent. I mean for me it's more knowing what to ask for as opposed to what can be effective or how we can be effective. We've just got to know what we need, what information can be effective instead of just asking for a bowl of everything and trying to sort through it. I think the*

smartest thing we've done as a Council is that we had an early understanding that we have to be strategic on everything that we do—especially with the amount of resources that we have. So I think it's just finding out exactly what we need to know and how.

Council Member C. Davis: *You know, I think being strategic has its benefits and I'm not opposed to that either. But I also feel that when you've got neighborhoods that you've got houses sitting in part of them that have trees and vines growing out of them, that doesn't motivate. That says that we're uncared about. It's not necessarily to address our area, so all those strategic and taking a block or two blocks or whatever it is that you want to do, if you pull back attention from those areas where there is hope if you remove that house and then they see that they're being cared about because you're addressing the blight that's there. And then the other homes start to pick back up because you've addressed the eyesore in their neighborhood. So once you remove that eyesore, I'm going to fix my house up. That eyesore is gone, so I don't feel like I live over here in this area. I feel like somebody cared enough after 20-30 years to take that house down.*

Committee Member Williams*: Jeff, do you have something?*

Chairman Golden: *I'm good.*

Tarik Abdelazim: *You raise a great point, which is no matter what…..I love one of our senior fellows, Adam Malik, he always talks about no matter what code enforcement ultimately comes down to economics. Is there somebody going to put money into a home where there's no confidence in the market and everything is declining? Are you going to be able to recoup that investment. You're absolutely right.*

I want to ask a question then. So that market segmentation analysis that was done, I mean how does the Council interpret that? What do you see about that and how is that going to inform some of your decisions? Or do you still need to better understand how to use that?

Committee Member Ewing: Was that the report that we got two weeks ago?

Mike McNair*: Well you got an overview of it, but the study came in in December. We still haven't gotten the final, clean draft yet from the university. So we will still probably re-visit that again with you when that comes out because it hasn't been posted on the website or anything like that.*

Committee Member Ewing*: So what we've seen of it so far, I think like Chris said there's a lot of data there. It's just identifying what you're looking for out of that data and when we get it cleaned up, I think it will be a great resource and tool to utilize with the other tools that we have access to as well.*

Council Member C. Davis*: Is that the same report where you had the green, the yellow, the orange? Well, I'll be the elephant in the room. What bothered me with the report is that everybody has the desire to work in the yellow to get it to the green and to touch upon some of the orange areas and some of the areas that they want to bring tourism or what-not into the city, which is perfectly fine. I get it. But here's my rub. With the people that I represent and you've got a section that's been neglected since the 1960s and when that report revealed that and I asked the question and it was confirmed back here, that you've got people that have been underserviced and neglected. And to me, that's deliberate neglect. That's gross negligence. I don't understand and I'm heart driven so you'll have to forgive that a little bit. But, you know, the thing about it is that you've got people here that have been neglected since the 1960s and their neighborhoods are the ones that we're talking about being a blight. Not only are their homes a blight, but the commercial industry that had the furniture manufacturing and things also helped contribute to that blight. So, for me, I would rather see us look at some areas where the land is cheaper in the red or the orange, opposed to the yellow and the orange. I know that you want to build on what's*

already growing and I get that too. But I believe that these individuals deserve attention and they've gone decades without it. So at what point do we say that we're going to say we're going to start over in this area and tie into something that's growing over on this corner and help this come into an orange versus it staying red for another sixty, forty, fifty years. You know? For me, that's my rub. I get what my fellow colleagues say and I understand the approach that some want to take, but it doesn't rest well with me and those people that I know are desperate for work and they're desperate for their neighborhoods to look like the neighborhoods that are in the yellow and the green sections. Even some of the orange sections don't look as bad as the red sections. And that bothers me because we want to start where everything looks all great and just sort of bump into it. But that leaves these individuals down here at the bottom of the totem pole still. And how long are they going to have to wait?

***Kim Graziani**: so one way of looking at a map, the segmentation analysis, the various versions that we've worked on across the country that are similar to it. But I can tell you in my personal experience of doing a similar type market study when I was working in local government five plus years back, is we made a very conscious effort to say that this is not a tool to say No to. It's to figure out what's the right Yes. Every neighborhood deserves an investment from the city regardless of what color you may be and your market. I think one way of looking at it is what is the right investment thinking through what the market is. So instead of a No, I think it's just really what is the best took that's going to make the most sense there. And I know that taking that approach I think really puts people in a place that they do feel they deserve investment and the city isn't saying No and turning their backs. So that's just one thing to keep in mind.*

***Tarik Abdelazim**: Two things. One, I was hoping she would say every neighborhood deserves a Yes. It's perfect. But there's also that investment, and this is the national debate. Investment and pledge, but also providing opportunity to move to high opportunity neighborhoods and now I think with the new Fair Housing regulations that were passed last year, a lot of communities are going to have to start figuring this out about how they're supporting opportunity for those stronger neighborhoods. And I know that there's option here in High Point. So there's multiple strategies.*

So I would ask how are citizens being engaged in the process? The city is committed and you certainly have willingness to go through education, but you're putting resources on the table. I mean Council has bumped up code enforcement from two to six, half a million dollars for this effort. So how are you engaging the citizens and inviting them to be part of this project?

***Committee Member Williams**: Actually for myself and Jeff Golden, it's been more direct. We're connected with our local community and our neighborhood associations and watches and I've been attending as many of those as possible. And then every two months, we have a town hall meeting and we'll just invite the citizens and try to give them an update.*

***Tarik Abdelazim**: All council members?*

***Committee Member Williams**: All at some point have them in different parts of the city. So, yeah, I would say all. Then, you know, some of us….I don't know if all of us do this, but some of us do go to churches and ministries and they give us a few minutes to express some information and share some and we've been consistent on that I would say. So it's a lot of foot work. And then we've also been directing a lot of people to the city's website and I know Mike's probably getting tired of me sharing that number for the Community Housing Department. But I've done that tons of times, everything from just talking about the code enforcement changes, but also for the down payment assistance. I mean you just name it. That's just been a more direct connection with the best that we can.*

***Council Member C. Davis**: Something we really need with the Fair Housing aspect of it is to change the mileage from the grocery stores and the amenities. Right now it's a mile. So we need to push that out to two to three miles so that….and then to have the consideration for grocery stores to also be acceptable through Walgreens and CVS that provide food as well as fresh produce. So that's another obstacle that we have within the immediate core is the lack of the grocery store. But if we could find alternatives, then expand the mileage away from those areas if they're on a bus route, that would help with some of the housing needs that we have, but that's something we need to change higher up.*

***Tarik Abdelazim**: So didn't you recently get one of the food grants, one of the few communities in the country that did?*

***Mike McNair**: Yes, the Urban AG folks got one.*

***Tarik Abdelazim**: So let me ask you another……and then I kind of want either Kim to jump in or turn it back to you, is tax enforcement and foreclosure. I know a lot of that happens with the county.*

How does that contribute, if at all, to some of the challenges you see in the neighborhood?

***Committee Member Ewing**: We've had a number of properties we have liens on or have the ability to put liens on due to taxes. Conversations we've had in the past with the city attorney is that the process to go through enforcing those liens…..*

***Tarik Abdelazim**: Are you talking outside of tax liens, so whether it's code liens or utility liens?*

***Deputy City Manager McCaslin**: Both.*

***Committee Member Ewing**: The process to go through to enforce those, we were told a number of times in the last few years that it's not conducive to just go out unless we have a plan in place that we identify an area that we want to redevelop, then we can go out and start enforcing those liens in those areas. But just to do it because we have the liens on the properties is not conducive to spend the manpower.*

***Tarik Abdelazim**: Does the city enforce, or does the county?*

***Deputy City Manager McCaslin**: It depends on the lien. If it's a nuisance, code lien, then it's the city. Then if it's a tax lien, it's the county in conjunction with the city.*

Tarik Abdelazim: So does the county take direction from the city in regards to enforcement of tax liens?

***Deputy City Manager McCaslin**: We have a contract with the county and part of that contract is for the placement of liens or the foreclosure due to the tax liens.*

***Tarik Abdelazim**: So they basically won't move forward with a tax foreclosure unless the city…..*

***Deputy City Manager McCaslin**: No, they have the county taxes in addition and in most cases they're not paid. Either one are paid, so they will move forward in some cases on their own. They've been very slow, but they are becoming more aggressive because they've got so many on the books.*

Tarik Abdelazim**: When you say other liens, **is it basically through demolition liens?

***Deputy City Manager McCaslin**: Demolition, lot mowing, boarding up, it's a number of different kinds of liens.*

***Kim Graziani**: So if I were a property owner and I received notice that my lawn had to be mowed and I didn't. And the city, I assume, uses a third part to go out and mow and I assume you calculate the cost for that. You notify the property owner to pay for that and if they don't then obviously we can get a little bit more into this with Council tomorrow or later today, but then there's that lien that's filed against the property. Not against the person, but against the property and it's too costly to enforce that lien.*

What's going to prevent from not mowing my lawn again if I don't have to pay the city for that?

***Council Member C. Davis**: It's supposed to be added to your electric bill. Isn't that right, Randy?*

***Deputy City Manager McCaslin**: No. No we don't add it to any utility bills. It's all a lien on the property. I think Jason kind of hit it on the head a while ago. The position that the city has taken in the past has been we haven't executed on a lot of the liens because we either have to tear the building down, so you'll have an additional cost and then if somebody hasn't maintained it in the past, they're probably not going to maintain it in the future, so then we're maintaining the property on an on-going basis and we just haven't had a plan as Jason said that would allow us or motivate us to move more aggressively. I think now we're in the process to develop that plan that will allow us to strategically look at these properties and we have done so. We've contacted the tax office and we have a good list of the properties that they've already foreclosed on that they currently own, as well as the ones that are in some pending status and waiting for further action. We've done some mapping associated with that. Again, looking at it from a strategic standpoint, where can we put our efforts.*

***Tarik Abdelazim**: I think you may be able to find it on-line as well with Guilford County. They had a map of those pending and those that they had completed the foreclosure on. So I've now heard a couple of folks mention what they'd love to see with engagement of the scholarship. So let's ask this question.*

What does success look like to you?** I mean we're at six months. We come back and present a report, we leave. **What would you define as a success?

***Committee Member Ewing**: I think a success would be to have a fully implementable plan ready to roll in six months. Something that we can lay the groundwork down and when you guys leave, Mike, Randy, staff can implement it and we can start moving forward with reducing the amount of blight, helping all the neighborhoods that have issues, but then also moving towards redevelopment and more of a strategic goal.*

***Tarik Abdelazim**: Is there anything….I just wanted to drill down a little farther. When we say fully developed plan, I mean that could be huge and when we talk about systems and we work with communities and work with the tax enforcement foreclosure system.*

How do we change processes internally, breakdown the silos? How do we choose vacant land just as a re-use. I'm just asking, is there something that really stands out to you? Does it focus around code enforcement in trying to take care of some of these substandard properties?

***Committee Member Ewing**: I think code enforcement is the biggest piece of it, but it's also identifying from a redevelopment standpoint where we want to look at large pieces of property to potentially be r4e-developed and increase the tax base. So part of it is helping the neighborhoods that are dilapidated and their morale is in the ditch because their neighbors houses are all in a wreck. The other part of it is identifying core block within the city that have a lot of development potential where we can go in and*

increase code enforcement, force tax liens, force some things to happen that we can take some ownership within those areas and look to redevelop and increase the tax base.

Council Member C. Davis: *And creating those…..removing the hindrances that prevent us from doing those things. So getting those things taken care of up in Raleigh or wherever we need to, to allow us to do the very thing that we're talking about. There are those cumbersome things that prevent you from doing certain things that you should be able to do to bring things where they need to be.*

Tarik Abdelazim*: Do you have anything in mind in particular just as an example? I mean in Raleigh….we'll just put that out there, the State Capital.*

Council Member C. Davis: *And Mike you may have to help me and Katherine's not here, but in past years there have been houses that you know there are issues inside, but you have to have somebody report those issues, or there has to be five people that know the condition of the home in order to get someone through the door. You know, those kinds of situations that hinder you knowing that there's an issue with that house, but on the outside it may look like the best cake you ever had. But inside it's salt and sugar. You know? It's not what it ought to be. So getting past that and having that knowledge and figuring out how you can get those inspections done in situations like that where you know the inside isn't fit for man or beast.*

Committee Member Williams*: Instead of just repeating what they were saying, I think the turnover time for a normal every day citizen to get on the phone and report it to execution—a system in place that shortens that. Instead of them feeling like they've been given the run-around. When they call they know. And even, and I don't know what you would call it, an absentee owners deterrence or something, but something to the point that they know that if a call goes in for their property in High Point that I've got to do something or if I don't do anything it's going to go away regardless. What that system would look like I'm not sure, but I think that's key for the citizens to know that High Point is taking it serious. Because I still get the eyes and I get the heads. When we talk about what we've tried to do so far, it's still not enough, but I think if they can see the difference there, that's the biggest part for me.*

Committee Member Ewing*: One thing that's really more on our shoulders than this thing that you guys are working, in the past Council has been very lenient for some investors and landlords in continuing to delay demolitions, delay, delay, delay. Giving them the benefit of the doubt. They say they're going to take out a permit and they say they're going to do these…..case-in-point; we had an apartment complex that had been delayed for what two and a half years Randy?*

Council Member C. Davis*: It was longer than that.*

Committee Member Ewing*: Two or three years. So it had been delayed for years and we finally said a year or two ago let's just knock it down. Let's stop giving them the opportunity. I think the more we do that, and as soon as it comes across the dais we say demo. We don't give them an opportunity. We don't do anything. If we start do that where we show zero tolerance and we take action as soon as it hits us, they start getting serious about we need to fix this if we really want to keep these properties.*

Kim Graziani: *It's amazing how much we've seen that exact thing happen in the communities we have worked. How behavior changes, what kind of follow through is there and that word spreads very, very quickly in terms that the city will take "x" action. Yeah.*

Council Member C. Davis*: We need the same thing with some of the commercial properties too, though. You know? We have the same scenario with some of the commercial buildings that are owned that people don't maintain where the roofs fall in or whatever. You could use the Kilby or use could use a warehouse*

over on Prospect that was like that when Mike Pugh was on. The roof had caved in, but the walls were still standing. Well you can't use the building if you're not….you know. And we've got one over off of Eastchester and Kirkwood. But you know, the roof is good and the walls are stable or whatever, but there's no roof. So do you doze it or do you leave it standing? And getting in to inspect those buildings is impossible too. You know, to find out which buildings are stable and which buildings aren't before they get out of control. We have no authority to do that.

Committee Member Williams: Not to interrupt, but Jeff we keep forgetting you or at least I have. I'm sorry. Do you want to *chime in on this?*

Chairman Golden: *No, not right now.*

Kim Graziani*: So just looking through my notes and just going back to the first part of the conversation which was about the problem, which is really one of the most important things for us to walk away with, right? And figure out how we can best serve you all and what are the greatest needs. I'm surprised that….maybe I'm just not listening well enough, but I heard your concern about vacant commercial structures, but it seems like* ***on terms of the residential side, these all tend to be occupied properties. Is that correct or incorrect? Are there also vacant residential structures that are also absentee owned that may not be occupied?***

Council Member C. Davis: *There's one right across from me.*

Committee Member Ewing*: And many of those are that inheritance type deal where somebody inherits it. They are an absentee owner, out of state. They don't see it. They don't worry about it and it just sits vacant and trees start growing through it and all sorts of crazy stuff.*

Council Member C. Davis*: Or, you still have those foreclosure situations. The house at the end of my street was purchased by someone that hadn't paid their taxes in four or five years and they came in and they worked with the bank and they worked with the tax department and they were able to purchase the property, but they really had to gut the house and start from scratch. So when people move out, they leave the property behind.*

Kim Graziani*: And if you could think of one property that keeps you up at night, right? That your constituents keep on calling you about. Can you tell us why it continues to be a problem? Sort of what has happened that hasn't worked or what hasn't happened yet?*

Committee Member Williams: *One of the big ones…well it's not now as big of a problem, but it was an apartment complex that once….and they had to take it down in phases. Part of it passed and part of it didn't and we finally got the other one down, but it was like five years or something before we got a chance to take it down. Then what ends up happening, the section that passed before didn't but people started using the back part, that open lot, as a dump. So you had trash mounding up and I'm talking about plenty of it. But that's kind of typical of what happens in the properties in the areas in which we're discussing. If the people knows that no one lives there, oh it's a nice little dump spot and that's what they do. You know the grass sometimes grows past where trash is visible, but that's a common issue.*

Kim Graziani*: So what does the city do in that situation? For that specific apartment complex?*

Committee Member Williams*: Once we were able to, we demoed the remaining and we removed the garbage. Now, you know, everything is just starting to somewhat get warm again. So as long as we can keep the grass down, it should be okay. It's just a big, open lot.*

Kim Graziani: *Who owns it?*

Mike McNair: *Schwartz.*

Kim Graziani*: So it's still…..*

Deputy City Manager McCaslin*: That's an heir situation, but it's being looked. Somebody is looking at it for redevelopment purposes right now.*

Council Member C. Davis*: There's a house on my street that has…..they had scaffolding up for years to do siding on the corner and I think that they have done some of that now. The front yard and back yard, mostly the back and the side of the house looks like Sanford & Son. So if you ever watched Sanford & Son growing up you know what I'm referring to, but the whole back yard is occupied with stuff. And it has moved around to the front, so what's been done on my street is the house has just been emptied for the second or third time now. They had all kinds of stuff. So when they moved out, somebody came in and cleaned that up. But then you've got this house in the corner that's been that way….I've been on the street twenty years, and that house has been able to do that and it's been reported numerous times.*

Kim Graziani: ***Why?***

Council Member C. Davis*: It's the enforcement, the enforcement. I mean somebody will go out. It's like….we have an ordinance that you're not supposed to park in your yard. Okay? So staff went out and looked. So instead of telling them to move their vehicle, the advice given to the individual was to put gravel in it and you can park there. Well now they're parking in the front yard and there's no grass. So was that the right advice to be giving them to continue that look that they've got going on that isn't conducive to what's in the neighborhood. You know we see it everywhere and it's like now they're older and they don't have the ability, physically, to move it or to discard of it over time in a proper manner. So do we provide them with a dumpster? Do we….what do we do? Do we go out and help them? Do we get something else? And I was told it was a church scenario where you could get volunteers from churches to come in and clean up that mess. But at some point you have to recognize that we have HUD houses on this street too. There's a nice, brick HUD house next to this one. Then the house directly next to it is vacant, which had trash in it when people were living there. It's cleaned up, but now it's vacant. But then you've got people that are starting to break other ordinances along with parking in their yard and adding more gravel so that they can park in their yard.*

Mike McNair*: Cindy, what's the address of that house that you're talking about? Send it to me.*

Committee Member Ewing*: For me, there's not a specific property per se' that keeps me up at night. In my part of town, I represent the north part of the city where there's not nearly as much blight. There's the occasional vacant house that the grass gets grown up. But one of my biggest issues that I see is sort of a mix of what Cynthia was talking about from a personal standpoint. It's properties that are on our main thoroughfares in and out of the city. Eastchester, Main Street, Centennial, Johnson, where there's old residential structures that many of them have been rezoned to commercial because they're in commercial districts, but they sit there. They're maybe used as rentals or they're vacant. It just brings down the overall appearance when we have visitors coming into our city that they see a shopping center, a business park, and then here's a string of three to four, 60-70 year old houses that look like they haven't been touched in years. That's probably one of the things that keeps me up from the overall aesthetics and appearance standpoint of people coming into the city and seeing properties like that.*

Committee Member Williams: *I thought you were going to say Green Drive.*

***Committee Member Ewing**: The main thoroughfares like Eastchester and Main Street are two main ones, but you get on 74 and get off at any of those exits and head towards downtown and you're going to find those examples.*

***Kim Graziani**: Jeff, is there any property that keeps you up at night that you'd like to share with us?*

***Chairman Golden**: I can't think of addresses off the top of my head, but what I find more often than not that all of the complaints are being driven by the citizens. I think if we can transition to where we are initiating the complaints because the people don't know to call and that property sits vacant for an awful long time. Then by the time I get the call or one of the other council people get the call, it's been there for years. I would just like to see us have it where we initiate the calls versus the citizens because right now I'm compiling a list of addresses. I happen to have two citizens in my neighborhood that's retired and don't have a whole lot to do and they've been riding around looking for code violations. Which is good for me, but I don't think that's how the system should work.*

***Council Member C. Davis**: You see, but then you've got your…..*

***Chairman Golden**: I've got a lot of addresses. I just don't have them in my head.*

***Council Member C. Davis**: Then you've got your trash vehicles that go down these streets at least once a week to pick up trash.*

***Chairman Golden**: I didn't hear that, I'm sorry.*

***Council Member C. Davis**: I said, then you've got your trash trucks with the city when we provide that service for trash removal that can certainly notate that this house doesn't look to be conforming which would provide Mike's department with a list now that Mike's in charge of this. When they go to pick up trash, when they see an obvious structure that is questionable at best or becoming that Sanford & Son home if you will, then they can mark those homes and we can be proactive. You know, it's utilizing the tools that we already have on the ground. It's just as important as us figuring out how we're going to go out and look at each property because we've already got city staff that sees these properties once a week every week when they pick trash up.*

***Chairman Golden**: I don't know about that though because they can be cash driven. I don't know if they want to take the time or if it's even feasible for them to take the time out and start documenting what the code violations are.*

***Council Member C. Davis**: Well it only takes once a week.*

***Committee Member Ewing**: I think with technology, there's apps out there that you could geocode properties. You can just drive down the street and pop, pop, pop, and it locks that GPS coordinate in. So that data can then be sent to code enforcement and they can break down those GPS coordinates and go out and deal with it that way.*

***Public Services Director Terry Houk**: Public Services actually has that capability, but we're only tracking that as it relates to us as far as trash piled up in different areas and people not conforming to our sanitation requirements. We're not looking at, for the lack of a better term, houses. But we do have the capability. We would have to, for the lack of a better term, would have to know exactly what we're looking at.*

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***Deputy City Manager McCaslin**: I think the long-term solution is that we've got to get our code enforcement positions filled—the new ones that Council has authorized. Because then each one of those will have a set section of the city to cover and they're going to be out there on a weekly basis covering that whole section. They're going to be able to see the changes from week-to-week what's occurring there because they'll all have a section that they'll be responsible for once we get up to speed.*

***Council Member C. Davis**: You see, my train of thinking was that if we've already got the man in the truck….just beating another dead horse because the conversation has come around full circle. But say that you had a clip board for week one or week two or week three and you just took a highlighter and you marked that address if it looked questionable. I mean we all have a different opinion of what questionable is, but that's what you've got code enforcement to do. So you just turn that sheet in. If you highlight the address, then they just go out and look and if there isn't anything, no harm, no foul. But you're using the resource already on the road.*

***Tarik Abdelazim:** You speak to something that we see, obviously, in a lot of communities just improving coordination between departments. I remember myself when we were first starting and putting together a blight task force. Just to begin talking about it. How do we identify all these vacant properties and the water meter supervisor said I can have my folks tell you in a month as they go out and read the meters. They're like, you know, why didn't anyone ask….I know this place has been vacant for at least two months now. So you're right, there's certainly opportunities and the more you continue this dialogue I think you're going to find strategies that work here in High Point.*

We're getting close to the 2:00. So the last question is, ***is there anything that you're surprised we didn't mention or get to talk about during this conversation?***

***Committee Member Williams:** I'm glad we're on the track we're on. I'm very pleased with it.*

***Committee Member Ewing**: I'm happy too. I think it aligns perfectly with one of our strategic goals that we identified a few weeks ago. Hopefully we can use your resources and with our re-focus on addressing it, we can really make some things happen over the next 12-24 months.*

***Council Member C. Davis**: I guess the one I would say that I'm a little disappointed in was the impact of land banking on our tax base because that's how we operate our city. So when we start land banking these properties, it does a couple of things. It removes it from our tax base unless they're playing taxes. But, you know, let's say that they're not delinquent or they end up needing to be torn down because of health hazards or whatever—that impact on our tax base revenue. And….I lost the other thought.*

I guess that's it. You know the risks involved in keeping other businesses from using some of these parcels that were accumulating. That's the second part of that. It came to me, so the way that impacts our tax base revenue for the operation of the city and the holding of these properties if somebody wanted to come in and utilize them so that we've got a strategic plan out there. It might be five years down the road, but somebody comes in and who owns the property? Oh well, you can't have this particular property because this is our plan for it. But maybe that plan never comes to fruition and we miss the boat. So those things concern me a little bit.

***Tarik Abdelazim**: Excellent point. On the first one, we can certainly provide some really good cost-of-blight studies to show that you own the problem. It's impacting you fiscally in so many other ways and in your own operations and then the negative impacts it has on the property. So I would say when you look at it net, it's still very helpful to be strategic and if you develop a holding and baking strategy as part of a larger, more comprehensive approach, it's very beneficial. But it's good to have those questions, right? And that's some information that we can share with you.*

Committee Member Ewing: *Part of that with banking, too, would be identifying what the overall tax value of the bank is going to be and how long it could take to develop out and then what it will be. You know, so will long-term ten years from now, it being worth $3,000,000 where it's worth $100,000 now. Will that gap in loss of property taxes be realized as it's developed?*

Kim Graziani: *I would also say that any solid land banking program, whether it's an entity or a program, I would say there's two things. One, is taking inventory of properties that are currently not paying taxes. Right. They're tax delinquent. They're dead. So they're not….it's not taking any more tax base away. But, two, to your second point and I think to both of your points, it's creating a very flexible system of this position according to community goals. Right? So if there was a program that is restrictive in terms of getting these properties back on the tax rolls which is really the ultimate goal, then I think that would not be a very good program. So those are two very key attributes that we always strive for in any community that we work in who is interested in bolstering, creating or advancing a land banking strategy.*

Council Member C. Davis*: So if it becomes restrictive to where the land can't be developed, that's not….*

Kim Graziani*: Yep because you're taking properties that are essentially are, for the lack of a better term, are dead to the market, right? There is some barrier by which somebody cannot access that property, right? Or else why would you create a land bank? You don't want to create a whole other program or entity if there's a way that somebody else can acquire that and redevelop it. So it's taking those properties that are stuck and opening it up for, again, responsible, transparent re-use.*

Committee Member Ewing*: It seems right now if it's the highest and best use, it doesn't make sense for us to try and bank it.*

Tarik Abdelazim*: Just to clarify, the distinction between a land banking program and a land bank. So a lot of the modern day land banks are pass-through, state enabling legislation that gives them those particular legal powers that helps them address properties that are dead to the market and removing those financial and legal barriers, right? A lot of municipalities still develop land banking programs usually through involuntary acquisitions such as tax foreclosure goes into there. They try to auction it off. No one wants it, so they end up having to develop a program around that. So I just wanted to make sure that there's this distinction. We often say that if you can't get those kinds of powers through state enabling legislation, one, you just want to be very careful about what you think you can do with a land bank because those powers is the key. So, Jeff was there anything that we did not touch on?*

Chairman Golden*: No, I was thinking more about code enforcement stuff. But I do have a question or comment about some kind of strategic plan for all these properties that we already own. We don't need to start a land banking program right now.*

Tarik Abdelazim: ***What is that number?***

Council Member C. Davis*: Was it 1,400 properties?*

Committee Member Ewing: *Three hundred some I think.*

Mike McNair*: We have a lot of properties that we have liens on. We don't own them, but we have liens on. Probably actually ownership is probably a 100 or so.*

Tarik Abdelazim: ***And who is responsible for kind of maintaining those right now?***

Mike McNair: *It depends on who acquired it. So, for instance, if we acquire property and we're going to redevelop it, so we cut it. Right-of-Way acquires property for right-of-way, so they keep it up. So it depends on who got it.*

This concluded the Q & A period. Mr. Abdelazim advised that they would be available to all the stakeholders and available for any future questions if needed. He noted that he would be serving as the Project Manager to make the communication more effective. He stated that there had not been many communities that he had worked with where the Project representative and the person in the Executive Branch spoke so highly of his partners in the Council.

There being no further business to discuss, the meeting adjourned at 2:04 p.m.

Respectfully Submitted,

_____

Maria A. Smith
Deputy City Clerk

_____

Jeff Golden, Chairman

DRAFT

CITY OF HIGH POINT
AGENDA ITEM

Title: **Contract Extension for McLaurin Transportation and Parking Co. Furniture Market Transportation Services**

From: Mark McDonald, Transportation Director

Meeting Date: Monday May 2, 2016

Public Hearing: N/A

Advertising Date: NA
Advertised By: NA

Attachments: Proposed Contract Extension for 2016-17

PURPOSE:
Consideration of a one (1) year contract extension option for transportation services associated with the biannual High Point Furniture Market.

BACKGROUND:
In 2012 the City contracted with McLaurin Transportation and Parking Company to provide transportation services for the Furniture Market for three years, with options for two 1-year extensions. This is the second and final extension of that contract.

The basic terms of the agreement executed in 2012 are unchanged, and include coach bus services to numerous Triad region hotels, the state's three major airports (PTI, Raleigh-Durham, and Charlotte Douglas), park & ride transport from Oak Hollow Mall and the South Lots on W. Market Street, showroom shuttles throughout the Market District, employee shuttles for City Hall staff, and traffic control in and around the Mendenhall Transportation Terminal. These services are provided at an annual cost of approximately $1.3 million.

BUDGET IMPACT:
The City receives an annual grant from North Carolina Department of Transportation (NCDOT) to cover most of the costs associated with Market transportation services. Funding for this grant is appropriated annually by the General Assembly and approved by the Board of Transportation. The grant amount is currently $1,200,000, and is expected to be renewed for FY 16-17. Contract costs over and above the grant funding is covered by the High Point Market Authority.

RECOMMENDATION / ACTION REQUESTED:
Over the life of this contract, now spanning a total of eight Market events, McLaurin Transportation and Parking has performed the desired services in accordance with the contract terms and to the satisfaction of both the City transportation staff and the Market Authority. Staff recommends approval of this extension, which will cover services through the Spring 2017 Market.

FORMAL BID RECOMMENDATION
REQUEST FOR COUNCIL APPROVAL

DEPARTMENT: Transportation

COUNCIL AGENDA DATE: May 2, 2016

BID NO.: Extension 62-021712 CONTRACT NO.: DATE OPENED: Feb 17, 2012

DESCRIPTION:

Contract Extension #2 - Furniture Market Transportation Management and Transportation Services. Final year of contract renewal option.

PURPOSE:

The Contractor will provide bi-annual Furniture Market Transportation Management and Transportation Services for the period of October 1, 2016 - September 30, 2017.

COMMENTS:

Annual expenses for contract services are approximately $1.3 million. The actual amount paid varies from Market to Market and is dependent on service needs. Proposers submitted pricing for services based on the best estimates that were available at the time of the initial contract solicitation.

RECOMMEND AWARD TO: McLaurin Transportation and Parking AMOUNT: 1,300,000.00

JUSTIFICATION:

McLaurin Transportation and Parking submitted the best overall proposal and had the best overall understanding of the services to be provided for each Market. Performance over the duration of the contract has met all expectations.

ACCOUNTING UNIT	ACCOUNT	ACTIVITY	CATEGORY	BUDGETED AMOUNT
301610	529703	301122122505	53230	
TOTAL BUDGETED AMOUNT				

DEPARTMENT HEAD: Mark V. McDonald Digitally signed by Mark V. McDonald DN: cn=Mark V. McDonald, o=City of High Point, ou=Transportation, email=mark.mcdonald@highpointnc.gov, c=US Date: 2016.04.21 11:05:04 -04'00' DATE: Apr 21, 2016

The Purchasing Division concurs with recommendation submitted by the Transportation Dept. and recommends award to the lowest responsible, responsive bidder McLaurin Transportation in the amount of $ 1,300,000.00.

PURCHASING MANAGER: Erik S. Conti Digitally signed by Erik S. Conti DN: cn=Erik S. Conti, o=City of High Point, ou=Purchasing, email=erik.conti@highpointnc.gov, c=US Date: 2016.04.26 09:08:02 -04'00' DATE: Apr 26, 2016

Approved for Submission to Council
FINANCIAL SERVICES DIRECTOR: Digitally signed by Jeffrey A. Moore DN: cn=Jeffrey A. Moore, o=City of High Point, NC, ou=Financial Services Director, email=jeff.moore@highpointnc.gov, c=US Date: 2016.04.26 11:33:38 -04'00' DATE: Apr 26, 2016

CITY MANAGER: Greg Demko Digitally signed by Greg Demko DN: cn=Greg Demko, o, ou, email=greg.demko@highpointnc.gov, c=US Date: 2016.04.26 11:43:32 -04'00' DATE: Apr 26, 2016

High Point Market
Schedule A
Spring 2016

Service	Vehicle Type	Vehicle Quantity	Total Hours Per Vehicle	Average Cost Per Vehicle Per Hour	Projected Cost	Comments/ Inclusions
Hotel Service (Include Route Number)						
Rt. #'s 1, 2, 3, 4, 5, 6, 7, 8, 9,10a,10b, 10c,	Motor Coach,	15	57	$137.16	$102,970.00	
#'s 11, 23, 24	Motor Coach					
Rt. #'s 12, 13, 14, 15, 17, 19, 20, 21	Motor Coach	8	54		$68,400.00	
Rt. # 16 18, 22	Mini-buses	3	47	$78.00	$12,300.00	
Mid-day Hotel Shuttle Rt. # 1-24	Mini-bus, 10-pax vans	1, 12	38	$59.64	$23,780.00	Includes service for seven days
Evening Response Shuttle	10-pax vans	4	19	$57.00	$3,984.00	
Hotel Shuttle Service for 04/14/16	Mini-buses, 10-pax vans	17-Jan	13	$59.00	$2,610.00	ten vans for evening returns
Service Total					**$214,044.00**	
Park and Ride						
North Route (Oak Hollow)	Motor Coach	6	85	$90.72	$38,550.00	
South Route (South Lot)	Trolley Units	4	85	$86.10	$25,449.00	
Service Total					**$63,999.00**	
Airport Service						
PTI	Mini-buses (1day), 3 Motor Coach	3	87	$110.00	$27,455.00	
RDU	Min-bus & Motor coach 5 days, vans	5	82	$62.00	$27,950.00	includes motor coaches busesThurs. .-W
CLT	Mini-bus & Motor coach 5 days, vans	5	81	$62.00	$27,950.00	includes motor coach buses Thurs-Wed.
Service Total					**$83,355.00**	
Showroom Shuttle (Downtown)						
North Route	Transit Buses,	4,	72	$92.62	$27,315.00	
South Route	Transit Buses,	2	72	$61.00	$10,904.00	
Service Total					**$38,219.00**	
Employee Shuttle	10-pax vans	2	36	$56.00	$4,032.00	
Service Total					**$4,032.00**	
Go - Anywhere Service	10-pax vans	16	95	$57.00	$86,652.00	
Service Total					**$86,652.00**	
Equipment Total						
Administrative	N/A	N/A	N/A	N/A	$60,339.00	
Support Staff	N/A	N/A	N/A	N/A	$45,614.00	
Administrative & Staff Total					**$105,953.00**	
Traffic Control Officers					$28,900.00	
Traffic Control Officer Total					$28,900.00	
				Total	**$625,154.00**	

Planning & Development

Development Services Division

NORTH CAROLINA'S INTERNATIONAL CITY™

MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Herbert Shannon, Jr. AICP
Senior Planner

DATE: April 15, 2016

SUBJECT: Plan Amendment 15-06 **(PA15-06)** and Zoning Map Amendment 15-19 **(ZA15-19)**
Redwolf Development Company, LLC (2000 Penny Road)

These applications, PA15-06 and ZA15-19, both pertain to an 8.7-acre parcel lying along the east side of Penny Road and abutting the north side of Horney Road. Redwolf Development Company has submitted these applications to change the Land Use Map and the zoning of the property in order to allow for the development of a townhome subdivision.

On February 15, 2016 the City Council held a public hearing on these requests. The Plan Amendment request did not receive a majority vote (4 - 4 vote), thus the motion to approve failed. The Council did not vote to take action on the Zoning Map Amendment request. Because no official action was taken, the Zoning Map Amendment remains an active case.

At the March 21, 2016 Council meeting, the applicant, Mr. David Michaels, manager of Redwolf Development Company and his attorney, Mr. Charlie Melvin, requested that the City Council schedule a new public hearing for these two applications due to procedural concerns arising from the Council's lack of action on the zoning request. The City Council voted 9-0 to schedule a rehearing of these cases on its May 2, 2016 meeting date.

The Planning & Development Department has re-advertised this case, which consists of running a legal ad twice in the High Point Enterprise, mailing notices to property owners within 300 feet and posting a public hearing sign on the property. The Planning & Development Department has also attached a cover memo outlining the Planning & Zoning Commission action on these cases, and the January 26, 2016 staff report.

CITY OF HIGH POINT
AGENDA ITEM

Title: **Plan Amendment 15-06; and**
Zoning Map Amendment 15-19
(Redwolf Development Company, LLC)

From: Lee Burnette, Planning & Development Director

Meeting Date: May 2, 2016

Public Hearing: Yes

Advertising Date: April 20 & 27, 2016

Advertised By: Planning & Development

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

PURPOSE:

Plan Amendment 15-06

A request by Redwolf Development Company, LLC to change the Land Use Map classification for approximately 8.7 acres from the Low Density Residential classification to the Moderate Density Residential classification. The site is lying along the east side of Penny Road, abutting the north side of Horney Road (2000 Penny Road).

AND

Zoning Map Amendment 15-19

A request by Redwolf Development Company, LLC to rezone approximately 8.7 acres from the Conditional Use Public & Institutional (CU-PI) District to the Conditional Zoning Residential Multifamily-8 (CZ RM-8) District. The site is lying along the east side of Penny Road, abutting the north side of Horney Road (2000 Penny Road).

BACKGROUND:

Staff report and the Planning & Zoning Commission's recommendation is enclosed.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

A. On January 26, 2016, a public hearing was held before the Planning and Zoning Commission regarding Plan Amendment 15-06 and Zoning Map Amendment 15-19. Staff recommended ***approval*** of both requests.

B. The Planning & Zoning Commission recommended approval of Plan Amendment Case 15-06 by a vote of 8-0.

C. The Planning & Zoning Commission recommended approval of Zoning Map Amendment 15-19, with amendments recommended by the Transportation Department, by a vote of 8-0.

PLANNING AND ZONING COMMISSION RECOMMENDATION

Redwolf Development Company, LLC **Plan Amendment 15-06 and Zoning Map Amendment Case 15-19**

At its January 26, 2016 public hearing, the Planning and Zoning Commission reviewed these requests. All members of the Commission were present. Mr. Andy Piper, Senior Planner, presented the Plan Amendment request and Mr. Herbert Shannon, Senior Planner, presented the Zoning Map Amendment request. Staff recommended approval of these requests. In addition, Ms. Vicky Embry, City of High Point Transportation Engineer, spoke on the Transportation Department's January 15, 2016 Memorandum, and provided an overview of conditions they recommend be included in the conditional zoning ordinance.

Speaking in favor of the request:
Speaking in favor of these requests was the applicant, Mr. David Michaels, manager of Redwolf Development Company, 621 Eugene Court, Greensboro. Mr. Michaels gave a brief overview of the proposal to develop a 69-unit townhome development on the site and outlined the unique challenges of the lot, including its narrow dimensions and a gasline easement that restricts development. In conclusion, Mr. Michaels expressed concern regarding the Transportation Department's recommended road improvements to Horney Road. He is worried that Redwolf Development would be asked to take responsibility for road improvements to portions of roadway that are primarily used to access Florence Elementary School. As such, he felt Guilford County Schools should be responsible for making some of those improvements.

Speaking in opposition of the request:
Gary Bruce Johnson, 3332 Barnsdale Road; Pastor Angeline Sumpter, 2000 Penny Road; Tommy Biagioli, 3339 Barnsdale Road; Larry Kreis, 4020 Maid Marion Court; Jason Mikles, 3776 Windstream Way; Rachel Biagioli, 3339 Barnsdale Road; Sue Headley, 7603 Horney Road; Jackie Allen, 3763 Windstream Way and Paul Shrier, 3701 Tuxford Lane. Those in opposition of the request had the following concerns:

- The requested density is too high and will produce too much additional traffic, especially during the arrival and dismissal times of the adjacent Florence Elementary School;
- The topography of the land will place the development on a hill above adjacent homes and there are potential negative impacts from storm water runoff; and
- Provisions should be provided to protect the privacy of neighboring homes and to prevent disruptions from vehicle headlights.

Once the public hearing was closed, the Commission had several questions for staff and the applicant. The Planning & Zoning Commission recommended approval of Plan Amendment 15-06, as recommended by staff, by a vote of 8-0.

In regard to the Zoning Map Amendment, contingent upon the conditional zoning ordinance being amended to include all conditions set forth in the City of High Point DOT memo dated January 15, 2016, the Planning & Zoning Commission recommended approval of Zoning Map Amendment 15-19 by a vote of 8-0. Upon making its recommendation, the Commission stated that its approval of Zoning Map Amendment 15-19 would be consistent with the City's adopted plans. Additionally, the Commission concurred with the staff report and found its approval recommendation reasonable and in the public interest because: 1) Subject to approval of the associated Plan Amendment 15-06,

the requested CZ RM-8 District will be consistent with the Land Use Plan; 2) The Conditional Zoning Ordinance offered by the applicant prohibits multifamily (apartment) uses and limits building height. Along with landscaping standards of the ordinance, the development of the site, as permitted by the RM-8 District, will be in character with the surrounding uses in the area; and 3) The request will promote an orderly growth pattern and encourage higher residential densities at appropriate locations as supported by Goal #5 and Objective #8 of the Land Use Plan.

CITY OF HIGH POINT
PLANNING AND DEVELOPMENT DEPARTMENT

STAFF REPORT
PLAN AMENDMENT 15-06 AND ZONING MAP AMENDMENT 15-19
January 26, 2016

Requests			
Applicant: Redwolf Development Company, LLC	**Owner:** North Carolina Remodel Masters Inc.		
LUPA Proposal: To change the future land use designation for approximately 8.7 acres	**From:** **To:**	Low Density Residential Moderate Density Residential	
Zoning Proposal: To rezone approximately 8.7 acres	**From:** **To:**	**CU-PI** **CZ RM-8**	Conditional Use Public & Institutional District Conditional Zoning Residential Multifamily-8 District

Site Information		
Location:	The site is lying along the east side of Penny Road, abutting the north side of Horney Road (2000 Penny Road).	
Tax Parcel Numbers:	**Plan Amendment**	**Zoning Request**
	0209235	Same
Site Acreage:	**Plan Amendment**	**Zoning Request**
	Approximately 8.7 acres	Same
Current Land Use:	**Plan Amendment**	**Zoning Request**
	Undeveloped	Same
Physical Characteristics:	The site is an undeveloped wooded parcel. Except for a 50-foot wide Piedmont Natural Gas Pipeline easement, which runs across the eastern portion of the property, the site has no noteworthy features.	
Water and Sewer Proximity:	A 12-inch City water line lies adjacent to the site along Penny Road and a 6-inch City water line lies adjacent to the site along a portion of Horney Road. An 8-inch sanitary sewer line is proposed to be extended to the site from the north via connection to the 8-inch City sanitary sewer line lying within Windstream Way.	
General Drainage and Watershed:	The site drains in a general easterly direction and development is subject to the City Lake General Watershed Area (GWA) requirements. Engineered storm water treatment measures are required for multi-family development with a total impervious surface area greater than 24% of the site, and for single family developments with a gross density of 2 units per acre or more.	
Overlay District:	City Lake General Watershed Area	

Adjacent Property Zoning and Current Land Use			
North:	**CU RS-9**	Conditional Use Residential Single Family – 9 District	Single family dwellings
South:	**PI** **RS-40**	Public & Institutional District Residential Single Family – 40 District *(Guilford County)*	Florence Elementary School, single family dwellings, church and undeveloped parcels
East:	**CU RS-9**	Conditional Use Residential Single Family – 9 District	Single family dwellings
West:	**CU RM-12**	Conditional Use Residential Multifamily – 12 District	Townhomes dwellings

Adjacent Land Use Plan Designations	
North:	Low Density Residential
South:	Institutional and Low Density Residential
East:	Low Density Residential
West:	Medium Density Residential

Purpose of Existing and Proposed Land Use Plan Designations	
Existing Designation:	**Low-Density Residential:** These areas include primarily single family detached dwellings on individual lots. Development densities in these areas shall not exceed five dwelling units per gross acre.
Proposed Designation:	**Moderate-Density Residential:** This classification includes a variety of detached or attached dwellings, generally including single family homes, cluster homes, duplexes and townhouses. Development densities shall range from five-to-eight dwelling units per gross acre.

Relevant Land Use Policies and Related Zoning & LUPA History	
Community Growth Vision Statement:	This request is neither in conflict with the Community Growth Vision Statement goals and objectives, nor does it support those goals and objectives.
Land Use Plan Goals, Objectives & Policies:	The following goals and objectives of the Land Use Plan are relevant to this request: Goal #3: Provide a wide range of housing opportunities for families of all income levels. Goal #5: Promote an urban growth pattern that occurs in an orderly fashion and conserves the land resources of the city and its planning area. Obj. #8. Stimulate more efficient use of the City's land resources by encouraging in-fill, mixed-use, cluster development and higher residential densities at appropriate locations. Obj. #9. Where feasible and appropriate, provide a transition in land uses between more and less intensive land uses.
Relevant Area Plan:	Not Applicable
Zoning History:	• ZA99-22: In 1999, this 8.7-acre parcel was annexed and granted a CU-PI District zoning to facilitate the development of a church and daycare use. This project never came to fruition and the property has remained

	undeveloped. • ZA93-03 and ZA95-28: The abutting residential subdivision to the north (Nottingham Subdivision) and east (Parkside at Nottingham Subdivision) were annexed and granted CU RS-9 District zoning in 1993 and 1996, respectively. • ZA02-01: In 2002 Florence Elementary school and an adjacent single family home were annexed and granted PI District zoning to facilitate an expansion of the school and to connect to City utilities. • ZA02-15: In 2002 the adjacent townhome development (Parkhill Townhome Subdivision), lying along the west side of Penny Road, was annexed and granted a CU RM-12 District zoning.
LUPA History:	The site was designated Medium Density Residential in the previous Land Use Plan adopted in 1992 and then changed to Low Density Residential sometime in 1993 or 1994, which was carried forward to the current Land Use Plan in 2000.

Transportation Information			
Adjacent Streets:	**Name**	**Classification**	**Approx. Frontage**
	Penny Road Horney Road	Major Thoroughfare Local Street	120 ft. 1,693 ft.
Vehicular Access:	Horney Road (public street)		
Traffic Counts: *(Average Daily Trips)*	Penny Road	19,000 ADT, (2013, NCDOT count)	
Estimated Trip Generation:	No information provided		
Traffic Impact Analysis:	**Required**		**Comment**
	Yes	No X	None
Pedestrian Access:	Development of the site is subject to the sidewalk requirements of the Development Ordinance.		

School District Comment					
Guilford County Schools					
Local Schools:	**Enrollment:**		**Maximum Design Capacity:**	**Mobile Classrooms:**	**Projected Additional Students:**
	Fall 2014	**Fall 2015**			
Florence Elementary School	675	679	800	11	19 - 20
Southwest Middle School	1,135	1,081	1,254	10	10 - 12
Southwest High School	1,530	1,527	1,595	11	9 - 11
School District Remarks: None					

Details of Proposal

1. General Overview:
   The subject site is currently designated by the Land Use Map as Low Density Residential and has a Conditional Use Public Institutional (CU-PI) District with conditions limiting the site to

church and daycare center uses. The applicant is requesting a Plan Amendment and a Zoning Map Amendment to develop the site with townhomes.

2. Summary of Land Use Plan Amendment Request:
The applicant has requested a Land Use Plan Amendment to change the future land use designation for the site from Low Density Residential to Moderate Density Residential. When requests are made for Land Use Plan Map amendments, staff analyzes the request and the surrounding area to determine whether the proposal is logical and whether there is a rationale for the change based on the goals, objectives and policies of the Land Use Plan and any relevant area plans or other planning documents.

The previous Land Use Plan, adopted in 1992, designated this site and the area to the north as Medium Density Residential. However, the land use designation was changed to Low Density Residential in the mid-1990s, which was then carried forward to the current Land Use Plan adopted in 2000. While the area immediately to the north and east developed as single family residential, areas to the northwest have developed with a mix of commercial and higher density residential, which provides some precedent in the area for the requested change in land use designation. The request is supported by several goals and objectives in the Land Use Plan, such as making efficient use of the city's land resources through higher density "in-fill" development, and providing transitions between more and less intensive land uses.

3. Summary of Zoning Request:
The applicant is proposing to purchase the property in order to develop a townhome development. To allow for residential development, the applicant has submitted a request to rezone the site to the CZ RM-8 District. The RM-8 District is primarily intended to accommodate duplexes, twinhomes, townhouses, cluster housing, and similar residential uses at a density of eight units per acre. The applicant has submitted a Conditional Zoning Ordinance with this request that restricts the allowable uses. As conditioned, the only residential uses permitted are single family detached dwellings, townhouse dwellings and two-family dwellings (twin homes or duplexes).

Staff Analysis

Section 9-3-13 of the Development Ordinance states that the Planning & Zoning Commission and the City Council shall be guided by the purposes and intent of the Development Ordinance, and shall give consideration to the following in the review and discussion of any Conditional Zoning application. 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 Plans:
The proposed Conditional Zoning District is appropriate for its proposed location and is consistent with the purposes, goals, objectives and policies of relevant comprehensive land use or area plans

Staff Comments:
Provided the Land Use Plan Amendment is approved, the proposed conditional zoning district will be consistent with the Land Use Plan. The proposal is consistent with several goals and

objectives of the Land Use Plan in regard to providing affordable housing near employment and shopping/service areas. It also promotes the efficient use of land through higher density in-fill development where appropriate, while also providing transitions between more and less intensive land uses.

Review Factors: **The applicant's proposed Conditional Zoning District, including the proposed use(s), written conditions and Conditional Zoning Plan, satisfactorily meets or addresses the following:**	
Factor #1	**Produces a development that is compatible with surrounding development character and land uses;**
	Staff Comments: Conditions offered by the applicant to prohibit multifamily uses (apartment or condominiums) and to limit building height to two stories, will ensure development will be compatible with surrounding development.
Factor #2	**Minimizes or effectively mitigates any identified adverse impact on adjacent and nearby property, such as that caused by traffic, parking, noise, lighting, trash, loading areas, etc.;**
	Staff Comments: This zoning district allows a maximum of 69 residential dwelling units to be developed, which does not trigger the requirement for a Traffic Impact Analysis. The Transportation Department has noted that Horney Road must be improved to meet minimum right-of-way (ROW) width and to meet minimum NCDOT standards regarding width and pavement structure. Due to the narrow configuration of the site, the applicant is not sure if the proposed 69 dwelling units can be placed on the site while still dedicating additional ROW. The applicant desires to work with the Transportation Department on these issues during the Technical Review Committee (TRC) review process. When a group development plan or subdivision plan is submitted, the TRC has the authority to require additional ROW and improve abutting streets to City standards.
Factor #3	**Minimizes or effectively mitigates any identified adverse environmental impact on water and air resources, minimizes land disturbance, preserves trees and protects habitat;**
	Staff Comments: The site is within a City Lake General Watershed Area, and as such, development of the site is required to meet watershed standards of the Development Ordinance.
Factor #4	**Minimizes or effectively mitigates any identified adverse impact on municipal facilities and services, such as streets, potable water and wastewater facilities, parks, police and fire; and;**
	Staff Comments: The site is within an area currently served by City of High Point utilities and municipal services. The zoning submittal has no known adverse impacts on municipal services.
Factor #5	**Minimizes or effectively mitigates any identified adverse effect on the use, enjoyment or value of adjacent properties.**

	Staff Comments: ❖ Conditions offered by the applicant prohibiting multifamily uses, and restricting building height will assist in ensuring that the development will not adversely impact the use or value of adjacent property owners. ❖ The Development Ordinance requires a Type C planting yard be installed where a new townhome use abuts an existing single family use. This planting yard requires an average width of 20 feet and the installation of 5 trees and 17 shrubs every 100 linear feet. This landscaping standard of the Development Ordinance will assist in ensuring development of the property, as permitted by the RM-8 District zoning, will not substantially injure the value of adjacent property owners..

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

Staff Comments:
The Penny Road corridor has changed during the past 25 years. In the early 1990s, it was a rural area on the outer fringes of the City. Today, it's in the heart of the northern portion of the City's corporate limits and serves as a major thoroughfare between Greensboro Road and W. Wendover Avenue. Since the 1990s, numerous residential developments (single family, twinhome and townhome developments) have been developed along the Penny Road corridor and a major commercial hub has been developed within walking distance (1/4 mile) north of this zoning site at the intersection of Penny Road and Samet Drive.

Development Patterns:
The proposed Conditional Zoning District would result in development that promotes a logical, preferred and orderly development pattern.

Staff Comments:
The City's Land Use Plan supports higher density residential uses along the opposite side of Penny Road (up to 16 units per acre) and a townhome development has been established in that area. To the south of the site is an institutional use consisting of an elementary school. The allowance of a moderate density townhome development (up to 8 units per acre) on this site addresses the intent of objectives #8 & 9 of the Land Use Plan, which speaks to stimulating more efficient use of the City's land resources by encouraging in-fill, mixed-use, and higher residential densities at appropriate locations; and providing a transition in uses between more and less intensive land uses.

Reasonableness/Public Interest:
An approval of the proposed Conditional Zoning District is considered reasonable and in the public interest.

In this case, staff suggests that the approval of the applicant's request is reasonable and in the public interest because:

1) Subject to approval of the associated Plan Amendment 15-03, the requested CZ RM-8 District will be consistent with the Land Use Plan;
2) The Conditional Zoning Ordinance offered by the applicant prohibits multifamily (apartment) uses and limits building height. Along with landscaping standards of the ordinance, the development of the site, as permitted by the RM-8 District, will be in character

with the surrounding uses in the area; and

3) The request will promote an orderly growth pattern and encourage higher residential densities at appropriate locations as supported by Goal #5 and Objective #8 of the Land Use Plan.

Recommendation

1. **Plan Amendment 15-05:**

   Staff Recommends Approval:

   The requested Moderate Density Residential classification is an appropriate land use to separate a single family development (Low Density Residential classification) from a school (Institutional classification). There is a similar higher intensity land use classification established in this area and the request meets the goals and objectives of the Land Use Plan. Staff recommends approval of the request to change the Low Density Residential land use designation for approximately 8.7 acres to a Moderate Density Residential land use designation.

2. **Zoning Map Amendment 15-19:**

   Staff Recommends Approval:

   As addressed in the Staff Analysis section of this report, conditions offered by the applicant address objectives of the Land Use Plan and will ensure development of the zoning site will be compatible with adjacent uses. The Planning & Development Department recommends approval of the request to rezone this 8.7-acre parcel to the CZ RM-8 District. As conditioned, the request will be compatible with the surrounding area and in conformance with adopted plans.

Required Action

Planning and Zoning Commission:

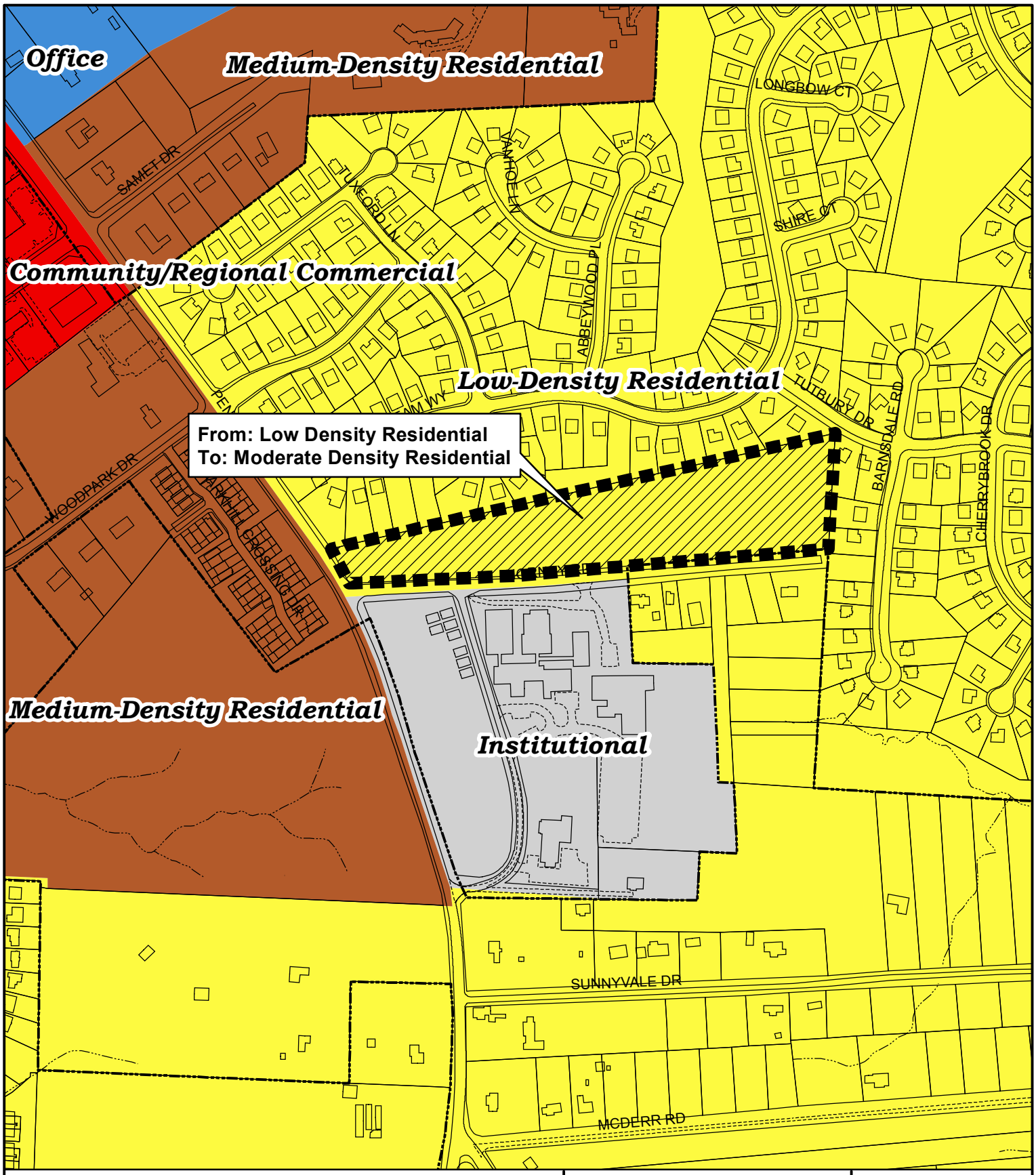
The NC General Statutes require that the Planning and Zoning Commission place in the official record a statement of consistency with the City's adopted plans when making its recommendation. This may be accomplished by adopting the statements in the Staff Analysis section of this report or by adopting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

City Council:

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

Report Preparation

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



PLAN AMENDMENT PA15-06

From: Low Density Residential
To: Moderate Density Residential

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

Planning & Development Department

City of High Point

Date: January 26, 2016

N

Scale: 1"=400'

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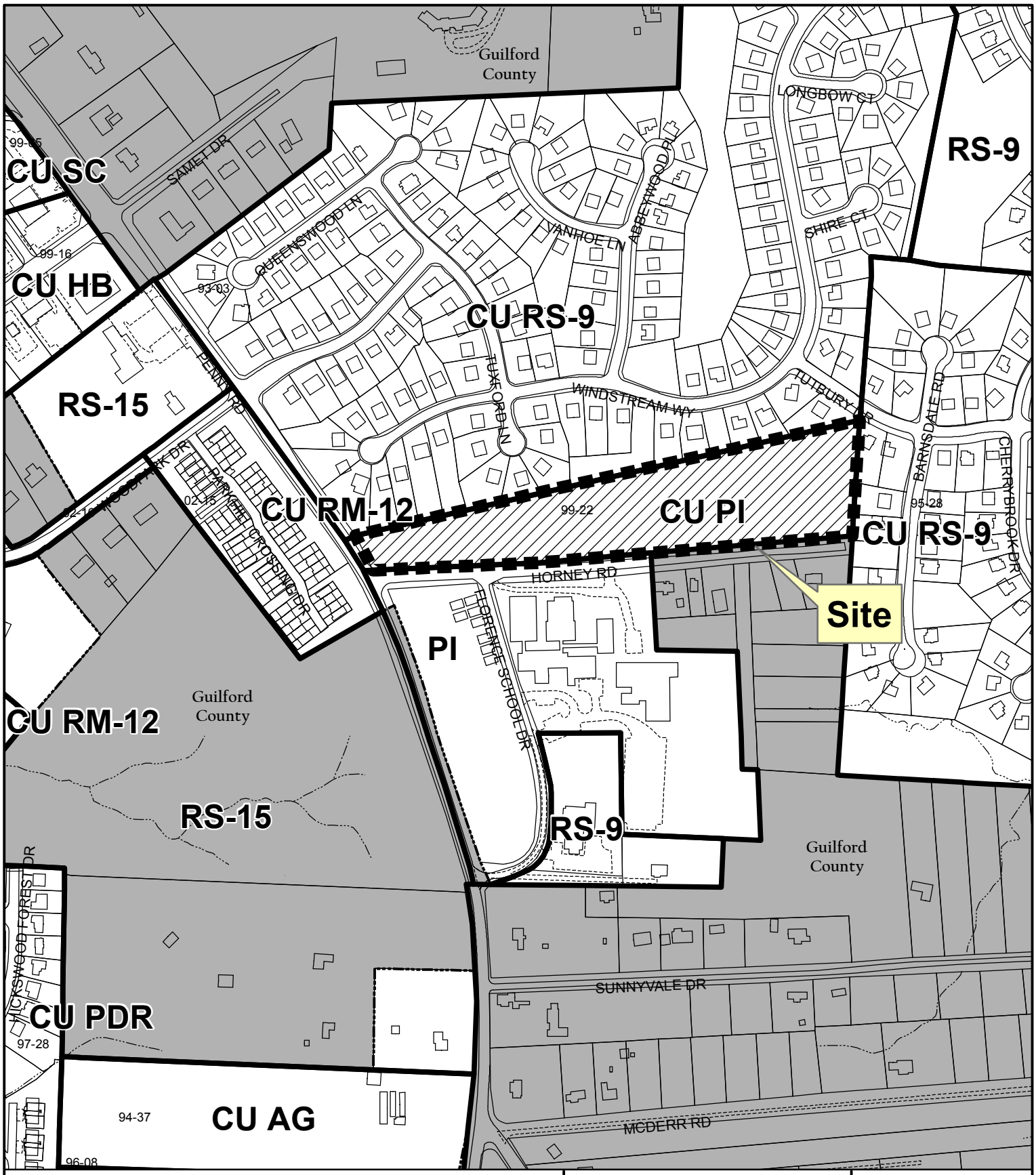

ZONING MAP AMENDMENT ZA15-19

From: Condition Use Public Institutional
To: Conidtional Zoning Residential Multifamily-8

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

Planning & Development Department

City of High Point

Date: January 26, 2016

N

Scale: 1"=400'

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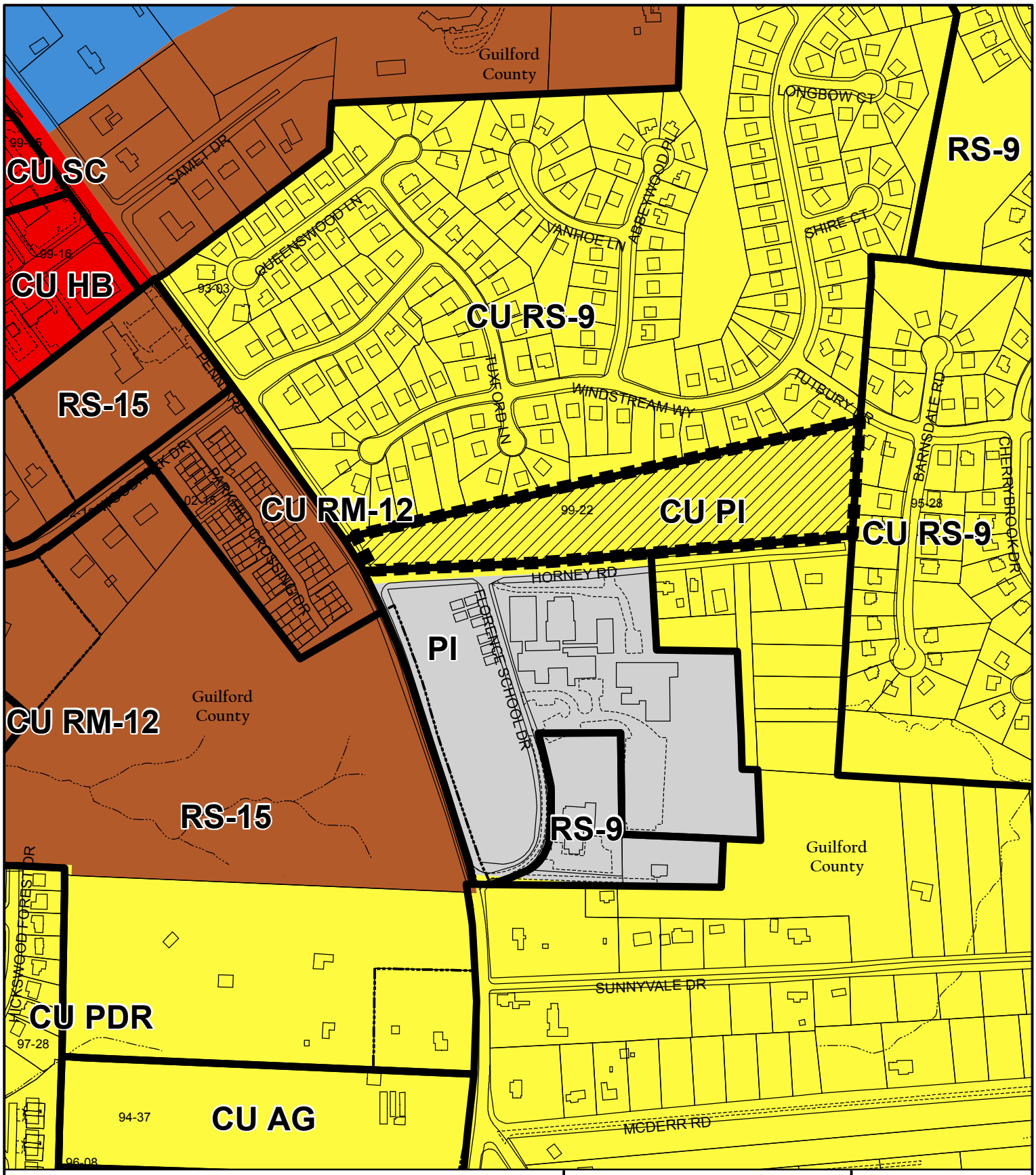

ZONING MAP AMENDMENT ZA15-19

Land Use Plan

- Low-Density Residential
- Medium-Density Residential
- Office
- Institutional
- Community/Regional Commercial

Planning & Development Department

City of High Point

Date: January 26, 2016

N

Scale: 1"=400'

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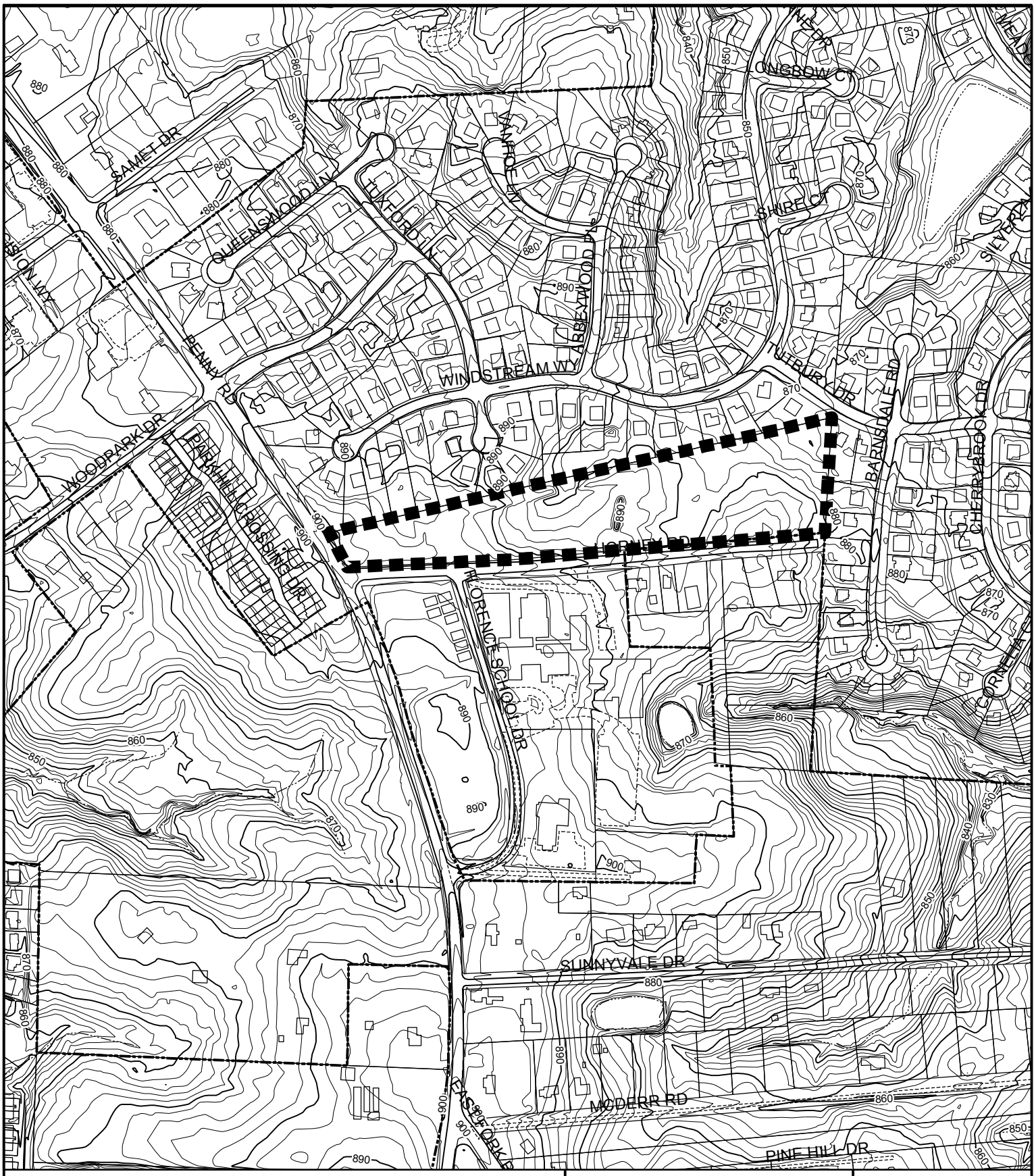

ZONING MAP AMENDMENT ZA15-19

Topography

Subject Property Boundary - - - - - - - - - -

Planning & Development Department

City of High Point

Date: January 26, 2016

N

Scale: 1"=400'

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ZONING MAP AMENDMENT ZA15-19

Transportation

NORTH CAROLINA'S INTERNATIONAL CITY™

January 15, 2016

To: Lee Burnette, Director of Planning and Development

From: Mark McDonald, P.E., Transportation Director

Subject: **Zoning Case #15-19,** Redwolf Development Company, LLC. Property located on the east side of Penny Road and north of Horney Road.

My staff and I have reviewed the rezoning request and have the following comments:

A traffic impact analysis was not required for this development. To require a traffic study the proposed development must be expected to produce at least one hundred and fifty (150) trips in the AM or PM peak hour.

Right-of-way:
The Developer shall dedicate right-of-way thirty (30) feet as measured from the centerline along Horney road and forty-two (42) feet as measure from the centerline of Penny Road.

Access:
Western entrance shall align with Florence School Drive.

Roadway Improvements:
Horney Road must be improved to minimum NCDOT standards regarding width and pavement structure.

Sidewalk:
Sidewalk is required along Penny Road and Horney Road per Subdivision requirements.

The City of High Point Transportation Director and North Carolina Department of Transportation shall approve all construction and improvements.

If you have any questions or would like to further discuss this case, please advise.

City of High Point, P.O. 230, 211 South Hamilton Street, High Point, NC 27261 USA
Office: 336.883.3225 Fax: 336.883.8568 TDD: 336.883.8517

AN ORDINANCE AMENDING "THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE," PURSUANT TO SECTION 9-3-12, ZONING MAP AMENDMENTS, OF THE DEVELOPMENT ORDINANCE.

WHEREAS, the City Council of The City of High Point adopted "The City of High Point Development Ordinance" on January 7, 1992 with an effective date of March 1, 1992, and subsequently amended;

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on January 26, 2016 and before the City Council of the City of High Point on February 15, 2016 regarding **Zoning Amendment Case 15-19** 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 January 17, 2016, for the Planning and Zoning Commission public hearing and on April 20, 2016 and April 27, 2016, for the City Council public hearing pursuant to Chapter 160A-364 of the General Statutes of North Carolina; and

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

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

SECTION 1
That the Official Zoning Map of the City of High Point be amended to establish the following described area as: **Conditional Zoning Residential Multifamily-8 (CZ RM-8) District.** The property is approximately 8.7 acres lying along the east side of Penny Road and north of Horney Road (2000 Penny Road). The property is also known as Guilford County Tax Parcel 0209235.

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. Any of the land uses allowed in the Residential Multifamily-8 (RM-8) District and their customary accessory uses shall be permitted, subject to the development and dimensional requirements of the Residential Multifamily-8 (RM-8) District and the specific conditions listed in this ordinance.

B. The following uses shall be prohibited.

1. Residential Uses
   a. Multifamily Dwellings
   b. Shelters, Temporary

2. Accessory Uses and Structures
   a. Communication Towers (exceeding height limits of zoning district)

3. Transportation, Warehousing and Utilities
   a. Communication Towers (exceeding height limits of zoning district)
   b. Communication Towers (not exceeding height limits of zoning district)

4. Other Uses
   a. Automotive Parking
   b. High Mast Outdoor Lighting > 50' in ht.
   c. Temporary Events
   d. Christmas Tree Sales

Part II. CONDITIONS:

A. Development and Dimensional Requirements: Development shall be limited to a maximum two-story building height

B. Transportation Conditions:

1. Right-of-way Dedication
   a. The property owner shall dedicate a minimum of forty-two (42) feet of right-of-way as measured from the centerline of Penny Road.
   b. The property owner shall dedicate up to twenty-five (25) feet of right-of-way as measured from the centerline of existing Horney Road right-of-way.
   c. A 20-foot by 20-foot sight distance chord shall be dedicated at the northeast corner of Penny Road and Horney Road.

2. Access:
   a. Development of the site shall take access from Horney Road. No access shall be permitted from Penny Road.
   b. The western most access or development entrance to Horney Road shall align with Florence School Drive.

3. Improvements:
   a. Horney Road must be improved to minimum North Carolina Department of Transportation (NCDOT) standards regarding width and pavement structure without the requirement to construct curb and gutter along the north side of Horney Road.
   b. Sidewalks shall be installed along Penny Road and Horney Road.

4. Other Transportation Conditions:
   a. Any private drive on the site shall be constructed to the following minimum standards.
      1) minimum 8-inch Aggregate Base Course;
      2) minimum 1.5-inch S9.5B;
      3) minimum 1" in S9.5A; and
      4) minimum pavement width for ribbon pavement is 22 feet and the minimum width for curb and gutter is 24-feet (face-to-face).

   b. The North Carolina Department of Transportation and the City of High Point Transportation Director shall approve all improvements and construction thereof.

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

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

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

SECTION 6.
This ordinance shall become effective upon the date of adoption.
____th day of XXXXXXXXXX xx, 2016.

Lisa B. Vierling, City Clerk

REDWOLF
DEVELOPMENT COMPANY, LLC

February 5, 2016

Mr. Herb Shannon
City of High Point Planning Department

VIA Email: HERBERT SHANNON JR herb.shannon@highpointnc.gov

RE: Conditional Zoning Case 15-19

Dear Herb,

This memo will confirm our conversation this morning in regard to the above zoning case. We are in agreement with the conditions represented in the attached letter dated January 15, 2016 presented by Transportation staff at the January 26, 2016 Planning and Zoning Commission meeting with the following exception:

- Right-of-way – we request that dedication of right-of-way on Horney Road be limited to 25 feet from centerline of the existing right-of-way rather than 30 feet and without the requirement to construct curb and gutter along the north side of Horney Road. I have discussed this matter with Mark McDonald and with Vickie Embry and they have indicated to me that they are in support of this modification.

I am submitting a modification request, with justification for the modification, to Mr. Justin Westbrook for consideration of this matter at TRC as their schedule may allow and as our plans for development are finalized. Hopefully a favorable recommendation from City Council as part of this rezoning will be adequate to ensure TRC's final agreement at the appropriate time.

The other conditions and ordinance clarifications in the January 15, 2016 letter are acceptable as stated.

Yours truly,

David Michaels
Manager

621 Eugene Court, Suite 103
Greensboro, NC 27401

PO Box 20706
Greensboro, NC 27420-0706

Phone: (336)378-8888
Fax: (336)378-8862

www.redwolfdevelopment.com

Citizens Information Meeting Report
Zoning Map Amendment Case 15-19

Submitted by: Mr. David Michaels on behalf of Redwolf Development Company, LLC

Notes from neighborhood meeting for 2000 Penny Road rezoning request held January 7, 2016 at Parkwood Baptist Church.

Attendance list is attached. A total of 20 people signed the attendance sheets. Notices were sent to 96 residents. 6 residents from Park Hill townhomes; 6 residents from Horney Road – mostly representing the church; 5 from Nottingham; 3 from Parkside

Meeting was opened by David Michaels, manager of Redwolf Development Company at 6:35 PM. Mr. Homer Wade was also in attendance and Mr. Wade is a principal with Borum, Wade and Associates engineers and surveyors.

An outline of Mr. Michaels presentation is attached along with a copy of a handout given to each person in attendance. A copy of the boundary survey of the site was shown and then a preliminary layout of the site with 69 townhouses shown was also presented and discussed. Mr. Michaels stated that this layout was illustrative only and that it had been submitted to the City of High Point TRC for comment so that Redwolf would have a better understanding of specific requirements of city staff as related to development of this site. Mr. Michaels cautioned that this layout was not final, was subject to change but that it would be helpful in guiding the discussion.

Question and answer period:

Mark Burkhart (Barnsdale) – turnaround or extension forward at end of Horney Road; retention pond impact on downstream ponds and sediment control; size of homes, number of bedrooms, price point; how will we get water into the pond and across the Piedmont Gas easement.

> Response: Horney Road would not be extended to Barnsdale Drive and would remain a dead end street unless property to the south is developed; the retention pond would function initially as a sediment trap and then as a wet detention pond. Mr. Wade explained that the pre-development and post-development stormwater flows would have to be maintained; townhomes would likely be very similar in size, price and style to those in Park Hill subdivision to the west. Site conditions will likely dictate that all units have at least one-car garages to accommodate parking; we have spoken with Piedmont Gas officials about crossing the gasline easement and have their regulations in hand and we are confident we can get water across the easement and into the pond.

Deborah Love (Parkhill) – traffic volume on Penny Road; future improvements to Penny Road and how that might impact her residence in Park Hill town homes.

> Response: we know that Penny road has a high volume of traffic but are not sure what improvements are currently planned or when; the City of High Point or maybe the NCDOT would handle any future improvements and would know more. We are dedicating additional right-of-way along Penny Road to accommodate future widening.

Jason Mikles (Windstream) – lives beside common area in Nottingham – concern about drainage coming off this site; question about marketability of these units due to proximity of Florence School and traffic concerns on Horney Road during AM unloading and PM loading of students; concern about buffers against his property and trying to save nice trees;

> Response: our site plan and drainage requirements would likely reduce the volume of water flowing toward his property by directing it to the proposed retention pond at the northeast corner of the property; we like the general area and feel that the proposed product will be marketable. I have observed the morning and afternoon school traffic and have met with the principal at Florence Elementary School and also discussed the school traffic with Donna Bell of Guilford County schools. There is about a 15 minute period between 7:45 and 8:00 AM that traffic backs up slightly on Horney Road but otherwise I see no concerns; we would preserve or install a Type C buffer along the northern property line and if there are nice trees that can be saved we will, but there will be grading of the site in this area and I can't say for sure what will be saved or lost. We specifically located his house on the site plan and noted that there is about 60 feet of common area controlled by the Nottingham HOA between his property line and this site so he already has more buffer than most.

Cynthia Walker (Parkhill) – traffic issues on Penny Road; traffic impact study requirements

> Response: we discussed the need for a traffic impact study for this site based on up to 69 dwellings with city transportation staff and were informed that no traffic study is required and that we were not planning to provide one.

Pete Scribner (Tuxford) – traffic impact study; hydrology studies; water line sizing and fire protection concerns.

> Response: see above re TIS – it is not required for this level of development; hydrology studies would be completed as we get further into the process but are not required at this time; the city fire department has reviewed the sketch plan and does not have apparent concerns about the ability of the 6" water main to serve this development.

Cal Sumpter (CHD Church) – improvements to Horney Road; how many entrances to Horney Road and any turn lanes on Horney Road;

> Response: city staff has indicated that they want Horney Road improved to the minimum NCDOT standard – we are trying to determine exactly what that means but do not have an answer as yet; the site plan we presented shows three entrances onto Horney Road but this is subject to change. I represented that there would be at least 2 entrances onto Horney as we have more than 50 lots proposed; there are already left and right turn lanes leaving Horney Road onto Penny Road and we would not expect to add any more.

Bob Busch (Parkhill) – what utilities are in Horney Road; how will site be served with water and sewer; how much control does Redwolf have with final builder; when and where is zoning meeting;

> Response: there is a 6" water line in Horney Road that will require a short extension. The sanitary sewer line will connect to an existing line in Windstream Way via an easement across common area in Nottingham subdivision (a copy of this is attached). We already have an agreement with the Nottingham HOA to acquire the necessary easement for this sewer line; Redwolf would design the final site plan in conjunction with a selected builder. Currently that builder has not been selected but we are talking with two that are interested in the site; the zoning meeting will be held in council chambers at city hall on 1/26/16 at 6 PM.

Larry Kreiss (Nottingham HOA, Maid Marion) – will Horney Road be improved with curb and gutter; encouraged folks to attend the zoning meeting;

> Response: it is possible that curb and gutter could be installed along our side of Horney Road but we can't say for sure at this time.

Sue Headley (Horney) – concern about annexation

> Response: her property would remain in Guilford County and would not be affected by this action.

Paul and Rebecca Krauss (Tuxford) – buffers near units that are close to the property line; privacy and grading issues;

> Response: The Type C buffer would be installed as discussed and grading requirements will be determined once the final site plan is determined.

Frank Marrasa (Tuxford) – concern about drainage near his property line; old sediment pits left from when church had started grading the site;

> Response: we will need to look more closely at the drainage near the common property line and will do what we can to ensure that water does not stand in this area; all the old sediment pits will be removed and replaced as this site is developed in accordance with an approved grading plan.

Rodney Quick (CHD Church) – more questions about Horney Road improvements and ability to handle traffic loads from 69 townhouses;

> Response: we feel that Horney road can accommodate the volume of traffic generated by this development. We are concerned about the heavy bus traffic already on this road for the school and will have further discussions with staff in regard to any required improvements to Horney Road.

Meeting was closed at 7:50 PM

To: Property Owners within 300 feet of 2000 Penny Road

RE: Meeting notice: Parkwood Baptist Church, 2107 Penny Road
January 7, 2016 from 6:30 to 8 PM.

Redwolf Development Company has requested a rezoning for property located at 2000 Penny Road. The City of High Point will hold a public hearing for this matter on January 26, 2016 and you should receive additional information from the City of High Point with details of this meeting. However, in support of our request, we are hosting an informational meeting at the location and time set forth above. I will be available to answer questions and discuss any concerns you may have about this request. The zoning we are requesting is a Conditional Use RM-8 classification which will permit a maximum of up to 8 homes per acre.

Site acreage	8.72 acres
Proposed zoning	CU RM-8
Proposed home sites	69 total

I encourage your comments and questions. If you cannot attend the meeting on January 7, then feel free to call me at 336-378-8888.

Yours truly,

David B. Michaels
Manager

2000 Penny Road – Conditional Use Rezoning

Citizens Information Meeting – January 7, 2016

1 Introduction - David Michaels, Redwolf Development Company
Homer Wade – Borum Wade and Associates & RDC

2 Thank the staff and congregation here at PBC.
3 Join me in a word of prayer to open the meeting.

4 Thanks for attending - please sign one of the attendance records.
5 High Point requires me to turn in a roster of those in attendance.

6 Handouts – copy of zoning map & informational letters from City of High Point.

7 Purpose of meeting:

A. Outline zoning proposal,
B. Receive your comments and concerns – please hold comments to the end.
C. Advise you of Zoning Commission public hearing – January 26 at 6:00 PM

8 Redwolf Development Company:

A. Redwolf formed in 1998,
B. We have developed numerous communities in Guilford and Forsyth counties:
   1) St Charles Place – Whites Mill Road
   2) Others include Trinity Lake, Candace Ridge, Chestnut Bend, Liberty Valley, McKenzie Place, Streamside, Scotland Ridge
C. Mr. Wade and I are the sole owners of Redwolf
D. I was involved in the Piedmont Centre site during early stages of development

9 Background

A. This property has been on the market for many months.
B. Prior to that it was owned by Community Holiness Deliverance Church
C. They had it rezoned in 1999 to current CU-PI
D. We have a contract to purchase it from current owner (NC Remodel Masters)
E. Feel that best use is residential.
F. Site constraints make it difficult for SFD lots so prefer townhomes

10 Proposed Rezoning

A. 8.72 acres total
B. Rezone from CU-PI to CU RM-8
C. RM-8 allows up to 8 units per acre
D. It provides transition from existing higher density (RM12 & PI) to existing lower density (RS9).

E. Other zoning conditions: (see handout)
   1) Prohibited: family care homes, multifamily dwellings (townhouses would be allowed), manufactured dwellings, temporary shelters, communication towers, parking lots, other minor uses.
   2) Maximum of 69 residential dwellings.
   3) No access to Penny Road.
   4) Dedicate additional right of way along Penny Road.
   5) Buffers will be required against
      (1) Parkside and Nottingham
         (a) Type C = 2 canopy, 3 understory and 17 shrubs per 100 feet
      (2) Penny Road and Horney Road
         (a) Street Yard = 2 canopy, 17 shrubs per 100 feet
   6) One retention pond will be required. Locate at rear of gas easement.

F. Transportation – no issues
   1) No street connection to existing neighborhoods
   2) All traffic to Penny Road

G. Utilities
   1) Water and sewer – public or private
   2) Underground electrical, gas, etc

H. HOA
   1) Will set up HOA to maintain retention pond and signage
   2) Will have deed restrictions, bylaws, etc.
   3) No active recreation proposed – Various parks close by

11 Questions & comments

A. I appreciate everyone coming out tonight to be involved in this process

B. I hope I have answered all your questions but there may be more

Comparable Densities:

Park Hill Townhomes	CU RM 12	up to 12 per acre 1700 sf/$130,000
Parkside	CU RS 9	9000 sf lots up to 4/acre $170-215,000
Nottingham	CU RS 9	$130-180,000
School	PI	
County Land	RS 40 / AG	

2000 Penny Road – Re-zoning

Neighborhood Meeting – January 7, 2016

Name(s)	Address	
Vicky Sampter	7609 Horney Rd, High Point, NC	✓
Rodney Quick	7609 Horney Rd. High Point	✓
Robert W. Busch	3531 Parkhill Crossing Dr. H.P.	✓
* James C. Kea	3808 Tutbury Dr Jamestown	✓
Sue Headley	7603 Horney Rd	✓
Jhaton Lyon	3519 Parkhill Crossing Dr.	✓
Cal Sumpter	Horney Road - church	✓
Deborah Love	3546 Parkhill Crossing Drive	✓
Rebecca Kraus	3701 Tuxford Lane	✓
Jason Mikles	3776 Windstream Way	✓
Larry Kreis	4020 Maid Marion Ct.	✓
Frank Marrara	3700 Tuxford Ln.	✓
Mark Brookhart	3327 Barnsdale Dr	✓
Lynn Brookhart	3327 Barnsdale Dr.	✓
Lane Beacom	3514 Parkhill	✓
Pete Scribner	3724 Tuxford Ln.	✓
Gloria Middleton	7609 Horney Rd. High Point N.C.	✓
Betty Wall	7609 Horney Rd. H.P. N.C.	✓

2000 Penny Road – Re-zoning

Neighborhood Meeting – January 7, 2016

Name(s)	Address
Cynthia Walke	3557 Parkhill Crossing Dr ✓
Marilyn Long	3543 Parkhill Crossing Dr ✓

2000 PENNY ROAD
Development Proposal

Handout (4 pages total)

Redwolf Development Company proposes to rezone 8.72 acres of vacant land located at 2000 Penny Road (northeast corner of Penny Road and Horney Road). It is our desire to develop this property for a residential subdivision. We are requesting that the zoning be changed from Conditional Use – Private Institutional to Conditional Use - Residential Multifamily – 8 (RM-8). The proposed style of houses would likely be townhomes similar to those located across Penny Road in the Park Hill Townhome development.

The proposed conditions to the zoning are as follows:

USES: Any of the land uses allowed in the Residential Multifamily-8 (RM-8) District and their customary accessory uses shall be permitted, subject to the development and dimensional requirements of the Residential Multifamily-8 (RM-8) District and the specific conditions listed in this ordinance.

The following uses shall be prohibited:

Residential Uses
Family Care Homes
Manufactured Dwellings (Class AA)
Multifamily Dwellings (including Condominiums)
Shelters, Temporary

Accessory Uses and Structures
Communication Towers (exceeding height limits of zoning district)
Communication Towers (not exceeding height limits of zoning district)
Disabled Motor Vehicles

Other Uses
Automotive Parking
High Mast Outdoor Lighting > 50' in height.
Temporary Events
Christmas Tree Sales

OTHER CONDITIONS:

Development and Dimensional Requirements: A maximum of sixty-nine (69) residential dwellings shall be permitted.

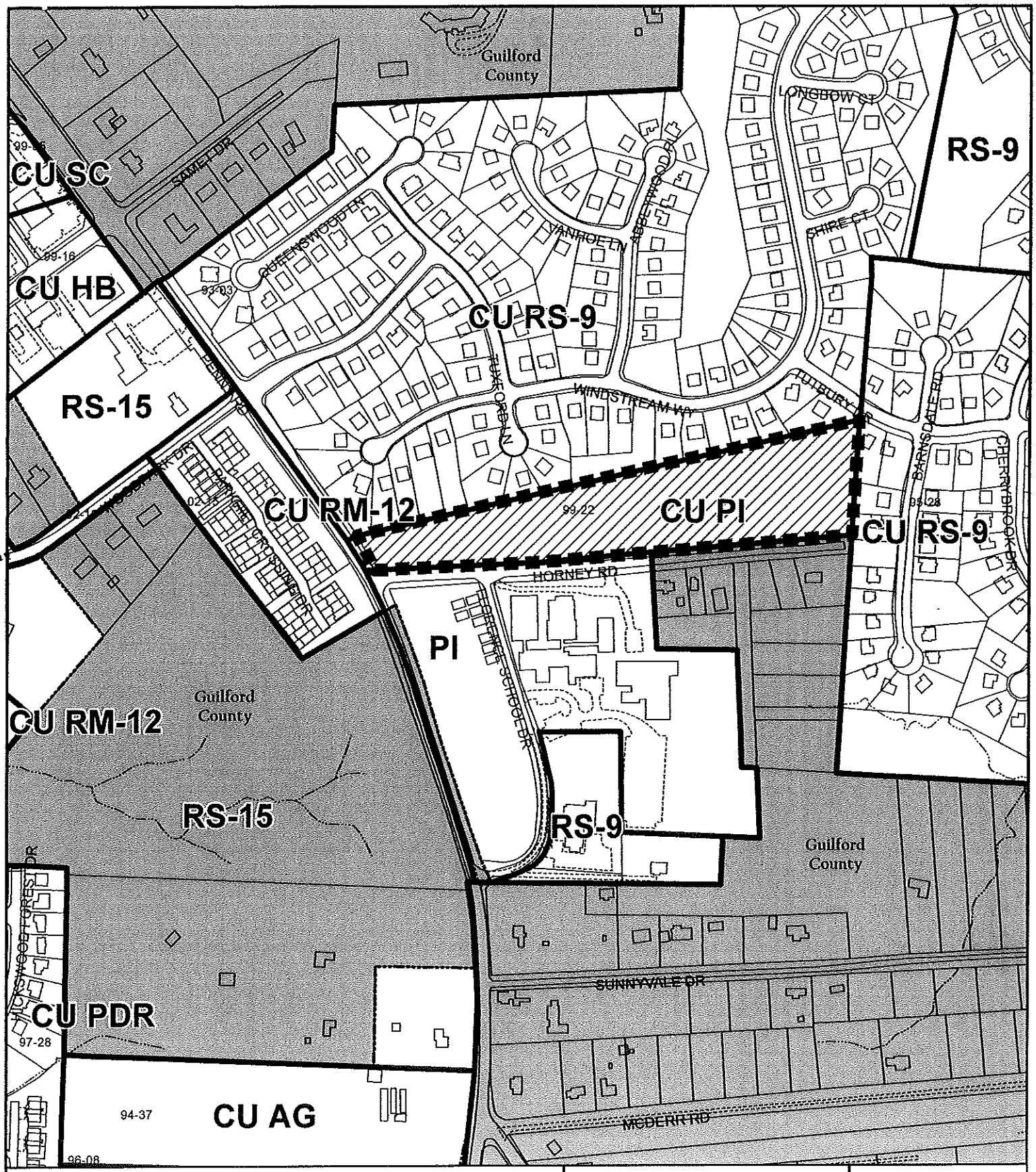
Landscaping, Buffers and Screening: The ordinance will require Type C buffer along the northern & eastern property lines and a street planting yard along Penny Road and Horney Road.

Transportation Conditions:

The property owner shall dedicate a minimum of forty-two feet of right-of-way as measured from the centerline of Penny Road.

A 20 foot by 20 foot sight distance chord shall be dedicated at the northeast corner of Penny Road and Horney Road.

Development of the site shall take access from Horney Road. No access shall be permitted from Penny Road.



ZONING CASE ZA15-19

From: CU PI
To: RM-8 or RM-12

Existing Zoning Boundary
Subject Property Boundary

Planning & Development Department

City of High Point

Date:

N

Scale: 1"=400'

G:/Planning/Secure/ba-pz/2015/pz/z15-19.mxd

HIGH POINT
NORTH CAROLINA'S INTERNATIONAL CITY™

City of High Point
Conditional Zoning District
Citizen Information Meetings

Anyone planning to file a zoning application for a conditional zoning district from the City of High Point is required to hold a citizen information meeting prior to filing the application. This requirement applies only to an application for a conditional zoning district or an application to amend a previously approved conditional zoning district. Conditional zoning is a type of zoning where property owners can impose specific conditions or restrictions on the development and use of their property, and where the conditions are enforceable by the City regardless of the property's future ownership.

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

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

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

Planning & Development Department, the applicant submits to the City a written report of the citizen information meeting(s). At a minimum, this report records the property owners notified; date, time and location of the meeting(s); the written description of the development proposal; and any comments, ideas or suggestions from citizens that were incorporated into the development proposal.

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

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

No condition can be included in a conditional zoning district that specifies ownership status, race, religion or characteristics of the development's occupants, the minimum size of a dwelling, the minimum value of buildings or improvements, or ones that otherwise excludes specific races, religions or classes of people.

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

Contact:

Planning & Development Department
336-883-3328
www.highpointnc.gov/plan/

Revised 02-28-11

REDWOLF
DEVELOPMENT COMPANY, LLC

November 19, 2015

Mr. Larry Kreis
President, Nottingham Homeowners Association, Inc.
4020 Maid Marion Court
Jamestown, NC 27282

RE: Agreement for Sewer Easement

Dear Larry,

As discussed, I am providing this letter to summarize our agreement for obtaining an easement to construct a sanitary sewer line across the Common Area located on Windstream Way in the Nottingham community. Our agreement is as follows:

1. The parties to the agreement are Redwolf Development Co., LLC, its successors or assigns, (Redwolf) and the Nottingham Homeowners Association, Inc. (HOA).

2. Redwolf intends to submit a proposed residential development plan and rezoning request to the City of High Point for an 8.72 acre tract of land that abuts the Nottingham subdivision.

3. Redwolf shall not request nor allow that more than eight (8) single-family units per acre be built in the proposed development. Units may be attached or detached single-family dwellings.

4. Upon approval of the proposed development by the City of High Point, the (HOA) will convey a 20' permanent easement and a 40' temporary construction easement for the construction of a sanitary sewer line and any necessary trenching, bore pits and temporary stockpiling of dirt as shown on the attached drawing by Borum, Wade and Associates (the Easement).

5. Upon execution of the Easement, Redwolf shall make a contribution to the HOA in the amount of $XX per linear foot for an approximate 200 feet easement for a total of XXXX

6. The proposed sanitary sewer line will be designed and constructed to the City of High Point standards and requirements and will be conveyed to the City of High Point for permanent maintenance upon completion.

621 Eugene Court, Suite 103
Greensboro, NC 27401

PO Box 20706
Greensboro, NC 27420-0706

Phone: (336)378-8888
Fax: (336)378-8862

www.redwolfdevelopment.com

7. As a condition of the approved development plan, Redwolf shall require that a minimum Type C landscaping buffer, as defined by the City of High Point development ordinance, be preserved and/or installed within the proposed development and along the common property line between the Nottingham subdivision and Redwolf's proposed development.

8. During the construction of the sanitary sewer line across the Common Area, Redwolf will minimize any tree cutting and removal and shall repair all disturbed areas on the Common Area as near as possible to their original condition and to the satisfaction of the HOA. Repairs shall include re-grading, sowing grass, mulching and repairing any asphalt pavement or concrete curb and gutters.

9. All costs related to the above items shall be paid by Redwolf.

I appreciate your assistance in this matter and if you have any questions or need further clarification about any of this information, please contact me to discuss.

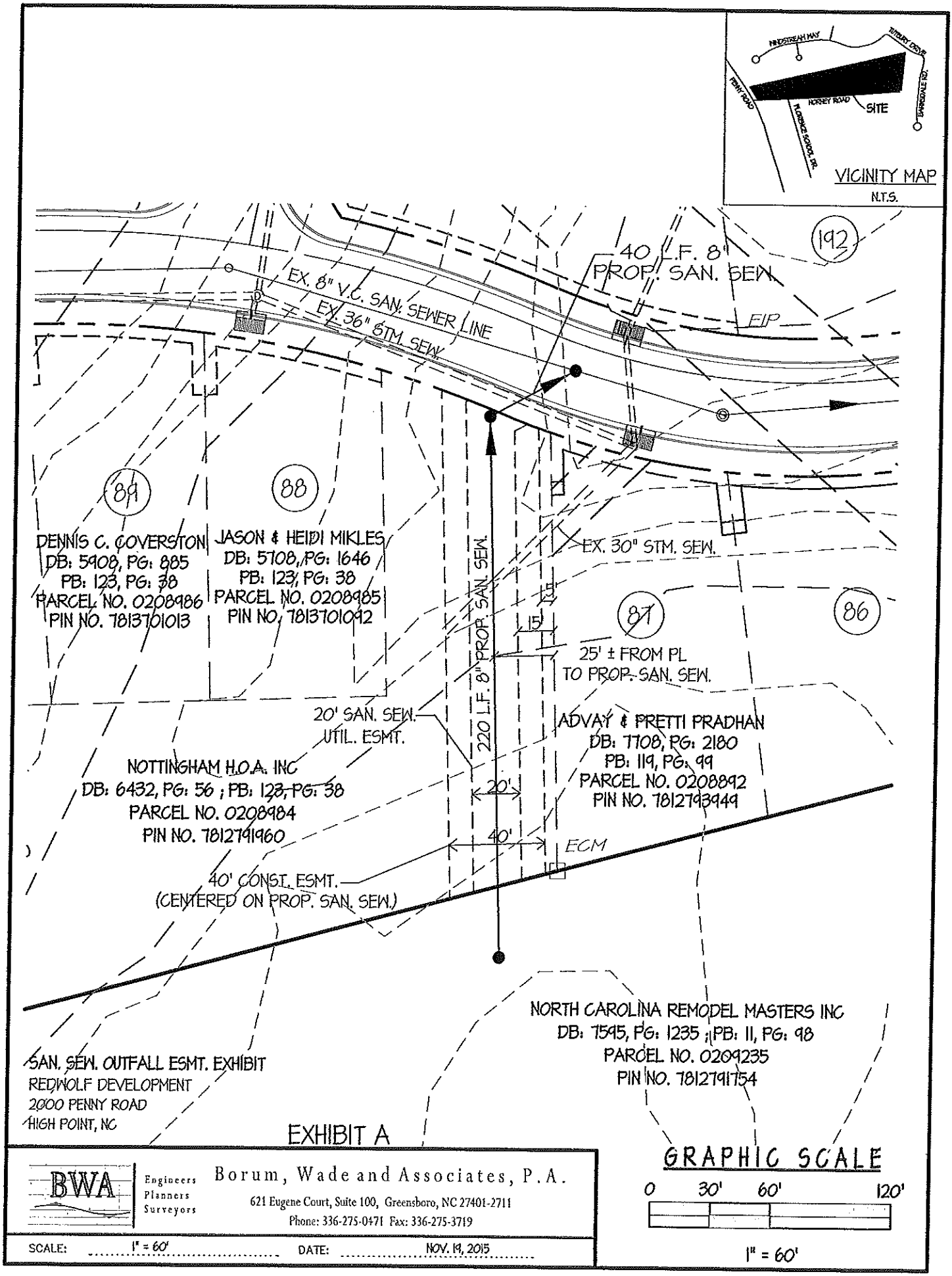
Yours very truly,

David B. Michaels
Manager

Agreed to this 19th day of November 2015

Name & Title: Larry L. Kreis, President, Nottingham Homeowners Association, Inc.

Name & Title: Peter R. Scribner, Board Member, Nottingham Homeowners Association, Inc.


VICINITY MAP
N.T.S.
SITE
NORSEY ROAD
PENNY ROAD
192
40 L.F. 8" PROP. SAN. SEW.
EX. 8" V.C. SAN. SEWER LINE
EX. 36" STM. SEW.
EIP
89
88
87
86
DENNIS C. COVERSTON
DB: 5908, PG: 885
PB: 123, PG: 38
PARCEL NO. 0208986
PIN NO. 7813701013
JASON & HEIDI MIKLES
DB: 5708, PG: 1646
PB: 123, PG: 38
PARCEL NO. 0208985
PIN NO. 7813701092
EX. 30" STM. SEW.
220 L.F. 8" PROP. SAN. SEW.
15'
15'
25' ± FROM PL
TO PROP. SAN. SEW.
20' SAN. SEW.
UTIL. ESMT.
ADVAY & PRETTI PRADHAN
DB: 7708, PG: 2180
PB: 119, PG: 99
PARCEL NO. 0208892
PIN NO. 7812793949
NOTTINGHAM H.O.A. INC
DB: 6432, PG: 56 ; PB: 123, PG: 38
PARCEL NO. 0208984
PIN NO. 7812791960
20'
40'
ECM
40' CONST. ESMT.
(CENTERED ON PROP. SAN. SEW.)
NORTH CAROLINA REMODEL MASTERS INC
DB: 7545, PG: 1235 ; PB: 11, PG: 98
PARCEL NO. 0209235
PIN NO. 7812791754
SAN. SEW. OUTFALL ESMT. EXHIBIT
REDWOLF DEVELOPMENT
2000 PENNY ROAD
HIGH POINT, NC
EXHIBIT A
BWA
Engineers
Planners
Surveyors
Borum, Wade and Associates, P.A.
621 Eugene Court, Suite 100, Greensboro, NC 27401-2711
Phone: 336-275-0471 Fax: 336-275-3719
SCALE: 1" = 60'
DATE: NOV. 19, 2015
GRAPHIC SCALE
0
30'
60'
120'
1" = 60'

CITY OF HIGH POINT
AGENDA ITEM

Title: Authorize Write-off of Delinquent Utilities Accounts Receivables

From: Jeffrey A Moore, Financial Services Director & T. Robert Martin, Customer Services Director

Meeting Date: May 2, 2016

Public Hearing: No

Advertising Date / Advertised By: N/A -

Attachments: History of Utilities Receivables Write-offs

PURPOSE:
The Financial Services and Customer Services Departments recommend that the City Council authorize them to write-off the delinquent utilities receivables remaining from the Fiscal Year 2011-2012 from the general ledger for accounting purposes.

BACKGROUND:
North Carolina law allows the City to write-off uncollected utility accounts when they become three years old. It is the City's practice to annually clear the financial records of these outstanding accounts prior to fiscal year end. The City's accounting staff continues to annually review and evaluate the collectability of all outstanding amounts and makes accounting adjustments on the balance sheet. Although these amounts are being written off of the City's accounting records, the Customer Services Department continues to make efforts to collect these debts via a variety of methods, including our outstanding successes through the NC Debt Setoff Program in connection with our partnership with the NC Department of Revenue which has collected over $2,946,641 in outstanding utility debts since we began that program in 2002.

BUDGET IMPACT:
These amounts have already been "reserved" at 100% of their value during the audit for fiscal year June 30, 2015. There is no additional impact for the procedural approval to write these amounts off for accounting purposes. Recoveries of prior amounts written off are recognized as income for collections of prior accounts receivable charged off.

We are most impressed with our Customer Services Department staff whose collections efforts average 99.62% for this year.

RECOMMENDATION / ACTIONS REQUESTED:
City Council is requested to authorize the Financial Services Director to write-off $618,098 for original billings from the fiscal year 2011-2012.

City of High Point
Historical Utilities Charge-Offs

DATE	FISCAL YR	CHG'D OFF AMT	PERCENTAGE	BILLINGS
6/30/1987	1983-1984	$105,107.75	0.275	$38,288,424.88
6/30/1988	1984-1985	$114,691.42	0.260	$44,088,136.22
6/30/1989	1985-1986	$174,916.41	0.419	$41,719,428.08
6/30/1990	1986-1987	$231,105.92	0.439	$52,587,284.13
6/30/1991	1987-1988	$167,740.45	0.300	$55,868,789.86
6/30/1992	1988-1989	$175,247.40	0.305	$57,415,634.87
6/30/1993	1989-1990	$171,290.09	0.285	$60,046,327.21
6/30/1994	1990-1991	$176,895.35	0.271	$65,267,674.68
6/30/1995	1991-1992	$175,309.67	0.255	$68,882,417.05
6/30/1996	1992-1993	$268,350.33	0.377	$71,648,883.75
6/30/1997	1993-1994	$413,031.97	0.538	$76,787,298.33
6/30/1998	1994-1995	$243,676.84	0.298	$81,884,177.65
6/30/1999	1995-1996	$337,946.82	0.384	$88,030,891.21
6/30/2000	1996-1997	$244,765.83	0.285	$85,744,208.77
6/30/2001	1997-1998	$249,765.83	0.262	$95,470,156.98
6/30/2002	1998-1999	$218,381.33	0.228	$95,526,975.82
6/30/2003	1999-2000	$172,092.40	0.163	$105,820,760.30
6/30/2004	2000-2001	$177,065.01	0.165	$107,496,977.06
6/30/2005	2001-2002	$222,393.40	0.203	$109,521,564.33
6/30/2006	2002-2003	$223,780.98	0.191	$117,220,626.71
6/30/2007	2003-2004	$263,789.81	0.220	$119,847,582.87
6/30/2008	2004-2005	$413,510.26	0.341	$121,248,738.27
6/30/2009	2005-2006	$349,965.32	0.261	$134,296,214.52
6/30/2010	2006-2007	$400,146.77	0.297	$134,587,635.64
6/30/2011	2007-2008	$492,965.82	0.342	$143,939,788.84
6/30/2012	2008-2009	$560,802.18	0.385	$145,493,985.94
6/30/2013	2009-2010	$619,747.81	0.412	$150,487,134.99
6/30/2014	2010-2011	$713,557.63	0.440	$163,525,999.00
6/30/2015	2011-2012	$618,098.00	0.380	$163,930,969.00

HIGH POINT UNIVERSITY

Mayor Bill Bencini
City of High Point
211 S. Hamilton Street
High Point, NC 27260

RE: North Avenue

Dear Mayor Bencini,

High Point University would like to ask the High Point City Council to "remand" the North Avenue decision back to the Planning & Zoning Commission in a continued effort to work with the residents that were in opposition. We are in continued dialogue and feel it is in the best interest to work towards a positive recommendation from Planning & Zoning prior to a City Council decision. Please let me know if this is acceptable.

Sincerely,

Barry S. Kitley
Director of Special Projects

HIGH POINT UNIVERSITY
ONE UNIVERSITY PARKWAY, HIGH POINT, NORTH CAROLINA 27268 (336) 841-9000
WWW.HIGHPOINT.EDU

CITY OF HIGH POINT
AGENDA ITEM

Title: **Street Abandonment 16-02**
(High Point University)

From: Lee Burnette, Planning & Development Director

Meeting Date: May 2, 2016

Public Hearing: Yes

Advertising Date: March 25, 2016 and April 1, 8 & 16, 2016

Advertised By: Planning & Development

Attachments:
A. Planning and Zoning Commission Recommendation
B. Staff Report
C. Resolution of Abandonment

PURPOSE:
A request by High Point University to abandon the eastern portion (approximately 72 feet) of the North Avenue right-of-way. The portion of North Avenue to be abandoned is lying west of N. Centennial Street.

BACKGROUND:
Staff report and the Planning & Zoning Commission's recommendation is enclosed.

BUDGET IMPACT:
There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:
On March 22, 2016, a public hearing was held before the Planning and Zoning Commission regarding Street Abandonment 16-02. The Planning & Zoning Commission recommended denial of Street Abandonment Case 16-02 by a vote of 6-1.

The applicant has submitted a letter requesting this Street Abandonment application be continued to the June 20, 2016 City Council meeting. The Council may take one of the following actions pertaining to this request:

1) Continue the case as requested by the applicant.
2) Hold the public hearing and take action on this application.

PLANNING AND ZONING COMMISSION RECOMMENDATION

High Point University Street Abandonment 16-02

At its March 22, 2016 public hearing, the Planning and Zoning Commission reviewed Street Abandonment 16-02. All members of the Commission were present; except for Mr. John McKenzie.

Speaking in favor of the request:

Speaking on behalf of the applicant was Mr. Barry Kitley, Director of Special Projects Facilities & Auxiliary Operations at High Point University. Mr. Kitley stated that this particular intersection is at one of the entrances into the High Point University campus and it helps to simplify the intersection by reducing it from a 4-way to a 3-way intersection. He said only about seven residents will be impacted and abandonment will delay residents by about 30 seconds as they can enter & exit their neighborhood via alternate routes.

Also speaking in favor was Ms. Judy Stalder who spoke on behalf of her property management clients, Mr. & Mrs. Ronald Ammons of 509 North Avenue. Ms. Stalder said her client; currently rent their property to a university employee and having this become a dead-end street would make the property easier to rent and potentially increase its rental potential in the future.

Speaking in opposition of the request:

Speaking in opposition of the request were the following property owners from the abutting neighborhood. Mr. Melvin Parker, 719 Forrest Street; Ms. Constance Archie, 406 North Avenue; Ms. Doris Byers, 510 North Avenue and Mr. Michael Sawyer, 513 North Avenue. These speakers expressed the following comments and concerns:

- The request reduced access to their homes on North Avenue and on adjoining streets;
- The abandonment provides no benefit to North Avenue property owners;
- Property owners who rent their home stated the direct access, via North Centennial street, is a key marketing point to potential renters;
- Abandonment will be an inconvenience to North Avenue property owners and it is unfair to force these residences to use alternate routes to enter & exit their neighborhood. It will also place more trips on the other street in the neighborhood and impact those property owners;
- It will delay emergency response times;
- The request only benefits High Point University, which is on the other side of N. Centennial Street; it provides no benefits to the residents who live on North Avenue.

The Commission requested input from the Transportation Department as to if there were any safety concerns at this intersection. Ms. Vickie Embry, transportation engineer for the City of High Point, stated the Transpiration Department has not identified any safety issues with the current configuration of this intersection. She stated that in the last five years there were only two crashes at this intersection, both of which were rear-end collisions of vehicles turning into the campus. This problem was addressed with the installation of left-hand turn lanes for south bound traffic to turn into the campus. Ms. Embry also added that she would not want to see North Avenue abandoned in the name of safety concerns that have not been clearly documented and studied by the Transportation Department.

The Commission also asked staff if it is unprecedented to close an improved street that is currently used by the public. Mr. Shannon responded that it's not necessarily unprecedented, but rather the City doesn't often receive requests to abandon existing improved streets. The vast majority of the street abandonment requests have been for unimproved streets (i.e. paper streets).

The Planning and Zoning Commission recommended denial of Street Abandonment Case 16-02, by a vote of 6-1.

CITY OF HIGH POINT
PLANNING AND DEVELOPMENT DEPARTMENT

STAFF REPORT
STREET ABANDONMENT CASE 16-02
March 22, 2016

Request	
Applicant: High Point University	**Proposal:** A request by High Point University to abandon the eastern portion (approximately 72 feet) of the improved (paved) segment of the North Avenue right-of-way. The portion of North Avenue to be abandoned is lying west of N. Centennial Street.

Adjacent Streets		
Name:	**Classification:**	**Right-of-Way and Pavement Width:**
North Avenue	Local street	50-foot wide right-of-way; 33-foot wide paving with curb and gutter

Adjacent Property Zoning and Current Land Use		
North	Residential Single Family-7 (RS-7) District	Undeveloped parcel
East	Residential Single Family-7 (RS-7) District	N. Centennial Street right-of-way
South	Residential Single Family-7 (RS-7) District	Undeveloped parcel
West	Residential Single Family-7 (RS-7) District	North Avenue right-of-way

Analysis

High Point University has submitted this request to abandon an improved portion of the North Avenue right-of-way (ROW), lying directly west of N. Centennial Street. The University owns the abutting parcels (to the north and south) of this portion of North Avenue and desires abandonment in order to eliminate North Avenue traffic directly accessing N. Centennial Street. High Point University proposes to remove the pavement and landscape this area and incorporate it into the green area it has established on the west side of N. Centennial Street.

This four-way intersection is within the Core City Area. Such intersections are not uncommon throughout the Core City Area or other older higher density portions of the City, and no public safety issues have been identified at this location by the Transportation Department. The remaining portion of North Avenue will still be a public ROW, thus not depriving adjacent property owner of access to their property. However, abandonment of this portion of North Avenue will alter historically established vehicular and pedestrian access patterns that have been used by residents of this neighborhood since it was developed in the late 1930s. If approved, vehicular and pedestrian traffic will be have to use other adjacent streets for ingress and egress into their North Avenue properties from N. Centennial Street.

Findings & Recommendations

The University has provided conceptual sketch plans depicting the installation of a cul-de-sac or T-turn around to serve the property owners on the remaining public portion of North Avenue; however, no official submittals have been made to date. Installation of a cul-de-sac will serve the property owners and eliminate the hazard to larger public and private service vehicles (fire trucks, garbage trucks, moving trucks, mail/FedEx deliver trucks, etc.) from having to back-up over 450 feet when servicing this area. However, the installation of a cul-de-sac cannot be a condition of approval for abandonment of this ROW. In similar street abandonments in the past, approval of the street abandonment is delayed until street plans are submitted and approved by the Technical Review Committee (TRC), and the permits are secured. A street abandonment request cannot be conditioned.

The City of High Point Technical Review Committee (TRC) has reviewed this request and identified several public utilities within this ROW. If it is the desire of the Planning and Zoning Commission and City Council to approve this request, the following easements must be retained:

1) Retention of a 20-foot wide sanitary sewer line easement centered over existing sewer lines within and crossing the right-of-way;
2) Retention of a 15-foot wide potable water line easement centered over existing water line lines within and crossing the right-of-way; and
3) Retention of a 30-foot Piedmont Natural Gas easement, centered over all existing gas lines within and crossing the right-of-way.
4) Retention of a 20-foot wide NorthState Communication easement, centered over all of their existing lines & underground facilities within and crossing the right-of-way.

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.

STREET ABANDONMENT SA16-02

Applicant: High Point Universary

Area: 0.10 acres

Location of requested street abandonment

Previously abandoned right-of-ways

Planning & Development Department

City of High Point

Date: March 9, 2016

N

Scale: 1"=200'

G:/Planning/Secure/ba-pz/2016/pz/sa16-02.mxd

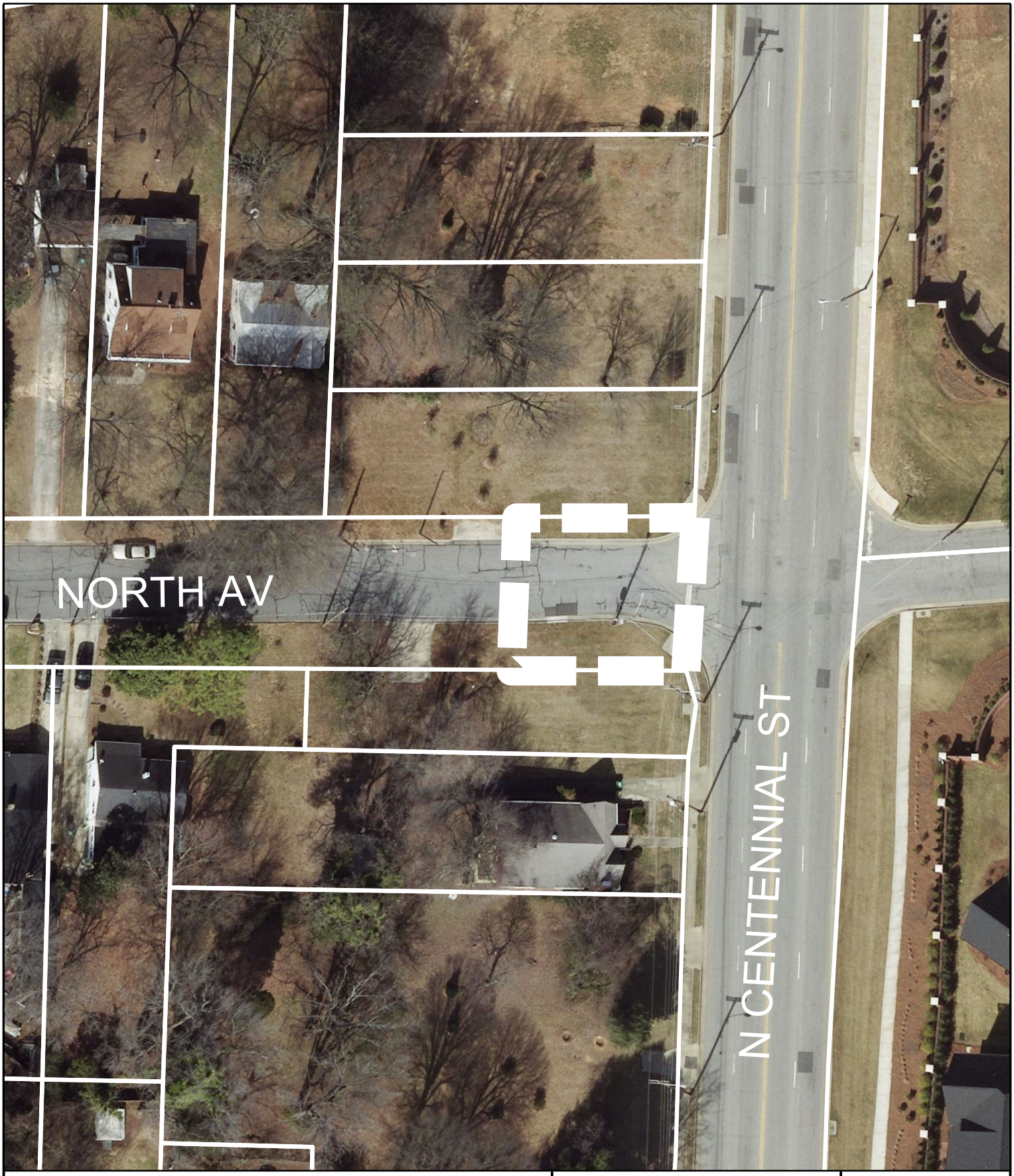
Attachments: Photographs (March 2016) and Aerial (February, 2014)

Looking eastward from North Avenue towards N. Centennial Street

PH
STOP
HIGH POINT UNIVERSITY

North Ave
N Centennial St
PUBLIC HEARING
PH
883-3328

Looking westward from N. Centennial Street towards North Avenue.



STREET ABANDONMENT SA16-02

Applicant: High Point Universary

Area: 0.10 acres

Location of requested street abandonment

Previously abandoned right-of-ways

Planning & Development Department

City of High Point

Date: March 9, 2016

N

Scale: 1"=50'

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Citizens Information Meeting Report
Street Abandonment 16-02

Submitted by: Mr. Barry Kitley, on behalf of
High Point University

Date: March 9 2016

To: City of High Point, Planning & Development Dept.

From: High Point University, Barry Kitley
Director of Special Projects

Subject: North Avenue Closure Citizens Information Meeting

High Point University notified a total of 10 property owners representing 15 properties on North Avenue or in the vicinity of the request. Please see attached map and address list. In our notification, we included a map and information of the proposed closure. High Point University is seeking to close a portion of North Avenue from the western limits of the Centennial Street Right-of-Way, west along North Avenue for approximately 72 L.F. High Point University is requesting this portion of North Avenue to be abandoned due to increased traffic loads resulting from the recent residential developments into adjacent Alumni Avenue.

High Point University offered the opportunity to meet individually with each owner and offered a joint meeting on campus (Plato Wilson Commerce Building) on February 24, 2016. At the meeting, one property owner that owns rental property on 406 North Avenue attended. We did meet individually with two homeowners. One meeting was at the home of 510 North Avenue and the other on High Point University's campus with the owner of 513 North Avenue. A fourth rental property owner, 509 North Avenue, had a phone conversation with High Point University.

At the Citizens' Meeting, Royal Hinshaw from Davenport Engineering presented his firm's traffic analysis of the area. In summary, removing the access of North Avenue onto Centennial reduces the number of conflict points, improved the Level of Service reducing the projected delay under 2018 future conditions by approximately 30 percent and simplifies the intersection. The analysis indicated that the adjacent streets, Sherwood Place and Woodrow Avenue, have sufficient capacity to accommodate rerouting of the existing traffic on North Avenue with no degradation to the Level of Service of the intersections of these streets with Centennial Street. The analysis also projected the increase in travel time due to this rerouting to be approximately 30 seconds. It should also be noted that while the intersection of Centennial Street and North Avenue / Alumni Avenue operates satisfactorily under current conditions. It is projected that under 2018 future conditions, assuming a typical 2% growth in traffic on Centennial Street, the Level of Service is projected to fall to a 'D', indicating difficulty for left turning traffic off of North Avenue to find adequate gaps to safely turn onto Centennial Street. While the engineer was not present when we met individually with the other two homeowners, it was explained that Alumni Avenue has an increased volume of traffic due to additional residential units utilizing the intersection.

Please note, the information packet to the property owners included a North – T type turnaround. High Point University has revised the plan to include a cul-de-sac that meets all City specifications.

Of the four responses, three did not see the value in a cul-de-sac while the remaining response thought the idea would add value to the property. We invited everyone to the P&Z meeting in March. Further, having noticed the date was incorrectly stated, we have sent a correction and reminder letter to all property owners that also includes the new cul-de-sac layout.

February 17, 2016

Homeowner
Address
City, State, Zip

Re: High Point University Request to Close a Portion of North Avenue

Greetings! High Point University would like to invite you to a community meeting on Wednesday, February 24th at 6:00pm on our Campus. The meeting is being held to inform and discuss a potential modification that would close a portion of North Avenue (approximately 72 feet) from Centennial to the west. Please see attached map. If you are unable to attend this community meeting, please feel free to contact me and we can discuss via phone or meet at a later time/date. We want to insure you are informed and hear your opinions.

More specifically, High Point University has filed an application with the City of High Point that would close North Avenue from the western limits of the Centennial Street Right-of-Way, west along North Avenue for approximately 72 L.F. High Point University is requesting this portion of North Avenue to be abandoned due to increased traffic loads resulting from the recent residential developments into adjacent Alumni Avenue.

The Street Abandonment Application was submitted on February 9, 2016 with a regular meeting of the City of High Point Planning & Zoning Commission scheduled for March 24, 2015 at 6:00pm. Those meetings are held in the City Council Chambers.

Prior to the Planning & Zoning meeting, please join us on February 24th to discuss our application. We will be meeting at the Wilson School of Commerce, Board Room (Rm 212). Please see attached map for directions and parking. Please do not hesitate to call me if you have questions, Barry Kitley, at 841-9363.

Sincerely,

Barry Kitley
Director of Special Projects

March 9, 2016

Homeowner
Address
City, State, Zip

Re: High Point University Request to Close a Portion of North Avenue

Greetings! High Point University would like to update you on a correction from our last letter. The Street Abandonment Application for North Avenue that was submitted has a regular meeting of the City of High Point Planning & Zoning Commission scheduled for March 22, 2016 at 6:00pm *(not March 24 as mentioned in the previous letter)*. This meeting will be held in the City Council Chambers. If you have any questions regarding this meeting please call the City of High Point Planning Department at 336-883-3328.

Also, please see revised drawing that was originally a T-type turnaround. We now propose a traditional cul-de-sac that meets all City standards and specifications.

Sincerely,

Barry Kitley
Director of Special Projects

N. CENTENNIAL ST.
MONTLIEU AVE
ALUMNI AVE.
FOUNDERS ST.
ZENITH LANE
UNIVERSITY AVE.
NORTH AVE.
POINT PLACE
PANTHER DR.
EXTRAORDINARY WAY
PANTHER DR.
MONTLIEU AVE
Park Here
Enter at Wilson School of Commerce, Room 212

Sign-In Sheet

Citizens Information Meeting
February 24, 2014
High Point University
North Avenue Street Abandonment

Name		Address
Constance Gathings	406 North Avenue	578 Bedford Park Drive, W-S, NC 27107

North Avenue Request Notification List

Name	Property Address	City	State	Zip	Reference
Rafael and Silvia Tavares	323 Hickory Lane	High Point	NC	27265	501 North Ave
William Barbot	507 North Ave	High Point	NC	27262	507 North Ave
Ronald Ammons	212 Dilworth Road	High Point	NC	27265	509 North Ave
					511 North Avenue
Michael Sawyer	513 North Avenue	High Point	NC	27262	513 North Avenue
Austin Oquinn LLC	221 Cascade Drive	High Point	NC	27265	515 North Avenue
Austin Oquinn LLC	221 Cascade Drive	High Point	NC	27265	512 North Avenue
Jimmie Byers & Doris Evans	510 North Avenue	High Point	NC	27262	510 North Avenue
James Baker	P.O. Box 75	Summerton	SC	29148	814 Denny Street
WBM Holdings	P.O. Box 325	Trinity	NC	27370	812 Denny Street
Constance Archie	578 Bedford Park Drive	Winston-Salem	NC	27107	406 North Avenue
					407 North Avenue
Austin Oquinn LLC	221 Cascade Drive	High Point	NC	27265	409 North Avenue
Austin Oquinn LLC	221 Cascade Drive	High Point	NC	27265	404 North Avenue
Francis Leak	301 Church Street	Thomasville	NC	27360	810 Denny Street

Sherwood Pl
Forrest St
Denny St
North Av
N Centennial St
Woodrow Av
728
915
913
726
911
724
722
909
720
907
718
401
405
407
409
915
913
911
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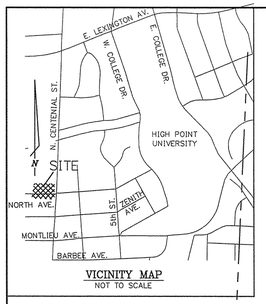
SKETCH PLAN
PERMANENT 'T' TURNAROUND
NORTH AVENUE
AT INTERSECTION OF CENTENNIAL ST.
FOR
HIGH POINT UNIVERSITY

CITY OF HIGH POINT
GUILFORD COUNTY – NORTH CAROLINA

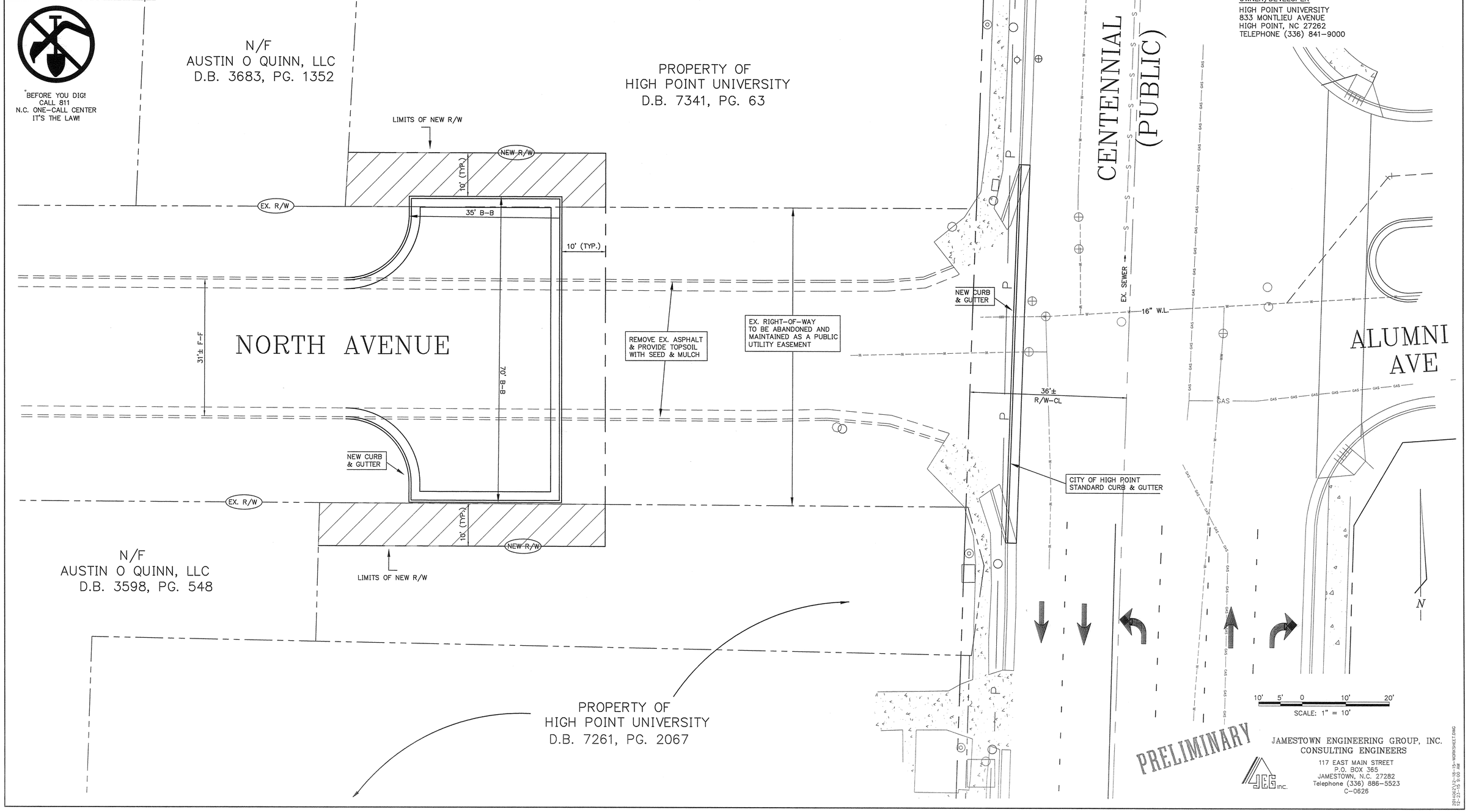
DECEMBER, 2015
JOB No. 2014062

OWNER/DEVELOPER
HIGH POINT UNIVERSITY
833 MONTLIEU AVENUE
HIGH POINT, NC 27262
TELEPHONE (336) 841-9000



VICINITY MAP
NOT TO SCALE

BEFORE YOU DIG!
CALL 811
N.C. ONE-CALL CENTER
IT'S THE LAW!



PRELIMINARY

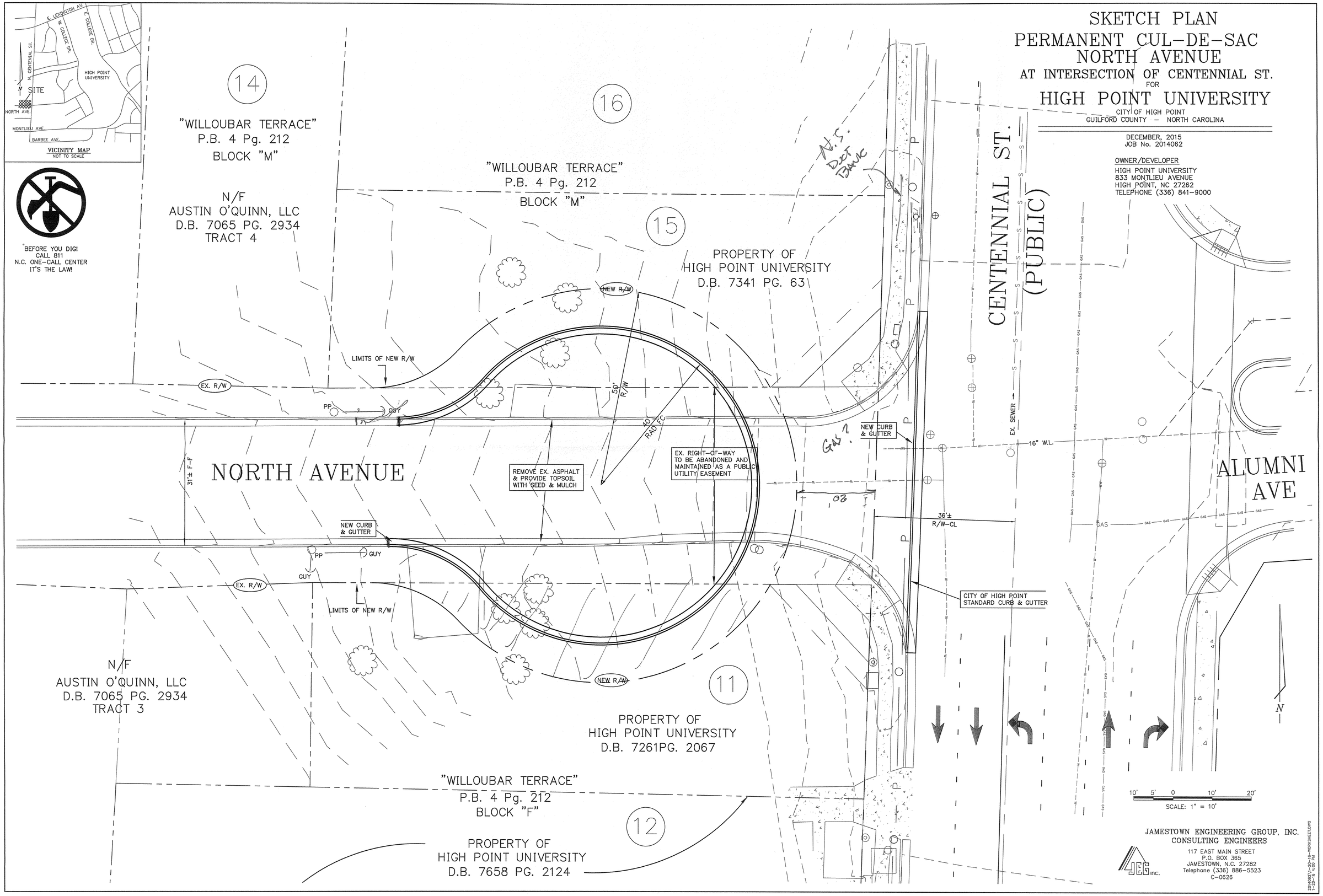
JAMESTOWN ENGINEERING GROUP, INC.
CONSULTING ENGINEERS
117 EAST MAIN STREET
P.O. BOX 365
JAMESTOWN, N.C. 27282
Telephone (336) 886-5523
C-0626

2014062\12-18-15-WORKSHEET.DWG
12-22-15 8:00 AM

SKETCH PLAN
PERMANENT CUL-DE-SAC
NORTH AVENUE
AT INTERSECTION OF CENTENNIAL ST.
FOR
HIGH POINT UNIVERSITY
CITY OF HIGH POINT
GUILFORD COUNTY – NORTH CAROLINA

DECEMBER, 2015
JOB No. 2014062

OWNER/DEVELOPER
HIGH POINT UNIVERSITY
833 MONTLIEU AVENUE
HIGH POINT, NC 27262
TELEPHONE (336) 841-9000



JAMESTOWN ENGINEERING GROUP, INC.
CONSULTING ENGINEERS
117 EAST MAIN STREET
P.O. BOX 365
JAMESTOWN, N.C. 27282
Telephone (336) 886-5523
C-0626

2014062\1-20-16-WORKSHEET.DWG
2014062\1-20-16

Community Development & Housing Department

Public Hearing
on the
2016-17 Annual Action Plan

May 2, 2016

HIGH POINT
NORTH CAROLINA'S INTERNATIONAL CITY™

Agenda

- Overview
- Housing Needs
- Proposed Action Plan
- Wrap up

HIGH POINT
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Strengthening Neighborhoods

Our goal is to strengthen neighborhoods by:

- Providing decent, affordable housing for low-to-moderate income families;
- Promoting neighborhood and economic development;
- Assisting with the provision of services for homeless populations; and
- Strategic code enforcement.

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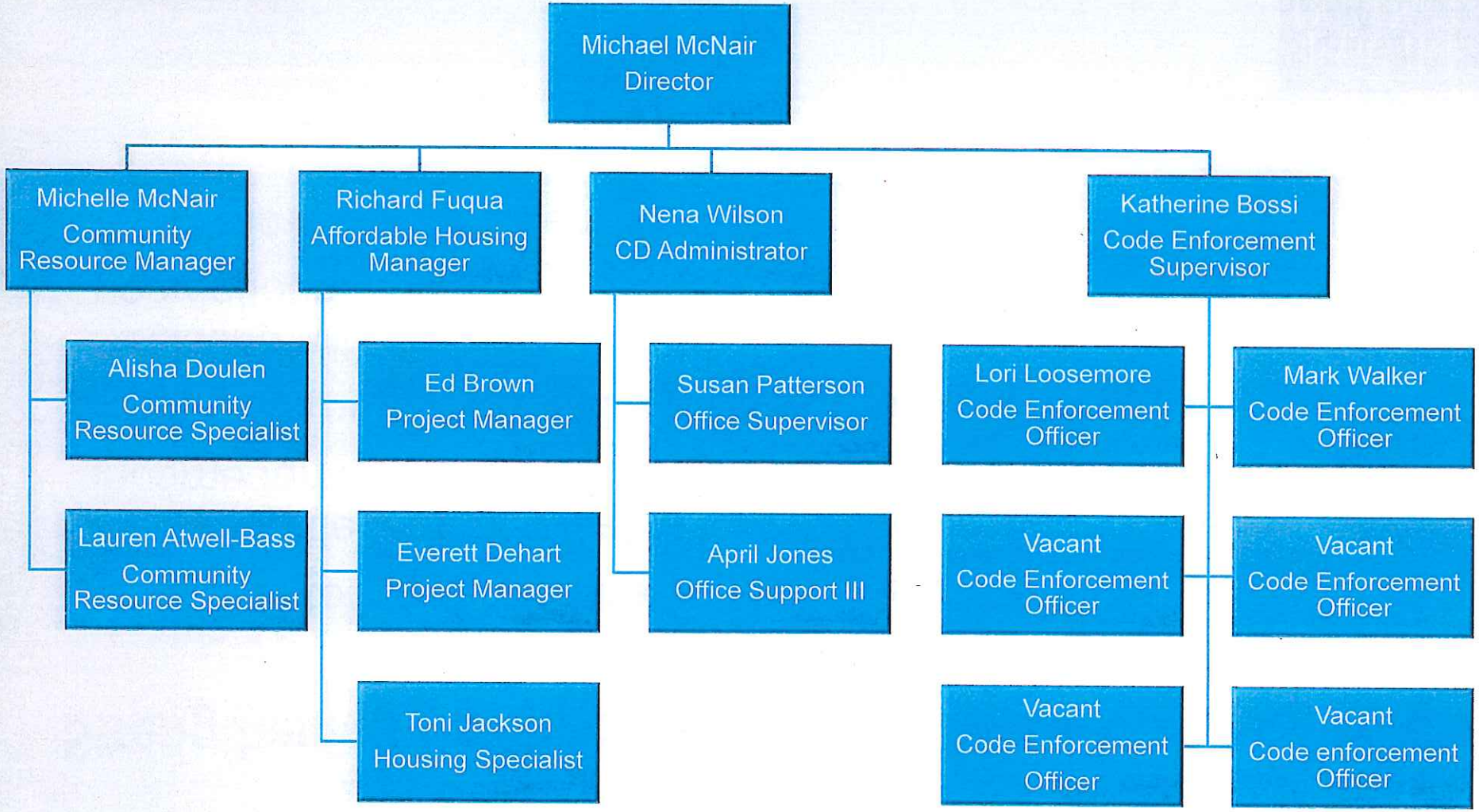
Michael McNair
Director
Michelle McNair
Community Resource Manager
Richard Fuqua
Affordable Housing Manager
Nena Wilson
CD Administrator
Katherine Bossi
Code Enforcement Supervisor
Alisha Doulen
Community Resource Specialist
Lauren Atwell-Bass
Community Resource Specialist
Ed Brown
Project Manager
Everett Dehart
Project Manager
Toni Jackson
Housing Specialist
Susan Patterson
Office Supervisor
April Jones
Office Support III
Lori Loosemore
Code Enforcement Officer
Vacant
Code Enforcement Officer
Vacant
Code Enforcement Officer
Mark Walker
Code Enforcement Officer
Vacant
Code Enforcement Officer
Vacant
Code enforcement Officer

2015 Income Levels

Persons in Household	30% Median	50% Median	80% Median	100% Median
1	$11,770	$18,900	$30,250	$37,800
2	$15,930	$21,600	$34,600	$43,200
3	$20,090	$24,300	$38,900	$48,600
4	$24,250	$27,000	$43,200	$54,000
5	$28,410	$29,200	$46,700	$58,350
6	$31,350	$31,350	$50,150	$62,650
7	$33,500	$33,500	$53,600	$67,000
8	$35,650	$35,650	$57,050	$71,300

Annual Funding Sources

The expected CDBG allocation for 2016-17 = $832,055

- CDBG program objectives:
  - providing decent housing,
  - a suitable living environment, and
  - opportunities to expand economic opportunities, principally for low/mod persons.

The expected HOME program allocation for 2016-17 = $360,207

- HOME program objectives:
  - build, buy, and/or rehabilitate affordable housing for rent, or
  - homeownership, or
  - provide direct rental assistance to low-income people.

Council annually appropriates $120,000 to support infill development

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Proposed 2016-17 Annual Action Plan

Projected Resources and Expenditures

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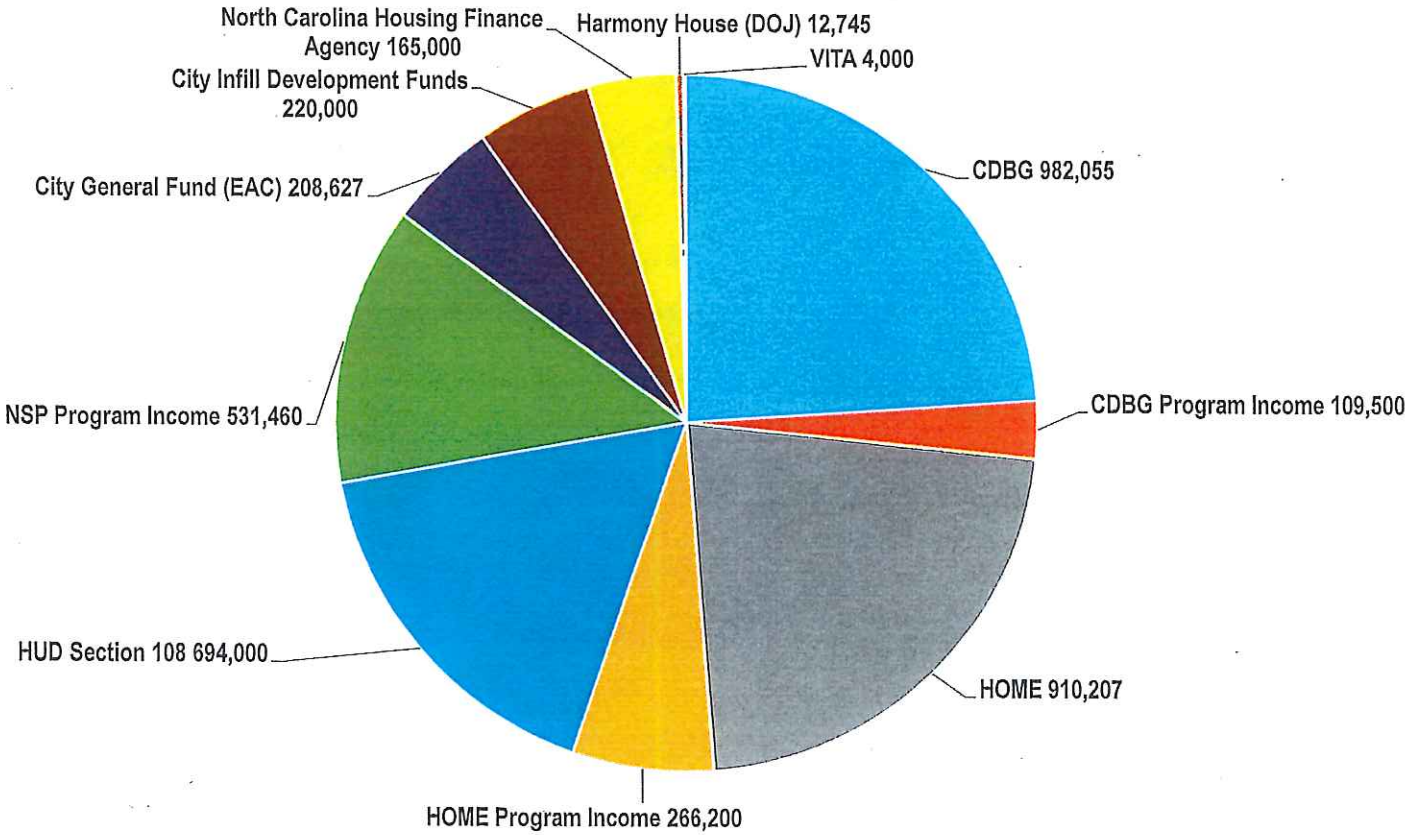
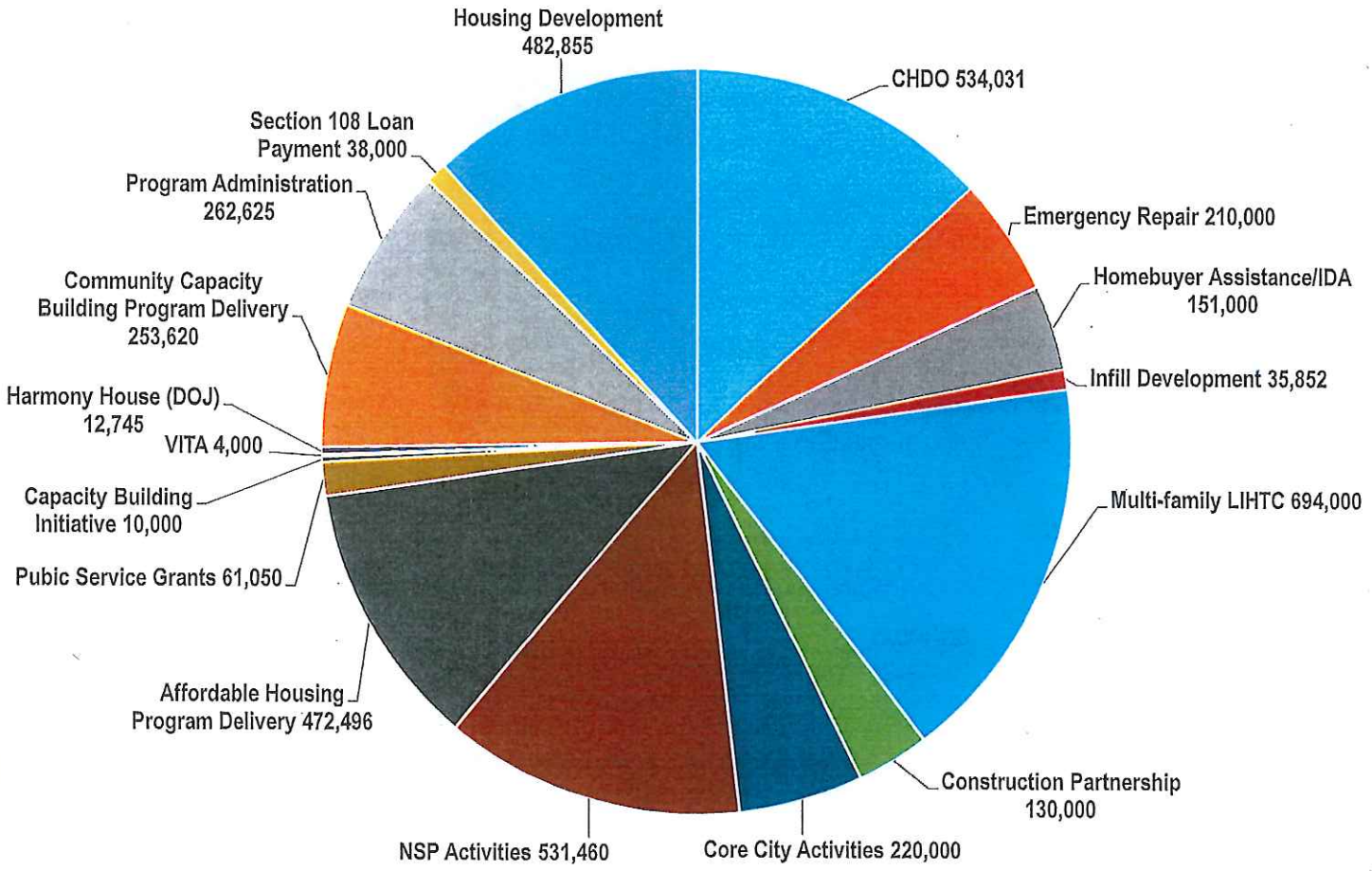
Projected Sources and Uses for 2016-17 Action Plan

PROPOSED SOURCES	AMOUNT	PROPOSED USES	AMOUNT
CDBG & CDBG Program Income (includes prior year funds)	1,091,555	Emergency Repair	210,000
HOME & HOME Program Income (includes prior year funds)	1,176,407	CHDO Activities	534,031
HUD Section 108 (Prior year funds)	694,000	Homebuyer Assistance/IDA	151,000
NSP Program Income	531,460	Housing/Infill Development	518,707
City Infill Development (includes prior year General Fund)	220,000	Hartley Ridge Multi-family development	694,000
City General Fund (EAC)	208,627	Construction Training Partnership	130,000
North Carolina Housing Finance	165,000	Core City Activities/Homebuyer Incentive	220,000
Volunteer Income Tax Assistance	4,000	Affordable Housing Program Delivery	472,496
Harmony House (Dept. of Justice-Prior year funds)	12,745	Neighborhood Stabilization Program Activities	531,460
		HUD Section 108 Loan Payment	38,000
		Public Service Grants	61,050
		Capacity Building Initiative (CBI)	10,000
		Volunteer Income Tax Assistance	4,000
		Harmony House (DOJ)	12,745
		Community Capacity Building Program Delivery	253,620
		Program Administration	262,625
TOTALS	**$4,103,794**		**$4,103,794**

Projected Sources of Funding



Projected Uses of Funds



Program Administration

PROPOSED USES	AMOUNT	OBJECTIVES/OUTCOMES
Program administration	$262,625	Program administrative costs

- CDBG Admin Cap = 20%
- HOME Admin Cap = 10%
- Salaries & benefits Director (General fund)
- CD Administrator (HUD funded)
- General Program Management and Administration
  - Preparation of required plans;
  - Analysis of Impediments and Assessment of Fair Housing
  - 5 year Consolidated Plan;
  - Consolidated Annual Performance and Evaluation Report (CAPER) &
  - Performance reporting for activities to appropriate state and federal agencies.
- Reports can be obtained via department website: http://www.highpointnc.gov/cd/citizen_review_and_comments.cfm

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Community & Neighborhood Development Programs

PROPOSED USES	AMOUNT	OBJECTIVES/OUTCOMES
Public Services Grants	61,050	Grants to non-profits to carry out public service activities
Capacity Building Initiative (CBI)	10,000	Grants to neighborhood groups for community improvement activities
Volunteer Income Tax Assistance (VITA)	4,000	Tax preparation assistance
Harmony House (Department of Justice)	12,745	Supervised visitation & exchange program for victims of domestic violence & child abuse.
Community Capacity Building Program Delivery	253,620	Operating costs to deliver services and implement program
Total	**$341,415**	

- Public Service Grants allocation recommended by the CAC.
- Program delivery costs includes position funded by general fund;
- Harmony House funded by DOJ in partnership with Family Service of the Piedmont.

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Recommended Public Service Grant Allocation

AGENCY	ACTIVITY	AMOUNT
Carl Chavis YMCA – Just 4 Real Production	Provide academic enrichment and life skills activities for youth	$7,500
Fairview Family Resource Center – National Family Week & Child Abuse Awareness Events	Provide education and awareness for Southside residents	$3,000
Housing Authority of the City of High Point – Housing Counseling Program	Financial literacy and homebuyer education classes	$5,750
Macedonia Family Resource Center – All Lives Matter Youth & Community Summits	Increase social awareness and personal responsibility of youth	$9,400
Operation Xcel – 3 Steps Ahead Summer Camp	Improve the academic proficiency and literacy level of youth	$7,850
The M.I.N.D. Group (Moving in a New Direction) – Let's Eat Project	Improve academic proficiencies, athletic prowess, nutrition	$12,500
Salvation Army Boys & Girls Club of High Point – Fit Together	Improve health, fitness, and knowledge of nutritional foods and exercise	$7,050
Southwest Renewal Foundation of High Point – Little Free Libraries	Free books for youth in the Southwest district	$1,300
YWCA – Making Proud Choices Pregnancy Prevention Program	Help teens to make responsible decisions to reduce risky behavior	$6,700
Total		$61,050

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Affordable Housing Programs

PROPOSED USES	AMOUNT	OBJECTIVES/OUTCOMES
Emergency/Urgent Repair	210,000	Provide emergency/urgent housing repair services
CHDO Activities	534,031	New construction of affordable housing (CHS & Habitat)
Homebuyer Assistance/IDA	151,000	Down payment assistance and homebuyer education classes
Housing/Infill Development	518,707	Housing redevelopment/community revitalization
Hartley Ridge Multi-family Development	694,000	New multi-family rental housing construction
Construction Training Partnership (CTP)	130,000	Job skills training and housing repairs
Core City Activities	100,000	Cleanups, real property acquisition, housing repairs
Core City Homebuyer Incentive	120,000	Purchase incentive for middle-income homebuyers
NSP Activities	531,460	Southside pedestrian bridge & greenway, acquire, repair and resale
HUD Section 108 Guaranteed Loan Payment	38,000	Loan repayment
Affordable Housing Program Delivery	472,496	Operating costs to deliver services and implement program
Total	$3,499,694	

- Program delivery primarily consists of personnel costs;
- CPTP provides occupational training and graduates perform rehab services;
- Housing development funds to be realized from program income received from lease purchases; &
- Urgent Repair program plus $65k from CPTP to be used for home repairs.

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Wrap up

- Lower income residents have significant needs;
- Action Plan will only address some of those needs;
- CHP will continue to look for partnerships
- Planning process has met HUD requirements;
- Action plan recommended unanimously by CAC; and
- Submit to HUD upon Council approval.

HIGH POINT
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Questions

Michael E. McNair
M.P.A.
Director, Community Development Department
336-883-3676
Michael.McNair@highpointnc.gov

HIGH POINT
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CITY OF HIGH POINT
AGENDA ITEM

Title: Sale of City Owned Property - 303-305 Clay Ave.

From: Randy Hemann, Assistant City Manager

Public Hearing: N/A

Attachments: Clay Ave. Property Map

Meeting Date: January 17, 2017
Advertising Date: N/A
Advertised By: N/A

PURPOSE:
Guilford Technical Community College (GTCC) is planning a trail across currently vacant property to connect the College to the Macedonia Community. The proposed trail runs along the currently closed to vehicular traffic section of Clay Ave. Property to the south and to the west of Clay Ave. is owned by GTCC and/or their Foundation. The property to the north of the proposed trail at 303 and 305 Clay Ave. is owned by the City. Staff is proposing the sale of this property to GTCC to encourage and facilitate development of the trail and future campus expansion between S. Hamilton St. and S. Centennial St.

BACKGROUND:
303 and 305 Clay Ave. were purchased by the City in 2004 for $32,500 using CDBG funds for blight removal. The City demolished the only structure on the site at a cost of $10,830. The .54-acre site has a current tax value (land) of $47,000 and is adjacent to and just north of a proposed pedestrian trail linking the College to the Macedonia area. Design is being completed on the trail and funding for completion of the trail is in the College's budget.

BUDGET IMPACT:
This action will require a budget amendment increasing revenue and expenses by $32,500. Funds from the sale of this property will be used to support continued blight removal and neighborhood improvement activities under the CDBG program.

RECOMMENDATION / ACTION REQUESTED:
Staff recommends City Council adopt the Resolution approving the sale of 303 and 305 Clay Ave. to GTCC for $32,500 under State Statute 160A-274 pending GTCC Board of Trustee approval.

RESOLUTION APPROVING SALE OF REAL PROPERTY TO GUILFORD TECHNICAL COMMUNITY COLLEGE PURSUANT TO N.C.G.S. 160A-274

WHEREAS, the City of High Point ("City") owns a .54 Acre tract of land identified as Parcel No. 0171852, located at 303-305 Clay Avenue, High Point, ("Property"); and

WHEREAS, Guilford Technical Community College ("College") desires to have a walkway connecting the College to the Macedonia Community, and the use of the Property would encourage and facilitate development of the walkway and future campus expansion between South Hamilton Street and South Centennial Street; and

WHEREAS, the City of High Point has no current use or need of the Property; and

WHEREAS, the City of High Point and Guilford Technical Community College are "governmental units" as defined by N.C.G.S. §160A-274 and are thereby the City of High Point is authorized to sell real property to the College as a governmental unit upon such terms and conditions as it deems wise, with or without consideration by way of action taken by its governing body; and

WHEREAS, the City has offered to sell the Property for the amount of $32,500.00 and the College has agreed to pay such as the purchase price.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of High Point pursuant to the North Carolina General Statute 160A-274, the Mayor is hereby authorized to execute any and all documents to convey the real property, known as 303 and 305 Clay Avenue, High Point, to Guilford Technical Community College. In addition, the Mayor is hereby authorized to execute any and all documents necessary to give effect to this resolution and compliance with applicable North Carolina law.

Adopted: January 17, 2017.

_____
William S. Bencini, Jr., Mayor

_____
Lisa B. Vierling,
High Point City Clerk

CLAY AV CORRIDOR

AN ORDINANCE AMENDING "THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE," PURSUANT TO SECTION 9-3-12, ZONING MAP AMENDMENTS, OF THE DEVELOPMENT ORDINANCE.

WHEREAS, the City Council of The City of High Point adopted "The City of High Point Development Ordinance" on January 7, 1992 with an effective date of March 1, 1992, and subsequently amended;

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on March 22, 2016 and before the City Council of the City of High Point on May 2, 2016 regarding **Zoning Case 16-05** a proposed amendment to the Official Zoning Map of the "City of High Point Development Ordinance";

WHEREAS, notice of the public hearings was published in the High Point Enterprise on February 14, 2016, for the Planning and Zoning Commission public hearing and on April 20, 2016 and April 27, 2016, for the City Council public hearing pursuant to Chapter 160A-364 of the General Statutes of North Carolina; and

WHEREAS, the proposed amendment was adopted by the City Council of the City of High Point on **May 2, 2016.**

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: **Conditional Zoning Residential Multifamily-18 (CZ RM-18) District.** The property is approximately 7.85 acres lying north of W. Hartley Drive and west of Ingleside Drive, and also known as Guilford County Tax Parcel 0197215.

SECTION 2
That the property herein described shall be perpetually bound by the following use(s) authorized and condition(s) imposed, unless subsequently changed or amended as provided for by the Development Ordinance.

Part I. USES: Any of the land uses allowed in the Residential Multifamily-18 (RM-18) District and their customary accessory uses shall be permitted, subject to the development and dimensional requirements of the RM-18 District and the specific conditions listed in this ordinance.

Part II. CONDITIONS:

A. Development Density: A maximum of 84 dwelling units shall be permitted on the site.

B. Development and Dimensional Requirements:
   1. A minimum thirty (30) foot building setback shall be required, where the zoning site abuts single family detach dwellings.
   2. Building height shall not exceed 50 feet

C. Landscaping, Buffers and Screening.
   1. Landscaping adjacent to abutting single family dwellings:
      a) A minimum twenty-five (25) foot wide Type B planting yard shall be installed where the zone site abuts Guilford County Tax Parcels 0197234 and 0207045 (to the north off Westgate Drive) and 0197234 (to the east off Ingleside Drive). The planting materials in this Type B yard shall consist of a minimum 50% evergreen planting species.
      b) The above noted higher standards shall only apply where these abutting parcels area developed with single family detached dwellings.

   2. Dumpsters shall be setback a minimum of one-hundred (100) feet from abutting single family zoned property.

D. Transportation Conditions.
   1. Access: Only one point of access shall be permitted to W. Harley Drive. This shall be a right turn-in / right-turn out access.
   2. Other Transportation Conditions: The City of High Point Transportation Director shall approve the location, design and construction of all driveways and other transportation improvements.

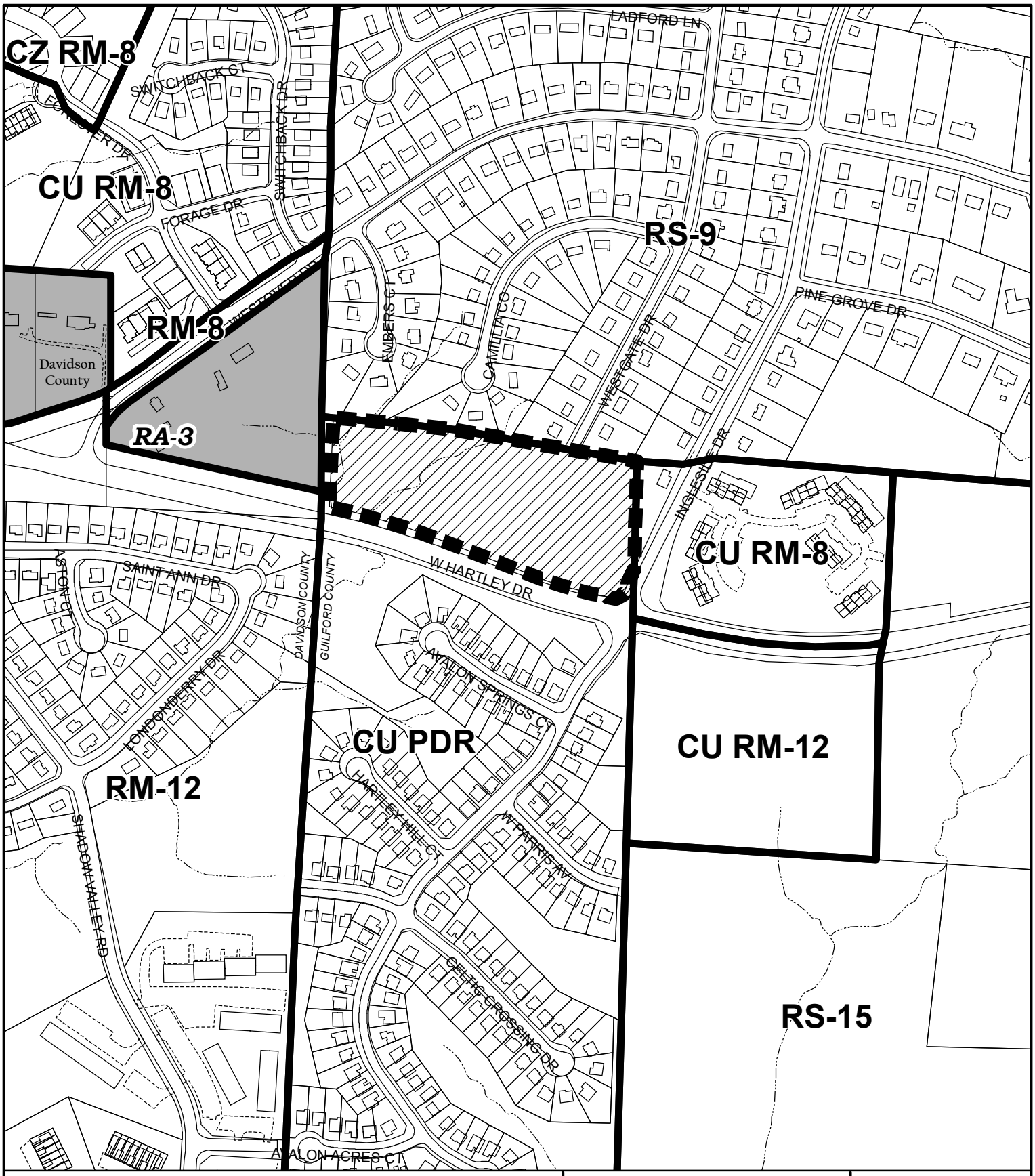
SECTION 3
That plans for any development on the property described herein shall be pursued in accordance with this conditional zoning district and shall be submitted to the City of High Point and other approval authorities for review in the same manner as other such plans now required to be approved 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.
2nd day of **May, 2016.**

Lisa B. Vierling, City Clerk



ZONING MAP AMENDMENT ZA16-05

From: Conditional Use Planned Unit Development-Residential
To: Conditional Zoning Residential Multifamily-18

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

Planning & Development Department

City of High Point

Date: March 9, 2016

N

Scale: 1"=400'

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HIGH POINT CITY COUNCIL
SPECIAL MEETING
(CLOSED SESSIONS)
APRIL 4, 2016 – 3:00 P.M.
CITY MANAGER'S CONFERENCE ROOM

Present:
Mayor William S. Bencini, Jr.; Mayor Pro Tem Jeff Golden (Ward 1); and Council Members Cynthia Davis (At-Large), Latimer Alexander (At-Large), Chris Williams (Ward 2), Alyce Hill (Ward 3), Jay Wagner (Ward 4), Jim Davis (Ward 5) and Jason Ewing (Ward 6) (arrived at 3:54 p.m.)

Staff Present:
Greg Demko, City Manager; Randy McCaslin, Deputy City Manager; JoAnne Carlyle, City Attorney; Loren Hill, President- High Point Economic Development Corporation; Sandy Dunbeck, Vice-President- High Point Economic Development Corporation; Maria Smith, Deputy City Clerk; Lisa Vierling, City Clerk

The Special Meeting was called pursuant to N.C. General Statute 143-318.11(a)(4) (Economic Development) and 143-318.11(a)(6) (Personnel).

Mayor Bencini called the meeting to order at 3:05 p.m. and advised the purpose of the meeting was to conduct the City Manager's annual performance evaluation, as well as to hear from staff regarding some proposed economic development projects.

Upon motion by Council Member Wagner, second by Council Member Alexander, Council entered into a Closed Session for the purpose of discussion regarding a personnel matter and economic development. The motion carried unanimously. [8-0 vote] [Council Member Ewing had not yet joined the meeting at this point]

Upon reconvening into Open Session at 5:20 p.m. upon motion duly made and seconded, Mayor Bencini reported that an announcement would be made during the City Council Meeting scheduled for 5:30 p.m.

The meeting adjourned at 5:20 p.m. upon motion duly made and seconded.

Respectfully Submitted,

_____
William S. Bencini, Jr., Mayor

Attest:

_____
Lisa B. Vierling, MMC
City Clerk

DRAFT

GUILFORD COUNTY CONTRACT NO. 42120-07/16-004
CITY OF HIGH POINT

NORTH CAROLINA

GUILFORD COUNTY

INTERLOCAL AGREEMENT ON TAX COLLECTION

THIS IS AN INTERLOCAL COOPERATION AGREEMENT (hereinafter called the "Interlocal Agreement") made this the _____ day of _____, 2016, and effective as of the 1st day of July, 2016, by and between the **CITY OF HIGH POINT**, a municipal corporation in the State of North Carolina (hereinafter called the **"CITY"**), and **GUILFORD COUNTY,** North Carolina, a body politic and corporate (hereinafter called the **"COUNTY"**), collectively referred to as the "Parties."

WITNESSETH

WHEREAS, on May 20, 2011, the CITY OF HIGH POINT and the BOARD OF COMMISSIONERS OF GUILFORD COUNTY entered into a Contract, effective as of July 1, 2011, whereby the COUNTY agreed to provide ad valorem tax listing and collection services to the CITY; and

WHEREAS, the CITY and COUNTY have determined that it is in the public benefit and interest to enter into a new Interlocal Agreement on Tax Collection effective upon the expiration of the former Interlocal Agreement on Tax Collection to provide for the listing, billing and collection by the COUNTY of ad valorem taxes levied by the CITY; and

WHEREAS, the Parties have agreed that the negotiated payment set forth herein is in the best interests of their citizens; and

WHEREAS, the North Carolina General Statutes in Chapter 160A, Article 20, provide that units of local government may enter into agreements in order to execute an undertaking providing for the continual exercise by one unit of any power, function or right, including the collection of taxes; and

WHEREAS, the CITY and the COUNTY agree that this Interlocal Agreement shall continue for five (5) years, from July 1, 2016 to June 30, 2021, unless terminated pursuant to the terms herein; and

WHEREAS, the governing bodies of the CITY and COUNTY have ratified this Interlocal Agreement by resolutions being recorded in their respective minutes; and

THEREFORE, in consideration of the mutual covenants, terms and conditions contained in this Interlocal Agreement accruing to the benefit of each of the Parties and other good and valuable consideration, receipt and sufficiency of which is acknowledged by the CITY and the COUNTY, the Parties agree as follows:

1. COUNTY Billing and Collection of CITY Taxes. The COUNTY will bill and collect ad valorem taxes (not including motor vehicle taxes collected by the State of North Carolina under N.C.G.S. Chapter 105, Article 22A) for CITY properties located within Guilford County, including current or delinquent taxes due to the CITY, beginning July 1, 2016, for the 2016-17 fiscal year.

2. **Term of Agreement.** This Interlocal Agreement shall continue for five (5) years, from July 1, 2016 to June 30, 2021, unless terminated pursuant to the terms herein.

3. **Compliance.** COUNTY will comply with all applicable tax collection laws of North Carolina, including those contained in Subchapter II of Chapter 105 of the General Statutes of North Carolina, and all administrative mandates issued by the State of North Carolina.

4. **Records and Accounts.**

(a) The COUNTY shall be responsible for maintaining, in an on-line environment, all ad valorem tax records, and other related charges, including amounts paid and unpaid, in the same manner as COUNTY records are maintained.

(b) The CITY will provide the COUNTY with all necessary information for wire transfer for all funds due the CITY and the COUNTY will properly account for and distribute such funds by electronic transfer or other mutually agreed-upon method on a daily basis and notify the CITY Finance Director by 10:00 a.m. each day of amounts to be transferred.

(c) The COUNTY shall provide the CITY with all necessary and required reports in such format and detail to enable the CITY to prepare and record the necessary financial transactions. Such reports shall be mutually agreed upon by the CITY and COUNTY Finance Directors.

(d) The COUNTY shall provide the CITY'S designated staff and External Auditors, during regular business hours, access to the CITY Tax Receivables' daily cash transactions, and other records pertaining thereto to the fullest extent practicable.

(e) The CITY shall provide the COUNTY Tax Collection Office with access, to the extent legally allowable, into the CITY'S water service system, privilege license system, and any other systems that the CITY deems to be beneficial in the collection of CITY Taxes.

5. **Maintenance of a Tax Department Branch Office Located in the CITY.** The COUNTY shall maintain a Tax Department branch office for the collection of taxes owed to the CITY. Said branch office shall be located in the City of High Point.

6. **Pro Rata Payments.** The COUNTY shall distribute part payments received from CITY taxpayers on a proportionate basis between taxes owed the COUNTY and the CITY, such distribution to be on the basis of respective tax rates, after all interest and penalties are first paid.

7. **Delinquent Taxes, Foreclosure.** COUNTY shall advertise for CITY all delinquent ad valorem taxes covered by this agreement that constitute a lien on real property in the same advertisement in which the COUNTY advertises its delinquencies. COUNTY shall perform all foreclosure proceedings when applicable to CITY tax liens covered by this agreement to the extent permitted by law. In the discretion of County's Tax Collector or its counsel, any tax foreclosure proceeding may include other liens held by either Party which are proper for inclusion in tax foreclosure proceedings. The CITY retains the right to initiate foreclosure on any CITY liens and to include CITY tax liens in such foreclosure actions, if it so chooses. If the CITY intends to bring a foreclosure action on a property on which the County has a

lien which is proper for inclusion in the action, the County Tax Collector or County Attorney may authorize the City Attorney bringing such action to include any County liens which are proper for inclusion in the action, including County tax liens, and to coordinate with County's legal staff in such action with respect to such lien(s), subject to the approval of the City Attorney.

8. **Discount Rates.** The CITY Council and the Board of COUNTY Commissioners shall determine their respective early discount rates subject to approval by the State Department of Revenue, pursuant to G.S. §105-360.

9. **Refunds and Rebates.** Applications from CITY taxpayers for refunds and rebates for CITY taxes shall be considered by the COUNTY and determined in the same manner as applications for refunds and rebates on COUNTY taxes. CITY refunds will be deducted from daily transfer amounts due CITY.

10. **Adoption of Tax Rates.** The CITY will make every effort to adopt its tax rate not later than July 1 of any fiscal year. However, in the event it is necessary to adopt an interim budget, the CITY will adopt its tax rate not later than August of that fiscal year pursuant to G.S.§105-347.

11. **Costs for Billing and Collection.** The COUNTY shall incur all costs for preparing, printing, billing and collecting the CITY tax bills, including follow-up notices.

12. **Annexations.** The CITY agrees to make every effort concerning involuntary annexations, to make such annexations effective on June 30th prior to the ensuing fiscal year. With respect to voluntary annexations, the CITY will provide the COUNTY information on the date of annexation of each such boundary annexation, and the COUNTY shall prorate taxes due the CITY and collect them accordingly.

13. **Acquisition upon Foreclosure.** In the event a tax foreclosure results in a tax foreclosure sale of property located in the CITY, the CITY may bid on the property in an amount sufficient to cover all CITY and COUNTY ad valorem taxes.

14. **Bankruptcy Proceedings.** The COUNTY shall file the CITY'S claim for ad valorem taxes due in all proceedings under the Bankruptcy Act.

15. **Annual Payment to COUNTY.** The annual fee for collection services for each fiscal year shall be payable by December 31 of that fiscal year and shall be calculated based on 0.62% of the collections (not including any registered motor vehicle revenue) for the fiscal year ended June 30 of the prior year. Thus, the payment due December 31, 2016 is 0.62% of the collections (not including any registered motor vehicle revenue) for the fiscal year ended June 30, 2015, which comes to $323,527.00.

16. **Termination.** This Interlocal Agreement may be terminated by either Party by providing twelve (12) months' notice prior to the start of the next fiscal year. Upon notice of termination of the Interlocal Agreement, the COUNTY shall deliver to the CITY all tax records, in a customary electronic data format, or in whatever form held in its hands, pertaining to its listing, billing, and collecting, consistency of the tax bills, tax scrolls, and other related records by February 1 of the fiscal year in which the termination shall be effective. The COUNTY shall continue to collect current and delinquent taxes through June 30 of the fiscal year in which the termination shall be effective. Upon termination of the

Interlocal Agreement the COUNTY shall provide a full accounting to the CITY of the status of all tax collections. After June 30 of the fiscal year in which the termination becomes effective, the COUNTY shall not be further obligated either as to current or delinquent taxes due to the CITY.

17. **Entire Agreement.** This Interlocal Agreement, including all exhibits or attachments if any, sets forth the entire Agreement between the Parties regarding the services and matters set forth herein. All prior conversations or writings between the Parties hereto or their representatives on this subject matter are merged within and extinguished. This Interlocal Agreement shall not be modified or amended except by a written instrument executed by duly authorized representatives of the Parties herein.

18. **Notice.** Notice under this Interlocal Agreement shall be deemed sufficient upon the mailing to the Parties by certified or registered mail at the following locations:

GUILFORD COUNTY County Manager P.O. Box 3427 Greensboro, NC 27402	CITY OF HIGH POINT City Manager P.O. Box 3136 High Point, NC 27402

19. **Jurisdiction.** The Parties agree that this Interlocal Agreement is subject to the jurisdiction and laws of the State of North Carolina. Both Parties will comply with applicable laws, including N.C.G.S. §143-129(j) regarding E-Verify. Any controversies arising out of this Interlocal Agreement shall be governed by and construed in accordance with the laws of the State of North Carolina.

20. **Iran Divestment Act.** In accordance with N.C.G.S. §143C-6A-5(a), each Party certifies that it is not identified on the list created by the State Treasurer pursuant to N.C.G.S. §143C-6A-4 of persons that the Treasurer has determined engage in investment activities in Iran.

IN WITNESS THEREOF, the Parties have executed this Interlocal Agreement in their respective names and titles, by their proper officials, all by the authority of appropriate resolutions of the governing bodies of each of the taxing units, duly adopted, as of the day and year first written above.

ATTEST:

By:_____
Guilford County Clerk to Board

(COUNTY SEAL)

GUILFORD COUNTY

By:_____
, Chairman

This instrument has been preaudited in the manner Required by the Local Government Budget and Fiscal Control Act.

GUILFORD COUNTY CONTRACT NO. 42120-07/16-004
CITY OF HIGH POINT

By:_____
Guilford County Finance Director

(SIGNATURES CONTINUE ON THE FOLLOWING PAGE.)

ATTEST:

By:_____
City Clerk

(CITY SEAL)

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

By: _____
City Attorney

THE CITY OF HIGH POINT

By:_____
William Bencini, Mayor

This instrument has been preaudited in the manner required by the Local Government Budget and Fiscal Control Act.

By: 5/3/2016
City Finance Director

Office of the Mayor
City of High Point
North Carolina

PROCLAMATION...

WHEREAS, public works infrastructure, facilities and services are of vital importance to the health, safety, economy and overall well-being of our community; and

WHEREAS, such facilities and services could not be provided without the dedicated efforts of public works professionals, engineers, and administrators, representing all levels of government, who are responsible for and must plan, design, construct, inspect, operate and maintain the public works facilities essential to serve our citizens; and

WHEREAS, the efficiency of the qualified and dedicated personnel who staff public works functions is materially influenced by the people's attitude and understanding of the importance of the work they perform; and

WHEREAS, it is in the public interest for our citizens, civic leaders and children to learn and understand the importance of vital public works programs such as drinking water, sanitary and storm sewers, streets and highways, public buildings and grounds, public fleets, and solid waste collection and disposal; and

WHEREAS, the theme for this year's celebration is *"Public Works: Always There"*, and 2016 marks the 57th annual National Public Works Week sponsored by the American Public Works Association;

NOW, THEREFORE, I, William S. Bencini, Jr., Mayor of the City of High Point, do hereby proclaim the week of May 15 – 21, 2016 as

"Public Works Week"

in the City of High Point, North Carolina, and I call upon all citizens and civic leaders in this community to gain knowledge of, and maintain a progressive interest in, the public works needs and programs vital to our everyday lives. And, to recognize the daily contributions which public works officials make to ensure our health, safety, comfort, and quality of life.

WITNESS MY HAND and Seal of the City of High Point, North Carolina on this, the 2nd day of May, 2016.

William S. Bencini, Jr., Mayor

Prosperity & Livability Committee
Members: Ewing, Hill, Wagner and Williams
Chaired by Council Member Ewing
3rd Floor Lobby Conference Room
April 6, 2016 – 9:00 A.M.

MEETING MINUTES

Present:
Committee Chair Jason Ewing, and Committee Members Alyce Hill, Jay Wagner and Chris Williams

Also Present:
Council Member Cynthia Davis

Staff Present:
Randy McCaslin, Deputy City Manager; Randy Hemann, Assistant City Manager; Eric Olmedo, Budget and Performance Manager; Jeron Hollis, Communications & Public Engagement Mike McNair, Director of Community Development; Richard Fuqua, Affordable Housing Manager; JoAnne Carlyle, City Attorney; Thanena Wilson, Community Development Administrator; Maria Smith, Deputy City Clerk and Lisa Vierling, City Clerk

Others Present:
Judy Stalder, TREBIC; SaraBelle Tate, High Point Chamber and Felicia Jones, Resident and Human Relations Commissioner

News Media:
Pat Kimbrough, High Point Enterprise

Handouts:
- *City of High Point North Carolina Strategic Planning*
- *Painting City Streets*

Note: These handouts will be attached as a permanent part of these proceedings.

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Strategic Plan

Chairman Ewing called the meeting to order at 9:08 a.m. and welcomed Committee Member Williams to the Committee. The goal was to look at two of three strategic plans that were assigned to Prosperity & Livability Committee to act as a continuant between on how Council would like to work through those two plans and to go back to Council with monthly reports its successes and needs.

Committee Member Hill began with the goal on how to attract the millennials where there was a discussion on business incubators. She shared some information from Southwestern Foundation that found some work and asked to share with committee and to get the committees feedback.

1. **Long Term Goals**

Chairman Ewing reported the long term goals that increased the population of active engaged entrepreneurial and millennials living in High Point by 25 percent. He discussed at their retreat to a millennial task force that they could get some information and try to find out what millennials wanted, what would keep them here, how to engage the ones that are currently here and how to attract the ones that are not here. City Manager Demko recommended to have SaraBelle Tate, High Point Chamber, Chair the task force and to come back to the Prosperity & Livability Committee with some recommendations on who should serve on that task force. He noted that the Committee could set perimeters as to what size the task force should be, what sectors to touch, and then hand it to Ms. Tate to manage it and report back to the Committee and then our Committee to Council.

Committee Member Wagner mentioned that he would like to make sure that they get all those people involved and when they are involved they will know others to talk to as well and that we also need to look at some of the millennials who are here, but don't attend schools here. Chairman Ewing asked if any Committee Members had any objections with Ms. Tate being the Chair for the task force; there were no objections voiced. Committee Member Hill inquired on the timeframe and Chairman Ewing suggested 90 days for the task force and that it could possibly be done less than 90 days and they could meet once in between that timeframe. He did note that summertime may be more challenging.

Council Member C. Davis brought up a question regarding High Point University and asked about GTCC students working in the trade classes and would want them to stay, as well as other colleges in the vicinity. Chairman Ewing responded as to identifying to the primers and reaching out to all of the post High School Education Institutions within the City limits and beyond. Committee Member Wagner shared some millennials that are here or from here that do not go to school and suggested that would be a group that we would need to hear from.

Judy Stalder, TREBIC, suggested tapping into restaurant sectors because a lot of the students work at these establishments (i.e. LuLu and Blu and Blue Rock Pizza and Tap, etc…). Council Member C. Davis mentioned, in addition to the colleges, the "not so cool kids" work at fast food restaurants and just getting the information out and whatever can be done to fill that space.

DRAFT

Chairman Ewing advised that perimeters need to be identified and smaller committee would be more productive. He suggested identifying a core of 6, 8, 10, or 12 and then it could be expanded into a large group where they could pull millennials of every shape and size to have focus groups or town home meetings. Council Member C. Davis would like it to be very diverse and have all walks of life. Chairman Ewing mentioned that he does not want to give Ms. Tate too much constraint with a general number to consider. The consensus number seemed to be under ten.

Randy McCaslin, Deputy City Manager, advised that Greensboro through their Chamber also had a millennial type program and suggested to contact them that had been working. Chairman Ewing mentioned Synergy in Greensboro. Committee Member Wagner noted that they need to make sure that the task force understands what the Committee is asking them to do. He noted what would entice them in terms of entertainment and jobs and what specifically and what type of jobs that they would be interested in because that would determine if we are looking to do an incubator and what they are looking for and type of housing they are looking for. Chairman Ewing added what total livability needs.

Committee Member Hill added that our goal is increasing by 25 percent was to access what we have. She noted it would be approximately near 3-5 years. Mr. McCaslin remembered from the retreat that there are a number of millennials working here by day but then going home to Greensboro and Winston by night and how do we keep those people here.

Chairman Ewing looked at Ms. Tate for guidance being with the Chamber and being in touch with those business owners and to find out how many millennials they have within the businesses live in High Point, how many do not and that would help us gauge the demographics and then look at the Planning Department at the populations studies to fill in some gaps.

Chairman Ewing asked for the Committees approval for Ms. Tate to Chair the millennial task force and would like it to be less than ten numbers and for it to be as diversified as possible from walks of life as needs stand point and report back to the Committee within 90 days. He would also like for them to identify how many millennials in High Point and once that is identified, what their needs are and how they want to live their quality of life (beyond bars and restaurants) and to include and that may need to expand transportation.

Council Member C. Davis raised the question if census data would be able to help with obtaining millennial numbers. She also suggested contacting some universities and local colleges so they could supply their enrollment numbers. Mr. McCaslin mentioned Andy Piper, in the Planning Department who would be very good with the census data and gets updated per yea, but currently is at 2010. Committee Member Wagner recognized that the cities with higher education typically tend to be more vibrant.

Chairman Ewing advised Ms. Tate to identify where and how many millennials we have and asked her if she felt that this is feasible to have the task force assembled within 60 days and Ms. Tate did feel it was possible. He suggested having it ready for their June Committee meeting. He also suggested she submit a roster beforehand so they could review it to see who is on it, to

get more information about where they are at and to get a clearer directive at that time and beyond the collection of the data of how we really want to go out to the millennials.

Council Member C. Davis asked if the Committee would want to meet the ones chosen to serve in July so they could feel engaged by those that would be asking them to serve. Chairman Ewing did not feel the necessity but, instead, after it was assembled to let himself or Mr. McCaslin know or anyone on that Committee that would like to attend the task force meeting as an observer since this would be less formal.

Chairman Ewing confirmed with consensus that Ms. Tate would lead the task force and the first Wednesday in June would have information to see how the progress is moving and would get an invitation to attend if any choose to do so. Chairman Ewing then thanked Ms. Tate for taking this task force on.

Chairman Ewing advised it would be helpful to review the needs and wants of the millennials before structuring an incubator.

Committee Member Hill reported on how Southwest Renewal Foundation was looking at incubators and referenced the Shakespeare building. She attended a meeting yesterday and noted that they had put a fair amount of research into incubators and had received a proposal for a needs assessment. They had a committee and were to convene Friday for the first time and asked to have a representative from the City on the committee. Randy Hemann, Assistant City Manager, suggested that the representative should be from Prosperity & Livability Committee. Committee Member Hill advised she would report this back to them.

She reviewed their proposal for services with the first phases would be the needs assessment. This would cost approximately $40,000 and they raised some money $10,000 which they felt was unrestricted. She shared that they did not want to invest the money into this, but it is an opportunity for the City to work together with them but they want to get some buy in from the City. She noted that they are a step ahead of us on it and she is trying to get a handle on this. She did share that they do not want to get too far ahead down the road if they do not feel like this is something that the City can incorporate into the City's Strategic Plan. Mr. McCaslin asked if they intend on it being in the Southwest area. She replied that at one time it was and it not being limited and would like it to be citywide. Committee Member Hill stated that they are trying to move forward and would like to get Council's feedback. Mr. McCaslin reported they had probably 3-4 groups to meet on this over the years. Committee Member Williams commented on the placement and wanted to know if we were willing to vary from what we were saying because the point was to have them near the downtown area. Chairman Ewing pointed out the Core City was the target and there could be successful multiple incubators that could cover different industry and needs and at some point that could have ancillary that are in north or south and outside of the core area that service an industry developed around the area (i.e. Piedmont Parkway) there could be a better place up there for an incubator up there that could help service those industries. As they mentioned in the retreat, they need to try to restrict what and where these places go and let them do what they need to do to be successful and give them the tools and support that we can to develop.

Mr. McCaslin asked Committee Member Hill if she knew when and where they would be meeting, but she was not familiar with the meeting location. Mr. McCaslin suggested Mr. Hemann attend that meeting to help keep the City engaged. Chairman Ewing advised at some point there would be a benefit in combining what we get from Business High Point and from Southwest and probably other groups also in developing incubators. Committee Member Hill believed that it was difficult to convene a process for a meeting this Friday. Chairman Ewing stated that he believes that they are premature in the whole method until we can identify.

Committee Member Wagner passed along some information to Mr. Hemann on innovation districts which is akin to incubators and an article about how they work. He also shared some information on some food incubators outside of Asheville. He reported it is a shared use and agricultural processing commercial kitchen facility and designed for development for food products. He explained how it was developed in conjunction with the North Carolina Department of Agriculture. He explained it is basically a large shared kitchen and it allows people to come in. He noted it generally costs $30,000 - 100,000 to take an idea for a product and get it on the shelf at the grocery store. He mentioned that you would have to go through all the development of a product. He personally believed that this could be an opportunity for us because GTCC has a culinary school and out of those chefs some of them would like to develop products.

Committee Member Wagner also shared an idea that came out a couple of years ago through the IGNITE High Point process. It started up in Charlottesville, VA. He explained that they made a "make-a-space / business incubator / shared creative space" and they like to be in university towns. He shared they also did one in Richmond. He advised they come in and actually set it up and they are all about implementation. He shared the website: ***hack.cville.com****. He reported that they actually gave us a quote at $120,000 to set one up and their idea for High Point and gave Etsy.com as an example to set up an incubator in High Point and to set up a real life "Etsy" and to share space of what they are creating and twice a year we would be able to sell to the whole world during market.*

From a groundwork stand point, Chairman Ewing thought this was a good idea, but when talking about a diversified task force, it might not be so diversified in the sense of industry. He felt it was important to make sure there are people from the restaurant sector, business sector, and to hit the different sectors to generator ideas and/or needs. Committee Member Wagner suggested organizing a small trip to Charlottesville and felt it could benefit the group. Chairman Ewing advised to wait and allow some time for Mr. Hemann to review the material/information on the subject.

2. **Goal to Create a Downtown Catalyst Project that Produces 500 Private Sector Jobs, 15-20 New Restaurants and Shops, 250 Residential Housing Units**

Chairman Ewing reviewed the goals associated with this and advised that a report would be forthcoming possibly at the end of April. He hoped the report would be in so it can be reviewed at the May Prosperity & Livability Committee Meeting and advised there is a consensus to make something happen.

He noted the ST short-term goal is to receive the sports and entertainment facility report; accept; approve; determine ownership and financing; and to direct implementation. He explained there was some interest to help foster some private interest and there has already been a lot of private money raised for the studies. He stated that once the report is in, he would like to see the committee make a recommendation to Council for a resolution in support to show the public that the Council is supportive of the project.

Council Member C. Davis stated she has no problems with that, other than the fact that the portion that involves the city should be put on a bond referendum so people can vote on whether or not the city spends a sizeable amount of money on it. She reiterated that she's not necessarily against it, but is concerned about the method by which the city participates without the citizens have a say in it.

Chairman Ewing also believes a large part of this would depend on how much the private sector steps us and if Council commits to at least the infrastructure support, etc…. this will hopefully give the private sector the confidence to start raising more money. He pointed out all over the U.S. ballparks have been built with 100% private funds. He felt it was important that Council go on record in support of the concept and the need for private buy-in moving forward. Council Member C. Davis noted she did not have a problem with the city providing the infrastructure/services portion, but she did have a problem with the larger portion.

Mr. Ewing asked if the completed study would include the financial piece as well as financing options. Mr. Hemann stated he did not recall if it would have all the details in it because this would not be determined until it is known as to what kind of public support there is for it. Mr. Hemann commented another thing that would be in the report would be a determination as to the ancillary development around the ballpark and additional tax base that would justify city involvement/investment.

Chairman Ewing felt the benefit to the City would not necessarily be the facility itself, but it would be all the economic development that can and will occur around it, which is part of the strategic plan and creating jobs, retail, and more residential housing. He reported that he looked forward to seeing this at either a Manager's Briefing or the May 4th Committee meeting and would make the recommendation to Council. He advised that until the report it received, it would be premature and suggested tabling this strategic initiative until the May 4th meeting.

Painted Intersections in Portland

Committee Member Wagner shared an idea from Portland regarding painted intersections and asked for approval for him to work with the city attorney on a proposed ordinance that could be brought back to the Committee in May for consideration. He explained an architect who lives in Portland got the idea from a visit he made to Central America. He wanted to create a focal point for the neighborhood and shared his idea with the city, but they turned him down. After being turned down, he took the initiative to paint the street anyway and after they saw the design, they ended up liking it and decided to allow it. He explained requests from the neighborhoods go through the Transportation Department and requires a permit to allow neighborhoods to paint their intersections. As part of the process, they are required to submit plans, a petition

showing support from the neighbors and agree to maintain it. He pointed out this has resulted in a drop in crime, promotes traffic safety and increases property values.

Committee Member Wagner mentioned an unwritten rule that states that they would not approve any recognizable symbols, names or words. He also stated that High Point would be the first in North Carolina to do this. Eric Olmedo, Budget and Performance Manager, pulled up some examples on-line to view the different street designs in Portland. While excited about the Portland intersection idea, Committee Member Wagner emphasized that this project would not cost the City anything.

Council Member C. Davis expressed concerns about the artwork being destroyed and asked who would be responsible for any damages. Committee Member Wagner explained it would be the neighbors responsibility and they would have to handle it. Committee Member Williams mentioned there would be community and they would see what's going on and address it.

Committee Member Wagner mentioned part of the ordinance would be that neighbors would have to maintain the paint or the Transportation Department can revoke the permit. He noted that every year they would have to repaint it. Council Member C. Davis raised the question if they abandoned it what would happen? Committee Member Wagner suggested it might just fade away. He proposed meeting with Ms. Carlyle and Mark McDonald, Transportation Director, to have a proposed ordinance by next month.

He passed out the handout from Ms. Carlyle regarding Painting City Streets. He noted that this document is regarding safety and that approval would be needed from neighbors from what he believed is suggested from 2/3 of the block of the neighbors. Ms. Carlyle advised adding some language. Ms. Carlyle will look into the legal requirements for giving the property owners notice per Committee Member Williams request.

Council Member C. Davis mentioned an area near her and whether or not the city or the Housing Authority would have to sign off on those situations. In response to Council Member C. Davis' question, Ms. Carlyle saw this as an advantage for them to possibly buy the paint. Committee Member Williams offered to speak to Ms. McGill when this is drafted.

Chairman Ewing suggested that Ms. Carlyle and Committee Member Wagner come back in May to discuss legal parameters of their proposal and then take the idea to the neighborhood groups to determine if there is support for it.

DRAFT

There being no further discussion, the meeting adjourned at 10:06 a.m. upon motion duly made and seconded.

Respectfully Submitted,

_____
Maria A. Smith
Deputy City Clerk

_____
Jason P. Ewing, Chairman

DRAFT

CITY OF HIGH POINT
AGENDA ITEM

Title: Budget Amendment for Historical Society Funding to Relocate the Little Red School House

From: Eric Olmedo, Budget Manager

Meeting Date: May 2, 2016

Public Hearing: N/A

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

Attachments: Budget ordinance

PURPOSE:
A budget amendment is needed to appropriate funds for the Litte Red School House relocation project.

BACKGROUND:
The Little Red Schoolhouse is owned and under the care of the City of High Point. Over time its HVAC unit has been stolen and other vandalism has occurred. It is overdue for painting and repair work is needed on the porch floor and the roof and flooring systems. It is a Guilford County Historical Landmark. The building was moved from its former location to the grounds of the High Point Museum on April 21, 2016. The total cost of for the moving and restoration is estimated at $189,250. The city's share to move and stabilize the building is $95,750, and those funds were appropriated by the City Council on January 4, 2016.

At that time, the High Point Historical Society has pledged to raise the remaining $93,500 that will be needed to complete the restoration of the building once it has been moved. The High Point Historical Society has raised over half of their pledge, and has given a check to the City of High Point in the amount of $47,875. This check was deposited on May 22, 2016. This action will recognize these funds as grant revenue and appropriate the expenditure.

BUDGET IMPACT:
General Fund revenues and expenditures will be increased by $47,875 in order to pay for a portion of the expenses incurred to move the building.

RECOMMENDATION / ACTION REQUESTED: The Budget Department recommends and asks the Council to approve the budget amendment.

“AN ORDINANCE AMENDING THE 2015-2016 BUDGET ORDINANCE
OF THE CITY OF HIGH POINT O RECOGNIZE THE HISTORICAL
SOCIETY FUNDING FOR THE LITTLE RED SCHOOL HOUSE MOVE

Be it ordained by the City Council of the City of High Point, North Carolina, as follows:

Section 1. The City of High Point has received a donation in the amount of $47,875 from the High Point Historical Society in order to move and restore the Little Red School House.

Section 2. In order to appropriate these funds, the 2015-2016 Budget Ordinance of the City of High Point, should be amended as follows:

(A) That the General Fund revenues be amended as follows:

Grant Revenues	$47,875

(B) That the General Fund expenditures be amended as follows:

Museum Expenditures	$47,875

Section 3. That all ordinances, or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

Section 4. That this ordinance shall be effective from and after its passage."

Adopted May 2, 2016

NORTH CAROLINA

GUILFORD COUNTY

SUPPLEMENTAL AGREEMENT

DATE: 4/13/2016

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION

AND

CITY OF HIGH POINT

TIP #:	B-5358	
WBS ELEMENTS:	PE	46072.1.1
	ROW	4607.2.F1
	CON	4607.3.F1
FEDERAL-AID #::	BRZ-0710(22)	
CFDA #:	20.205	
TOTAL SUPPLEMENTAL FUNDS [NCDOT PARTICIPATION]	$0	

THIS AGREEMENT is made and entered into on the last date executed below, by and between the North Carolina Department of Transportation, an agency of the State of North Carolina, hereinafter referred to as the "Department", and the City of High Point, hereinafter referred to as the "Municipality."

W I T N E S S E T H:

WHEREAS, the Department and the Municipality on 5/13/2011, entered into a certain Project Agreement for the original scope: the replacement of Bridge No. 428 on Model Farm Road over a branch of Richland Creek in Guilford County, programmed under Project B-5358; and,

WHEREAS, the parties wish to extend the completion date of the Project:

NOW THEREFORE, the parties wish to supplement the aforementioned Agreement whereby the following provisions are amended:

TIME FRAME

The completion date of 5/26/2016 is amended to allow additional time for construction. The new completion date is 9/30/2017.

RECEIVED
JUN 0 3 2016
Public Service Dept.

IRAN DIVESTMENT ACT

Pursuant to G.S. 147-86.59, any person identified as engaging in investment activities in Iran, determined by appearing on the Final Divestment List created by the State Treasurer pursuant to G.S. 147-86.58, is ineligible to contract with the State of North Carolina or any political subdivision of the State. The Iran Divestment Act of 2015, G.S. 147-55 *et seq.* requires that each vendor, prior to contracting with the State, certify that the contracting party meets the requirements of the Iran Disinvestment Act. The State Treasurer's Final Divestment List can be found on the State Treasurer's website at the address www.nctreasurer.com/Iran and will be updated every 180 days.

By execution of this Agreement each Party certifies that neither it nor its Agents or Contactors/Subcontractors 1) are on the Final Divestment List of entities that the State Treasurer has determined engages in investment activities in Iran; 2) shall not utilize on any contract with the State agency any subcontractor that is identified on the Final Divestment List; and 3) that the undersigned are authorized by the Parties to make this Certification.

During the term of this Agreement, should the Parties receive information that a person is in violation of the Act as stated above, the Department will offer the person an opportunity to respond and the Department will take action as appropriate and provided for by law, rule, or contract. Should this Act be voided by NC General Statute, this Agreement will remain valid; however this certification will no longer be required.

Except as hereinabove provided, the Agreements heretofore executed by the Department and the Municipality on 5/13/2011, 9/9/2013, and 12/16/2014, are ratified and affirmed as therein provided.

IN WITNESS WHEREOF, this Agreement has been executed, in duplicate, the day and year heretofore set out, on the part of the Department and the Municipality by authority duly given.

L.S. ATTEST:

BY: Lisa B. Vierling

TITLE: City Clerk

DATE: 5/2/2016

CITY OF HIGH POINT

BY: Greg Demko

TITLE: City Manager

DATE: 5/2/2016

NCGS 133-32 and Executive Order 24 prohibit the offer to, or acceptance by, any State Employee of any gift from anyone with a contract with the State, or from any person seeking to do business with the State. By execution of any response in this procurement, you attest, for your entire organization and its employees or agents, that you are not aware that any such gift has been offered, accepted, or promised by any employees of your organization.

Approved by the City of High Point as attested to by the signature of Lisa B. Vierling,

Clerk of the High Point City Council (Governing Board) on 5/2/2016

(SEAL)

This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.

(FINANCE OFFICER)

Federal Tax Identification Number

56-6000231

Remittance Address:

City of High Point

P.O. Box 230

High Point, NC 27261

DEPARTMENT OF TRANSPORTATION

BY:

(CHIEF ENGINEER)

DATE: 5/11/16

APPROVED BY BOARD OF TRANSPORTATION ITEM O: 5-5-2016 (Date)

CITY OF HIGH POINT
AGENDA ITEM

Title: Water Shortage Response Plan

From: Terry Houk – Public Services Director
Derrick Boone – Asst. Director Public Services
Wendell Pickett – Ward Plant Superintendent

Meeting Date: January 17, 2017

Public Hearing: No, 30-day Public Comment Period

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

Attachments: Attachment A – Water Shortage Response Plan
Attachment B – Sample Resolution

PURPOSE:
The Water Shortage Response Plan establishes a written procedures to reduce potable water demand and supplement existing drinking water supplies whenever existing water supply sources are inadequate to meet current demands for potable water.

BACKGROUND:
North Carolina General Statute 143-355 (l) requires that each unit of local government that provides public water services or plans to provide such services shall, either individually or together with other such units of local government, prepare and submit a Water Shortage Response Plan. The proposed Water Shortage Response Plan is in accordance with the provisions of North Carolina General Statute 143-355 (l) and it will provide appropriate guidance for the future management of water supplies for the City of High Point.

Manager's briefing on June 6, 2016. A subsequent 30-day public comment period was held and no comments were received. The Water Shortage Response Plan is now ready for City Council approval.

BUDGET IMPACT:
N/A

RECOMMENDATION / ACTION REQUESTED:
The Public Services Department is recommending that Council adopt the Resolution to approve the Water Shortage Response Plan.

Water Shortage Response Plan City of High Point, North Carolina April, 2016

The procedures herein are written to reduce potable water demand and supplement existing drinking water supplies whenever existing water supply sources are inadequate to meet current demands for potable water.

I. Authorization

The High Point City Manager shall enact the following water shortage response provisions whenever the trigger conditions outlined in Section IV are met. In his or her absence, the Public Services Director will assume this role.

Gregory W. Demko
High Point City Manager
Phone: (336) 883-8556
E-mail: greg.demko@highpointnc.gov

Terry L. Houk
High Point Public Services Director
Phone: (336) 883-3218
E-mail: terry.houk@highpointnc.gov

II. Notification

The following notification methods will be used to inform water system employees and customers of a water shortage declaration: employee e-mail announcements, notices at municipal buildings, notices in water bills and on the City of High Point website homepage. Required water shortage response measures will be communicated through PSA announcements on local radio and cable stations, social media and on the City of High Point website. Declaration of emergency water restrictions or water rationing will be communicated to all customers by telephone through use of reverse 911.

III. Levels of Response

Five levels of water shortage response are outlined in the table below. The five levels of water shortage response are: Voluntary Reductions, Mandatory Reductions I and II, Emergency Reductions and Water Rationing. A detailed description of each response level and corresponding water reduction measures follow below.

Stage	Response	Description
1	Voluntary Reductions	Water users are encouraged to reduce their water use and improve water use efficiency; however, no penalties apply for noncompliance. Water supply conditions indicate a potential for shortage.
2	Mandatory Reductions I	Water users must abide with required water use reduction and efficiency measures; penalties apply for noncompliance. Water supply conditions are significantly lower than the seasonal norm and water shortage conditions are expected to persist.
3	Mandatory Reductions II	Same as in Stage 2
4	Emergency Reductions	Water supply conditions are substantially diminished and pose an imminent threat to human health or environmental integrity.
5	Water Rationing	Water supply conditions are substantially diminished and remaining supplies must be allocated to preserve human health and environmental integrity.

In Stage 1, Voluntary Reductions, all water users will be asked to reduce their normal water use by 5%. Customer education and outreach programs will encourage water conservation and efficiency measures including: irrigating landscapes a maximum of one inch per week; preventing water waste, runoff and watering impervious surfaces; watering plants deeply to encourage root growth; washing only full loads in washers and dishwashers; using spring-loaded nozzles on garden hoses; and identifying and repairing all water leaks.

In Stage 2, Mandatory Reductions I, all customers are expected to reduce their water use by 10% in comparison to their previous month's water bill. In addition to continuing to encourage all voluntary reduction actions, the following restrictions apply: irrigation is limited to a half inch per week between 8PM and 8AM; outdoor use of drinking water for washing impervious surfaces is prohibited; and all testing and training purposes requiring drinking water (e.g. fire protection) will be limited.

In Stage 3, Mandatory Reductions II, customers must continue actions from all previous stages and further reduce water use by 20% compared to their previous month's water bill. All non-essential uses of drinking water are banned and garden and landscape irrigation must be reduced to the minimum amount necessary for survival. Additionally, in Stage 3, a drought surcharge of 1.5 times the normal water rate applies.

In Stage 4, Emergency Reductions, customers must continue all actions from previous stages and further reduce their water use by 25% compared to their previous month's water bill. A ban on all use of drinking water except to protect public health and safety is implemented and drought surcharges increase to 2 times the normal water rate.

The goal of Stage 5, Water Rationing, is to provide drinking water to protect public health (e.g. residences, residential health care facilities and correctional facilities). In Stage 5, all customers are only permitted to use water at the minimum required for public health protection. Firefighting is the only allowable outdoor water use and pickup locations for distributing potable water will be announced according to High Point's Emergency Response Plan. Drought surcharges increase to 5 times the normal water rate.

IV. Stages

The City of High Point's water sources are two reservoirs and the Piedmont Triad Regional Water Authority (PTRWA). The following measurements of usable storage and intake levels trigger entry into corresponding water restriction stages*. The usable storage is the total of both of the City's reservoirs and is based upon documentation maintained by the Public Services Department.

Stage	Usable Storage
1	80%
2	70%
3	60%
4	50%
5	40%

Also if the PTRWA declares a water shortage, High Point shall declare one as well. During this time the High Point Public Services Director will stay in close contact with PTRWA and follow their triggers.

Return to Normal

When water shortage conditions have abated and the situation is returning to normal, water conservation measures employed during each phase should be decreased in reverse order of implementation. Permanent measures directed toward long-term monitoring and conservation should be implemented or continued so that the community will be in a better position to prevent shortages and respond to recurring water shortage conditions.

V. Enforcement

The provisions of the water shortage response plan will be enforced by City of High Point Services Department and police personnel. Violators may be reported to the City's dedicated water conservation hotline or the e-mail contact listed on the City's website. Citations are assessed according to the following schedule depending on the number of prior violations and current level of water shortage.

Water Shortage Level	First Violation	Second Violation	Third Violation
Voluntary Reductions	N/A	N/A	N/A
Mandatory Reductions (Stages 2 and 3)	Warning	$250	Discontinuation of Service
Emergency Reductions	$250	Discontinuation of Service	Discontinuation of Service
Water Rationing	$500	Discontinuation of Service	Discontinuation of Service

Drought surcharge rates are effective in Stages 3, 4 and 5.

VI. Public Comment

Customers will have multiple opportunities to comment on the provisions of the water shortage response plan. First, a draft plan will be will be available at City Hall for customers to view. A notice will be included in customer water bill notifying them of such. Also a draft plan will be published on the City of High Point website. All subsequent revisions to the draft plan will be published at least 30 days prior to an adoption vote by High Point's City Council.

VII. Variance Protocols

Applications for water use variance requests are available from the City of High Point website and City Utility Office. All applications must be submitted to the Public Services Department for review by the Public Services Director or his or her designee. A decision to approve or deny individual variance requests will be determined within two weeks of submittal after careful consideration of the following criteria: impact on water demand, expected duration, alternative source options, social and economic importance, purpose (i.e. necessary use of drinking water) and the prevention of structural damage.

VIII. Effectiveness

The effectiveness of the High Point water shortage response plan will be determined by comparing the stated water conservation goals with observed water use reduction data. Other factors to be considered include frequency of plan activation, any problem periods without activation, total number of violation citations, desired reductions attained and evaluation of demand reductions compared to the previous year's seasonal data.

IX. Revision

The water shortage response plan will be reviewed and revised as needed to adapt to new circumstances affecting water supply and demand, following implementation of emergency restrictions, and at a minimum of every five years in conjunction with the updating of our Local Water Supply Plan. Further, a water shortage response planning work group will review procedures following each emergency or rationing stage to recommend any necessary improvements to the plan to High Point's City Council. The City of High Point Public Services Director is responsible for initiating all subsequent revisions.

SAMPLE RESOLUTION FOR APPROVING WATER SHORTAGE RESPONSE PLAN

WHEREAS, North Carolina General Statute 143-355 (l) requires that each unit of local government that provides public water services or plans to provide such services shall, either individually or together with other such units of local government, prepare and submit a Water Shortage Response Plan; and

WHEREAS, as required by the statute and in the interests of sound local planning, a Water Shortage Response Plan for (name of the unit), has been developed and submitted to the (governing body) for approval; and

WHEREAS, the (governing body) finds that the Water Shortage Response Plan is in accordance with the provisions of North Carolina General Statute 143-355 (l) and that it will provide appropriate guidance for the future management of water supplies for (name of the unit), as well as useful information to the Department of Environment and Natural Resources for the development of a state water supply plan as required by statute;

NOW, THEREFORE, BE IT RESOLVED by the (governing body) of (name of the unit) that the Water Shortage Response Plan entitled, _____dated _____, is hereby approved and shall be submitted to the Department of Environment and Natural Resources, Division of Water Resources; and

BE IT FURTHER RESOLVED that the (governing body) intends that this plan shall be revised to reflect changes in relevant data and projections at least once every five years or as otherwise requested by the Department, in accordance with the statute and sound planning practice.

This the_____day of _____, 20_____.

Name: _____

Title: _____ (Mayor or Board Chairman)

Signature: _____

ATTEST:

AN ORDINANCE AMENDING "THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE," PURSUANT TO SECTION 9-3-12, ZONING MAP AMENDMENTS, OF THE DEVELOPMENT ORDINANCE.

WHEREAS, the City Council of The City of High Point adopted "The City of High Point Development Ordinance" on January 7, 1992 with an effective date of March 1, 1992, and subsequently amended;

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on January 26, 2016 and before the City Council of the City of High Point on February 15, 2016 and May 2, 2016 **Zoning Amendment Case 15-19** 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 January 17, 2016, for the Planning and Zoning Commission public hearing and on February 3, 2016 and February 10, 2016 AND April 20, 2016 and April 27, 2016, for the City Council public hearing pursuant to Chapter 160A-364 of the General Statutes of North Carolina; and

WHEREAS, the proposed amendment was adopted by the City Council of the City of High Point on **May 2, 2016.**

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: **Conditional Zoning Residential Multifamily-8 (CZ RM-8) District.** The property is approximately 8.7 acres lying along the east side of Penny Road and north of Horney Road (2000 Penny Road). The property is also known as Guilford County Tax Parcel 0209235.

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. Any of the land uses allowed in the Residential Multifamily-8 (RM-8) District and their customary accessory uses shall be permitted, subject to the development and dimensional requirements of the Residential Multifamily-8 (RM-8) District and the specific conditions listed in this ordinance.

B. The following uses shall be prohibited.

1. Residential Uses
   a. Multifamily Dwellings
   b. Shelters, Temporary

2. Accessory Uses and Structures
   a. Communication Towers (exceeding height limits of zoning district)

3. Transportation, Warehousing and Utilities
   a. Communication Towers (exceeding height limits of zoning district)
   b. Communication Towers (not exceeding height limits of zoning district)

4. Other Uses
   a. Automotive Parking
   b. High Mast Outdoor Lighting > 50' in ht.
   c. Temporary Events
   d. Christmas Tree Sales

Part II. CONDITIONS:

A. Development and Dimensional Requirements: Development shall be limited to a maximum two-story building height

B. Transportation Conditions:

1. Right-of-way Dedication
   a. The property owner shall dedicate a minimum of forty-two (42) feet of right-of-way as measured from the centerline of Penny Road.
   b. The property owner shall dedicate up to twenty-five (25) feet of right-of-way as measured from the centerline of existing Horney Road right-of-way.
   c. A 20-foot by 20-foot sight distance chord shall be dedicated at the northeast corner of Penny Road and Horney Road.

2. Access:
   a. Development of the site shall take access from Horney Road. No access shall be permitted from Penny Road.
   b. The western most access or development entrance to Horney Road shall align with Florence School Drive.

3. Improvements:
   a. Horney Road must be improved to minimum North Carolina Department of Transportation (NCDOT) standards regarding width and pavement structure without the requirement to construct curb and gutter along the north side of Horney Road.
   b. Sidewalks shall be installed along Penny Road and Horney Road.

4. Other Transportation Conditions:
   a. Any private drive on the site shall be constructed to the following minimum standards.
      1) minimum 8-inch Aggregate Base Course;
      2) minimum 1.5-inch S9.5B;
      3) minimum 1" in S9.5A; and
      4) minimum pavement width for ribbon pavement is 22 feet and the minimum width for curb and gutter is 24-feet (face-to-face).

   b. The North Carolina Department of Transportation and the City of High Point Transportation Director shall approve all improvements and construction thereof.

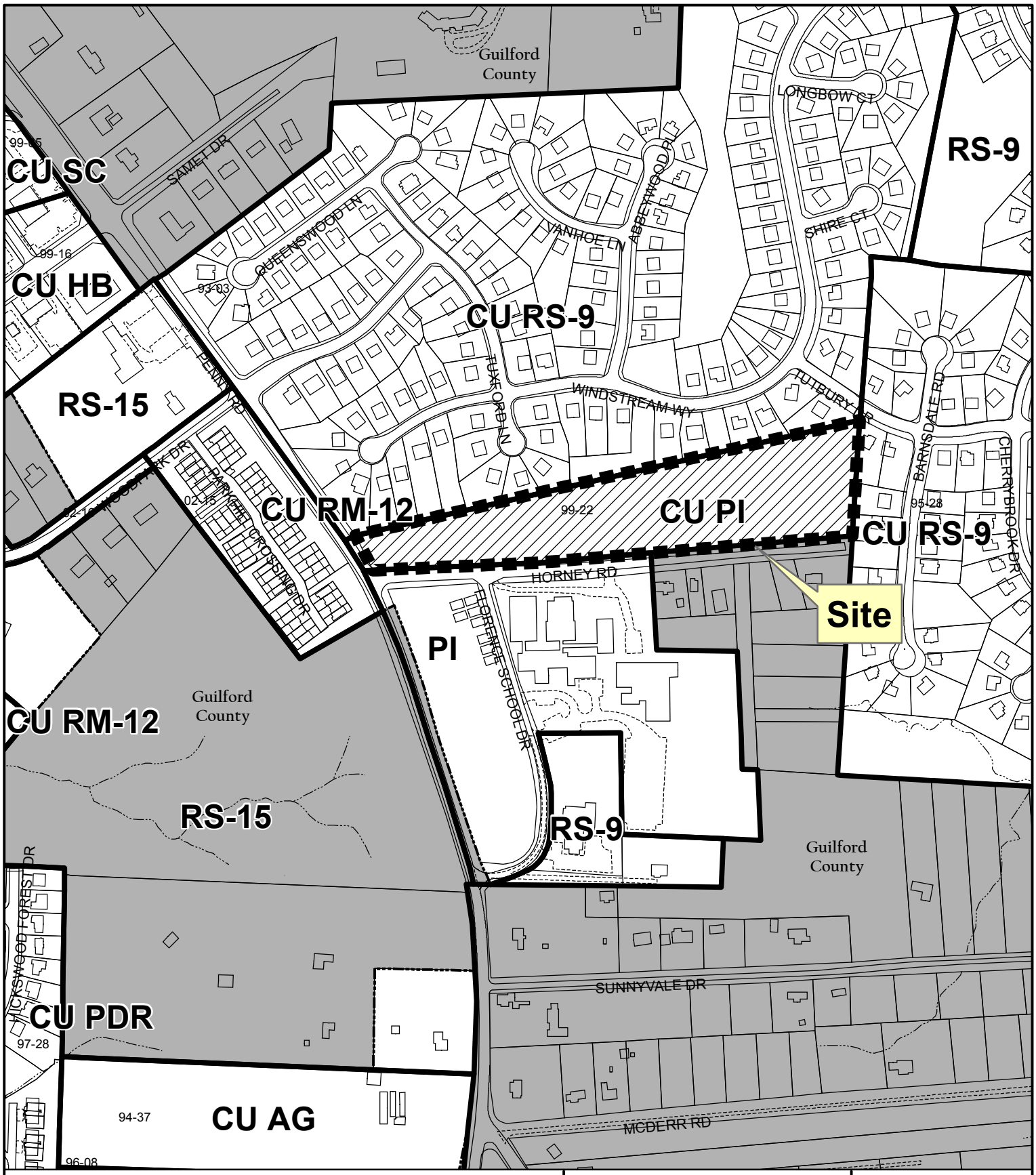
SECTION 3
That plans for any development on the property described herein shall be pursued in accordance with this conditional zoning district and shall be submitted to the City of High Point and other approval authorities for review in the same manner as other such plans that are required to be approved 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.
2nd day of **May, 2016.**

Lisa B. Vierling, City Clerk



ZONING MAP AMENDMENT ZA15-19

From: Condition Use Public Institutional
To: Conidtional Zoning Residential Multifamily-8

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

Planning & Development Department

City of High Point

Date: January 26, 2016

N

Scale: 1"=400'

G:/Planning/Secure/ba-pz/2016/pz/za15-19.mxd

CITY OF HIGH POINT
AGENDA ITEM

Title: Contract Award 2016-004 Storm Sewer Improvements (Bid 54-040616)

From: Keith Pugh, Engineering Services

Public Hearing: N/A

Attachments: Vicinity Map

Meeting Date: April 18, 2016
Advertising Date: March 20, 2016
Advertised By: Purchasing Division

PURPOSE:
The City of High Point uses "pay as you go" funds to replace portions of storm pipe on the City of High Point system that are undersized, damaged or otherwise at the end of their useful life. The City also has funds remaining in the 2004 GO Bond issue to be used for stormwater improvements. Using these funding sources, City Council is asked to approve contract 2016-004 for Storm Sewer Improevments.

BACKGROUND:
On Wednesday, April 6, 2016 the City of High Point received and opened bids for Contract ENG-2016-004. We received four responsive bids:

Breece Enterprises, Inc.	$ 848,164.00
Yates Construction Company, Inc.	$ 914,121.00
Landsdown Earth & Pipe, Inc.	$ 931,384.00
Triangle grading and Paving Company, Inc.	$1,553,689.50

The availability date of this contract is immediately upon execution of the contract documents. The completion date for the contract work is 402 consecutive calendar days from the Notice to Proceed. The contractor is bound by contract to begin work on Hedrick first, Chandler second and complete Gatewood by the end of 2016. There are also intermediate completion times and liquidated damages built into the contract for each project.

The purpose of this contract is to replace/redirect existing storm sewer lines that are at the end of their useful life. Our Stormwater Services section recommended each of these improvements based on number of maintenance calls and flooding issues related to each of these areas. The engineer's estimate for the work is $830,000.

BUDGET IMPACT:
Funding is available in the 2004 GO Bond (471739) and the Stormwater "pay as you go" account (671732)

RECOMMENDATION / ACTION REQUESTED:
The Engineering Services Department and the Public Services Department are rquesting City Council to approve this contract award to Breece Enterprises Inc. and authorize the appropriate City Official to execute the necessary documentation..

NORTH CAROLINA'S INTERNATIONAL CITY

FORMAL BID RECOMMENDATION
REQUEST FOR COUNCIL APPROVAL

DEPARTMENT: Engineering Services

COUNCIL AGENDA DATE: May 2, 2016

BID NO.: 54-040616 CONTRACT NO.: ENG 2016-004 DATE OPENED: Apr 6, 2016

DESCRIPTION:

Construct storm drainage system improvements on Gatewood, Edgedale, Hedrick, Chandler and Prospect.

PURPOSE:

Improve/correct storm drainage issues caused by undersized, failing and/or obsolete existing storm sewer lines.

COMMENTS:

Each project has its own account number (Hedrick/Chandler from same account).

RECOMMEND AWARD TO: Breece Enterprises, Inc. AMOUNT: $848,164.00

JUSTIFICATION:

Projects identified by Public Services Stormwater Section.

ACCOUNTING UNIT	ACCOUNT	ACTIVITY	CATEGORY	BUDGETED AMOUNT
471739	533701	471161022705	40202	$298,509.00
671732	533701	671161022405	40202	$301,680.00
671732	533701	671161022505	40202	$195,525.00
671732	533701	671161022605	40202	$ 52,450.00
TOTAL BUDGETED AMOUNT				$848,164.00

DEPARTMENT HEAD: B. Keith Pugh, PE PWLF Digitally signed by B. Keith Pugh, PE PWLF DN: cn=B. Keith Pugh, PE PWLF, o=City of High Point, ou=Engineering Services, email=keith.pugh@highpointnc.gov, c=US Date: 2016.04.11 13:20:35 -04'00' DATE: Apr 11, 2016

The Purchasing Division concurs with recommendation submitted by the Engineering Svcs Dept and recommends award to the lowest responsible, responsive bidder Breece Enterprises in the amount of $ 848,164.00.

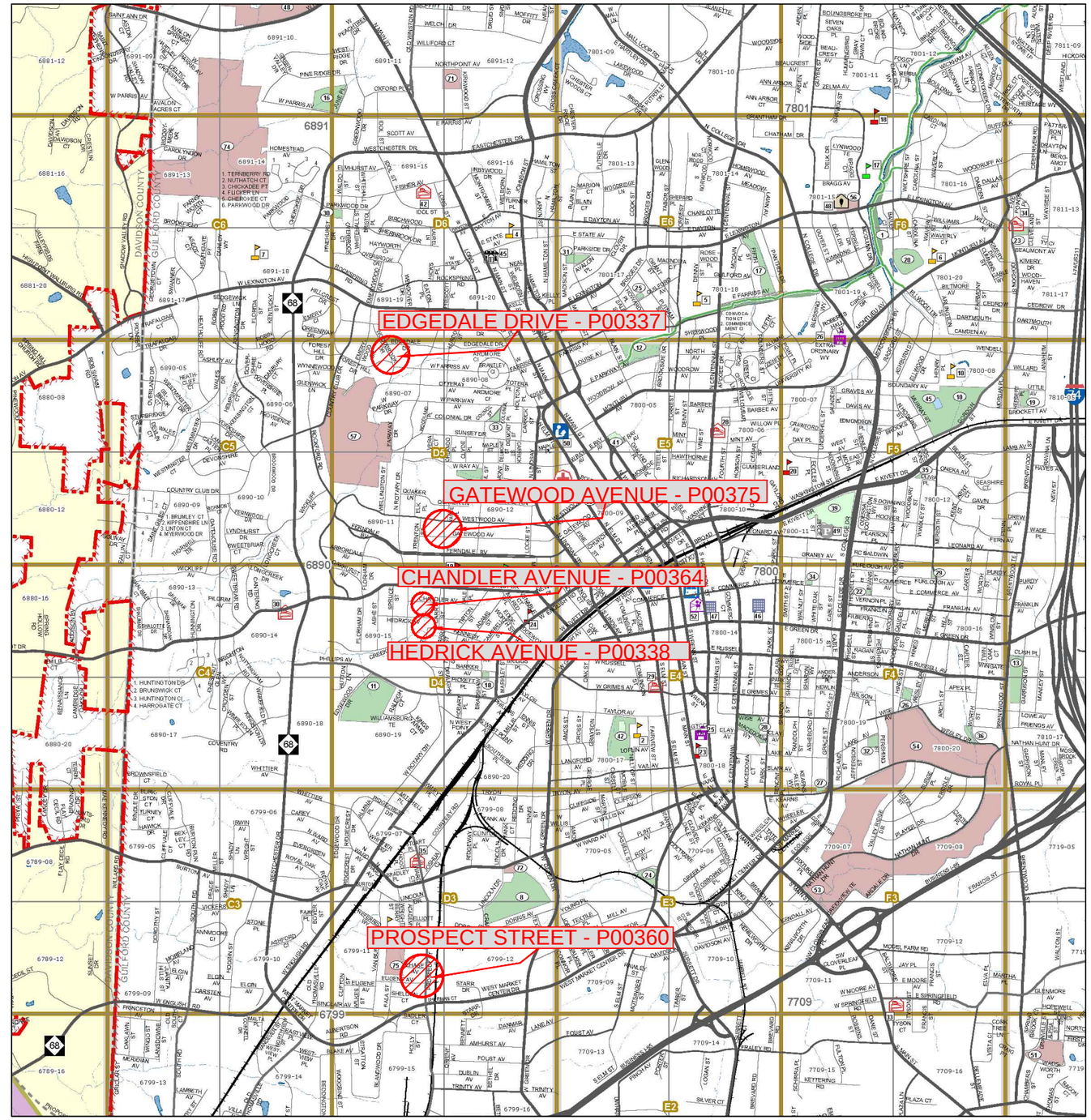
PURCHASING MANAGER: Jeffrey A Moore Digitally signed by Jeffrey A. Moore DN: cn=Jeffrey A. Moore, o=City of High Point, NC, ou=Financial Services Director, email=jeff.moore@highpointnc.gov, c=US Date: 2016.04.26 08:34:58 -04'00' DATE:

Approved for Submission to Council
FINANCIAL SERVICES DIRECTOR: Jeffrey A Moore Digitally signed by Jeffrey A. Moore DN: cn=Jeffrey A. Moore, o=City of High Point, NC, ou=Financial Services Director, email=jeff.moore@highpointnc.gov, c=US Date: 2016.04.26 08:35:20 -04'00' DATE: Apr 26, 2016

CITY MANAGER: Greg Demko Digitally signed by Greg Demko DN: cn=Greg Demko, o, ou, email=greg.demko@highpointnc.gov, c=US Date: 2016.04.26 08:37:33 -04'00' DATE: Apr 26, 2016

CITY OF HIGH POINT
ENGINEERING SERVICES DEPARTMENT
STORM WATER DRAINAGE IMPROVEMENT

TYPE OF WORK: – GRADING, STORM SEWER, SIDEWALK, CURB AND GUTTER



PLANS PREPARED BY:

CITY OF HIGH POINT
ENGINEERING SERVICES DEPARTMENT
HIGH POINT, N.C. 27261

CITY OF HIGH POINT
DEPARTMENT OF
ENGINEERING SERVICES
211 S. HAMILTON STREET
P.O. BOX 2756
HIGH POINT, N.C. 27261
TELEPHONE (336) 883-3194
FAX (336) 883-4118

REV.	DATE	DESCRIPTION	BY

JOB NO: VARIOUS
DATE: APRIL 2016
DESIGNED: JKF
DRAWN: JKF
CHECKED:
SCALE

EXHIBIT FOR

STORM SEWER IMPROVEMENTS
ENG 2016-004
VICINITY MAP
HIGH POINT – GUILFORD COUNTY – N.C.

SHEET NO.
1
OF 1

CITY OF HIGH POINT
AGENDA ITEM

Title: Authorize Write-off of Delinquent Miscellaneous Accounts Receivables

From: Jeffrey A Moore, Financial Services Director

Meeting Date: May 2, 2016

Public Hearing: No

Advertising Date / N/A
Advertised By: -

Attachments:

PURPOSE:
The Financial Services Department recommend that the City Council authorize them to write-off the delinquent miscellaneous receivables remaining from several prior fiscal years up to Fiscal Year 2011-2012 from the general ledger for accounting purposes.

BACKGROUND:
North Carolina law allows the City to write-off uncollected accounts when they become three years old. While it has been the City's practice to annually clear the financial records of outstanding utilities accounts prior to fiscal year end, staff has been unable to review, research and prepare recommendation for other miscellaneous billings until this past fiscal year.

With regards to inspections/permits/demolitions billings, liens have been placed on subject properties to the extent such can be perfected against the properties. The new processes utilized with Accela required a business practice change where all payments must be made prior to the issuance of a permit. At recommendation of Financial Services staff, the Public Services Department has changed its credit and billing practices at the landfill and recycling centers. The outstanding amounts for showroom licenses have had liens placed on those properties as well.

BUDGET IMPACT:
These amounts have already been "reserved" at 100% of their value during the audit for fiscal year June 30, 2015. There is no additional impact for the procedural approval to write these amounts off for accounting purposes. Recoveries of prior amounts written off are recognized as income for collections of prior accounts receivable charged off.

RECOMMENDATION / ACTIONS REQUESTED:
City Council is requested to authorize the Financial Services Director to write-off $408,720 for prior years' original billings through the fiscal year 2011-2012:

Inspections/Permits/Demolitions	$358,783
Recycling fees	4,000
W&S Industrial Pretreatment Charges	324
Warehouse Charges	18
Landfill	34,896
Showroom licenses	10,699
Total	$408,720

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

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

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

WHEREAS, public hearings were held before the High Point Planning and Zoning Commission on March 22, 2016 and before the City Council of the City of High Point on May 2, 2016, regarding this proposed amendment (PA 16-02) to said *Land Use Plan for the High Point Planning Area.*

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

SECTION 1. That the *Land Use Plan for the High Point Planning Area* be amended by redesignating approximately 12.8 acres (Guilford County tax parcels 017008, 017009, and 0207858 through 0207861) from Restricted Industrial to Local/Convenience Commercial.

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

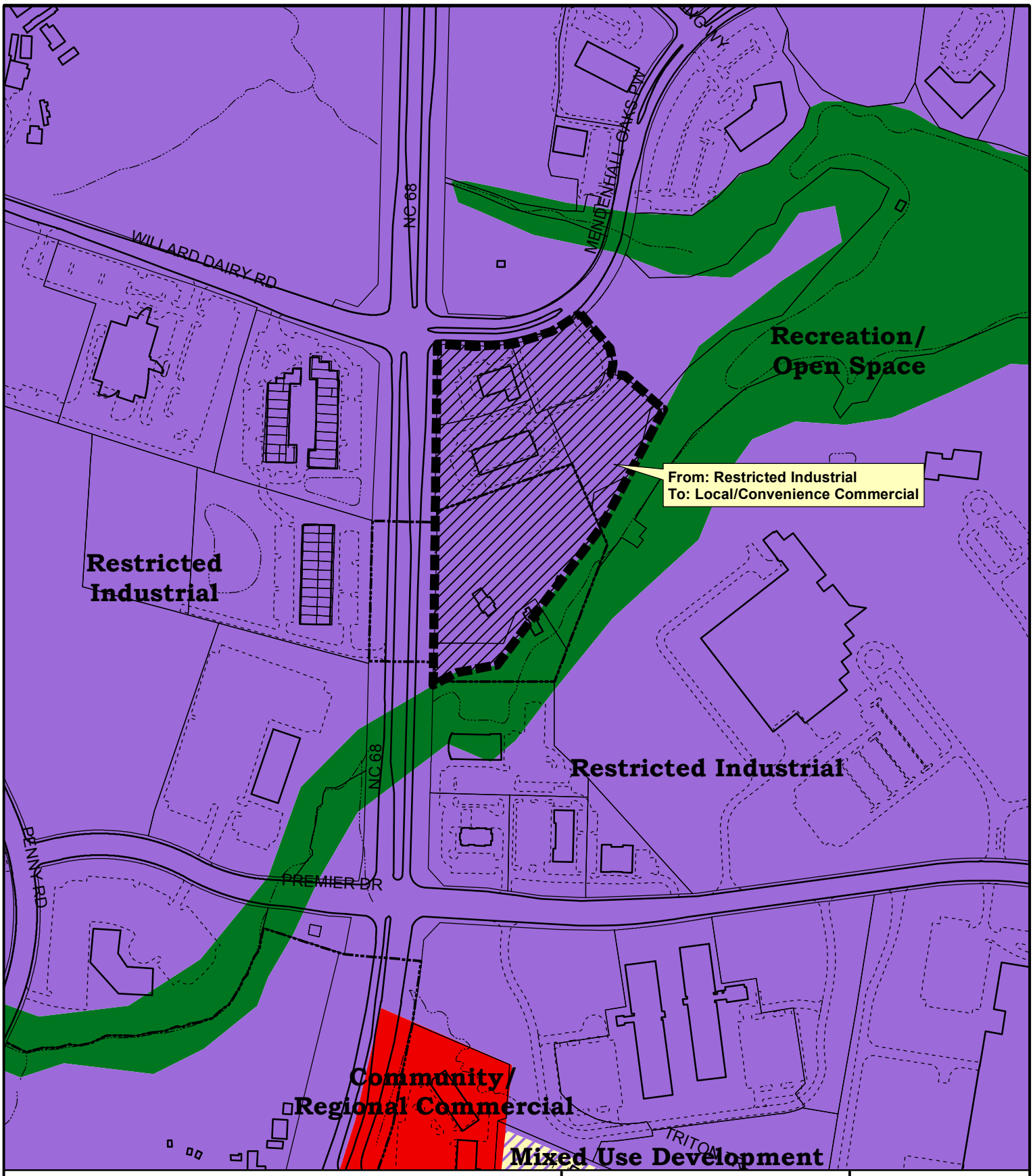
SECTION 3. This resolution shall become effective immediately upon adoption.

Adopted by City Council
this 2nd day of May, 2016

Lisa Vierling

Lisa Vierling, City Clerk

The complete file for this Land Use Plan Map Amendment may be inspected at the City of High Point Department of Planning and Development, Municipal Office Building, 211 South Hamilton Street, High Point, North Carolina.



PLAN AMENDMENT PA16-02

Request - From: Restricted Industrial
To: Local/Convenience Commercial

Existing Land Use Plan
Subject Property Boundary

Planning & Development Department

City of High Point

Date: May 3, 2016

N

Scale: 1"=400'
G:/Planning/Secure/ba-pz/2016/pz/za16-02lu.mxd

LISA VIERLING

To: Michelle McNair
Cc: MICHAEL MCNAIR
Subject: RE: VITA Volunteers

5-2-2016
HPCC

Thanks, Michelle!

Lisa B. Vierling, MMC

CITY OF HIGH POINT
City Clerk
IIMC Region III Director

211 S Hamilton, Room 320| High Point, NC 27260
336.883.3536 | fax: 336.822.7067
lisa.vierling@highpointnc.gov | www.highpointnc.gov

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Please be aware that e-mail and attachments sent to and from this address are subject to the North Carolina Public Records Law and may be disclosed to third parties.

From: Michelle McNair
Sent: Tuesday, May 03, 2016 4:27 PM
To: LISA VIERLING
Cc: MICHAEL MCNAIR
Subject: VITA Volunteers

VITA Site Coordinators
Nathan Asamoah
Charrisse Jones
Lisa Hyatt
Nick Platt
Rob Purdie

VITA Tax Preparers
Alexis Luzietti, HPU Student Tax Preparer
Cassidy Cunningham, HPU Student Tax Preparer
Dan Hurley, Tax Return Preparer
Jerry Mingo, Tax Preparer
Kasey Degon, HPU Student Tax Preparer
Kayla Griffith, Tax Return Preparer
Kristine Faxlanger, Tax Return Preparer
Lauren Kelly, HPU Student Tax Preparer
Leon Spencer, Tax Preparer
Maya Dongier, HPU Student Tax Preparer
Michael LeClair, Tax Return Preparer
Olivia Stoddard, HPU Student Tax Preparer
Shelove Felicien, Tax Preparer
Shirleen Williams, Tax Return Preparer
Waldricas (Rick) Warren, Tax Return Preparer

General Volunteer

Crystal Black, Greeter
Donna Hicks, Greeter
Joyce Curtis, Greeter
Rashawn Martin, Greeter

VITA Partners

Amy Hudson, Executive Director – Salvation Army Boys and Girls Club
Chris Gillespie, Executive Director – West End Community Center
Dell McCormick, Executive Director – Macedonia Family Resource Center
Sharon and Sam Green - WINGS Computer Solutions
Charrisse Jones, Owner - Alpha Omega Booking and Tax Services
Lisa Hyatt, Owner - Overture Inc.
United Way of Greater High Point
High Point University

Community and Neighborhood Development

Michelle McNair, Community Resource Manager
Alisha Doulen, Community Resource Specialist and VITA Program Coordinator
Lauren Atwell-Bass, Community Resource Specialist and VITA Site Coordinator

MICHELLE V. MCNAIR

CITY OF HIGH POINT
COMMUNITY RESOURCE MANAGER,
COMMUNITY & NEIGHBORHOOD DEVELOPMENT DIVISON
COMMUNITY DEVELOPMENT AND HOUSING DEPARTMENT

P.O. Box 230| High Point, NC 27261
336.883.3685 | fax: 336.883.3046
michelle.mcnair@highpointnc.gov | www.highpointnc.gov

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SAMPLE RESOLUTION FOR APPROVING WATER SHORTAGE RESPONSE PLAN

WHEREAS, North Carolina General Statute 143-355 (l) requires that each unit of local government that provides public water services or plans to provide such services shall, either individually or together with other such units of local government, prepare and submit a Water Shortage Response Plan; and

WHEREAS, as required by the statute and in the interests of sound local planning, a Water Shortage Response Plan for the City of High Point, has been developed and submitted to the High Point City Council for approval; and

WHEREAS, the High Point City Council finds that the Water Shortage Response Plan is in accordance with the provisions of North Carolina General Statute 143-355 (l) and that it will provide appropriate guidance for the future management of water supplies for the City of High Point, as well as useful information to the Department of Environment and Natural Resources for the development of a state water supply plan as required by statute;

NOW, THEREFORE, BE IT RESOLVED by the High Point City Council of City of High Point that the Water Shortage Response Plan dated April 16, 2016, is hereby approved and shall be submitted to the Department of Environment and Natural Resources, Division of Water Resources; and

BE IT FURTHER RESOLVED that the High Point City Council intends that this plan shall be revised to reflect changes in relevant data and projections at least once every five years or as otherwise requested by the Department, in accordance with the statute and sound planning practice.

This the 17th day of January, 2017.

Name: William S. Bencini, Jr.

Title: Mayor , City of High Point

Signature: _____

ATTEST:

_____

Lisa B. Vierling, City Clerk

DELIVER - WILL PICK UP PICK UP: CITY OF HIGH POINT ~~CPT ENGINEERING AND SURVEYING, INC. 4400 TYNING STREET HIGH POINT, NORTH CAROLINA 27265~~

PLAT BOOK 191 PAGE 122

FC-LJ-2/17/16

I, Charle P. Truby, Registered Land Surveyor PLS
No L-3730, certify that this is of a survey that:

This survey is of another category, such as the recombination of existing parcels, a court ordered survey, or other exception to the definition of subdivision.

State of North Carolina . . . . . .Guilford County
I, Charles P. Truby, PLS, certify that this plat was drawn under my supervision from an actual survey made under my supervision (Deed description recorded in Book as, Page shown,); that the ratio of precision as calculated is 1: 10,000+; that the boundaries not surveyed are clearly indicated as drawn from information found in Book as, Page shown; that this plat was prepared in accordance with GS 47-30 as amended. Witness my original signature, registration number, and seal this 2nd day of MAY, 2016.

Stamp or Seal

Surveyor - Charles P. Truby

L-3730
Registration Number

NORTH CAROLINA PROFESSIONAL SEAL L-3730 LAND SURVEYOR CHARLES P. TRUBY, JR.

City Council Annexation Approval

The Annexation Ordinance for this property was approved by High Point City Council on MAY 5, 2016 with the effective date of annexation being MAY 5, 2016, and the following ordinance number 7201/16-21

Signed: Mayor

Airport Overlay District Notice

This property is located within the City of High Point Airport Overlay District and is subject to aircraft overflights and to aircraft noise that may be objectionable dependent upon the use and location of the property. Please refer to the City's Airport Overlay District regulations and the City of High Point Department of Planning & Development for more information on potential noise impacts.

The owner(s) of this subdivision are required to provide notification that this property is within the Airport Overlay District to all prospective lot purchasers, by means of a written disclosure statement.

SITE INFORMATION:

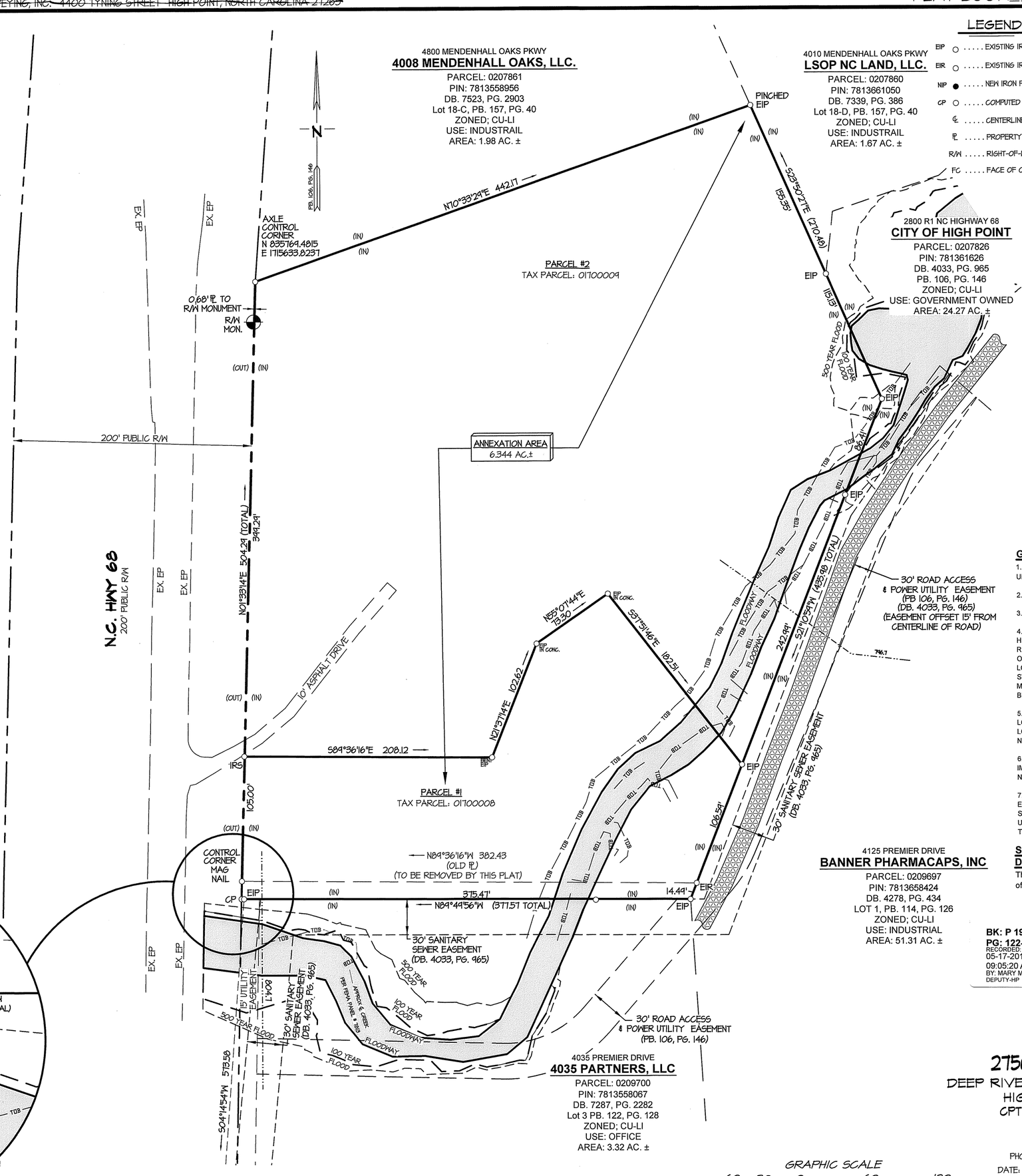
AREA PARCEL 0170008: 1.465 AC.± (PARCEL 1)
AREA PARCEL 0170009: 4.879 AC.± (PARCEL 2)
TOTAL SITE AREA: 6.344 ACS.

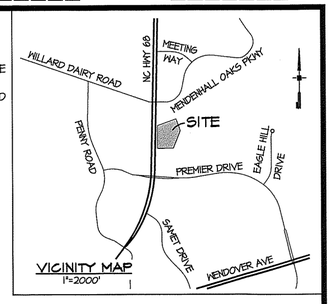
PARCEL ID: 0170009 & 0170008

PIN: 7813559505 & 7813558353

DEED REFERENCE: DB. 7768, PG. 711 (PARCEL 0170009),
DB. 7768, PG. 716 (PARCEL 0170008) &
DB. 7768, PG. 719 (PARCEL 0170008)

SUBJECT PROPERTY IS NOT SUBJECT TO A 100 YEAR RETURN FREQUENCY FLOOD HAZARD, AND SUCH FLOOD CONDITION IS SHOWN ON THE FEDERAL FLOOD INSURANCE RATE MAP NO. #3710781300J, REV. 6/18/2007.





LEGEND

EIP	EXISTING IRON PIPE
EIR	EXISTING IRON ROD
NIP	NEW IRON PIPE
CP	COMPUTED POINT
℄	CENTERLINE
ℙ	PROPERTY LINE
R/W	RIGHT-OF-WAY
FC	FACE OF CURB

OWNER:

4008 MENDENHALL OAKS, LLC
3500 CAMDEN FALLS CIRCLE
GREENSBORO, NC 27410
CONTACT: WILL STEVENS
336-580-5977

GENERAL NOTES:

1. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.

2. ALL BEARINGS ARE GRID BEARINGS.

3. AREA COMPUTED BY COORDINATE GEOMETRY.

4. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/ STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/ STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/ STRUCTURES.

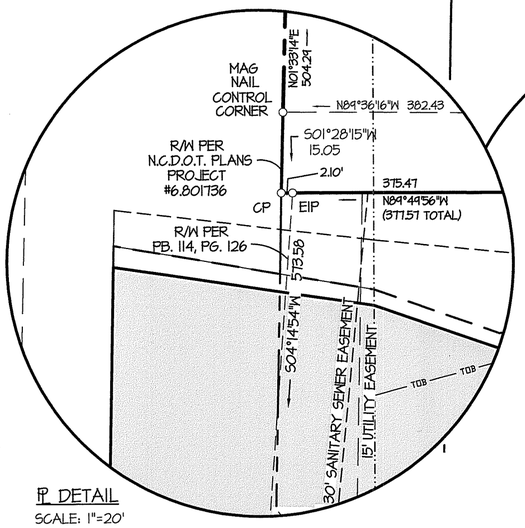
5. UNDERGROUND UTILITIES WERE MARKED BY SUPERIOR LOCATE. THIS SURVEYOR ASSUMES NO RESPONSIBILITY FOR LOCATION OF THE UTILITIES. ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN.

6. ALL BUILDINGS, AND SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN HEREON.

7. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.

Statement That No Approval Is Required by NCDOT Division of Highways

This plat does not require certificate of approval by the N.C. Division of Highways as provided in G.S. 136-102.6, Subsection (g).



ℙ DETAIL
SCALE: 1"=20'

BK: P 191
PG: 122-122
RECORDED:
05-17-2016
09:05:20 AM
BY: MARY MORGAN
DEPUTY-HP

2016025349
GUILFORD COUNTY, NC
JEFF L. THIGPEN
REGISTER OF DEEDS

NC FEE $21.00

ANNEXATION MAP
OF
PROPERTIES OF
2756 & 2760 NC 68 NORTH
DEEP RIVER TOWNSHIP ~ GUILFORD COUNTY
HIGH POINT, NORTH CAROLINA

CPT ENGINEERING AND SURVEYING, INC.
LAND DEVELOPMENT CONSULTING
4400 TYNING STREET
HIGH POINT, NORTH CAROLINA 27265
PHONE: (336) 812-8800 ~ FAX: (336) 812-8780

DATE: MAY 2, 2016
PROJECT: 1400-15
SCALE: 1" = 60'
DRAWN BY: JJ

GRAPHIC SCALE
60 30 0 60 120
1 INCH = 60 FEET