



City of High Point

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

Meeting Agenda

City Council

Jay W. Wagner, Mayor

Monica L. Peters, Mayor Pro Tem

Britt W. Moore (At Large), Tyrone Johnson (At Large), Cyril Jefferson (Ward 1), Christopher Williams (Ward 2), S. Wesley Hudson (Ward 4), Victor Jones (Ward 5), and Michael Holmes (Ward 6)

Monday, February 20, 2023

5:30 PM

Council Chambers

ROLL CALL, MOMENT OF SILENCE, AND PLEDGE OF ALLEGIANCE

RECOGNITIONS AND PRESENTATIONS

[2023-088](#) Proclamation - Montford Point Marines of High Point
Mayor Wagner will present a proclamation to honor the Montford Point Marines of High Point.

FINANCE COMMITTEE - Britt Moore, Chair

CONSENT AGENDA ITEMS

[2023-085](#) Sole Source Contract - DataVoice International Outage Management Software Maintenance Contract - Electric Dept
City Council is requested to award a multi-year sole source contract to DataVoice International in the amount of \$361,508 for the purchase of electrical outage management software and maintenance.

[2023-073](#) Contract - Shamrock Environmental, Corp. - Kersey Valley MSW Landfill Expansion
City Council is requested to award a construction services contract to Shamrock Environmental, Corp. in the amount of \$4,484,537 for the expansion of the Kersey Valley MSW Landfill for continued disposal of municipal solid waste.

[2023-086](#) Contract - Sourcewell - James River Equipment - John Deere 624P Wheel Loader - Ingleside Compost Facility
City Council is requested to award a Sourcewell #032119-JDC Contract to James River Equipment in the amount of \$270,211.31 for the purchase of a John Deere 624P wheel loader and approve a budget ordinance amendment for the wheel loader replacement purchase.

[2023-087](#) Contract - Samet Corporation - Design-Build Services - Truist Point Stadium Modifications - RFQ Recommendation

1. Staff recommends and asks the City Council to approve the selection and contract with Samet Corporation as the Design-Build Firm for the City of High Point, Truist Point Stadium Modifications project.
2. Staff recommends and asks the City Council to approve the Preconstruction/Design Services Phase contract in an amount not to exceed \$303,240.
3. Staff recommends and asks the City Council to approve a capital project ordinance in the amount of \$6,000,000 for this project.

COMMUNITY DEVELOPMENT COMMITTEE - Council Member Williams,

Chair

CONSENT AGENDA ITEMS

- [2023-059](#) Community Gardens Update and Request
Crystal Mercer, County Extension Agent for Community and School Gardens, will provide an update.
Community Development & Housing staff is recommending approval for High Point Public Schools to be included in the Assistance to Community Gardens Standard Operating Policies.
- [2023-064](#) Resolution-Conveyance of Properties to Habitat for Humanity of High Point, Archdale & Trinity-801 Vail Avenue and 807 Amos Street
Adopt a Resolution for the conveyance of Properties to Habitat for Humanity of High Point, Archdale & Trinity for 801 Vail Avenue and 807 Amos Street.
- [2023-057](#) Ordinance - Demolition of Dwelling - 805 Gordon Street
Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling at 805 Gordon Street.
- [2023-058](#) Ordinance - Demolition of Dwelling - 1109 E. Russell Ave.
Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling at 1109 E. Russell Avenue.
- [2023-056](#) Ordinance - Rescind Demolition - 210 Underhill Street
Adoption of an ordinance to rescind the ordinance adopted by council to demolish the dwelling at 210 Underhill Street.

PENDING ITEMS

- [2023-001](#) Ordinance - Demolition of Dwelling - 2321 Brentwood St.
Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 2121 Brentwood St.

PLANNING & DEVELOPMENT - Mayor Jay W. Wagner

- [2023-079](#) Initiation of Zoning Map Amendment (Blair-Coltrane House)

A request by the Planning and Development Department for the City Council to initiate a zoning map amendment for the Blair-Coltrane House to support a future museum project. The site is located along Underhill Street and Eccles Place, approximately 195 feet north of Washington Street (116, 118, 119 and 121 Underhill Street and 108, 110, 112 & 114 Eccles Place.
[Enter body here.]

PUBLIC HEARINGS

PENDING ITEMS

[2022-557](#)

AAA Storage Management, LLC, Zoning Map Amendment 22-24
A request by AAA Storage Management, LLC to rezone an approximate 3.5-acre parcel from a Conditional Zoning Light Industrial (CZ-LI) District to an amended Conditional Zoning Light Industrial (CZ-LI) District. The site is located approximately 580 feet west of NC68 and approximately 570 feet south of Willard Dairy Road.

[2023-013](#)

Bricks & Beams, LLC, Zoning Map Amendment 22-26
A request by Bricks & Beams, LLC to rezone approximately 7.2 acres from the Heavy Industrial (HI) District to the Light Industrial (LI) District. The site is located along the west side of W. Green Drive, between W. Grimes Avenue and Taylor Avenue (700-A, 716, 720, 730 W. Green Drive, and 908 Taylor Avenue).

PUBLIC HEARINGS

[2023-080](#)

Carolina Income Properties XV, LLC, Annexation 22-07
A request by Carolina Income Properties XV, LLC to consider a voluntary noncontiguous annexation of approximately 11.14 acres. The proposed annexation site is generally located northeast of intersection of NC 66 and the westbound I-74 exit ramp (approximately 430 feet north of the westbound I-74 exit ramp and approximately 700 feet east of NC 66). The site is addressed as 2815 and 2817 Highway 66 South and also known as Forsyth County Tax Parcels 6883-81-3002.00 and 6883-81-4068.00.
[Enter body here.]

[2023-081](#)

Carolina Income Properties XV, LLC, Zoning Map Amendment 22-29
A request by Carolina Income Properties XV, LLC to consider a voluntary noncontiguous annexation of approximately 11.14 acres. The proposed annexation site is generally located northeast of intersection of NC 66 and the westbound I-74 exit ramp (approximately 430 feet north of the westbound I-74 exit ramp and approximately 700 feet east of NC 66). The site is addressed as 2815 and 2817 Highway 66 South and also known as Forsyth County Tax Parcels 6883-81-3002.00 and 6883-81-4068.00.
[Enter body here.]

[2023-084](#)

City of High Point, Text Amendment 22-05

To amend the City of High Point Development Ordinance to update and revise the Sign Ordinance and various other sections of the Development Ordinance that pertain to signs.

[Enter body here.]

GENERAL BUSINESS AGENDA

[2023-075](#)

Boards and Commissions: Appointment and Reappointment - Guilford County/City Insurance Advisory Committee

Council is requested to confirm the appointment of Julian Weathers to fill an unexpired term effective immediately with term expiring December 21, 2023, and the reappointment of Lynwood Roach effective immediately with term expiring December 21, 2025.

[2023-072](#)

Minutes to be Approved

ADJOURNMENT

Office of the Mayor
City of High Point
North Carolina
Proclamation...

WHEREAS, the opportunity for African Americans to enlist and serve in the United States Marine Corps arose in June 1941 when President Franklin D. Roosevelt signed Executive Order 8802 prohibiting racial discrimination in the United States Defense industry; and

WHEREAS, despite discrimination and segregation approximately 20,000 African American men completed recruit training and became known as the Montford Point Marines; and

WHEREAS, the Montford Point Marines displayed valor and exemplary performance during battles such as Peleliu Battle, Iwo Jima Battle, the Chosen Reservoir Battle; and

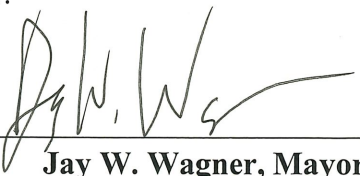
WHEREAS, Public Law 112-59 was passed by the United States Congress and signed by President Barack Obama in 2011 to award the Congressional Gold Medal to Honor the Montford Point Marines; and

WHEREAS, the Montford Point Marines of High Point, NC assisted in the advancement of civil rights by paving the way for thousands of others to follow despite facing adversity and hardships; their strength and perseverance to serve our Nation embodied the true spirit of Patriotism.

THEREFORE, As a grateful city, I, Jay W. Wagner, Mayor of the City of High Point, urge the citizens of High Point, NC to join me in recognition of the contributions of the Montford Point Marines of High, Point, NC to our nation and the communities in which they reside.



IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the Seal of the City of High Point, North Carolina this 20th day of February, 2023.


Jay W. Wagner, Mayor

CITY OF HIGH POINT

AGENDA ITEM



Title: Sole Source - DataVoice Outage Management Software Maintenance Contract

From: Tyler Berrier, Electric Utilities Director
Jeremy Coble, Customer Service Director

Meeting Date: February 20th, 2023

Public Hearing: N/A

Date Opened: N/A
Advertised By: N/A

Attachments: Attachment A: DataVoice OMS and IVR Contract Document

PURPOSE:

Acceptance/Continuation of a contract with DataVoice for system maintenance. This contract is an initial year with 5 subsequent annual renewals.

BACKGROUND:

DataVoice currently provides the Electric Utilities Department and Customer Service Department with Outage Management (OMS) and Interactive Voice Response (IVR) services related to the electric system. As part of a digital ecosystem with an outage management system (OMS), a modern IVR tool can help you manage real-time data about the status of the grid.

When a customer calls in to report an outage, the integration between OMS and IVR captures all relevant information. Those outages are then entered into the OMS, letting office personnel dispatch linemen to deal with the issue.

BUDGET IMPACT: Funds are included in the current operating budget to cover this material purchase. By signing a multi-year contract, the city will receive savings of 2% annually versus a year-to-year agreement. The total cost over the 6-year period is \$361,508. The initial contract amount for 2023 is \$53,147.95 with the renewal costs of:

	2023	2024	2025	2026	2027	2028
IVR	\$17,137.36	\$17,994.23	\$18,893.94	\$19,838.64	\$20,830.57	\$21,872.10
OMS	\$36,010.59	\$37,811.12	\$39,701.68	\$41,686.76	\$43,771.10	\$45,959.65
Total	\$53,147.95	\$55,805.35	\$58,595.61	\$61,525.40	\$64,601.67	\$67,831.75

RECOMMENDATION / ACTION REQUESTED:

City Staff has reviewed the bid submittal and evaluated the information provided. Staff is recommending that the bid for this item be awarded to DataVoice International.

Financial Services

Purchasing Division



NORTH CAROLINA'S INTERNATIONAL CITY™

Requisition #

CITY OF HIGH POINT
SOLE SOURCE JUSTIFICATION FORM
 (For Items Costing \$10,000.00 or More)
 Statutory Reference N.C.G.S. 143-129(e)6

Vendor: DataVoice International

Item(s): Recurring Maintenance Proposal

Justification:

DataVoice is currently utilized as software for Outage Management and Interactive Voice Recognition (OMS & IVR). The Electric Department and Customer Service Department currently utilize this resource, with being the only company that currently integrates with our current systems.

Estimated expenditure for the above item(s): \$53,147.95-1st year; \$361,508 over 6 years

Accounting Unit and Account(s):

631232 / 527216

CHECK ALL ENTRIES BELOW THAT APPLY TO THE PROPOSED PURCHASE.
ATTACH A MEMO CONTAINING JUSTIFICATION AND SUPPORT DOCUMENTATION.

1. ☐ Performance or price competition for a product are not available.
2. ☐ A needed product is available from only one source of supply.
3. ☒ Standardization or compatibility is the overriding consideration.
4. ☐ The parts/equipment are required from this source to permit standardization.
5. ☐ None of the above applies. A detailed explanation and justification for this sole source request is contained in attached memo and support documentation.

The undersigned requests that competitive procurement be waived and that the vendor identified as the supplier of the material or service described in this sole source justification be authorized as a sole source for the material or service.

Department Head/Authorized Personnel

Tyler Berrier

 Digitally signed by Tyler Berrier
 Date: 2023.02.14 14:38:20 -05'00'

Department/Division

Electric Utilities

Date

2/14/2023

APPROVAL PROCESS

Purchasing Manager

Financial Services Director

City Council (\$30,000 – Up)



Recurring Maintenance Proposal For DataVoice IVR and OMS

For the City of High Point, NC

Presented to: Annette Smith

Issued:
Wednesday, 1st of February 2023

Contact:
Denna Sandoval
Vice President

DataVoice International, Inc.
760 N. Watters Road, Ste 100
Allen, Texas 75013

Recurring Maintenance Proposal

City of High Point, NC

Customer Information:

City of High Point	Start Date: 2023-03-23	Expiration Date: 2025-03-28
P.O. Box 320	Phone: 336-883-3485	Contact: Annette Smith
High Point, NC	Zip: 27261	Contact Title: Customer Service

Maintenance Fee Recap:

	2023	2024	2025	2026	2027	2028
IVR	\$17,137.36	\$17,994.23	\$18,893.94	\$19,838.64	\$20,830.57	\$21,872.10
OMS	\$36,010.59	\$37,811.12	\$39,701.68	\$41,686.76	\$43,771.10	\$45,959.65
Total	\$53,147.95	\$55,805.35	\$58,595.61	\$61,525.40	\$64,601.67	\$67,831.75

* Does not include Annual Fees

1. PRICING

Prices quoted here are good for ninety(90) days from the date of this document. Price includes software, license fees, unlimited seat licenses, database administration fees, installation, configuration, testing and training.

2. PAYMENT AND TERMS

This agreement is for a term of six years beginning on the agreement start date March 15, 2023 and terminating on the agreement expiration date March 15, 2028.

In consideration for the software provided and services delivered by DataVoice, Customer agrees to pay DataVoice the amounts listed in the chart above. DataVoice will bill the renewal 60 days in advance.

3. LICENSE FEES FOR APPS

- License Fee Rates: DataVoice may revise rates at any annual renewal date. Customer will be advised in writing of the revised rates 60 days prior to the renewal date.
- Auto-Renewal: At the end of the License Term, the services will automatically renew for consecutive terms of twelve months. If a party does not want the License to renew, they must provide the other party written notice to this effect at least 30 days prior to the end of the current term.
- Prices are for quoted products and services only. Pricing for future and additional purchased products or pursuant to any Cooperative Purchasing Agreement will be at Harris then-current pricing and not based upon pricing in this Agreement.

4. CONDITIONS

All software and services provided within the scope of this document have been priced accordingly and listed above. Any additional system requirements, software modules, software changes or configuration changes deemed necessary by the utility will be performed under a separate 'Change Order'. Any such changes may affect the annual maintenance. It is specifically understood by the

parties that this Agreement, once negotiated, can and will serve as a Cooperative Purchasing Agreement pursuant to which affiliated entities may purchase products and services from DataVoice.

5. DELIVERY METHOD

Software will be delivered electronically.

6. ACCEPTANCE TESTING

DataVoice will:

- Electronically deliver the software on server.
- Setup, configure and test the system.
- Provide Management a system presentation and issue a Certificate of Installation.
- Customer will be allowed 10 working days for System Testing and to report of any issues to DataVoice in writing, or the Certificate of Installation will be deemed accepted.
- Should an event occur that inhibits the Customer from performing System Testing during this time period, the Customer may submit a written request for an extension, which extension is subject to approval in dataVoice's sole discretion.
- DataVoice will correct valid issues identified by Customer, then allow customer 5 working days to verify corrections.
- The above process will repeat until all issues are resolved or the 5 day period has expired.
- DataVoice will then issue a Certificate of Completion and the final invoice.

7. CONDITIONS FOR MAINTENANCE - ACCESS

Customer shall make available a standard office environment on Customer's premises for on-site maintenance of the covered equipment, if required. Customer must ensure the premises shall not be exposed to excessive heat or cold. Customer shall also permit or arrange for access to the premises for DataVoice International, Inc.'s ('DataVoice') installation and maintenance personnel, and shall provide a suitable protected area for storage of the Equipment pending its installation. Customer shall supply all supplemental equipment required for the installation and maintenance such as, without limitation, conduits, commercial power, wiring, dedicated equipment room, A/C outlets, phone lines as described and requested, and appropriate access to same. If upon arrival to site, DataVoice is not able to start work due to lack of access or preparation on the part of the Customer, work stoppage time is billable. Customer service calls will be considered authorization to access and make system modifications in order to address the issue identified. Final testing, approval, and confirmation that any system changes are functioning properly will be the Customer's responsibility. Otherwise, DataVoice will not make system changes without customer notification and co-ordination of such activities.

8. RESPONSIBILITIES OF DataVoice INTERNATIONAL, INC

During the term of this agreement, DataVoice take commercially reasonable measures to:

- a. Under normal conditions, keep the DataVoice Software and covered hardware (if applicable) in good operating condition and shall provide maintenance when the covered hardware is inoperative and/or software fixes in a timely fashion.
- b. Software fixes will be provided in a timely fashion.
- c. Provide remote maintenance software for DataVoice System.
- d. Provide software for 24 hour system monitoring to detect software and hardware issues and identify when systems are unable to connect with third party applications.
- e. Install, maintain and upgrade all third party software applications such as PostGreSQL, Post GIS, Apache2, PHP, etc.
- f. Provide emergency technical support 24 hours a day.
- g. Install, configure and upgrade DataVoice supplied system software when patches or

- upgrades are available.
- h. Provide full system backup prior to any upgrade
 - i. Provide release notes with new upgrade.
 - j. PCI Compliance Requirements: dataVoice's PCI compliance is limited to the communication between the caller and the credit card provider once the call has been transferred to the PCI IVR. If the call or any data is still resident on the utility's network, it is the responsibility of the utility to maintain the compliance for any hardware that is involved.

9. RESPONSIBILITIES OF CUSTOMER

At all times during the term of this agreement, Customer shall:

- a. Customer will maintain the room in which the DataVoice System is located in a clean and appropriate fashion which includes adequate air conditioning and lighting and adequate power outlets.
- b. Customer will not permit its agents, employees or third parties to attempt any repairs, maintenance, additions, deletions or any changes whatsoever unless instructed by a DataVoice technician on the repairs, while the equipment is covered by this Agreement unless a waiver is executed by both parties. Any such prohibited actions by Customer shall render any warranty obligations owed to Customer null and void. Once Customer has completed the DataVoice training, Customer reserves the right to make reasonable minor repairs or changes that may be necessary to keep the system operable as long as they do not alter any of dataVoice's software or proprietary data. This includes, but is not limited to, Customer's right to change voice recordings, minor system menu flow, and adding new users. Any other changes to the system shall be made by DataVoice or only upon dataVoice's express written permission.
- c. Provide an Internet connection to each DataVoice System for remote maintenance software. Customer shall keep this connection activated at all times.
- d. Customer will provide DataVoice with an up-to-date listing of all telephone lines, extension numbers and modem numbers connected to the DataVoice System.
- e. Customer is responsible for all backups of programs and operating system.
- f. Customer responsible for monitoring the health of the PC (including but not limited to the monitoring of disk space, memory utilization, etc.)
- g. Customer will designate a responsible individual and one alternate as the Customer contact for service coordination.
- h. Customer will not couple this equipment to any apparatus not approved by DataVoice.
- i. Customer will provide clean, stable uninterrupted AC Power.
- j. Customer will be responsible for notifying DataVoice of any password changes, upgrades, or IP address changes to any third party systems (if needed).
- k. DataVoice requires that the Customer provide a UPS system for the equipment.
- l. Customer will be responsible for running and maintaining anti-virus and anti-spyware software on any PC running DataVoice software. DataVoice does not permit real time scanning on any servers hosting DataVoice software.
- m. Customer will not disclose any confidential information provided by DataVoice unless agreed upon by both parties. This includes, but is not limited to, DataVoice training guidance, software, hardware, and any other data or information provided by DataVoice during a demonstration of services to Customer and/or during the term of this agreement. This provision shall survive the expiration or termination of this agreement.
- n. Customer will not install any software without written DataVoice approval.
- o. Customer understands and acknowledges that failure to maintain up-to-date systems in seasonable compliance with DataVoice IT specifications may result in additional support and other charges on a time and material basis.

9.1 SECURITY RESPONSIBILITIES OF CUSTOMER

Customer agrees to comply:

- a. **Passwords.** Customer agrees to comply with all dataVoice's security policies and procedures as provided to it and amended from time to time. Customer and its Users shall be responsible for keeping any and all passwords, user ID's, log-in credentials and private keys assigned to its Users secret and confidential. User ID's, passwords, login-in credentials and private keys are for Customer's internal use only and Customer may not sell, transfer or sub-license them to any other entity or person except that Customer may disclose its private key to its agents performing work on its behalf. Customer agrees that it is and shall remain solely and completely liable for any communications or other uses that are made using Customer's or its Users' passwords and user ID's or log-in credentials and private keys, as well as any obligation that may result from such use. Customer agrees to notify DataVoice in writing if it believes that a password has been stolen or might otherwise be misused. Customer agrees to notify DataVoice immediately of any unauthorized use of any password or user ID or any other breach of security suspected by Customer.
- b. **Compliance with Laws.** Customer represents and warrants to DataVoice that it and its Users will at all times be in compliance with all applicable local, state, provincial, federal and international laws, rules and regulations including but not limited to, those laws regarding restrictions on exports, defamation, libel, harm to reputation, invasion of privacy, misuse or failure to protect personal information, violation of secrecy, confidentiality, unfair competition and other situations which could generate liability.
- c. **Data Security.** Customer acknowledges and agrees that use of or connection to the Internet is inherently insecure and provides opportunity for unauthorized access by a third party to Customer's and its Users' (as well as dataVoice's) computer systems, networks and any and all information stored therein. Customer is solely responsible for ensuring that
(i) Customer's computer systems are secure and protected from unwanted interference (such as "hackers" and viruses), (ii) all transmissions are screened for viruses or other harmful code prior to transmission to dataVoice's servers; and (iii) Data is encrypted. Some content or Data may be subject to governmental regulations or may require security measures beyond those specified by DataVoice. Customer will not input or provide such content or Data unless DataVoice has first agreed in writing to implement additional required security measures.
- d. DataVoice AND ITS SERVICE DataVoice DO NOT GUARANTEE THE PRIVACY, SECURITY, AUTHENTICITY, AND NON-CORRUPTION OF ANY INFORMATION TRANSMITTED OR STORED IN ANY SYSTEM CONNECTED TO THE INTERNET. DataVoice AND ITS SERVICE PROVIDER SHALL NOT BE RESPONSIBLE FOR ANY ADVERSE CONSEQUENCES WHATSOEVER OF CUSTOMER'S OR ITS USERS' CONNECTION TO OR USE OF THE INTERNET, AND PROVIDER SHALL NOT BE RESPONSIBLE FOR ANY USE BY CUSTOMER OR ANY USER OF CUSTOMER'S INTERNET CONNECTION IN VIOLATION OF ANY LAW, RULE OR REGULATION. FURTHER, CUSTOMER DISCLAIMS ALL LIABILITY AND INDEMNIFICATION OBLIGATIONS FOR ANY HARM OR DAMAGES CAUSED BY ANY THIRD-PARTY SERVICE PROVIDER.

10. RESTRICTIONS ON USE

Customer agrees to:

- a. Customer may not give away, rent, lease or otherwise sell, re-sell, sub-license, distribute or transfer the rights granted under this Agreement except as expressly permitted by this Agreement without the prior written consent of DataVoice.
- b. Customer will not reverse engineer, de-compile, translate or otherwise attempt to derive, or permit or help others to derive the source code relating to all or any part of the dataVoice's Software or Services or any other software included, or attempt to otherwise convert or alter the Software into human readable code, except to the extent applicable law expressly prohibits the foregoing restriction.
- c. Customer may not modify, translate, adapt, alter, or create derivative works of the Documentation or DataVoice Content; however, Customer may duplicate Documentation and content, at no additional charge, for Customer's internal use so long as all required proprietary markings are retained on all duplicated copies.
- d. No third party, other than duly authorized agents or employees of Customer authorized herein, shall have access to or use of the Software.
- e. Customer shall not copy, frame or mirror any part or content of the DataVoice Software and services, other than copying or framing on Customer's own intranets or otherwise for Customer's own internal business purposes.
- f. Customer shall not access DataVoice Software or services in order to (i) build a competitive product or service; (ii) copy any features, functionality or graphics of the Software; or (iii) knowingly allow access to any competitor of DataVoice.

11. OBSOLESCENCE

DataVoice will not be held responsible for obsolete operating system software or hardware. Customer will be given the opportunity to replace such software or hardware provided Customer is covered under a warranty agreement. DataVoice will not be responsible for the replacement cost of obsolete operating system software or covered hardware or any damage or delays arising therefrom.

12. WARRANTY

DataVoice warrants the covered hardware against defective parts and workmanship for the date period determined on warranty options selection page. Upon notification of a defect, DataVoice shall have the option to repair or replace the defective part of the hardware (if covered), and such repair or replacement shall be Customer's sole and exclusive remedy. All replaced parts will become the property of DataVoice. All warranty parts shall be FOB Allen, Texas.

Services Occasioned By Other Than Normal Wear and Tear: DataVoice will provide services, including labor, and software at the Company's then prevailing rates when service is occasioned by other than normal wear and tear. Such occasions include, but are not limited to catastrophic occurrences, destruction of equipment to a degree rendering it non-usable, fault or negligence of Customer, its agents, employees, assignees, Customers, or lessees; or by occurrences external to the equipment such as, but limited to: war, fire, acts of God, power voltage fluctuation, power failure, air-conditioning failure, lightning damage, or overloading of equipment beyond the capacities recommended by DataVoice at the time of installation.

12.1 WARRANTY DISCLAIMER

- i. EXCEPT AS EXPRESSLY PROVIDED HEREIN, TO THE GREATEST EXTENT PERMITTED BY LAW, THE LICENSE, THE SOFTWARE, AND ANY OTHER PRODUCTS OR SERVICES PROVIDED UNDER THIS AGREEMENT ARE PROVIDED TO CUSTOMER "AS IS" AND THERE ARE NO OTHER WARRANTIES, REPRESENTATIONS OR CONDITIONS, EXPRESSED OR IMPLIED, WRITTEN OR ORAL, ARISING BY STATUTE, OPERATION OF LAW, COURSE OF DEALING, USAGE OF TRADE OR OTHERWISE, REGARDING THEM OR ANY OTHER PRODUCT, SERVICE OR MATERIAL PROVIDED HEREUNDER OR IN CONNECTION HERewith.
- ii. DataVoice, ITS LICENSORS AND SUPPLIERS DISCLAIM ANY IMPLIED WARRANTIES OR CONDITIONS REGARDING THE SOFTWARE, THE SERVICES AND ANY OTHER PRODUCTS, SERVICES AND MATERIALS PROVIDED HEREUNDER OR IN CONNECTION HERewith, INCLUDING, BUT NOT LIMITED TO, WARRANTIES OF MERCHANTABILITY, MERCHANTABILITY, SATISFACTORY QUALITY, DURABILITY, FITNESS FOR A PARTICULAR PURPOSE, QUIET ENJOYMENT, TITLE OR NON-INFRINGEMENT. DataVoice DOES NOT REPRESENT OR WARRANT THAT THE SERVICES OR THE SOFTWARE SHALL OPERATE ERROR FREE OR UNINTERRUPTED, FREE OF HARMFUL COMPONENTS, SHALL MEET ANY OR ALL OF CUSTOMER'S PARTICULAR REQUIREMENTS, THAT ALL ERRORS OR DEFECTS IN THE HOSTING SERVICES OR SOFTWARE CAN BE FOUND OR CORRECTED AND THAT ANY DATA WILL BE SECURE OR NOT OTHERWISE LOST OR ALTERED.
- iii. WITHOUT LIMITING THE FOREGOING, PROVIDER DOES NOT MAKE ANY REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARD TO PRODUCTS OR SERVICES FROM THIRD PARTIES (INCLUDING WITHOUT LIMITATION THE THIRD PARTY COMPONENTS, THE HARDWARE, THE OPERATION OF THE INTERNET, NETWORK OR OTHER COMMUNICATION SERVICES) AND ASSUMES NO RESPONSIBILITY OR LIABILITY WITH RESPECT TO THE FOREGOING OR THE APPROPRIATENESS OF YOUR DATA MANAGEMENT SYSTEM OR THE ACCURACY OF DATA CONTAINED IN SUCH SYSTEM.
- iv. NO AGREEMENTS VARYING OR EXTENDING ANY EXPRESS WARRANTIES SET FORTH IN THIS AGREEMENT SHALL BE BINDING ON EITHER PARTY UNLESS IN WRITING AND SIGNED BY AN AUTHORIZED SIGNING OFFICER OF PROVIDER.

13. DEFAULT AND DELAY

If Customer breaches any provision of this Agreement, including, without limitation, its payment obligation, Customer shall in default hereunder, and all unpaid amounts shall at dataVoice's option, become immediately due and payable. Upon Customer's default, DataVoice shall have all the rights and remedies of a secured party under the Uniform Commercial Code, and any other applicable laws. DataVoice shall be entitled to recover reasonable attorney's fees and costs of collection associated with enforcing its rights hereunder. Additionally, once the initial project schedule is delivered, it is anticipated that the project to be completed within that agreed-upon timeframe. Any additional delay not solely attributable to DataVoice will entitle DataVoice to issue a change order for project management fees to extend the project beyond its original scheduled delivery.

14. UNCONTROLLABLE CIRCUMSTANCE

If the performance of any part of this contract by DataVoice is prevented, hindered, delayed, or otherwise made impractical by reason of any flood, hurricane, riot, fire, strike, explosion, war, or any other cause beyond the control of DataVoice shall be excused from such performance to the extent that it is prevented, hindered, or delayed by such causes. Upon the occurrence of any such

events, DataVoice shall use its reasonable efforts to notify Customer of the nature and extent of any such conditions. It is also understood that all delivery, installation, and maintenance dates are approximate, and DataVoice shall under no circumstances be liable for damages – direct, special, consequential, or otherwise - resulting from delays in delivery, installation, cut over, or maintenance.

15. LIMITATIONS OF LIABILITY

The Organization and the Provider recognize that circumstances may arise entitling the Organization to damages for breach or other fault on the part of the Provider arising from this Agreement. The parties agree that in all such circumstances the Organization's remedies and the Provider's liabilities will be limited as set forth below and that these provisions will survive notwithstanding the termination or other discharge of the obligations of the parties under this Agreement.

- i. EXCEPT FOR DAMAGES ARISING OUT OF THE dataVoice's INTENTIONAL MISREPRESENTATION, GROSS NEGLIGENCE OR WILLFUL MISCONDUCT, BOTH PARTIES AGREE THAT THE dataVoice's LIABILITY (UNDER BREACH OF CONTRACT, NEGLIGENCE, STRICT LIABILITY OR OTHERWISE), IF ANY, FOR ANY DAMAGES RELATING TO THIS AGREEMENT SHALL NOT EXCEED THE FEES PAID TO PROVIDER BY CUSTOMER TO DataVoice DURING THE LAST TWELVE MONTHS OF THE THEN CURRENT TERM OF THIS AGREEMENT.**
- ii. IN ADDITION TO THE FOREGOING NEITHER PARTY SHALL BE LIABLE FOR CONSEQUENTIAL, INCIDENTAL, INDIRECT, SPECIAL OR OTHER DAMAGES OF ANY KIND, INCLUDING BUT NOT LIMITED LOST REVENUE OR LOSS OF PROFITS, EVEN IF SUCH OTHER PARTY HAS BEEN ADVISED OF THE LIKELIHOOD OF THE OCCURRENCE OF SUCH DAMAGES AND NOTWITHSTANDING ANY FAILURE OF ESSENTIAL PURPOSE OF ANY LIMITED REMEDY.**
- iii. CLAUSES (i) AND (ii) SHALL APPLY IN RESPECT OF ANY CLAIM, DEMAND OR ACTION BY A PARTY IRRESPECTIVE OF THE NATURE OF THE CAUSE OF ACTION UNDERLYING SUCH CLAIM, DEMAND OR ACTION, INCLUDING, BUT NOT LIMITED TO, BREACH OF CONTRACT OR TORT.**

16. FORCE MAJEURE

Performance by either party of any obligation required of it hereunder will be excused if prevented by Acts of God, or public enemy, lightning strike, commercial power outage, war, riot, embargo, fire, explosion, sabotage, flood, accident; or without limiting the foregoing, any circumstances of like or different character beyond its reasonable control; or interruption of, or delay in transportation, shortage of failure of supply of raw materials or finished merchandise; labor trouble from whatever cause arising or compliance with an order, direction or request from any government officer, department or agency.

17. MEDIATION

Except for termination by DataVoice for non-payment of fees due under this Agreement, the parties agree to submit any claim, controversy or dispute arising out of or relating to this Agreement or the relationship created by this Agreement to non-binding mediation before bringing a claim, controversy or dispute in a court or before any other tribunal. The mediation is to be conducted by either an individual mediator or a mediator appointed by mediation services mutually agreeable to the parties. The mediation shall take place at a time and location which is also mutually agreeable; provided; however, in no event shall the mediation occur later than ninety (90) days after either party notifies the other of its desire to have a dispute be placed before a mediator. Such mediator shall be knowledgeable in software system agreements. The costs and expenses of mediation, including compensation and expenses of the mediator (and except for the attorneys' fees incurred by either party), is to be shared by the parties equally. If the parties are unable to resolve the claim, controversy or dispute within ninety (90) days after the date either party provides the other notice of mediation, then either party may bring

and initiate a legal proceeding to resolve the claim, controversy or dispute unless the time period is extended by a written agreement of the parties.

18. SEVERABILITY

In the event of invalidity of any portion of this Agreement, the parties agree that such invalidity shall not affect the validity of the remaining portions of this Agreement, and DataVoice and Customer agrees to substitute for the invalid provision, a valid provision which must closely approximate the economic effect and intent of the invalid provision.

19. ASSIGNMENT

This Agreement may not be assigned by Customer without dataVoice's prior written consent. DataVoice and Customer hereby agree that there are no intended or incidental third-party beneficiaries to this agreement. Customer shall provide 30 days written notice prior to Customer's dissolution, merger, or transfer in ownership.

20. ENTIRE AGREEMENT AND CHOICE OF LAW

This Agreement represents the entire agreement between DataVoice and Customer and supersedes any prior agreement negotiations between the parties. Both parties acknowledge they are not relying on any statements or representations (including pre-contractual presentations and product demonstrations) made during the contractual negotiations other than those expressly set out in this document, and therefore they effectively waive their rights to rely subsequently on anything said before the formation of this contract. This Agreement shall be governed by and construed in accordance with the laws of the State of Texas. Venue for any disputes hereunder or related in any way to the subject matter of this agreement shall be a federal or state court or arbitration tribunal of competent jurisdiction in Collin County, Texas.

21. NO WAIVER

No modification of this Agreement shall be effective unless made in writing and signed by duly authorized representatives of the parties. None of the provisions herein shall be deemed waived because of previous failure to insist upon strict performance thereof. DataVoice and Customer each represent that they have the power and authority to enter into this Agreement and that this agreement constitutes a valid and binding obligation of each party.

22. SOVEREIGN IMMUNITY

To the extent Customer is provided immunity from suit and/or liability, Customer expressly waives any such immunity protection at law or in equity.

ACCEPTANCE OF AGREEMENT

Customer warrants and represents that the price and conditions are satisfactory and are hereby accepted through Customer's authorized signature below.

Customer's authorized signature below is authorization for DataVoice International, Inc. to perform under the conditions contained herein and expressly made a part of this agreement. This Agreement may be executed in counterparts.

Customer Signature:

High Point, City of

By:_____

Printed Name:_____

Title:_____

Date:_____

DataVoice International By:

Printed Name: Denna Sandoval_____

Title: Vice President

Date:

CITY OF HIGH POINT

AGENDA ITEM



Title: Kersey Valley MSW Landfill Phase 6 Construction

From: Robby Stone – Public Services Director
Melinda King – Asst. Public Services Director

Meeting Date: February 20, 2023

Public Hearing: No

Advertising Date: N/A
Advertised By:

Attachments: Attachment A – Recommendation Form
Attachment B – Bid Tab

PURPOSE:

The City budgeted for the expansion of the Kersey Valley MSW Landfill for continued disposal of municipal solid waste. Plans and permitting have been approved through the regulatory agency. Bids were opened by the Purchasing Department on Wednesday, January 25, 2023. Three bids were received and opened. Shamrock Environmental Corp. was the lowest responsible bidder at \$4,484,537.00.

BACKGROUND:

The City of High Point operates a municipal solid waste landfill for disposal of household trash and other household waste. The current disposal area, opened in 2017, is rapidly filling up and expansion of the additional cell (6) will accommodate the current rate of disposal until approximately 2026. The master plan consists of realigning Kersey Valley Road along with construction of two additional cells. The roadway realignment will be bid soon. Permitting for the next cells are approved. These steps will achieve a projected landfill life expectancy to extend to 2035.

BUDGET IMPACT:

Funding for this affiliation is currently available in the FY 2022-2023 budget.

RECOMMENDATION / ACTION REQUESTED:

The Public Services Department recommends approval and asks the Council to award the Construction Services to Shamrock Environmental, Corp. in the amount of \$4,484,537.00.



January 31, 2023

Ms. Melinda King, P.E.
Assistant Director
City of High Point Department of Public Services
211 S. Hamilton Street
High Point, NC 27260
melinda.king@highpointnc.gov

**RE: City of High Point - Kersey Valley MSW Landfill - Phase 6
Certified Bid Tabulation & Recommendation for Contractor Selection**

Dear Melinda:

Smith Gardner, Inc. (S+G) is pleased to present the results of the bidding for the Kersey Valley MSW Landfill – Phase 6 project, which bid on January 25, 2023 at 2:00 p.m. The results of the bid are as follows below. Please also find **attached** a certified tabulation of each bid received. Note that there were no bid alternates.

BIDDER		TOTAL BASE BID
1.	Shamrock Environmental Corp.	\$4,484,537.00
2.	Morgan Corp.	\$5,597,110.50
3.	Jimmy R. Lynch & Sons, Inc.	\$5,882,628.00

Based on the bid results, Shamrock Environmental Corp. (Shamrock) is the clear low bidder. Shamrock's bid was within the \$4,392,440 to \$4,831,684 range predicted in our opinion of probable cost (OPC) dated November 16, 2022 (sent via email).

Based upon the information provided by Shamrock with their bid, S+G finds their submittal to be complete. Further, based on our positive experience working with Shamrock on past landfill expansion projects, we recommend that this project be awarded to Shamrock Environmental Corp. of Browns Summit, North Carolina.

Please contact us at your earliest convenience should you have any questions or if you should require additional information.

Ms. Melinda King, P.E.

January 31, 2023

Page 2 of 2

Sincerely,
SMITH GARDNER, INC.

DocuSigned by:
Spencer W. Hollomon
8B13721B7E5F488...

Spencer W. Hollomon, P.E.

Senior Project Engineer

spencer@smithgardnerinc.com

DocuSigned by:
Pieter Scheer
5B6B31996A674D7...

Pieter K. Scheer, P.E.

Vice President, Senior Engineer

pieter@smithgardnerinc.com



Attachment: Certified Bid Tabulation

cc: Robby Stone, P.E., City of High Point
Allan Hicks, P.E., City of High Point
Mike Spencer, City of High Point

BID TABULATION				BIDDER: Shamrock Environmental Corp.		Morgan Corp.		Jimmy R. Lynch & Sons, Inc.	
City of High Point - Kersey Valley MSW Landfill - Phase 6 Construction				ADDRESS: 6106 Corporate Park Dr		11700 Reames Road		P.O. Drawer BB	
January 25, 2023; 2:00 p.m.				Browns Summit, NC 27214		Charlotte, NC 28269		Pilot Mountain, NC 27041	
NC CONTRACTOR LICENSE NO:				47513		12289		7706	
BASE BID SCHEDULE:									
PAY ITEM NUMBER	ITEM DESCRIPTION	EST. QUANTITY	UNITS	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1.0	Site Preparation	1	LS	LS	\$196,489.00	LS	\$131,915.00	LS	\$382,700.00
1.1	Tree Protection Fence	600	LF	\$2.60	\$1,560.00	\$2.90	\$1,740.00	\$2.78	\$1,668.00
1.2	Well/Piezometer Abandonment	150	VF	\$123.00	\$18,450.00	\$95.00	\$14,250.00	\$75.00	\$11,250.00
2.0	Excavation	200,000	CY	\$4.40	\$880,000.00	\$3.50	\$700,000.00	\$4.13	\$826,000.00
2.1	Over-Excavation & Backfill	2,000	CY	\$6.40	\$12,800.00	\$14.00	\$28,000.00	\$7.41	\$14,820.00
3.0	Embankment	55,000	CY	\$2.20	\$121,000.00	\$12.00	\$660,000.00	\$4.33	\$238,150.00
3.1	Misc. Additional Embankment	1,000	CY	\$2.20	\$2,200.00	\$10.00	\$10,000.00	\$7.41	\$7,410.00
4.0	Rock Removal - Mass	500	CY	\$69.00	\$34,500.00	\$192.00	\$96,000.00	\$38.00	\$19,000.00
4.1	Rock Removal - Trench	50	CY	\$115.00	\$5,750.00	\$243.00	\$12,150.00	\$135.00	\$6,750.00
5.0	Liner System:	-----	-----	-----	-----	-----	-----	-----	-----
5.1	1.5' Min. Compacted Soil Liner	16,100	CY	LS	\$336,007.00	LS	\$450,800.00	LS	\$213,800.00
5.2	Geosynthetic Clay Liner	289,500	SF	LS	\$289,500.00	LS	\$347,400.00	LS	\$263,500.00
5.3	60 mil Text. HDPE Geomembrane	289,500	SF	LS	\$257,655.00	LS	\$318,450.00	LS	\$236,800.00
6.0	Leachate Collection System:	-----	-----	-----	-----	-----	-----	-----	-----
6.1	Type GT-C Geotextile	26,000	SY	LS	\$83,200.00	LS	\$104,000.00	LS	\$77,200.00
6.2	Drainage Geocomposite	67,000	SF	LS	\$55,610.00	LS	\$87,100.00	LS	\$67,500.00
6.3	Leachate Collection Media	9,200	CY	LS	\$563,040.00	LS	\$726,800.00	LS	\$644,300.00
6.4	No. 57 Stone	1,800	CY	LS	\$132,210.00	LS	\$205,200.00	LS	\$125,000.00
6.5	Cell Divider Berm	200	LF	LS	\$9,200.00	LS	\$19,200.00	LS	\$16,700.00
6.6	Type GT-S Geotextile	27,500	SY	LS	\$63,250.00	LS	\$77,000.00	LS	\$56,700.00
6.7	Protective Cover [Soil]	12,800	CY	LS	\$174,592.00	LS	\$192,000.00	LS	\$182,200.00
6.8	8" Diam. HDPE [DR 11] Pipe & Fittings	1,700	LF	LS	\$40,681.00	LS	\$91,800.00	LS	\$54,400.00
6.9	18" Diam. HDPE [DR 17] Side Riser Assemblies	2	EA	LS	\$27,352.00	LS	\$25,370.00	LS	\$48,600.00
6.10	Geosynthetic Rain Cover	2,400	SY	LS	\$19,056.00	LS	\$17,760.00	LS	\$24,000.00
7.0	Leachate Transmission System:	-----	-----	-----	-----	-----	-----	-----	-----
7.1	Phase 6 Leachate Pumps (2), Controls, Flow Meter, & Related Electrical	1	EA	LS	\$55,429.00	LS	\$142,096.00	LS	\$121,600.00
7.2	Leachate Force Main Valve Box Assembly (incl. concrete boxes, valves, sump pump, etc.)	1	EA	LS	\$17,512.00	LS	\$29,565.00	LS	\$11,400.00
7.3	Tee/Isolation Valve Box Assembly (incl. concrete box, valve, etc.)	1	EA	LS	\$5,768.00	LS	\$14,803.00	LS	\$25,300.00
7.4	2"/4" Diam. HDPE [DR 11] Pipe & Fittings	80	LF	LS	\$9,120.00	LS	\$6,400.00	LS	\$899,100.00
7.5	Bollards	4	EA	\$551.00	\$2,204.00	\$1,598.00	\$6,392.00	\$2,500.00	\$10,000.00
8.0	Erosion and Sedimentation Control:	-----	-----	-----	-----	-----	-----	-----	-----
8.1	Temporary Gravel Construction Entrances/Exits	4	EA	\$3,240.00	\$12,960.00	\$5,303.00	\$21,212.00	\$5,300.00	\$21,200.00
8.2	Silt Fence	1,600	LF	\$3.20	\$5,120.00	\$3.90	\$6,240.00	\$3.50	\$5,600.00
8.3	Stone Filter Fence	160	LF	\$5.00	\$800.00	\$16.00	\$2,560.00	\$19.00	\$3,040.00
8.4	Sediment Basin No. 4 Riser Modification	1	LS	LS	\$9,626.00	LS	\$279.50	LS	\$26,000.00
8.5	18" Diam. RCP [Class III] [C-C] (Incl. 2 FES)	36	LF	\$197.00	\$7,092.00	\$210.00	\$7,560.00	\$204.00	\$7,344.00
8.6	48" Diam. RCP [Class III] [C-49C, C-49D, & C-B] (Incl. 1 FES)	256	LF	\$244.00	\$62,464.00	\$376.00	\$96,256.00	\$362.00	\$92,672.00
8.7	30" Diam. HDPE [DR 17] [C-D] (Incl. 2 FES)	388	LF	\$214.00	\$83,032.00	\$237.00	\$91,956.00	\$363.00	\$140,844.00
8.8	Precast Manhole [MH-49B]	1	LS	LS	\$11,139.00	LS	\$5,183.00	LS	\$15,200.00
8.9	Precast Drop Inlet [DI-49B]	1	LS	LS	\$5,722.00	LS	\$5,313.00	LS	\$12,400.00
8.10	Filter Berms [C-A, C-B, & C-D]	3	EA	\$1,865.00	\$5,595.00	\$3,489.00	\$10,467.00	\$2,400.00	\$7,200.00
8.11	Abandon Culvert C-A [48" Diam. RCP]	1	LS	LS	\$3,638.00	LS	\$1,295.00	LS	\$6,300.00
8.12	Perimeter Road Drainage Channel	370	LF	\$14.00	\$5,180.00	\$19.00	\$7,030.00	\$26.00	\$9,620.00
8.13	Drainage Channel DC-11	180	LF	\$12.00	\$2,160.00	\$17.00	\$3,060.00	\$26.00	\$4,680.00
8.14	Drainage Channels DC-12, DC-18, DC-A2, & DC-A4	1,010	LF	\$15.00	\$15,150.00	\$14.00	\$14,140.00	\$26.00	\$26,260.00
8.15	Drainage Channel DC-41	200	LF	\$11.00	\$2,200.00	\$12.00	\$2,400.00	\$26.00	\$5,200.00
8.16	Drainage Channels DC-A1, DC-A3, DC-A5, & DC-A6	1,160	LF	\$3.40	\$3,944.00	\$6.50	\$7,540.00	\$32.00	\$37,120.00
8.17	Rip Rap Aprons [C-D & Channels]	4	EA	\$702.00	\$2,808.00	\$888.50	\$3,554.00	\$5,300.00	\$21,200.00
8.18	Rock Dams	2	EA	\$1,199.00	\$2,398.00	\$2,243.00	\$4,486.00	\$900.00	\$1,800.00
8.19	Erosion Control Blanket	8,000	SY	\$1.80	\$14,400.00	\$1.90	\$15,200.00	\$2.00	\$16,000.00
8.20	Revegetation	20	AC	\$4,176.00	\$83,520.00	\$2,843.00	\$56,860.00	\$3,200.00	\$64,000.00

BIDDER:				Shamrock Environmental Corp.		Morgan Corp.		Jimmy R. Lynch & Sons, Inc.	
9.0	Electrical Work:	-----	-----	-----	-----	-----	-----	-----	-----
9.1	Power and Control Conduits	1	LS	LS	\$4,778.00	LS	\$32,966.00	LS	\$64,000.00
9.2	Phase 6 Leachate Pumps - Other Electrical	1	LS	LS	\$79,350.00	LS	\$58,874.00	LS	\$99,300.00
10.0	Roadway Work:	-----	-----	-----	-----	-----	-----	-----	-----
10.1	Aggregate Surfacing (8-Inch Thickness)	100	SY	\$22.00	\$2,200.00	\$49.00	\$4,900.00	\$31.00	\$3,100.00
10.2	Aggregate Surfacing (12-Inch Thickness)	1,200	SY	\$25.00	\$30,000.00	\$33.00	\$39,600.00	\$39.00	\$46,800.00
11.0	Traffic Control	1	LS	LS	\$134,334.00	LS	\$91,117.00	LS	\$69,800.00
12.0	Surveying	1	LS	LS	\$102,350.00	LS	\$91,716.00	LS	\$123,800.00
13.0	Project Contingency	1	LS	LS	\$200,000.00	-----	\$200,000.00	-----	\$200,000.00
14.0	Bonds, Mobilization, & Insurance	1	LS	LS	\$178,442.00	LS	\$199,155.00	LS	\$166,300.00
TOTAL BASE BID PRICE:				\$4,484,537.00		\$5,597,110.50		\$5,882,428.00	
IRREGULARITIES:				None		None		None	

CERTIFICATION: This is certified to be an accurate tabulation of bids received for the project.
SMITH GARDNER, INC.

DocuSigned by:
Pieter Scheer
5B6B31996A674D7...
Pieter K. Scheer, P.E.
Project Manager



2/31/2023



**FORMAL BID RECOMMENDATION
REQUEST FOR COUNCIL APPROVAL**

DEPARTMENT:

COUNCIL AGENDA DATE:

BID NO.: CONTRACT NO.: DATE OPENED:

DESCRIPTION:

Construction contract for the expansion of the Kersey Valley Landfill. Cell 6 expansion.

PURPOSE:

To continue operations at the Kersey Valley Landfill to accept and dispose of municipal solid waste through the year 2026.

COMMENTS:

RECOMMEND AWARD TO: AMOUNT:

JUSTIFICATION:

ACCOUNTING UNIT	ACCOUNT	ACTIVITY	CATEGORY	BUDGETED AMOUNT
461749	533701	461211003305	40202	\$4,681,000.00
TOTAL BUDGETED AMOUNT				

DEPARTMENT HEAD: DATE:

The Purchasing Division concurs with recommendation submitted by the and recommends award to the lowest responsible, responsive bidder in the amount of \$.

PURCHASING MANAGER: DATE:

Approved for Submission to Council
FINANCIAL SERVICES DIRECTOR: DATE:

CITY MANAGER: DATE:

CITY OF HIGH POINT

AGENDA ITEM



Title: Wheel Loader

From: Kevin Rogers, Fleet Director

Public Hearing: N/A

Attachments: None

Meeting Date: February 20, 2023

Advertising Date / N/A

Advertised By: N/A

PURPOSE:

The Ingleside compost facility has a John Deere 624K wheel loader in need of replacement based on hours and overall condition. Using the Sourcewell # 032119-JDC contract a John Deere 624P wheel loader is being recommended for council approval.

BACKGROUND:

The Ingleside compost facility is currently using a 2010 John Deere 624K wheel loader with over 12,000+ hours. It is reaching the end of its useful life. James River Equipment has the John Deere 624P wheel loader which will continue to meet their needs. The price of \$270,211.31 is for the wheel loader, extended warranty, operator training, and delivery. Delivery is estimated at 120-150 days.

BUDGET IMPACT:

A budget ordinance amendment appropriating \$270,220 in additional revenue expected from the sale of vehicles and other rolling stock is included with this item.

RECOMMENDATION / ACTION REQUESTED:

- 1) The Fleet Services Department recommends purchasing one (1) John Deere 624P wheel loader from James River Equipment. Recommendation also includes declaring the old loader as surplus and disposing through the online auction process.
- 2) The Fleet Services and Financial Services Departments recommend and ask City Council to approve the budget ordinance amendment for the wheel loader replacement purchase.



"AN ORDINANCE AMENDING THE 2022-2023 BUDGET ORDINANCE
OF THE CITY OF HIGH POINT, NORTH CAROLINA
TO APPROPRIATE FUNDS IN THE CENTRAL SERVICES FUND
FOR A REPLACEMENT WHEEL LOADER

Be it ordained by the City Council of the City of High Point, North Carolina, as follows:

Section 1. The Ingleside Compost Facility has a wheel loader in need of replacement based on hours and overall condition. The proposed amendment appropriates additional projected revenues from the sale of vehicles and other rolling stock to fund this replacement.

Section 2. The 2022-2023 Budget Ordinance of the City of High Point should be amended as follows:

(A) That the following Central Services Fund revenues be amended as follows:

Sale of Capital Assets	\$270,220
------------------------	-----------

(B) That the following Central Services Fund expenditures be amended as follows:

Vehicle and Other Rolling Stock Replacement	\$270,220
---	-----------

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 by High Point City Council, this the 20th day of February 2023

Mayor, Jay W. Wagner

ATTEST

Sandra Keeney,
City Clerk

Quote Id: 27240599

Prepared For:
CITY OF HIGH POINT



Prepared By: **NICHOLAS WOOD**

James River Equipment
411 S Regional Road
Greensboro, NC 27409

Tel: 336-668-2762

Fax: 336-668-3714

Email: nick.wood@jamesriverequipment.com

Quote Summary

Prepared For:
CITY OF HIGH POINT
NC

Prepared By:
NICHOLAS WOOD
James River Equipment
411 S Regional Road
Greensboro, NC 27409
Phone: 336-668-2762
nick.wood@jamesriverequipment.com

Quote Id: 27240599
Created On: 12 August 2022
Last Modified On: 06 February 2023
Expiration Date: 28 February 2023

Equipment Summary	Suggested List	Selling Price	Qty	Extended
JOHN DEERE 624 P-Tier Wheel Loader - Price Based on Sourcewell Contract #032119-JDC	\$ 261,008.11	\$ 261,008.11 X	1 =	\$ 261,008.11
Extended Warranty		\$ 9,203.20 X	1 =	\$ 9,203.20
Extended Warranty, 624 P, Power Train And Hydraulics, 7500 Total Hours or 60 Total Months, \$0 Deductible				
Sub Total				\$ 270,211.31
Equipment Total				\$ 270,211.31

Quote Summary

Equipment Total	\$ 270,211.31
SubTotal	\$ 270,211.31
Total	\$ 270,211.31
Down Payment	(0.00)
Rental Applied	(0.00)
Balance Due	\$ 270,211.31

Salesperson : X _____

Accepted By : X _____

Selling Equipment

Quote Id: 27240599

JOHN DEERE 624 P-Tier Wheel Loader - Price Based on Sourcewell				
Contract #032119-JDC				
Hours:		Suggested List		
Stock Number:		\$ 261,008.11		
		Selling Price		
		\$ 261,008.11		
Code	Description	Qty	Unit	Extended
6041DW	624 P Wheel Loader	1	\$ 297,503.00	\$ 297,503.00
Standard Options - Per Unit				
183E	JDLink™	1	\$ 0.00	\$ 0.00
0202	United States	1	\$ 0.00	\$ 0.00
0259	English	1	\$ 0.00	\$ 0.00
0351	Translated Text Labels	1	\$ 0.00	\$ 0.00
0400	Standard Loader	1	\$ 0.00	\$ 0.00
0451	Standard Z-BAR	1	\$ 0.00	\$ 0.00
0612	Level 2 Trim	1	\$ 6,663.00	\$ 6,663.00
0654	Level 1 Performance	1	\$ 0.00	\$ 0.00
0952	Rear Camera (Secondary Display)	1	\$ 715.00	\$ 715.00
1100	Less Detection System	1	\$ 0.00	\$ 0.00
1301	Left Side Steps	1	\$ 0.00	\$ 0.00
2205	SmartWeigh Ready + Trial	1	\$ 930.00	\$ 930.00
4095	John Deere 6.8L - FT4/SV	1	\$ 26,100.00	\$ 26,100.00
5116	Titan TGD2 - 20.5R25 L2 1-Star Radial Tires w/ 3 PC Rims	1	\$ 15,750.00	\$ 15,750.00
5552	Standard Front Fenders	1	\$ 0.00	\$ 0.00
6522	Rear Counterweight & Rear Hitch w/ Pin	1	\$ 0.00	\$ 0.00
7026	Joystick Controls	1	\$ 0.00	\$ 0.00
7054	Three Function Hydraulics	1	\$ 2,342.00	\$ 2,342.00
7403	Hydraulic Coupler - JRB 416 Pattern	1	\$ 6,294.00	\$ 6,294.00
7465	Less Cutting Edge, Segments, and Teeth	1	\$ 0.00	\$ 0.00
7500	Less Fork Frame	1	\$ 0.00	\$ 0.00
7700	Less Tines	1	\$ 0.00	\$ 0.00
7800	Less Bucket	1	\$ 0.00	\$ 0.00
8295	Heated And Powered Exterior Mirrors	1	\$ 747.00	\$ 747.00
8501	Debris Package	1	\$ 3,425.00	\$ 3,425.00
8502	Maintenance and Service Package	1	\$ 620.00	\$ 620.00
8505	Guards - Transmission & Bottom	1	\$ 2,135.00	\$ 2,135.00
8508	Auxiliary Equipment Package	1	\$ 1,175.00	\$ 1,175.00
Standard Options Total				\$ 66,896.00
Technology Options				
Deduct	Deduct 40% Based on Sourcewell Contract #032119-JDC	1	\$ -145,759.00	\$ -145,759.00

Selling Equipment

Quote Id: 27240599

Technology Options Total				\$ -145,759.00
Dealer Attachments				
4and1	Rockland 4and1, 3.25cuyd Bucket	1	\$ 28,031.11	\$ 28,031.11
Scales	Loadrite Scales	1	\$ 14,337.00	\$ 14,337.00
Dealer Attachments Total				\$ 42,368.11
Value Added Services				
	Extended Warranty	1	\$ 9,203.20	\$ 9,203.20
Value Added Services Total				\$ 9,203.20
Suggested Price				\$ 270,211.31
Customer Discounts				
Customer Discounts Total			\$ 0.00	\$ 0.00
Total Selling Price				\$ 270,211.31

Extended Warranty Proposal

PowerGard™ Protection Plan

4WD Loaders

Date : February 6, 2023

Machine/Use Information

Plan Description

Price

Manufacturer	JOHN DEERE	Plan Type:	Extended Warranty	Deductible:	\$ 0
Equipment Type	4WD Loaders	Coverage:	Power Train And Hydraulics	Quoted Price	\$ 9,203.20
Model	624 P	Total Months:	60		
Country	US	Total Hours:	7500	Date Quoted	February 6, 2023
MFWD/Tracks	N				

Scraper Use

Extended Warranty is available only through authorized John Deere Dealers for John Deere Products, and may be purchased at any time before the product's Standard Warranty, or Extended Warranty expires.

Extended Warranty Proposal Prepared for:

I have been offered this extended warranty and

Customer Name - Please Print

☒ I ACCEPT the Extended Warranty

☐ I DECLINE the Extended Warranty

Customer Signature

If declined, I fully understand that any equipment listed above is not covered for customer expenses due to component failures beyond the original basic warranty period provided by John Deere.

Note : This is **not** a contract. For specific Extended Warranty coverage terms and conditions, please refer to the actual Extended Warranty contract for more information and the terms, conditions and limitations of the agreement.

What Extended Warranty is :

The Extended Warranty Program is for the reimbursement on parts and labor for covered components that fail due to faulty material or original workmanship that occur beyond the John Deere Basic Warranty coverage period. The agreement is between Deere & Company and the owners of select John Deere Construction and Forestry equipment, who purchase the Extended Warranty Plans for the desired coverage as indicated in this proposal.

What Extended Warranty is not :

Extended Warranty is not insurance. It also does not cover routine maintenance or high wear items, or insurance-related risks/perils such as collision, overturn, vandalism, wind, fire, hail, etc. It does not cover loss of income during or after an equipment failure. See the actual product-specific Extended Warranty agreement for a complete listing of covered components, and limitations and conditions under the program.

Features/Benefits:

- Extended Warranty includes the following features and benefits under the program :
- Pays for parts and labor costs incurred on failed covered components (less any applicable deductibles),
- Does not require pre-approval before repairs are made by the authorized John Deere dealership,
- Payments are reimbursed directly to the dealership with no prepayment required by the contract holder.



**FORMAL BID RECOMMENDATION
REQUEST FOR COUNCIL APPROVAL**

DEPARTMENT:

COUNCIL AGENDA DATE:

BID NO.: CONTRACT NO.: DATE OPENED:

DESCRIPTION:

PURPOSE:

COMMENTS:

RECOMMEND AWARD TO: AMOUNT:

JUSTIFICATION:

ACCOUNTING UNIT	ACCOUNT	ACTIVITY	CATEGORY	BUDGETED AMOUNT
501271	532401			\$270,211.31
TOTAL BUDGETED AMOUNT				\$270,211.31

DEPARTMENT HEAD: DATE:

The Purchasing Division concurs with recommendation submitted by the and recommends award to the lowest responsible, responsive bidder in the amount of \$.

PURCHASING MANAGER: DATE:

Approved for Submission to Council
FINANCIAL SERVICES DIRECTOR: DATE:

CITY MANAGER: DATE:

CITY OF HIGH POINT

AGENDA ITEM



Title: Design-Build Services – Truist Point Stadium Modifications

From: Eric Olmedo, Assistant City Manager

Meeting Date: February 20, 2023

Public Hearing: None

Advertising Date / N/A

Advertised By:

Attachments: RFQ Recommendation – Request for Council Approval

PURPOSE:

The selection of a Design-Build firm to manage and oversee Truist Point Stadium Modifications in preparation for a Major League Soccer (MLS) venue and approval of a capital project budget ordinance.

BACKGROUND:

A Request for Qualifications (RFQ 14-100522) was advertised and processed to solicit interested firms for Design-Build Services for the Truist Point Stadium Modifications project. One (1) proposal was submitted on the first attempt and three (3) are required to proceed per North Carolina General Statutes. A Re-Bid RFQ, (17-101422) was then processed and advertised and two (2) proposals were obtained. A selection committee evaluated the two (2) proposals and selected Samet Corporation for the project based on the quality-based evaluation process.

The first phase of the design-build contract includes a Preconstruction/Design Service phase. A Guaranteed Maximum Price (GMP) contract is expected to come to City Council in May 2023 for approval.

The estimated cost from Samet for the stadium modifications is \$5.5 million. There will be additional equipment, fixtures and technology requirements purchased outside the Samet contract, and the estimate for these items is \$500,000. The total project cost is estimated at \$6.0 million.

BUDGET IMPACT:

The stadium modifications will be funded with an installment financing agreement and future debt service payments will be paid from the General Debt Service Fund.

RECOMMENDATION / ACTIONS REQUESTED:

1. Staff recommends and asks the City Council to approve the selection and contract with Samet Corporation as the Design-Build Firm for the City of High Point, Truist Point Stadium Modifications project.
2. Staff recommends and asks the City Council to approve the Preconstruction/Design Services Phase contract in an amount not to exceed \$303,240.
3. Staff recommends and asks the City Council to approve a capital project ordinance in the amount of \$6,000,000 for this project.

“A CAPITAL PROJECT ORDINANCE AMENDMENT
OF THE CITY OF HIGH POINT, NORTH CAROLINA FOR
TRUIST POINT STADIUM MODIFICATIONS

Be it ordained by the City Council of the City of High Point, North Carolina, that,
pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the
following Capital Project Ordinance is hereby adopted:

- Section 1. This project is for the enhancement of Truist Point Stadium to accommodate the City’s new soccer team, Carolina Core Football Club. The Project will serve the citizens and visitors of the City of High Point. The Project will be funded by an installment financing agreement.
- Section 2. The following revenue is available to the City of High Point:
- | | |
|--------------------------------|-------------|
| Installment Financing Proceeds | \$6,000,000 |
|--------------------------------|-------------|
- Section 3. The following amounts are appropriated for the Project:
- | | |
|------------------------------------|-------------|
| Truist Point Stadium Modifications | \$6,000,000 |
|------------------------------------|-------------|
- Section 4. The Financial Services Director is hereby directed to maintain a Capital Project with sufficient detail accounting records to allow compliance with G.S. 159-28 Budgetary accounting for appropriations
- Section 5. Copies of this capital project ordinance shall be made available to the City Manager and the Financial Services Director for direction in carrying out this project."

Adopted by High Point City Council, this the 20th day of February 2023.

Mayor, Jay W. Wagner

ATTEST

Sandra R. Keeney,
City Clerk



City of High Point

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

Master

File Number: 2023-059

File ID: 2023-059

Type: Miscellaneous Item

Status: To Be Introduced

Version: 1

Reference:

In Control: Community
Development
Committee

File Created: 02/02/2023

File Name:

Final Action:

Title: Community Gardens Update and Request

Crystal Mercer, County Extension Agent for Community and School Gardens, will provide an update.

Community Development & Housing staff is recommending approval for High Point Public Schools to be included in the Assistance to Community Gardens Standard Operating Policies.

Notes:

Sponsors:

Enactment Date:

Attachments: Update-Community Gardens, Seeds to Share

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name: mary.brooks@highpointnc.gov

Effective Date:

Related Files:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Community Development Committee	02/07/2023	Committee Recommended Approval		02/20/2023		
Notes: <i>Crystal Mercer, County Extension Agent for Community and School Gardens, provided an update for this item. She thanked Heather Schaffer, County Extension Director, for her support. She stated there are 47 Community Gardens in High Point which includes 10 Neighborhood Gardens, 17 School Gardens, 4 Youth Gardens, 9 Community Organizations, and 7 Urban Agriculture.</i> <i>Committee Member Johnson arrived at 4:10 p.m.</i> <i>Ms. Mercer stated according to a survey, support for High Point School</i>							

Gardens is supported and noted the schools could save \$9,300 if soil, wood or leaf or compost was provided. She noted various organizations that help with the gardens such as the Delta Sigma Theta Sorority.

Committee Member Jefferson arrived at 4:13 p.m.

Ms Mercer explained the 2023 goals such a starting a 4H Club in High Point. She shared a flyer that listed upcoming events and answered questions from the Committee.

Text of Legislative File 2023-059

CITY OF HIGH POINT

AGENDA ITEM

**Title: Community Gardens Update**

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

Meeting Date: February 7, 2023

Public Hearing: N/A

Advertising Date: N/A
Advertised By:

Attachments N/A

PURPOSE:

Crystal Mercer, County Extension Agent for Community and School Gardens, will:

- give an update on the Community and School Gardens in High Point
- report on results from a High Point Public School Gardens Needs Assessment
- request approval for public school gardens to be included in the Assistance to Community Gardens Standard Operating Policies and Procedures

BACKGROUND:

Although public schools are considered non-profits, they are not eligible to receive garden assistance since they are not defined as a community garden in our Assistance to Community Gardens Standard Operating Policies and Procedures. Therefore, we have not provided mulch, soil, compost, etc. to public schools; however, schools are asking for assistance.

Ms. Mercer's role is to assist individuals, communities, agencies, and schools with establishing and sustaining community and school gardens through an asset-based community development model.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

Community Development & Housing staff is recommending approval for High Point public schools to be included in the Assistance to Community Gardens Standard Operating Policies so that the City of High Point can provide wood mulch, topsoil, compost, and leaf mulch to public school gardens.

Community & School Gardens

High Point Community

May 1– December 31, 2022

Crystal Mercer

Community & School Gardens Agent

NC Cooperative Extension – Guilford County





Crystal Mercer

County Extension Agent
Community and School Gardens



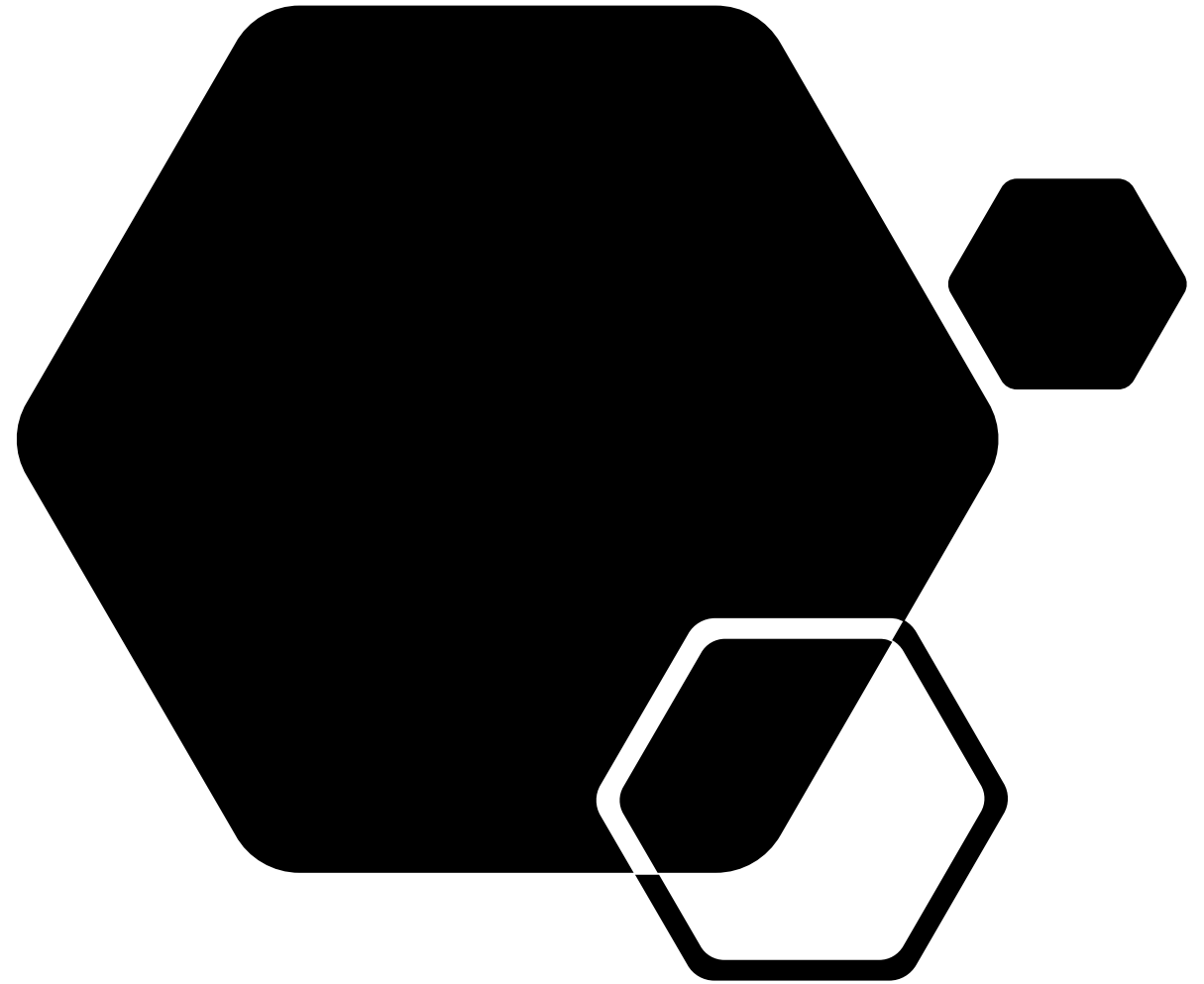


Heather Schaffer

County Extension Director
Community Resources
Development



Support for High Point Public School Gardens



New & Re-Start Gardens

High Point:

- Macedonia Learning Center
- Union Hill
- Oakview Elementary
- Oak Hill Elementary

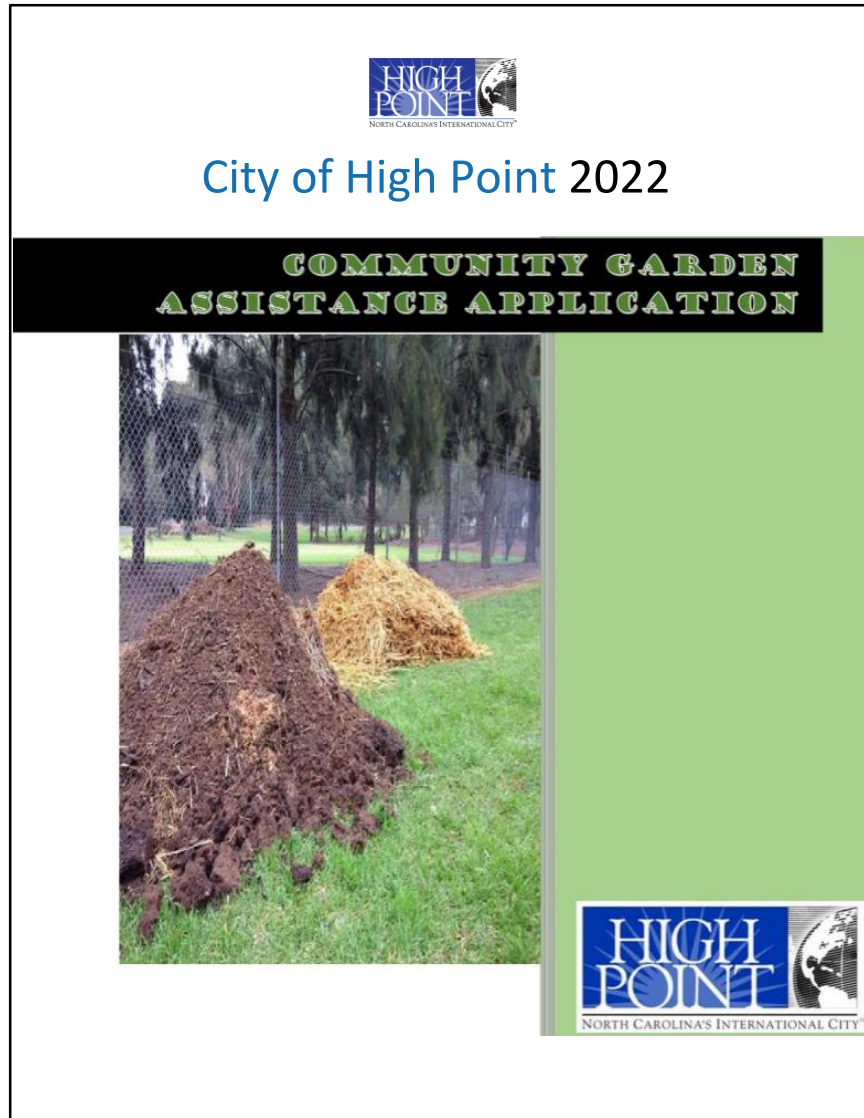
Greensboro:

- Greensboro Day School
- Greensboro Global Academy (on hold)
- St. Stephens UCC (ongoing)
- Sternberger Elementary School (PTA)

47 Community Gardens in High Point

- **10 Neighborhood Gardens:** Bountiful Harvest, West End Ministries, Burns Hill, Cedar St, East Ave, Gatewood, Howard St, Mosaic/Macedonia CG, Oakview Rec, Southside
- **17 School Gardens:** Allen Jay, Andrews HS, Fairview Elem, Ferndale MS, Florence Elem, High Point Central, Johnson Street Global, Kirkman Park Elem, Montlieu Academy, Northwood Elem, Oak Hill Elem, Oak View Elem, Penn Griffin MS, Shadybrook Elem, Southwest Guilford MS, Triangle Lake Montessori, Union Hill Elem
- **4 Youth Gardens:** Bailey's Enrichment ECE, D-Up, Boys & Girls Club, Macedonia Early Head Start
- **9 Community Organizations:** Covenant UMC, High Point Kiwanis, High Point Library Teaching Garden, Morehead Recreation, The Arc of High Point, Pennybyrn, People of God, Salvation Army Hope Center, Tumani-Hope (World Relief)
- **7 Urban Agriculture:** Beeson, Deacon Davis Farms, Growing High Point (Thissell Grow, Pershing Greenhouse, Hopyard, Drozik's Produce, Sweet Seed)

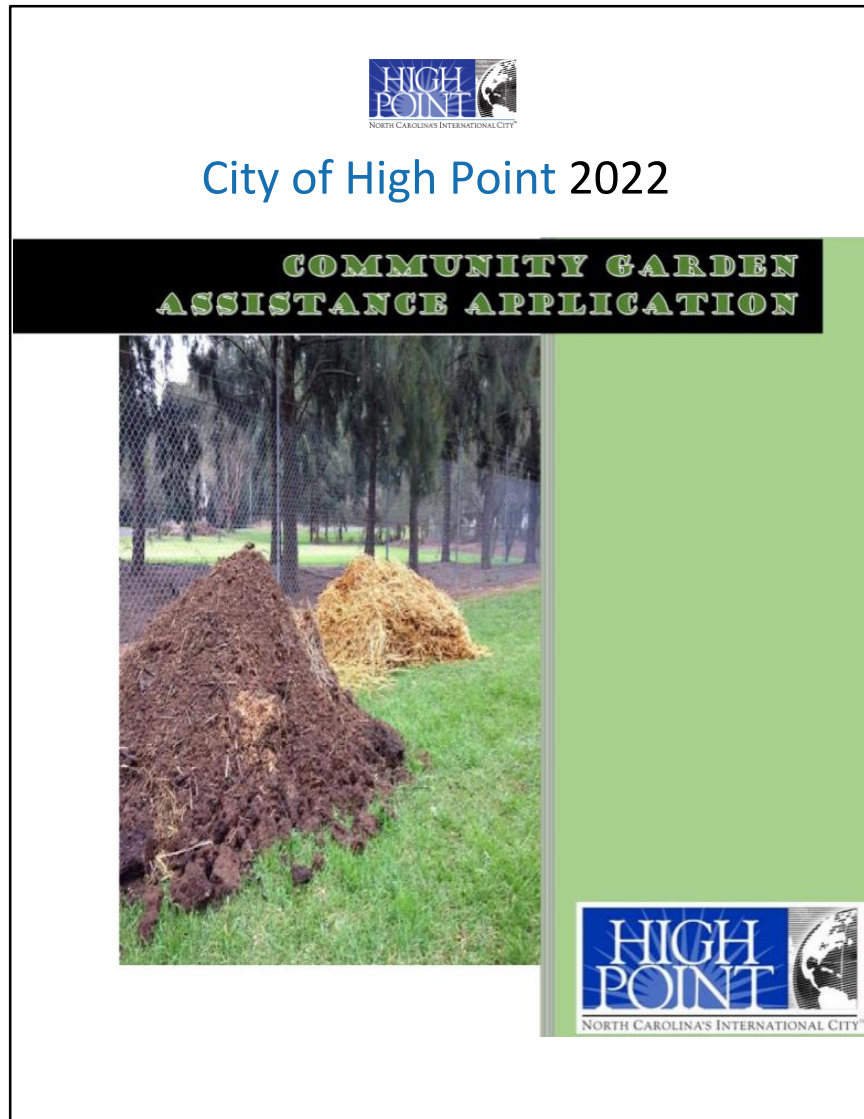
Support for HP Public School Gardens



27 Surveyed
10 Responded

- 10 Public
- 8 Title I
- 2 Active Gardens
- 4 Restarting Gardens
- 4 Inactive Gardens
- Pre-K K-5 6-8 9-12

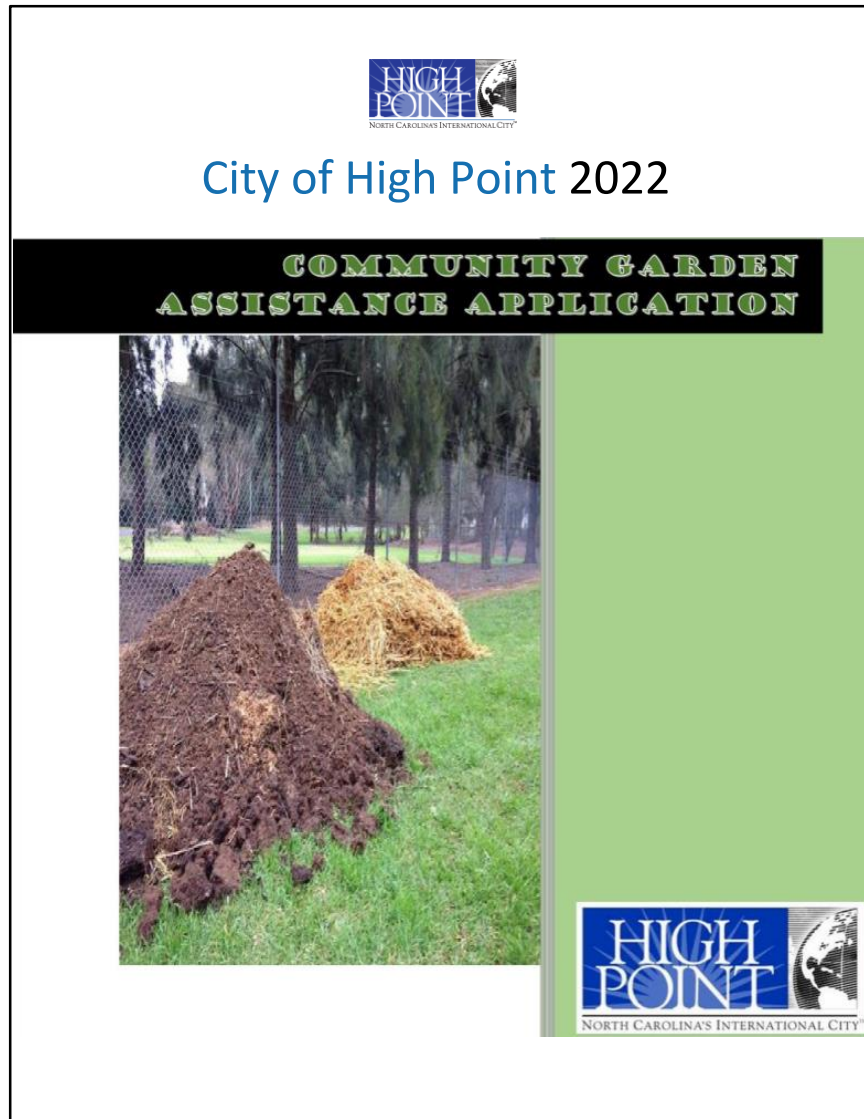
Support for HP Public School Gardens



What is the average
number of students in
your gardening class?

Total 868

Support for HP Public School Gardens



How much money
would your school save
if soil, wood or leaf
mulch, or compost was
provided for free?

Total \$9,300

Fairview Elementary

- Soil
- Leaf Mulch
- Wood Mulch
- New Boards

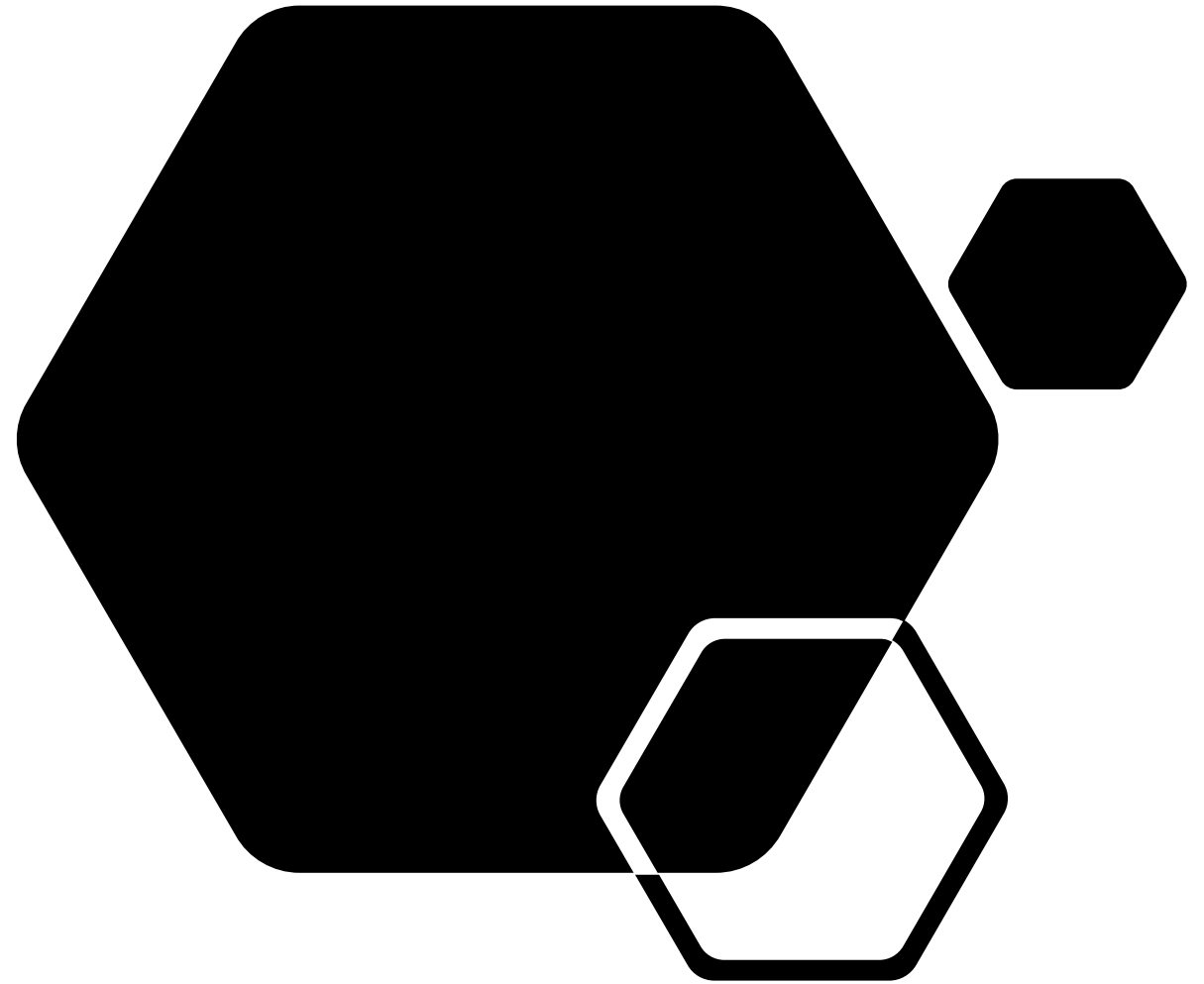


Union Hill Elementary

- Soil
- Leaf Mulch
- Wood Mulch
- Downsize from 6 to 4 beds
- New Boards



Plan, market,
implement and
develop
educational
workshops and
trainings.



City aims to expand community gardens program

City aims to expand community gardens program

BY PAT KIMBROUGH
ENTERPRISE STAFF WRITER

HIGH POINT — City leaders want to expand a program to promote the development of community gardens in High Point.

The city adopted a policy a few years ago that provides free mulch and soil from the Ingle-side Compost Facility to neighborhood groups, nonprofits and other organizations for use in their gardens.

Among the 43 community gardens in High Point, 14 are on public school campuses, but they aren't eligible for the assistance under the existing policy, according to the city.

Community Development and Housing staff recommends that the city include public schools in the program, as does Crystal Mercer, community and school gardens agent with N.C. Cooperative Extension-Guilford County.

"That's something I would like to add," Mercer recently told a City Council committee.

She said most of the city's support through the program goes to eight neighborhood gardens. Through the first four months of this year, the city provided 1.5 tons of wood mulch, 45 tons of topsoil and 18 tons of compost to gardens.

SEE GARDENS/PAGE A2



New Miss North Carolina crowned Saturday

BY ENTERPRISE STAFF
HIGH POINT — A new Miss North Carolina was crowned Saturday night at the High Point Theatre.

Karolyn Martin of the

Charlotte area, competing as Miss Metrolina, won the title during the 2022 Miss North Carolina Pageant, culminating nearly a week of pageant-related activities

Karolyn Martin is crowned the new Miss North Carolina on Saturday night at the High Point Theatre. Placing the crown on her head is the previous Miss North Carolina, Carl Batson.

SPECIAL | HPE



A LONG HAUL
ELLIOTT WINS 7-HOUR, RAIN-SOAKED NASHVILLE RACE
PAGE A5

THE HIGH POINT ENTERPRISE

PUBLISHED FOR JAMES W. BARNES OF THOMASVILLE AND ALL OF OUR READERS FOR 138 YEARS | \$1

TUESDAY, JUNE 28, 2022

Son recalls hearing mother shot to death

BY PAUL B. JOHNSON
ENTERPRISE STAFF WRITER

HIGH POINT — Luke Mallicoat said that he and his mother, Christina, were enjoying a peaceful night at their home east of downtown High Point Thursday shortly before the quiet of the night and their lives were shattered by a round of gunfire.

Mallicoat, 25, told The High Point Enterprise that he was inside the house they shared at Forrest Street and Qubein Avenue shortly after 10 p.m. while his 42-year-old mother was relaxing on the porch. Suddenly, Mallicoat heard his mother screaming for him.

"I was inside when she said she

was getting robbed," Mallicoat said. "She shouted for me to get out there."

As he ran toward the small porch, he heard the gunfire and arrived to find his mother bleeding. Stunned, he got a glimpse of a man in a baggy red shirt and white cap riding away in the night on a scooter or bicycle.

"I didn't get a good look at him," he said.

A recording of the 4-minute 911 call that Mallicoat made reflects the chaos of the scene. The call began with Mallicoat screaming that his mother has been shot.

SEE SON/PAGE A2



Trish Nelson, left, with the Guilford County Partnership for Children, points out raised garden beds as she leads a tour of the new outdoor learning environment at the Macedonia Child Development Center recently. The center serves more than 100 economically vulnerable children under the age of 5. The new outdoor learning area is specifically for infants and toddlers and was made possible by a state grant and the Guilford County Partnership for Children.

LAURA GREENE | HPE



Macedonia center builds new learning area

Taylor Jones and Crystal Mercer with the N.C. Cooperative Extension Service examine a fig tree planted under a giant pinwheel at the new outdoor learning area.

LAURA GREENE | HPE

INDEX

AMY A19, A12
CLASSIFIEDS A12
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LOTTERY A2
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OBITUARIES

CHARLES JOHNSON FULP, 93
TONY GADY, 41
CYRUS LUGHTON GRAY, 82

JAMES "JIMMY" MARTIN, 79
CHARLES TUCKER SR., 73

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INFO

CIRCULATION 888-3511
CLASSIFIED 888-3555
NEWSPROOM 888-3543



Macedonia Center builds new learning center

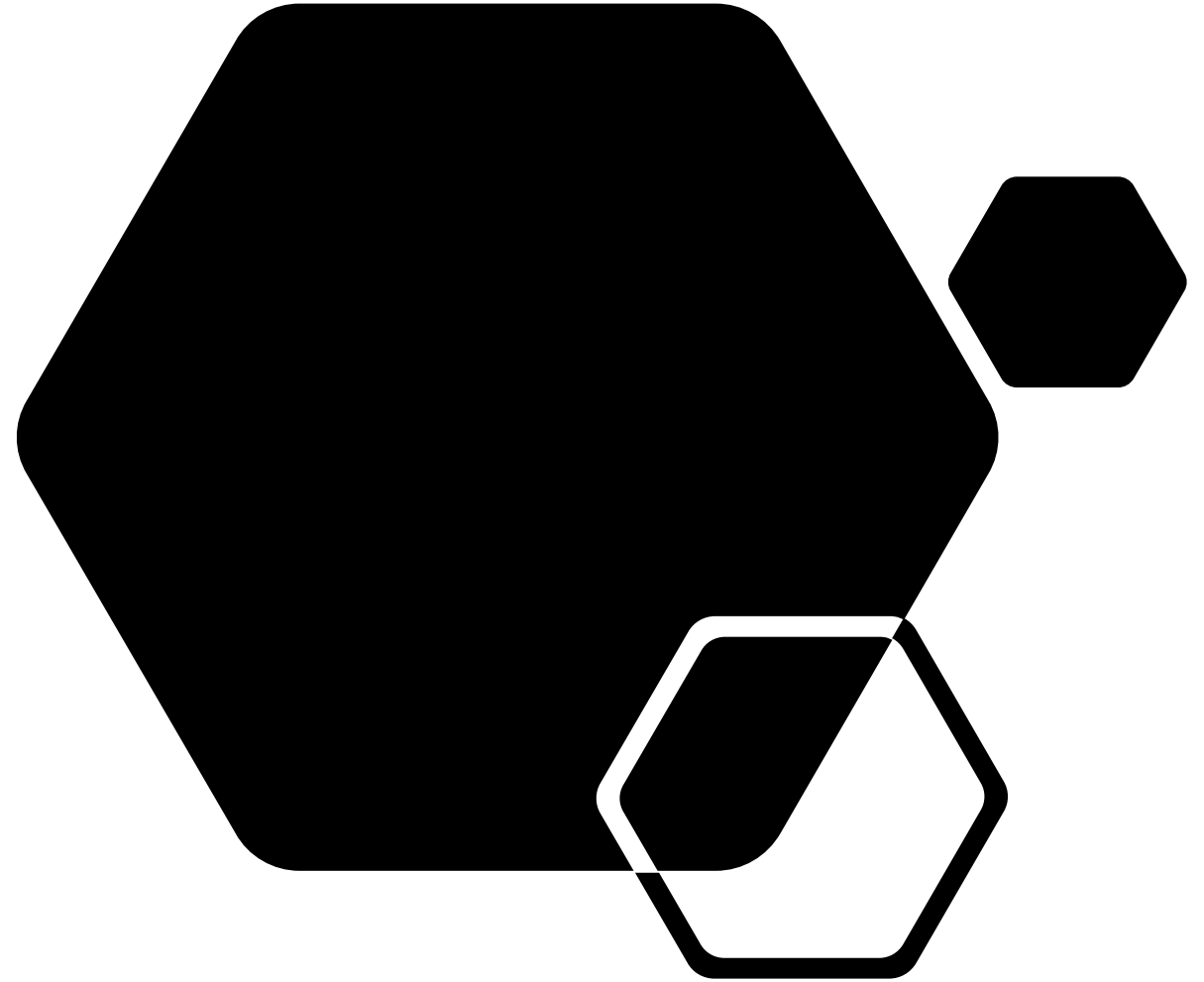


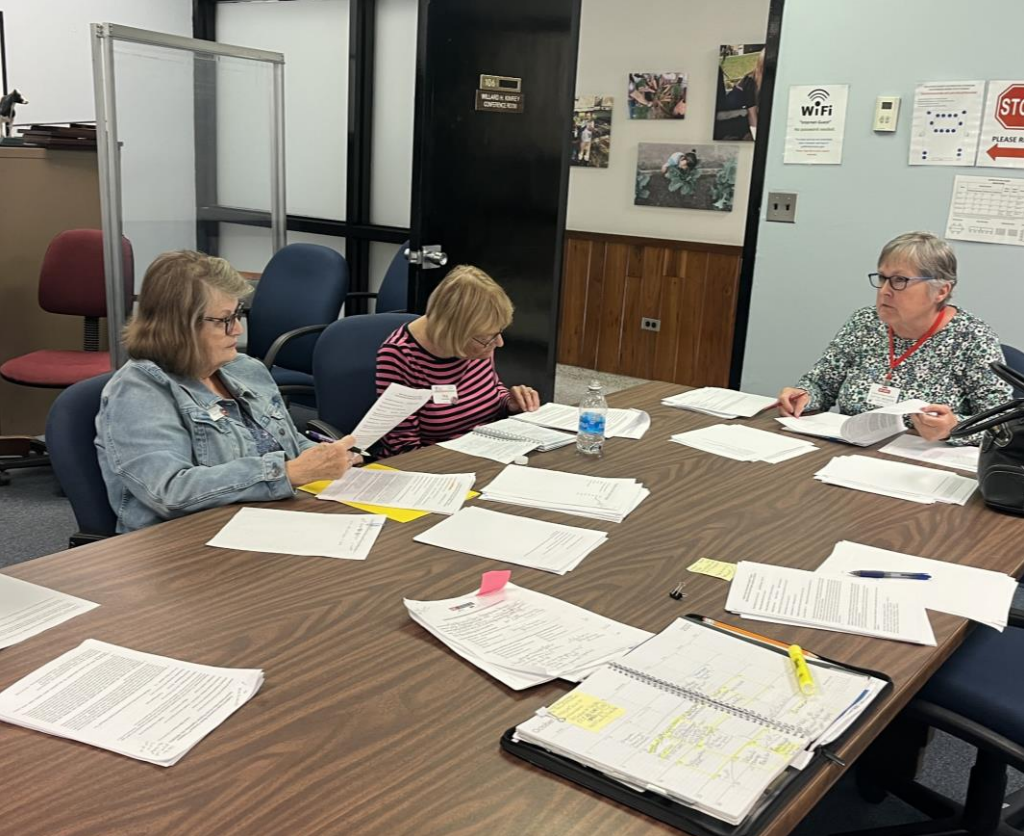


Mo on the Go

WFMY NEWS 2 Interview at Burns Hill Community Gardens

Network with
community partners
in order to
coordinate services
and develop
collaborative
services, education,
and training.





EMGV School Garden Micro-Grant Committee

Micro-Grants Awarded (\$250):

- High Point Friends School
- Fairview Elementary

NC STATE EXTENSION

Master Gardener | Guilford County
Volunteer Association



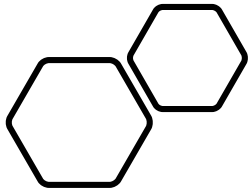
Community Development and Housing

- Recommended how to amend soil
- Provided the plant list
- Calculated pine needle bales
- Year-long process

High Point US Postal Service

- Remove planter boxes
- Updating front of building
- Provided the plant list

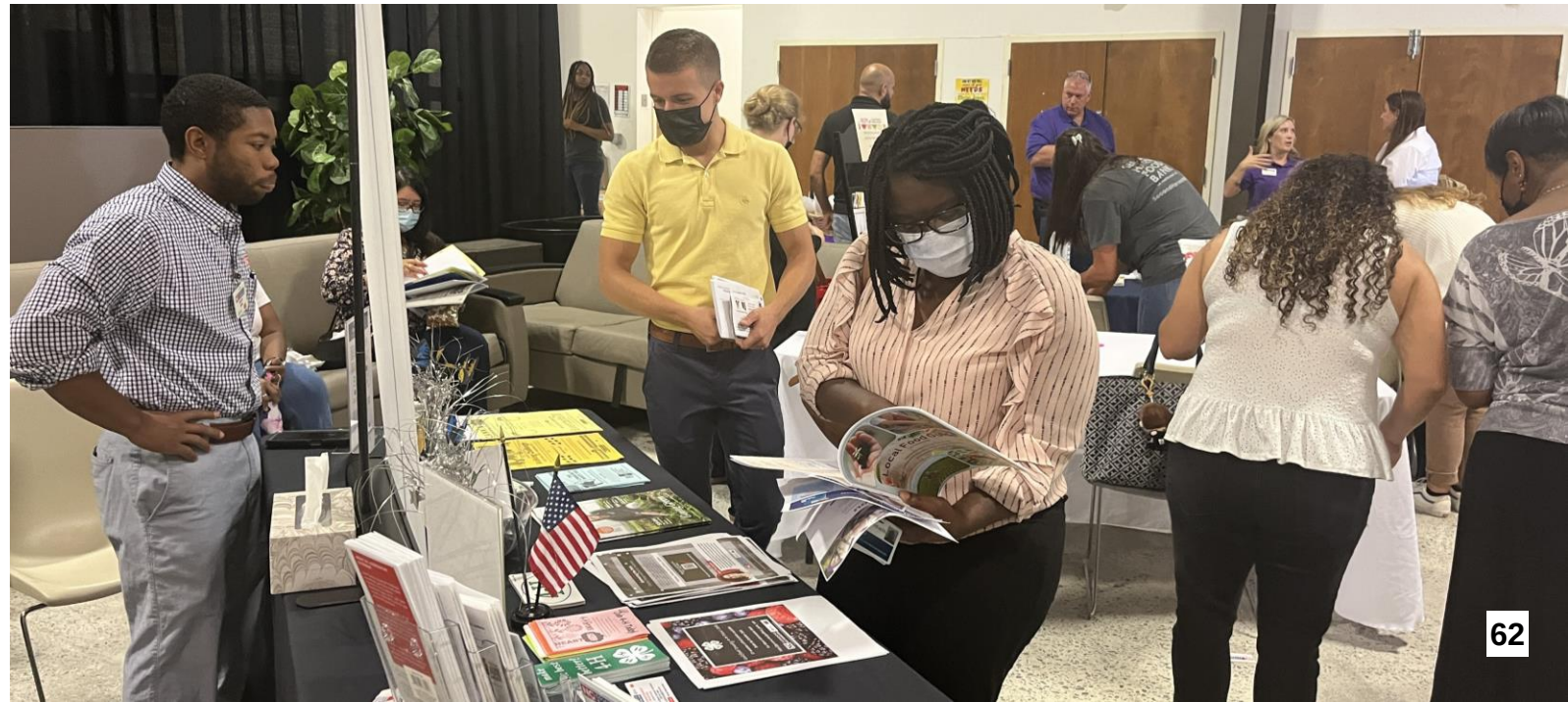




September is Hunger Action Month!

Guilford County Food Pantry Tours

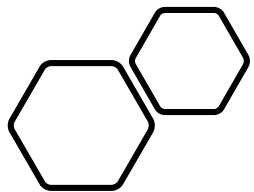
- Participated as a community resource exhibitor
- Introduced our services to pantry and community leaders
- Discussed ways we can connect with our services



2022 High Point Community Garden Tours

- Drozik's Urban Farm
- Burns Hill
- Morehead Recreation
- The Southside
- Howard Place
- High Point Public Library Teaching Gardens
- Tumaini-Hope (World Relief)
- Oakview Rec
- The ARC of High Point Wild & Free
- Covenant UMC
- West End Ministries





12th Annual High Point Unity Festival and Local Food Fair





High Point Chapter of Delta Sigma Theta Sorority
volunteered at Burns Hills Community Garden
and Food Pantry

High Point Community Garden Leaders Monthly Mtgs

Food, Fun and
Fellowship



Black Church Food Security Network Event

Black Farm Tours

- Eggman's Eggs
- Memorial Industrial Community Dev Corp
- PDY&F Community Garden

Sponsors:

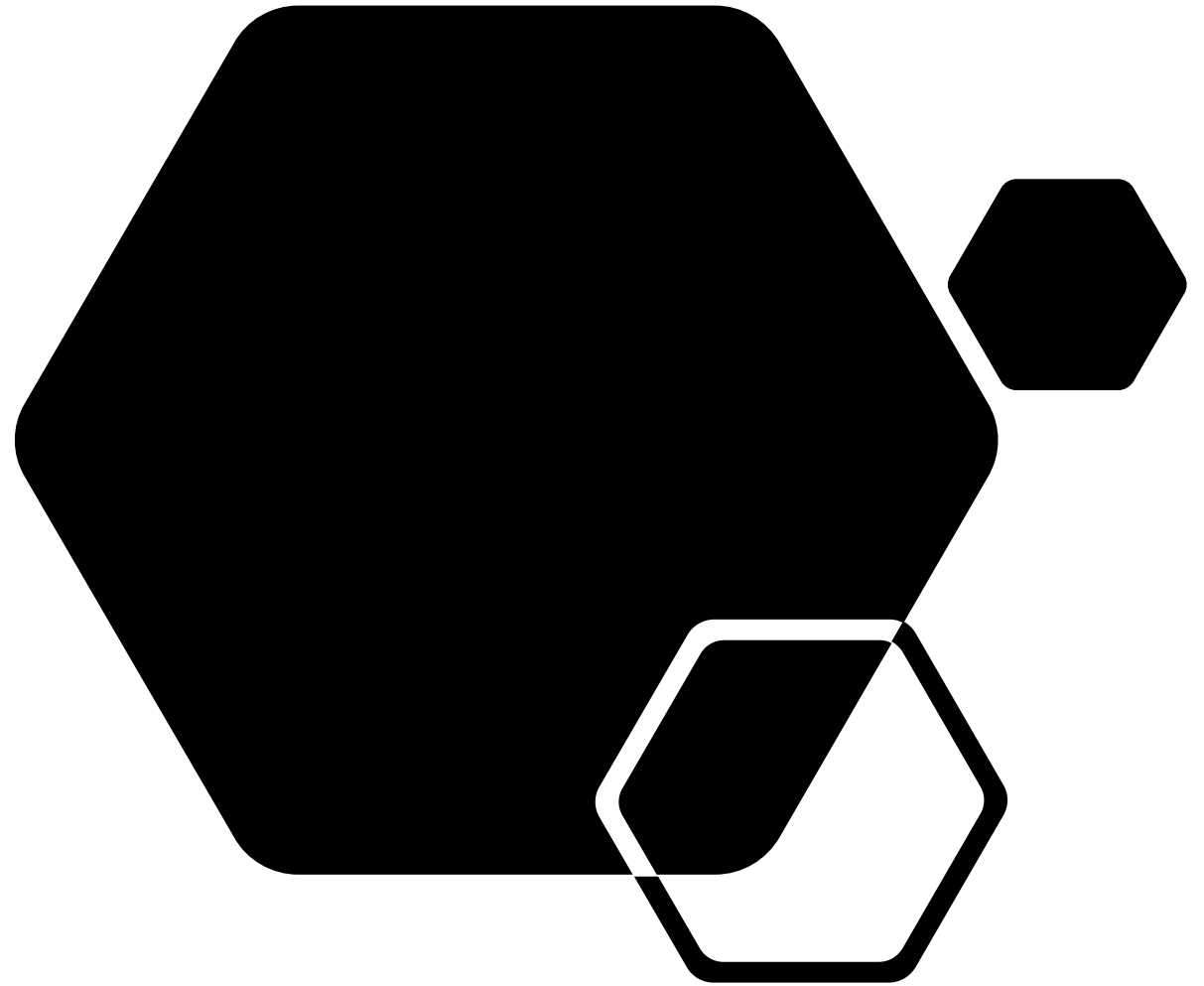




High Point
Community Advisory
Council (CAC)

Presented at the CAC Advisory Meeting

Work with
communities
neighborhood
associations,
external
organizations and
the general public to
establish gardens.





empower · unify · sustain
GREATER HIGH POINT FOOD ALLIANCE

Fall Foliage Frenzy

Serve on the Greater High Point Food Alliance's Urban Agriculture Committee

Provide gardening workshops

Provide guidance and resources

Climate Change and the NC Piedmont

Global climate change is leading to changes that we feel right here at home in North Carolina's Piedmont. What climate changes have occurred so far, what's in store for upcoming decades, how will these impact our gardens and communities, and what can we do? To learn the answers to these questions and more, join our conversation on with guest speaker Rebecca Ward on...

Tuesday, October 25 at 12:00 pm- 1:30 pm

Register and Reserve
Your Seat Now



<https://go.ncsu.edu/climatechangeandthencpiedmont2022>



Meet The Speaker

Rebecca Ward is a North Carolina Assistant State Climatologist with the NC State Climate Office at NC State University, where she's worked for nearly 10 years. She regularly participates in applied climate research, primarily around climate-agriculture interactions, and frequently communicates about North Carolina's climate to diverse audiences across the state.





2023 Program Priorities

Support Community Garden Leaders

Available on-call for site visits and support
Lead workshops in community gardens for gardeners

Expand High Point Community Gardening Grants

Work with public school gardens in High Point

Serve on the Urban Agriculture Committee

Provide resources and assistance

Collaborate with High Point Community Development and the NC Cooperative Extension

Start discussions about a 4-H Club in High Point

Upcoming Events 2023

- Temple Memorial Garden Discussion – Jan 14
- Seasonal Food & Sustainability – Jan 27
- Share the Harvest (planning)
- School Garden Mentor Training – Jan 24
- Seeds to Share Event – Feb 4 & 11
- Coping with the Season of Life – Feb 17
- Small Farm Boot Camp (6 wks) – Feb 28
- Community Garden Leadership Academy – Feb 18
- Spring Sprouts Spectaculars – Apr 15
- ASK Booth - HP Farmers Market
- Gardens Under Glass (Seniors) - TBA
- High Point University Class Discussion – TBA
- Food Waste Event (planning)- TBA

Seeds To Share

Free Seeds for Community & School Gardens
in Guilford County

veggies • flowers • herbs • heirlooms



In-Person, for 2023

SATURDAY, FEBRUARY 4

9:00 AM—12:00 PM

NC Cooperative Extension
3309 Burlington Road
Greensboro, NC

SATURDAY, FEBRUARY 11

9:00 AM—12:00 PM

High Point Public Library
901 N. Main Street
High Point, NC

Seeds have been generously donated by garden centers and seed companies. Gardening experts will be available to answer questions.

*Have seeds to donate? Contact, Crystal Mercer
Community and School Garden Agent, crystal_mercer@ncsu.edu*

NC STATE EXTENSION

Master Gardener | Guilford County



NC State University and N.C. A&T State University commit themselves to positive action to secure equal opportunity regardless of race, color, national origin, religion, political beliefs, family and marital status, sex, age, veteran status, sexual identity, genetic information or disability. NC State, N.C. A&T, U.S. Department of Agriculture, and local governments cooperating. For accommodations for persons with disabilities, call (336) 641-2401 no later than five business days before the event. Para informarse sobre adaptaciones para personas con discapacidades, comuníquese con (336) 641-2401, no más tarde de cinco días antes del evento.

Committees



High Point

- Community Development Committee
- Greater High Point Food Alliance
- High Point Community Garden Leaders
- Urban Agricultural Committee

Greensboro

- Greensboro Community Sustainability Council
- Greensboro Tree Canopy Task Force
- Mixed Greens Leaders Mtg
- The Black Church Food Security Network



Thank you!



Seeds *To* Share

Free Seeds for Community & School Gardens
in Guilford County

veggies • flowers • herbs • heirlooms



In-Person, for 2023

SATURDAY, FEBRUARY 4

9:00 AM—12:00 PM

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NC STATE EXTENSION

Master Gardener | Guilford County

NC COOPERATIVE
EXTENSION



NC State University and N.C. A&T State University commit themselves to positive action to secure equal opportunity regardless of race, color, national origin, religion, political beliefs, family and marital status, sex, age, veteran status, sexual identity, genetic information or disability. NC State, N.C. A&T, U.S. Department of Agriculture, and local governments cooperating. For accommodations for persons with disabilities, call (336) 641-2401 no later than five business days before the event. Para informarse sobre adaptaciones para personas con discapacidades, comuníquese con (336) 641-2401, no más tarde de cinco días antes del evento.



City of High Point

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

Master

File Number: 2023-064

File ID: 2023-064

Type: Miscellaneous Item

Status: To Be Introduced

Version: 1

Reference:

In Control: Community
Development
Committee

File Created: 02/02/2023

File Name:

Final Action:

Title: Resolution-Conveyance of Properties to Habitat for Humanity of High Point,
Archdale & Trinity-801 Vail Avenue and 807 Amos Street

Adopt a Resolution for the conveyance of Properties to Habitat for Humanity of High Point, Archdale & Trinity for 801 Vail Avenue and 807 Amos Street.

Notes:

Sponsors:

Enactment Date:

Attachments: Resolution of Conveyance for Habitat - 801 Vail and
807 Amos

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name: mary.brooks@highpointnc.gov

Effective Date:

Related Files:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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1	Community Development Committee	02/07/2023	Committee Recommended Approval		02/20/2023		Pass
---	------------------------------------	------------	--------------------------------------	--	------------	--	------

Notes: *Nena Wilson, Community Development Director, provided the staff report for this item. She stated Habitat for Humanity will build two homes on the two lots to be sold to income eligible home buyers. The conveyances and home construction will help facilitate affordable housing in accordance with HUD regulations. Habitat currently has two units under construction in the Southside Neighborhood and this conveyance will ensure continued affordable units for homeownership. A CHDO Agreement in the amount of \$60,000 has been executed for the City's participation in construction of the two units with the use of federal HOME funds.*

Susan Wood, Executive Director of Habitat for Humanity of High Point, stated

this is a great volunteer program and they work with school and other organizations to give people hands on work as it is difficult to find license trade workers. She invited everyone to do a walk thru of the houses that are built by Habitat for Humanity.

Text of Legislative File 2023-064

CITY OF HIGH POINT

AGENDA ITEM



Title: Conveyance of Properties to Habitat for Humanity of High Point, Archdale & Trinity

From: Thanena S. Wilson, CD & Housing Director

Meeting Date: 2/7/2023

Public Hearing: N/A

Advertising Date: N/A

Advertised By:

Attachments: Area Map
Resolution of Conveyance

PURPOSE:

To continue development of affordable single-family housing for homeownership, Community Development & Housing seeks Council approval to convey two (2) lots to Habitat for Humanity of High Point, Archdale & Trinity (Habitat):

- 801 Vail Avenue
- 807 Amos Street

Habitat will build homes on the two (2) lots to be sold to income eligible home buyers. The conveyances and home construction will facilitate affordable housing in accordance with HUD regulations and serve a public purpose.

BACKGROUND:

Habitat currently has two (2) units under construction in the Southside Neighborhood, and this conveyance will ensure that they continue to be able to provide affordable units for homeownership. Their development also assists us in continuing to revitalize the Southside community.

BUDGET IMPACT:

There is no budget impact for conveyance of the properties. A CHDO Agreement in the amount of \$60,000 has been executed for the City's participation in construction of the two (2) units with the use of federal HOME funds.

RECOMMENDATION/ACTION REQUESTED:

The Community Development & Housing Department recommends approval of the resolution conveying the properties to Habitat to construct affordable housing, and that the appropriate City official and/or employee be authorized to execute all necessary documents.

Conveyance of 801 Vail Avenue and 807 Amos Street



**RESOLUTION of the HIGH POINT CITY COUNCIL
APPROVING CONVEYANCE
OF REAL PROPERTY
TO A NONPROFIT CORPORATION**

WHEREAS, the City of High Point owns a tract of land recorded in Plat Book 2, Page 90, recorded in the Guilford County Register of deeds, which contains the following properties: 801 Vail Avenue and 807 Amos Street (“Properties”); and

WHEREAS, North Carolina General Statute § 160A-457 authorizes a city’s acquisition and disposition of property for redevelopment as part of a community development program, or independently thereof, and without the necessity of compliance with the Urban Redevelopment Law; and

WHEREAS, North Carolina General Statute § 160A-20.1 authorizes a city to appropriate money to private organizations to carry out any public purpose that a city is authorized by law to engage in; and

WHEREAS, North Carolina General Statute § 160A-279 authorizes a city to convey real property by private sale to a nonprofit corporation which carries out a public purpose, in lieu of or in addition to the appropriation of funds; and

WHEREAS, the City of High Point intends to approve a contract with Habitat for Humanity of High Point, Archdale & Trinity to construct affordable housing in the City of High Point by conveying the above-described Properties to Habitat for Humanity of High Point, Archdale & Trinity.

THEREFORE, THE CITY COUNCIL FOR THE CITY OF HIGH POINT RESOLVES THAT:

1. The Mayor of the City of High Point is authorized to execute all documents necessary to convey title to the Properties located at 801 Vail Avenue and 807 Amos Street in the City of High Point, and more particularly described in Plat Book 2, Page 90 of the Guilford County Registry.

2. The consideration of the conveyance is Habitat for Humanity of High Point, Archdale & Trinity’s agreement to use this property only for the “public” purpose of furthering the mission of the City of High Point in providing owner-occupied housing. If for any reason the property ceases to be used for a “public” purpose, the property shall revert to the City of High Point. A statement to this effect shall be placed in the deed of conveyance.

3. The City Clerk shall publish a notice summarizing the contents of this resolution and the conveyance of the property may be consummated at any time after 10 days of publication of the notice.

ADOPTED this the 6th day of February, 2023.

CITY OF HIGH POINT

By: _____
Jay W. Wagner, Mayor

Attested to:

Sandra R. Keeney, City Clerk



City of High Point

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

Master

File Number: 2023-057

File ID: 2023-057

Type: Ordinance

Status: Committee
Recommended
Approval

Version: 1

Reference:

In Control: Community
Development
Committee

File Created: 02/02/2023

File Name:

Final Action:

Title: **Ordinance - Demolition of Dwelling - 805 Gordon Street**

Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling at 805 Gordon Street.

Notes:

Sponsors:

Enactment Date:

Attachments: Ordinance - Demolition of Dwelling - 805 Gordon
Committee

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name: mary.brooks@highpointnc.gov

Effective Date:

Related Files:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Community Development Committee	02/07/2023	Committee Recommended Approval		02/20/2023		Pass
Notes: <i>Lori Loosemore, Code Enforcement Supervisor, provided the code enforcement details for this property.</i>							

Text of Legislative File 2023-057

CITY OF HIGH POINT

AGENDA ITEM



Title: Order to Demolish – 805 Gordon Street

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

Meeting Date: February 7, 2023

Public Hearing: N/A

Advertising Date:
Advertised By: N/A

Attachments

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

PURPOSE:

A request by Community Development and Housing, Local Codes Division, to adopt an ordinance ordering the inspector to demolish the dwelling at 805 Gordon Street.

BACKGROUND:

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 3/21/2022. No action occurred by the compliance date of 4/29/2022. The necessary repairs to the dwelling exceeds 65% of its current tax value and the demolition is warranted.

BUDGET IMPACT:

There are sufficient funds in the FY22-23 budget for the demolition and asbestos testing of the structure(s), and for the asbestos removal if present.

RECOMMENDATION / ACTION REQUESTED:

Staff recommends the adoption of the requested Ordinance to Demolish this single-family dwelling and all outbuildings on the property.

PENDING ACTION:

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

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

**ORDINANCE
REQUEST:**

Ordinance to Demolish

**PROPERTY
ADDRESS:**

805 Gordon St.

OWNER:

Heirs of Mattie L. Garvin

**REASON FOR
INSPECTION:**

Inspector observed condition of the property

**FIRST
INSPECTION:
1/28/2022**

Summary of Major Violations
1. Repair or replace rotten roof
2. Repair or replace floor system through out
3. Repair or replace wall & ceiling material though out
4. Repair or replace foundation footing & walls
5. Repair or replace rotten windows & frames

**HEARING
RESULTS:
3/21/2022**

Ms. Eloise Riley (one of the Heirs) attended the Hearing. She stated she planned to fix the property for her son to live in. She was working on obtaining the money and someone to make the repairs. It was determined there are several violations of the Minimum Housing Code. There are multiple violations of the minimum housing code in the house that make it unsafe. Ms. Riley was advised an Order to Repair or Demolish would be issued. In its present state, necessary repairs to the dwelling exceed 65% of the value of the structure.

**ORDER(S)
ISSUED:
3/21/2022**

Order to Repair or Demolish
Date of Compliance 4/29/2022

APPEALS:

None

**OWNER
ACTIONS:**

A notice was sent to the inspector dated 3/29/2022 stating the Heirs disagreed with the decision of the inspector. The note also stated the house would be repaired no matter the cost, they just ask for the time to make repairs.

On 4/28/2022 the grandson of the owner called and advised the inspector they are receiving 2 quotes for repairs. Then on 5/10/2022 Ms. Valda Duncan (daughter) called and stated they are still trying to get an estimate. An estimate dated 8/16/2022 was provided by Ms. Riley to the inspector, with a quote of \$60,000.00 to make repairs.

On 10/14/2022 the inspector spoke with Ms. Duncan who advised she would talk to her mother and get back with him. The inspector let her know that the case couldn't continue much longer without them beginning some repairs, it may go to Council.

On 11/18/2022 the inspector called Ms. Duncan and left a voicemail to return his call, then he called again on 12/21/2022 and left another message stating the property may be considered for demolition before City Council and requested a return call.

ADDITIONAL:

Guilford County property taxes are due for 2019 through 2022 in the amount of \$2,971.06.



ORDINANCE

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

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

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

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

PROPERTY LOCATION

OWNER (S)

805 Gordon St.

Mattie L. Garvin Heirs
1223 Cedrow Dr.
High Point, NC 27260

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

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

Adopted by City Council,
This the 20th day of February, 2023

Sandra Keeney, City Clerk



26 Jan 2022



26 Jan 2023



26 Jan 2023



26 Jan 2023



26 Jan 2023



30 Jan 2023



30 Jan 2023



30 Jan 2023



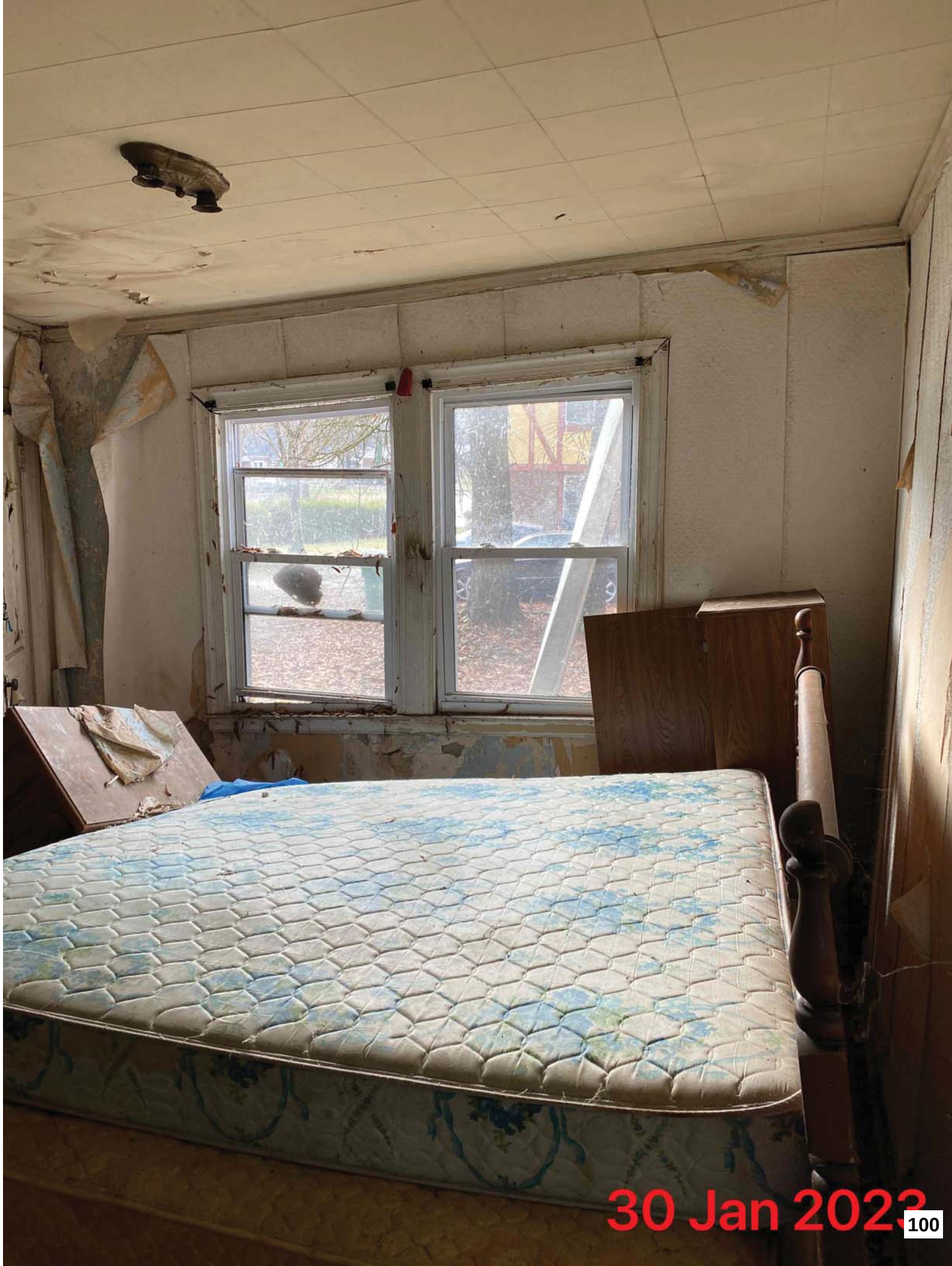
30 Jan 2023



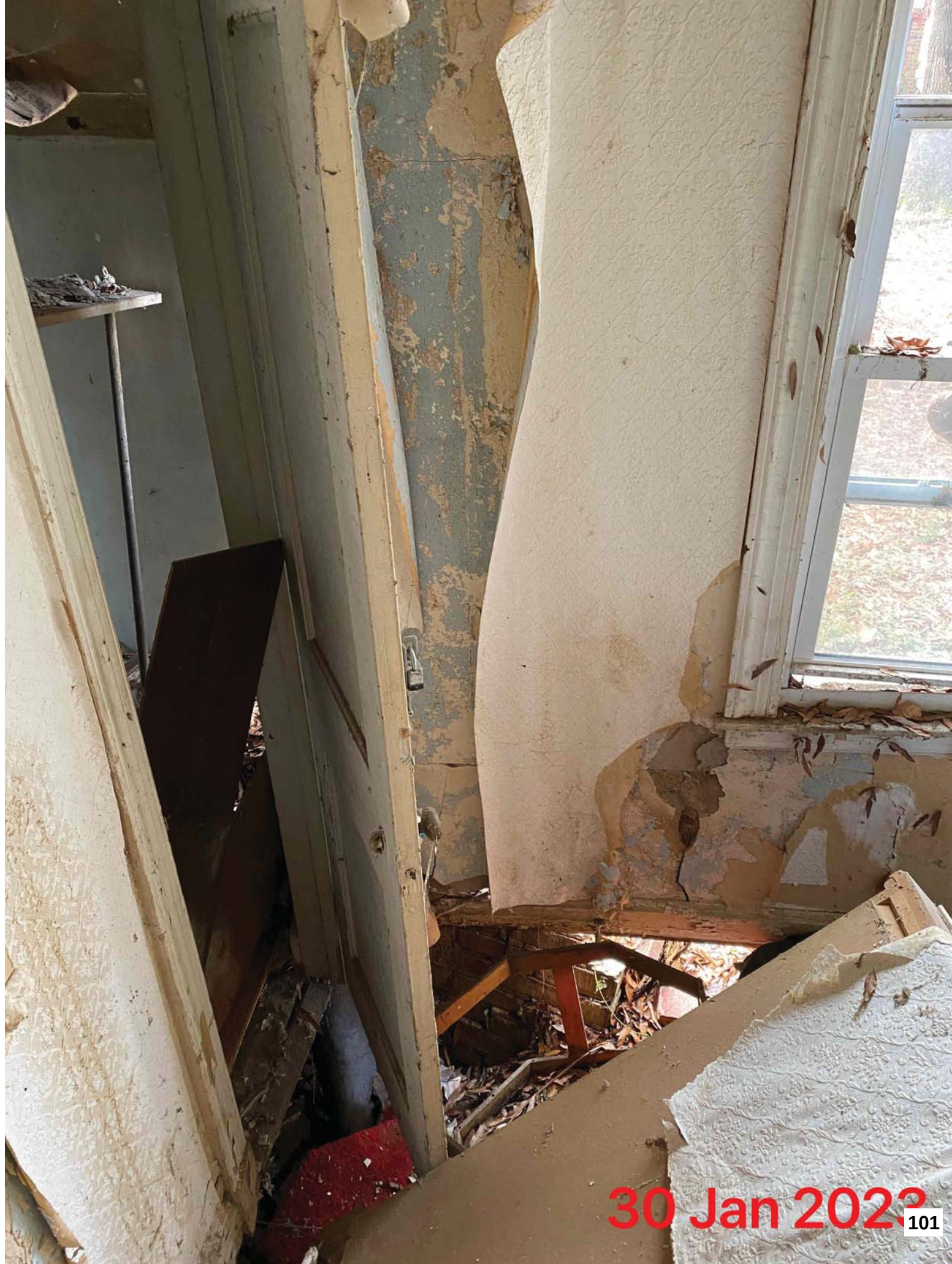
30 Jan 2023



30 Jan 2023₉₉



30 Jan 2023



30 Jan 2022



30 Jan 2022



30 Jan 2023

CITY OF HIGH POINT

AGENDA ITEM



Title: Ordinance to Demolish – 1109 E. Russell Ave.

From: Thanena Wilson, Director
Community Development & Housing

Meeting Date: February 7, 2023

Public Hearing: N/A

Advertising Date: N/A

Advertised By:

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

PURPOSE:

A request by Community Development and Housing, Local Codes Division, to adopt an ordinance ordering the inspector to demolish the dwelling at 1109 E. Russell Avenue.

BACKGROUND:

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 1/27/2020. No action occurred by the compliance date of 2/27/2020. The necessary repairs to the dwelling exceed 65% of its current tax value and the demolition is warranted.

BUDGET IMPACT:

There are sufficient funds in the FY22-23 budget for the demolition and asbestos testing of the structure(s), and for the asbestos removal if present.

RECOMMENDATION / ACTION REQUESTED:

Staff recommends the adoption of the requested Ordinance to Demolish this single family dwelling and all outbuildings on the property.

PENDING ACTION:

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

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

**ORDINANCE
REQUEST:**

Ordinance to Demolish

**PROPERTY
ADDRESS:**

1109 E. Russell Avenue

OWNER:

Brock Sentell Legrande

**REASON FOR
INSPECTION:**

Inspector observed condition of the property

**FIRST
INSPECTION:
9/11/2019**

Summary of Major Violations

1. Repair or replace floor supports throughout (weak and sagging)
2. Repair or replace rotten band
3. Repair or replace wall material throughout (loose and holes)
4. Repair or replace porch ceiling, floor, columns and steps
5. Install heating system

**HEARING
RESULTS:
1/27/2020**

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

**ORDER(S)
ISSUED:
1/27/2020**

Order to Repair or Demolish
Date of Compliance 2/27/2020

APPEALS:

None

**OWNER
ACTIONS:**

None

ADDITIONAL:

Mr. Legrande told the inspector on 2/3/2020 that he just received money to make repairs and he would call the inspector back once he got started. During 2020 the inspector attempted several times to contact the owner, at times he was able to leave a voicemail and other times the voicemail was full and he couldn't. In January of 2021 Mr. Legrande advised the inspector that he had been dealing with a serious family matter and he had also been sick and requested additional time to start repairs. In January of 2022 the mortgage holder advised the inspector they would begin the foreclosure process. Guilford County property taxes are due for 2019 to 2022, in the amount of \$3,571.13.



ORDINANCE

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

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

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

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

PROPERTY LOCATION

OWNER (S)

1109 E. Russell Ave.

Brock Sentell Legrande
1109 E. Russell Ave.
High Point, NC 27260

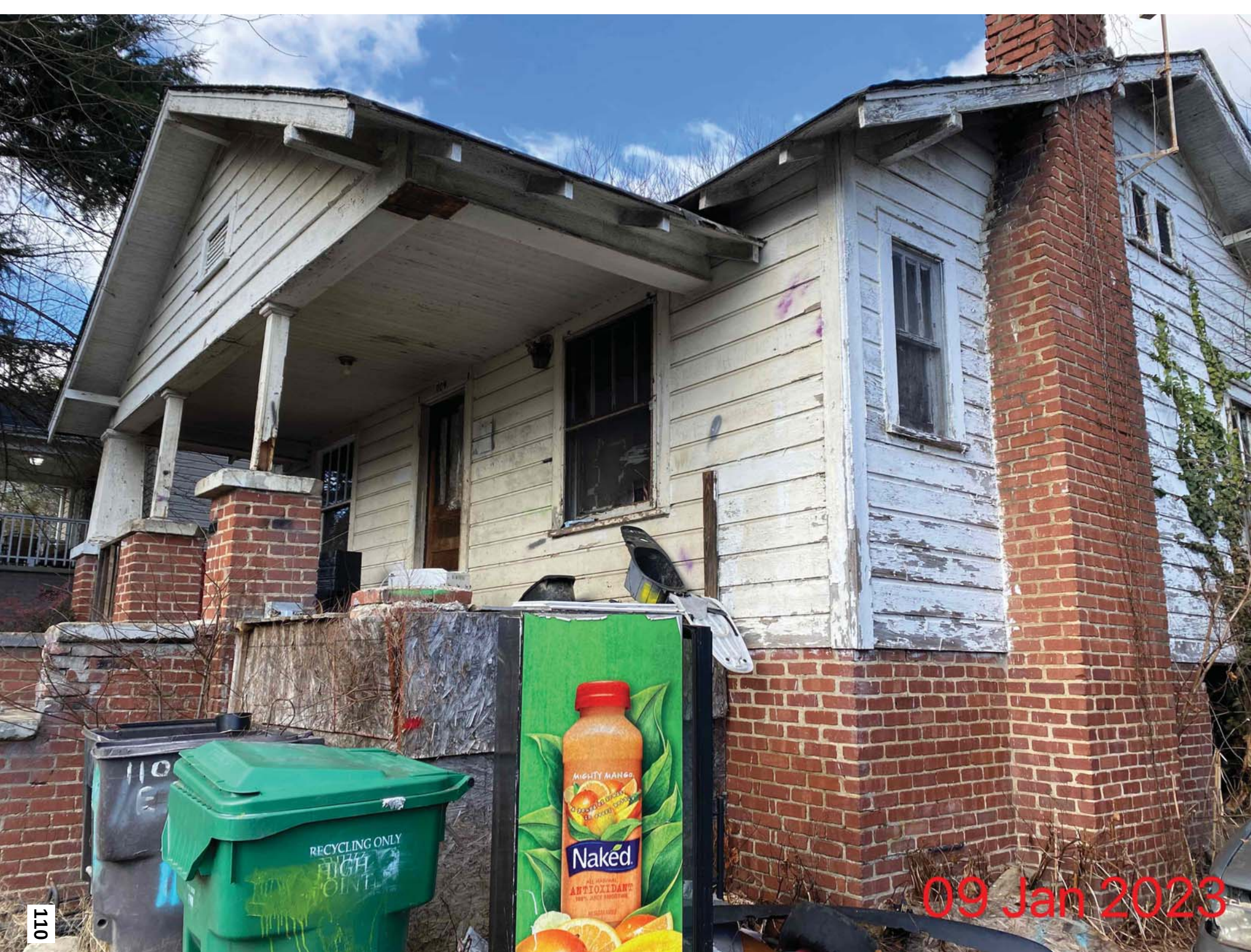
SECTION 3: That all ordinances or parts of ordinances in conflict with the provisions of this ordinance, are hereby repealed.

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

Adopted by City Council,
This the 20th day of February, 2023

Sandra Keeney, City Clerk







09 Jan 2022



09 Jan 2023



09 Jan 2023



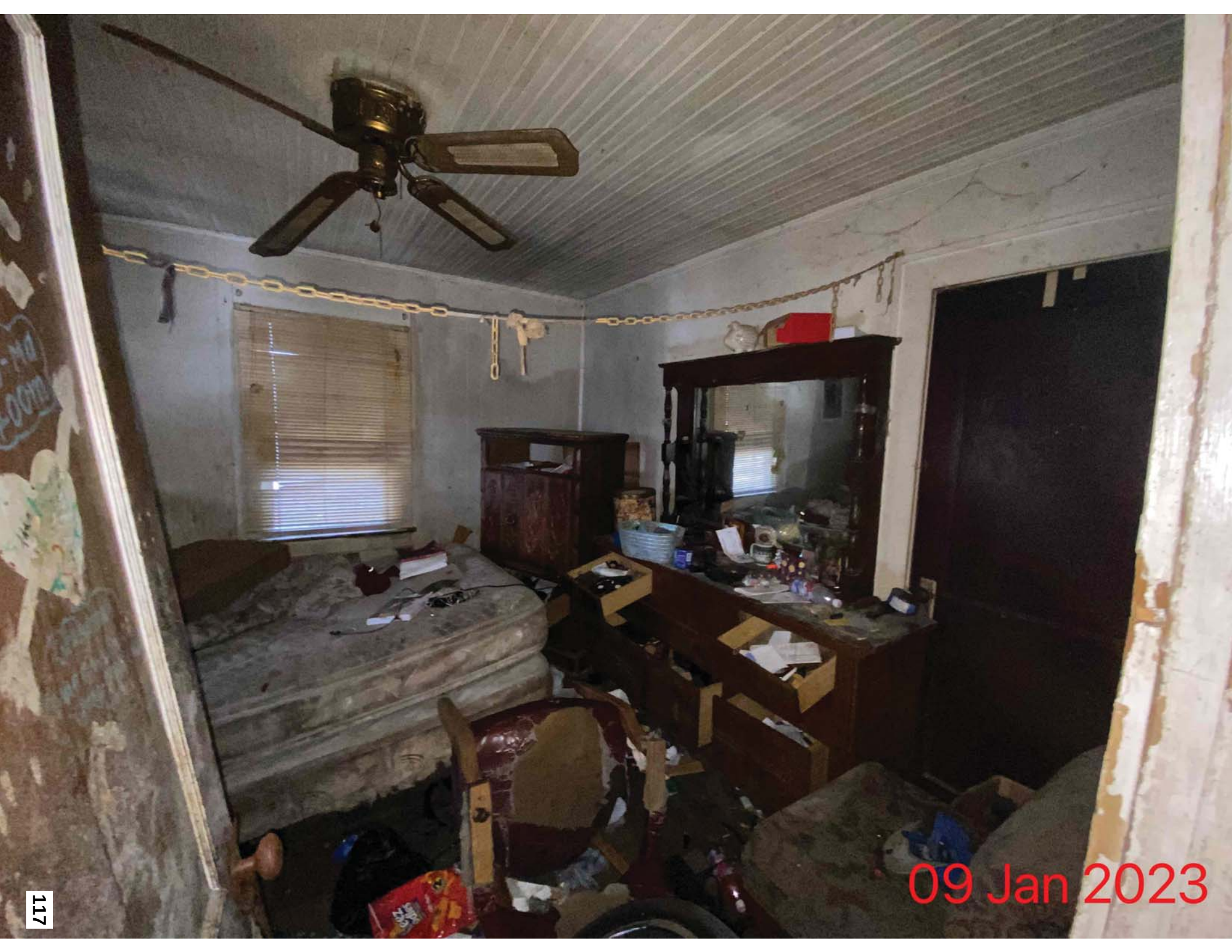
09 Jan 2023



09 Jan 2023



09 Jan 2022



09 Jan 2023



09 Jan 2022



09 Jan 2023



09 Jan 2023



09 Jan 2023



09 Jan 2023

CITY OF HIGH POINT

AGENDA ITEM



Title: Ordinance to Rescind Demolition - 210 Underhill St.

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

Meeting Date: February 7, 2023

Public Hearing: N/A

Advertising Date: N/A

Advertised By:

Attachments: A. Ordinance to Rescind Demolition

PURPOSE:

A request by Community Development and Housing, Local Codes Division, to rescind the ordinance adopted by Council to demolish the dwelling at 210 Underhill Street.

BACKGROUND:

An Ordinance for Demolition was passed by the High Point City Council on December 7, 2020. The property was brought into compliance with the Minimum Housing Code by the owner repairing the dwelling on January 3, 2023.

BUDGET IMPACT:

None

RECOMMENDATION / ACTION REQUESTED:

Staff recommends rescinding the Ordinance to Demolish due to the property being repaired and in compliance with the City's Minimum Housing Code.

PENDING ACTION:

The Ordinance to Rescind Demolition becomes effective from the date of adoption.

**AN ORDINANCE RESCINDING AN ORDINANCE ADOPTED ON THE 7TH DAY OF
DECEMBER, 2020, REQUIRING THE BUILDING INSPECTOR OF THE CITY OF
HIGH POINT TO DEMOLISH THE DWELLING LOCATED AT 210 UNDERHILL ST.,
HIGH POINT, NORTH CAROLINA**

WHEREAS, on December 7th, 2020, the High Point City Council adopted an ordinance requiring Creative Resources Ministries DBA Carpenters House, owner of the property located at 210 Underhill St., High Point, North Carolina, to demolish said dwelling because it was unfit for human habitation and the estimated costs of making the necessary repairs would be in excess of sixty-five percent (65%) of the dwelling's value; and

WHEREAS, the owner repaired the dwelling as prescribed in the High Point Minimum Housing Ordinance.

NOW, THEREFORE, BE IT ORDAINED, by the High Point City Council as follows:

1. The provisions of the Ordinance requiring the Building Inspector of the City of High Point to demolish the dwelling located at 210 Underhill St., High Point, North Carolina, recorded in Deed Book 8378, Page 3063, in the Office of the Register of Deeds of Guilford County, is hereby rescinded thereby releasing the said property, and only said property, from the demolition ordinance and permitting such to be cancelled of record upon the recording of this ordinance.

2. This Ordinance shall become effective upon its adoption and a copy certified by the High Point City Clerk, shall be recorded in the Office of the Register of Deeds of Guilford County, North Carolina, and shall be indexed in the name Creative Resources Ministries DBA Carpenters House in the grantor index as provided by law.

Adopted by City Council
This the 20th day of February 2023

Sandra R. Keeney, City Clerk

Chairman Williams asked if there were anyone present to speak for or against this item. No one was present.

2 City Council

01/17/2023 continued

02/20/2023

Pass

Text of Legislative File 2023-001

CITY OF HIGH POINT

AGENDA ITEM



Title: Ordinance to Demolish – 2321 Brentwood St.

From: Thanena Wilson, Director
Community Development & Housing

Meeting Date: 1/10/2023

Public Hearing: No

Advertising Date:

Advertised By:

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

PURPOSE:

A request by Community Development and Housing – Local Codes Section to adopt an ordinance ordering the inspector to demolish the dwelling at 2321 Brentwood Street.

BACKGROUND:

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 7/11/2022. No action occurred by the compliance date of 8/11/2022. The necessary repairs to the dwelling exceed its current tax value and the demolition is warranted.

BUDGET IMPACT:

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

RECOMMENDATION / ACTION REQUESTED:

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

PENDING ACTION:

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

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

**ORDINANCE
REQUEST:**

Ordinance to Demolish

**PROPERTY
ADDRESS:**

2321 Brentwood St.

OWNER:

Tiffany T. Thomas

**REASON FOR
INSPECTION:**

Inspector observed condition of the property

**FIRST
INSPECTION:
3/29/2022**

Summary of Major Violations
1. Repair or replace entire roof system
2. Repair or replace floor covering throughout
3. Repair or replace floor system for house
4. Repair front porch (separating from house)
5. Repair or replace ceiling material

**HEARING
RESULTS:
7/11/2022**

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

**ORDER(S)
ISSUED:
7/11/2022**

Order to Repair or Demolish
Date of Compliance 8/11/2022

APPEALS:

None

**OWNER
ACTIONS:**

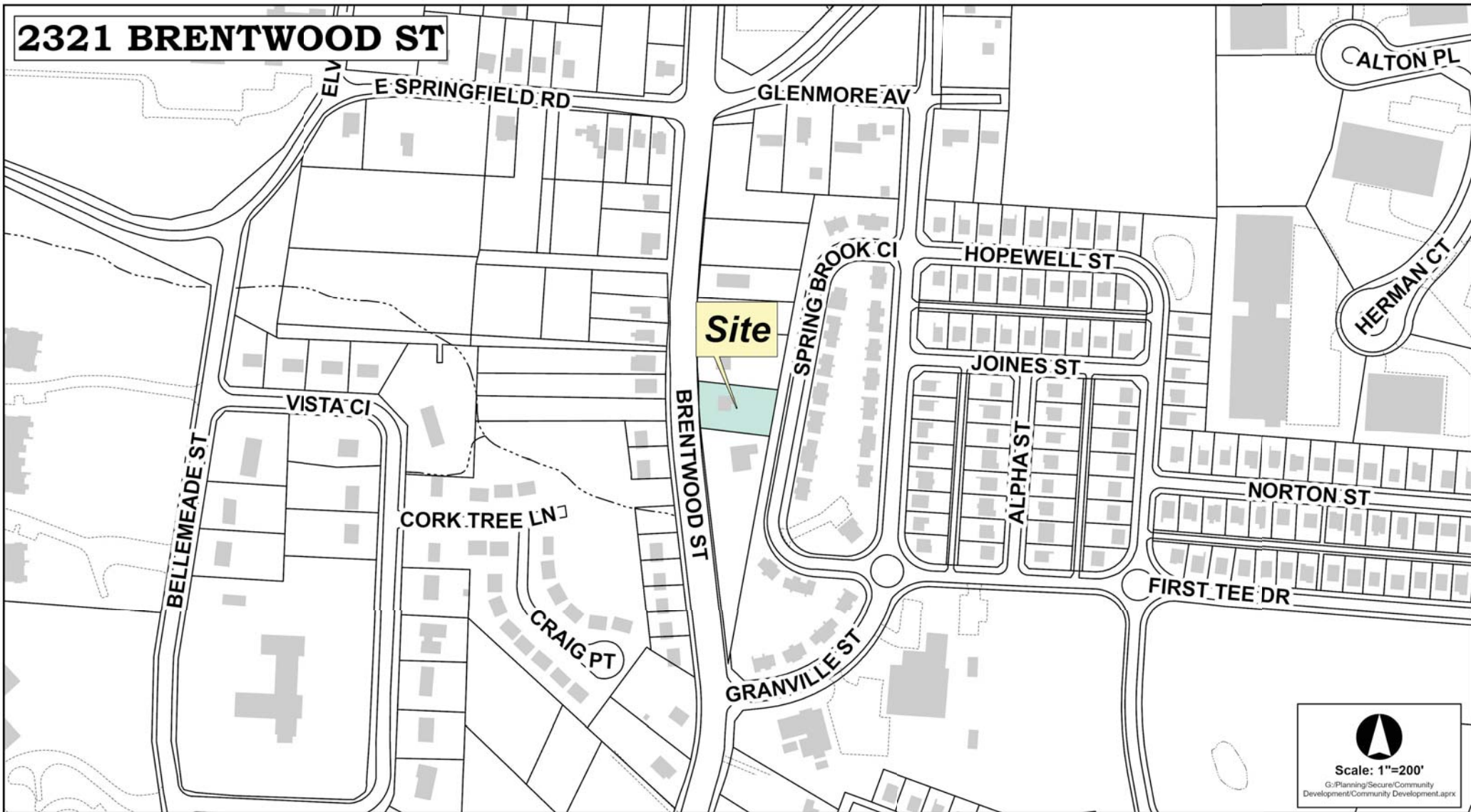
None

ADDITIONAL:

The inspector spoke with Ms. Thomas on 6/13/2022, who stated that she inherited the property and plans to demolish it due to its condition.

The inspector spoke with Ms. Thomas again on 11/1/2022 and stated that she is going to have someone look at the house and decide if it is repairable within reason. Ms. Thomas was supposed to call the inspector back and advise of her plans. As of 12/21/2022 no permits have been applied or issued to repair this property.

Guilford County property taxes are delinquent in the amount of \$9,457.22 for 2012 through 2018 and for 2021.



ORDINANCE

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

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

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

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

PROPERTY LOCATION

OWNER (S)

2321 Brentwood St.

Tiffany Thomas
1702 Scarborough Rd.
High Point, NC 27265

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

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

Adopted by City Council,
This the 17th day of January, 2023

Sandra Keeney, City Clerk











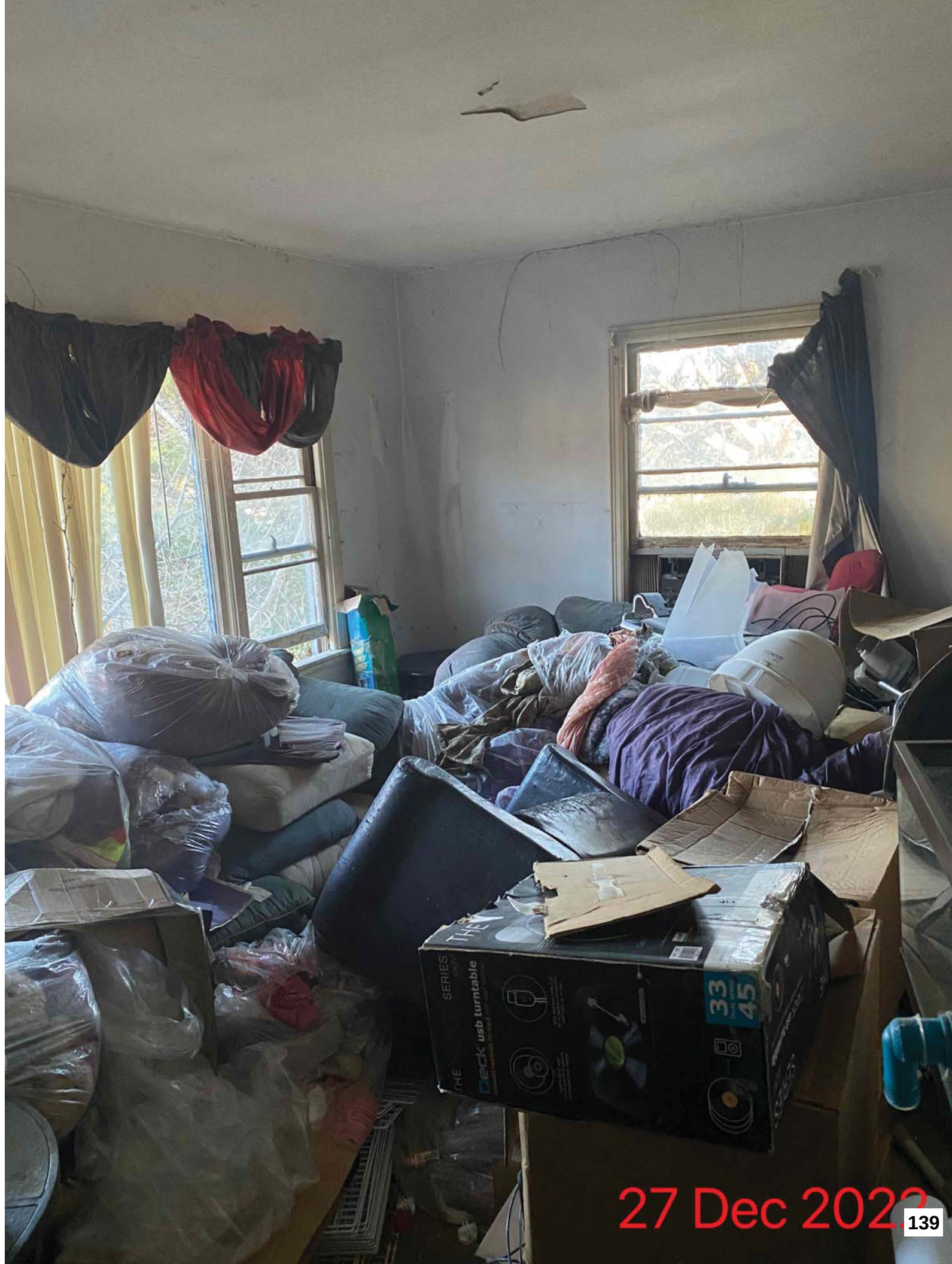
27 Dec 2022



27 Dec 2022



27 Dec 2022



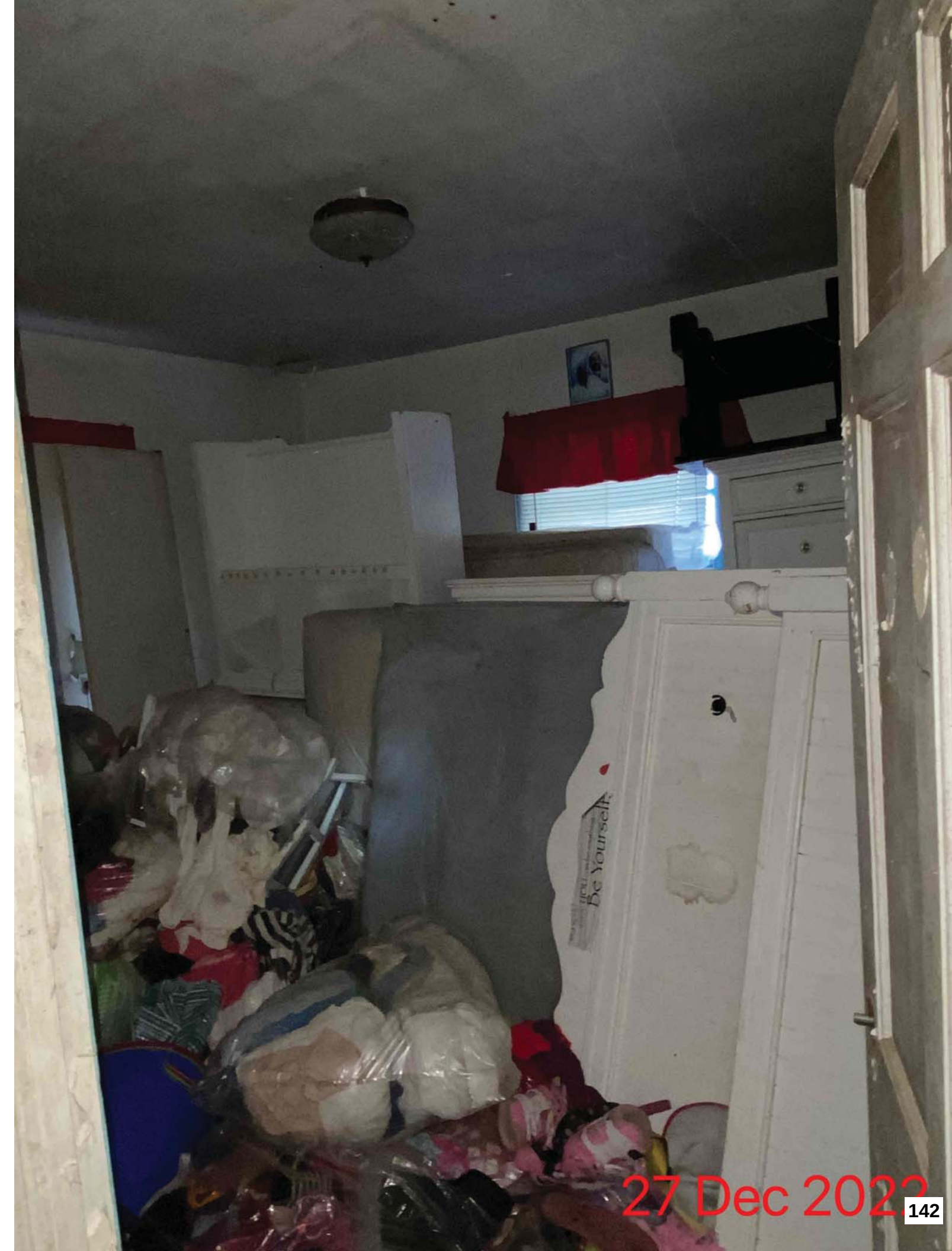
27 Dec 2022



27 Dec 2022



27 Dec 2022



27 Dec 2022

CITY OF HIGH POINT

AGENDA ITEM



Title: Request to Initiate Zoning Map Amendments

(Blair-Coltrane House Museum - Underhill Street and Eccles Place)

From: Sushil Nepal, AICP
Planning & Development Director

Meeting Date: February 20, 2023

Public Hearing: No

Advertising Date: Not Applicable

Advertised By: Not Applicable

Attachments: Map of Proposed Zoning Site

PURPOSE:

This is a request for the City Council to initiate a zoning map amendment to support future development of the Blair-Coltrane House Museum. The proposed zoning site is located along Underhill Street and Eccles Place, approximately 195 feet north of Washington Street.

BACKGROUND:

Staff has identified 8 parcels (1.2 acres), including the Blair-Coltrane House, for this zoning proposal. The City owns 3 of these parcels, or half of the land area associated with this request. The other parcels are owned by various individual landowners. Rezoning to the Transitional Office (TO) District would support the short term goal to renovate the Blair-Coltrane House and would establish zoning to support the long-term goal to develop a minor cultural facility use. The proposed TO District permits community centers, libraries, art galleries, and museums up to 15,000 square feet in area. Rezoning would not negatively impact parcels that are not owned by the City. This area currently has a residential zoning designation to support one single family home per lot. The proposed TO District would still permit development a single family home in the event one of the individual landowners does not desire to be part of a future museum project.

BUDGET IMPACT:

Funds are available in the Department's FY 2022-2023 budget for required legal advertisements and the mailing of public hearing notices.

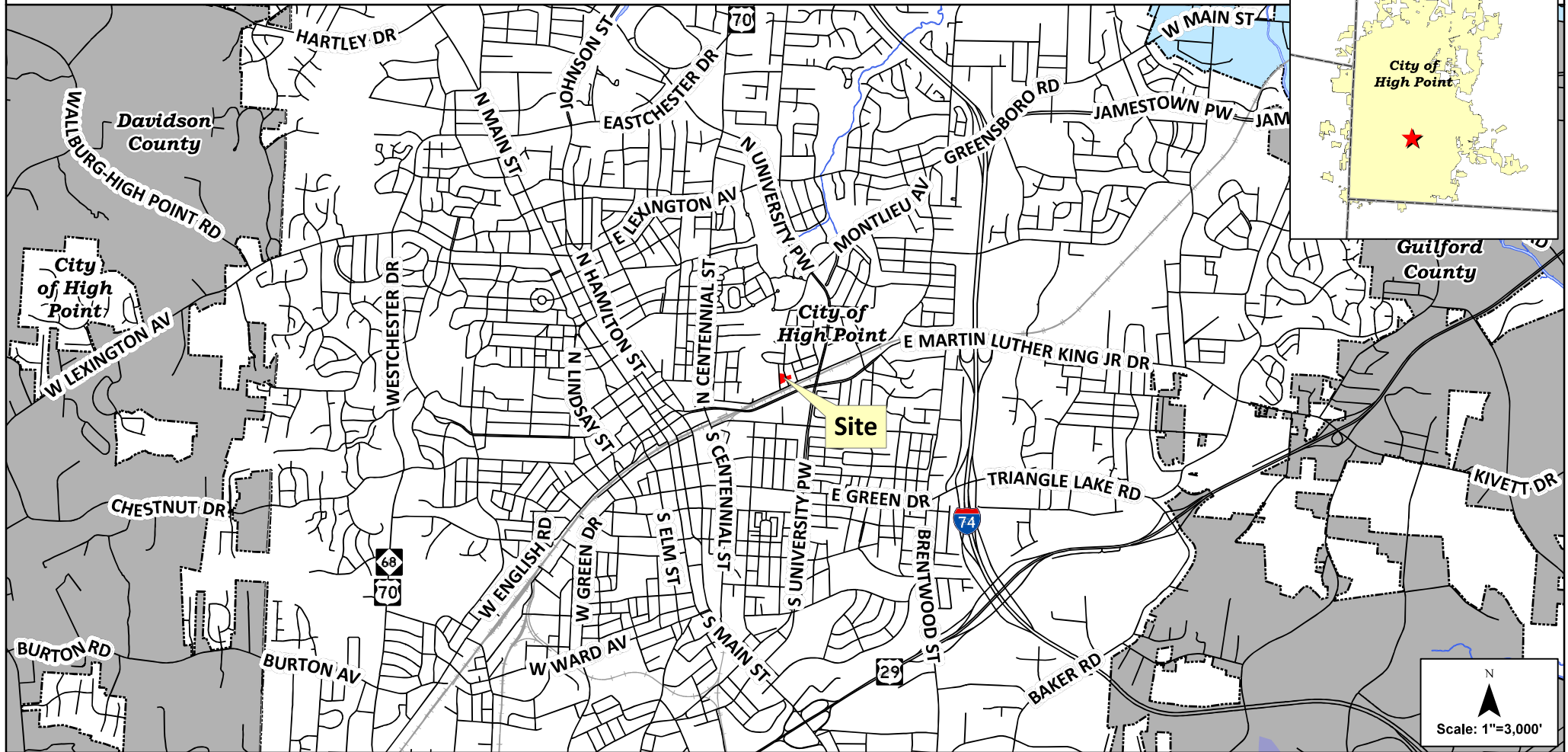
RECOMMENDATION / ACTION REQUESTED:

Staff recommends City Council initiate a zoning map amendment application to rezone 1.2 acres from the Residential Single family 5 (R-5) District to the Transitional Office (TO) District. The site is located along Underhill Street and Eccles Place, approximately 195 feet north of Washington Street (*116, 118, 119 and 121 Underhill Street and 108, 110, 112 & 114 Eccles Place*).

LOCATION MAP

ZONING MAP AMENDMENT: ZA-23-04

Applicant: City of High Point

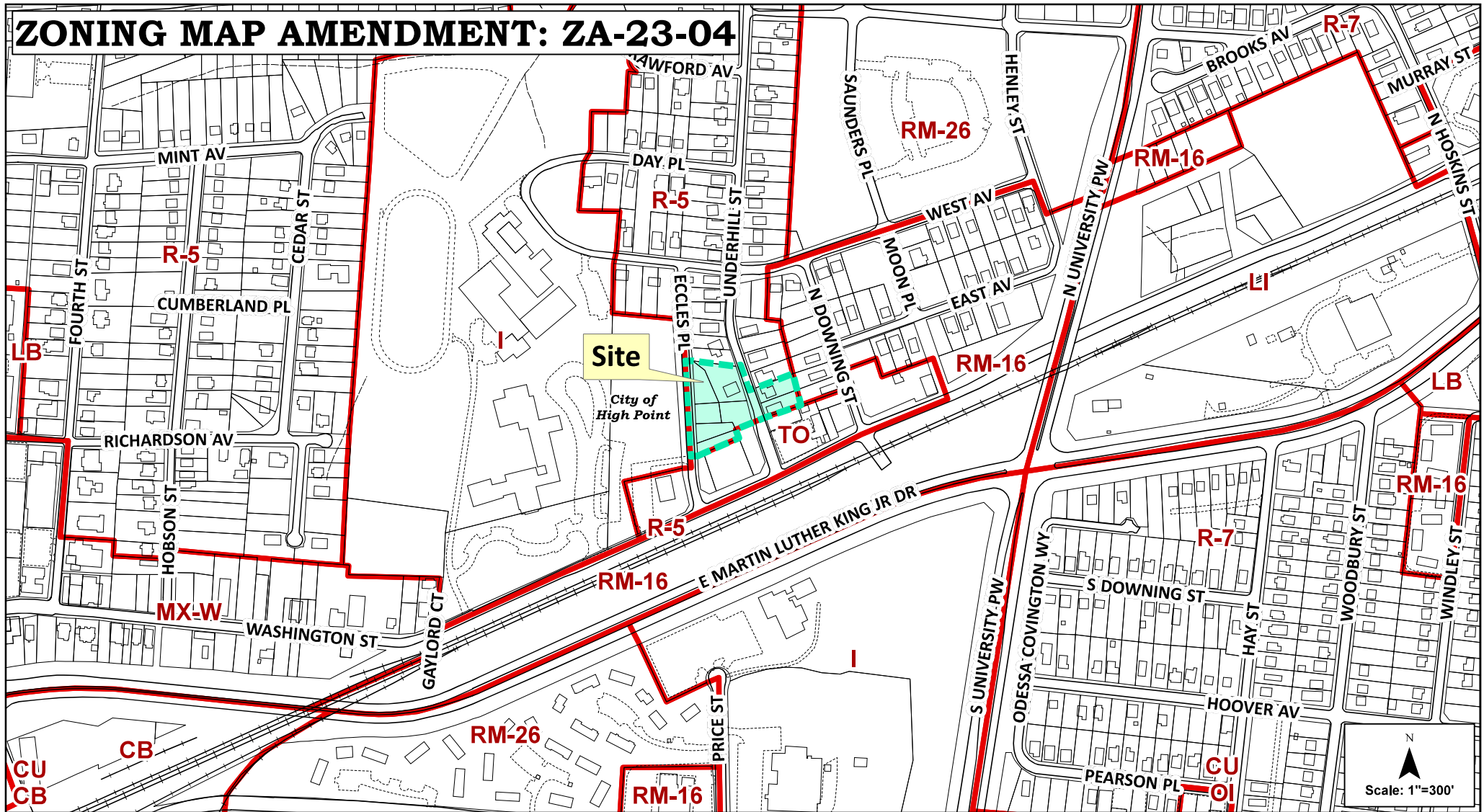


Vicinity Map

City of High Point

Guilford County

ZONING MAP AMENDMENT: ZA-23-04





City of High Point

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

Master

File Number: 2022-557

File ID: 2022-557

Type: Zoning Map Amendment

Status: Pending in
Committee

Version: 1

Reference:

In Control: City Council

File Created: 11/22/2022

File Name:

Final Action:

Title: AAA Storage Management, LLC, Zoning Map Amendment 22-24

A request by AAA Storage Management, LLC to rezone an approximate 3.5-acre parcel from a Conditional Zoning Light Industrial (CZ-LI) District to an amended Conditional Zoning Light Industrial (CZ-LI) District. The site is located approximately 580 feet west of NC68 and approximately 570 feet south of Willard Dairy Road.

Notes:

Sponsors:

Enactment Date:

Attachments: Staff Report ZA-22-24.pdf, Staff Report ZA-22-24
Revised.pdf

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name: gina.lindsey@highpointnc.gov

Effective Date:

Related Files:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	City Council	12/05/2022	continued				Pass
1	City Council	01/17/2023	continued		02/20/2023		Pass
Notes: <i>Herb Shannon, Senior Planner, provided information regarding this item. He noted the petitioner has requested a continuous to the February 20, 2023, City Council Meeting.</i>							

Text of Legislative File 2022-557

CITY OF HIGH POINT

AGENDA ITEM



Title: Zoning Map Amendment 22-24
(AAA Storage Management, LLC)

From: Sushil Nepal, AICP
Planning & Development Director

Public Hearing: Yes

Meeting Date: December 5, 2022

Advertising Date: November 23, 2022, and
November 30, 2022

Attachments: A. Staff Report
B. Zoning Ordinance

Advertised By: Planning & Development

PURPOSE:

A request by AAA Storage Management, LLC to rezone an approximate 3.5-acre parcel from a Conditional Zoning Light Industrial (CZ-LI) District to an amended Conditional Zoning Light Industrial (CZ-LI) District. The site is located approximately 580 feet west of NC68 and approximately 570 feet south of Willard Dairy Road.

BACKGROUND:

The Planning and Zoning Commission reviewed this request at their November 8, 2022 public hearing. All members of the Commission were present. Mr. Herbert Shannon, Senior Planner, presented the case and recommended approval of the request as outlined in the staff report.

Speaking on the request:

The applicant's representative, Ms. Judy Stalder, PO Box 5581, High Point, spoke in favor of the request. Ms. Stalder provided an overview of the proposal to develop an internal self-storage use on the parcel. She concluded by noting that this use is a low traffic generator and based upon standards of the Development Ordinance will be compatible with surrounding uses.

There were no speakers in opposition to this request.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

A. Staff Recommendation

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

B. Planning and Zoning Commission Action

1. The Planning and Zoning Commission recommended **approval** of this request, as recommended by staff, by a vote of 9-0.

2. Consistency and Reasonableness Statements

The Planning and Zoning Commission voted 9-0 to approve the following statement:

That Zoning Map Amendment 22-24 is consistent with the City's adopted policy guidance because as conditioned, the requested CZ-LI District is supported by policies of the Land Use Plan and does not conflict with previously established land use policies governing this segment of the Eastchester Corridor Plan. Furthermore, ss conditioned, the requested CZ-LI District will be consistent with adjacent zoning approvals granted for similar abutting Conditionally Zoned LI properties lying along the Eastchester Gateway Corridor Overlay District.

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

**STAFF REPORT
ZONING MAP AMENDMENT ZA-22-24
November 8, 2022**

Request	
Applicant: AAA Storage Management, LLC	Owner: Carr Davis II, LLC
Zoning Proposal: To rezone approximately 3.5 acres	From: CZ-LI Conditional Zoning Light Industrial District
	To: CZ-LI Conditional Zoning Light Industrial District.
Notices: - Applicant held a Citizen Information Meeting (Yes) - As required by Section 2.3.6 (Notification) of the Development Ordinance, the Planning and Development Department provided published, mailed and posted notice of this public hearing.	

Site Information	
Location:	The site is located approximately 570 feet west of NC 68 (Eastchester Drive) and approximately 540 feet south of Willard Dairy Road.
Tax Parcel Number:	Guilford County Tax Parcel 212472
Site Acreage:	Approximately 3.5 acres
Current Land Use:	Undeveloped
Physical Characteristics:	The site has a gently sloping terrain and no noteworthy features.
Water and Sewer Proximity:	An 8-inch private water line lies adjacent to the site in the shared driveway that provides access to the site. An 8-inch City sewer line lies adjacent to the site along its southern and western boundaries.
General Drainage and Watershed:	The site drains in a general easterly direction and development is subject to the City Lake General Watershed Area requirements. Engineered stormwater treatment measures are required for development with a total impervious surface area greater than 24% of the site.
Overlay Districts:	City Lake General Watershed Area (GWA) Airport Overlay District – Zone 4

Adjacent Property Zoning and Current Land Use			
North:	CU-LI	Conditional Use Light Industrial District	Major medical care facility
South:	CU-LI	Conditional Use Light Industrial District	Undeveloped parcel
East:	CU-LI	Conditional Use Light Industrial District	Light Industrial uses
West:	CU-LI	Conditional Use Light Industrial District	Undeveloped parcel

Relevant Land Use Policies and Related Zoning History	
Community Growth Vision Statement:	This request is neither consistent or inconsistent with the goals and objectives of the Community Growth Vision Statement.

Land Use Plan Map Classification:	The site has a Restricted Industrial land use classification, which is intended to accommodate office, warehouse, research and development, distribution, and light manufacturing or assembly uses on larger sites in unified developments.
Land Use Plan Goals, Objectives & Policies:	The following goal of the Land Use Plan is 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.
Relevant Area Plan:	<u>Eastchester Corridor Plan - Phase III</u> This plan includes recommendations to maintain the aesthetic quality of the corridor by applying appearance guidelines regarding building materials/design, signage, parking, lighting, and landscaping as zoning conditions when properties are rezoned.
Zoning History:	<u>Zoning Map Amendment 00-39</u> : The site was initially annexed and zoned to the CU-LI District in 2000, as part of a larger 9-acre zoning request. Adjacent lands to the north, west and south were granted CU-LI District zoning in 2001 and 2005. <u>Zoning Map Amendment 20-05</u> : In 2020, the industrial zoning of this parcel was amended to support restricted industrial type uses under standards of the newly adopted 2017 Development Ordinance

Transportation Information			
Adjacent Streets:	Name		Classification
	NC 68		Major Thoroughfare
	Approx. Frontage		
	None		
Vehicular Access:	Via existing private driveway from NC 68.		
Traffic Counts: <i>(Average Daily Trips)</i>	NC 68		32,000 ADT (NCDOT 2017 traffic count)
Estimated Trip Generation:	Not applicable		
Traffic Impact Analysis (TIA):	Required		TIA Comments
	<u>Yes</u>	<u>No</u> X	A TIA is not required.

School District Comment
Not applicable to this zoning case.

Details of Proposal

The zoning site is part of a larger 9-acre development that was annexed in 2000. The NC68 frontage and eastern two-thirds has developed as a business park with a 30,000-square-foot multi-tenant building and a stormwater treatment pond. The rear of this development, which consists of the zoning site, is undeveloped.

In 2000, the zoning approval for the original 9-acre development restricted allowable uses to address policy guidance established by the Eastchester Drive Corridor Plan and the Land Use Plan. In 2020, the zoning conditions governing the rear of the development, which lies outside the Eastchester Gateway Corridor Overlay district, were amended to allow a warehouse use. The applicant desires

to amend the zoning conditions for this site again to allow an “Internal Access Self Storage Facility”. This use type prohibits any form of outdoor storage and has development standards that prohibits indoor storage material, racks, bins, shelving or other evidence of the warehouse or wholesale operation to be visible from the public right-of-way.

Based on the Conditional Zoning Ordinance offered by the applicant, the only change to the prior ordinance will be removing “Internal Access Self Storage Facility” as a prohibited use. All other relevant zoning conditions and restrictions from the prior zoning approval are proposed to be carried forward in the new Conditional Zoning Ordinance.

Staff Analysis

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

Consistency with Adopted Policy Guidance

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

As conditioned, the requested CZ-LI District is supported by policies of the Land Use Plan and does not conflict with previously established land use policies governing this segment of the Eastchester Corridor Plan.

Reasonableness/Public Interest:

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

As conditioned, the requested CZ-LI District will be consistent with adjacent zoning approvals granted for similar abutting Conditionally Zoned LI properties lying along the Eastchester Gateway Corridor Overlay District.

Compatibility with Surrounding Areas

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

As conditioned, allowable uses will be similar to those permitted on abutting industrially zoned lands within the Eastchester Gateway Corridor Overlay District. The applicant has offered to carry forward existing conditions from the 2020 zoning approval that 1) development is subject to the Eastchester Gateway Corridor Overlay District standards and 2) exterior building materials, colors,

architectural character and style of development be governed by the same design guidelines as those applied to the existing developed portion of this business/industrial park.

Mitigation of Impacts

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

Mitigation #1	Minimize or effectively mitigate any identified adverse impact on adjacent and nearby land, such as that caused by traffic, parking, noise, lighting, trash, loading areas, etc. ❖ The zoning site is in an area designated as Restricted Industrial by the Land Use Plan and surrounded by parcels with CU-LI District zoning. As conditioned, allowable uses will be similar to those permitted on adjacent lands and will not adversely impact nearby lands. ❖ As part of the development of the Eastchester Drive frontage of this industrial/business park, a right turn lane was installed at the Eastchester Drive entrance to mitigate traffic impacts.
Mitigation #2	Minimize or effectively mitigate any identified adverse environmental impact on water and air resources, minimize land disturbance, preserve trees and protects habitat. The site is within the City Lake General Watershed Area, and as such, development is required to meet the watershed standards of the Development Ordinance.
Mitigation #3	Minimize or effectively mitigate any identified adverse impact on municipal facilities and services, such as streets, potable water and wastewater facilities, parks, police and fire. The site is within an area currently served by City of High Point utilities and municipal services. The zoning submittal has no known adverse impacts on municipal services.
Mitigation #4	Minimize or effectively mitigate any identified adverse effect on the use, enjoyment or value of adjacent lands. The site is surrounded by LI zoned parcels, many of which are conditioned to meet higher standards of the former Corporate Park zoning district(current Employment Center District). As conditioned, the requested amended CZ-LI District will not adversely impact adjacent lands.

Supportive Changes in the Area

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

There have been no significant changes in land use policies in this area. Warehousing use types, with no outdoor storage activity, have been previously supported on industrially zoned lands lying outside this segment of the Eastchester Gateway Corridor Overlay District.

Promotes a Preferred Development Pattern

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

As conditioned, allowable uses will be similar to those uses permitted on adjacent LI zoned

properties lying outside the Eastchester Gateway Corridor Overlay District.

Recommendation

Staff Recommends Approval:

The Planning and Development Department recommends approval of the request to rezone this 3.5-acre parcel to the CZ-LI District. As conditioned, the requested CZ-LI District will be compatible with the surrounding area and in conformance with adopted policy guidance.

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

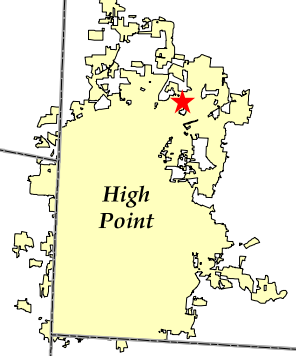
This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner and reviewed by Christopher Andrews AICP, Development Administrator, and Sushil Nepal AICP, Planning and Development Director.

LOCATION MAP

ZONING MAP AMENDMENT: ZA-22-24

Applicant: AAA Storage Management LLC

Vicinity Map



High Point

Greensboro

Guilford County

Guilford County

Site

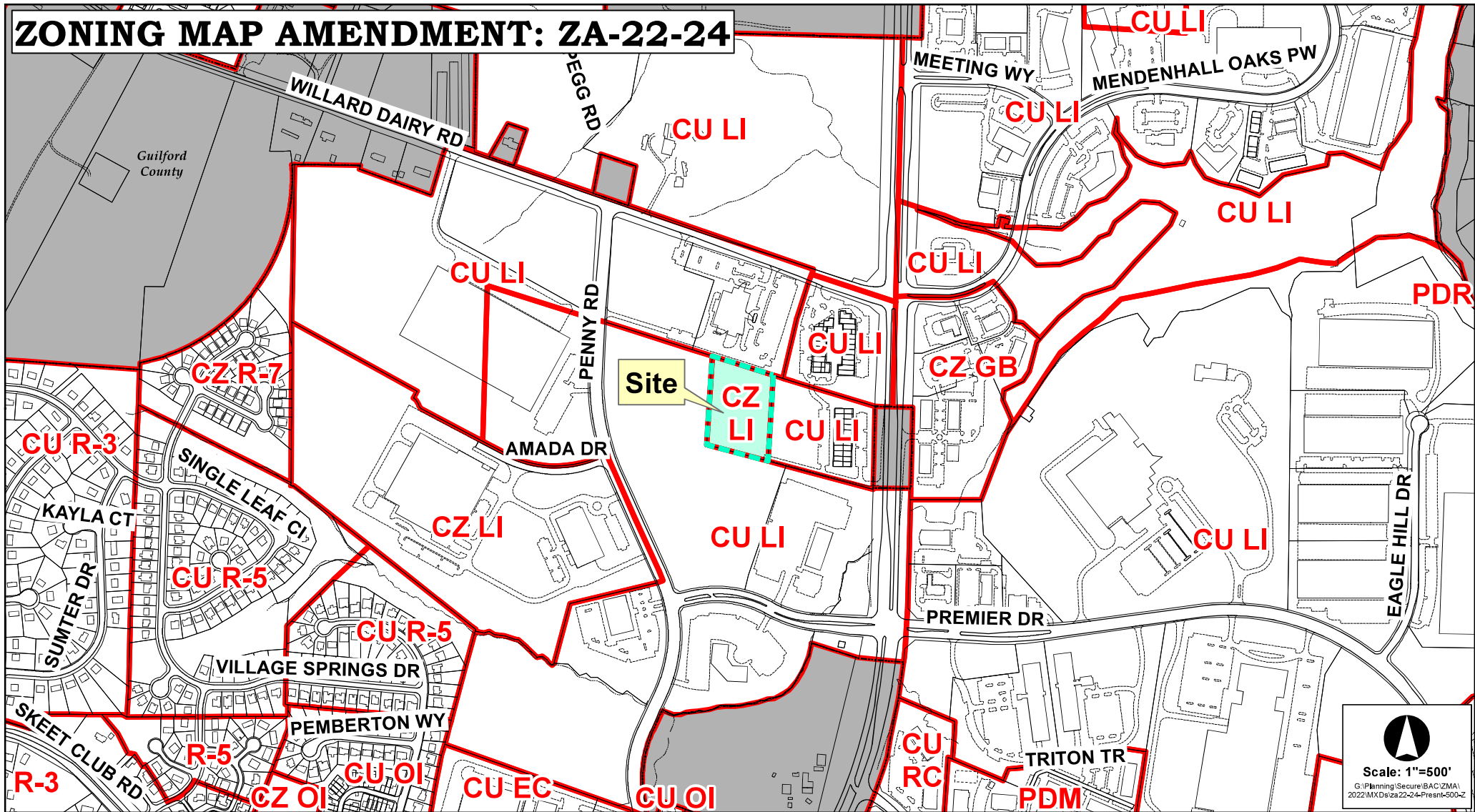
City of High Point



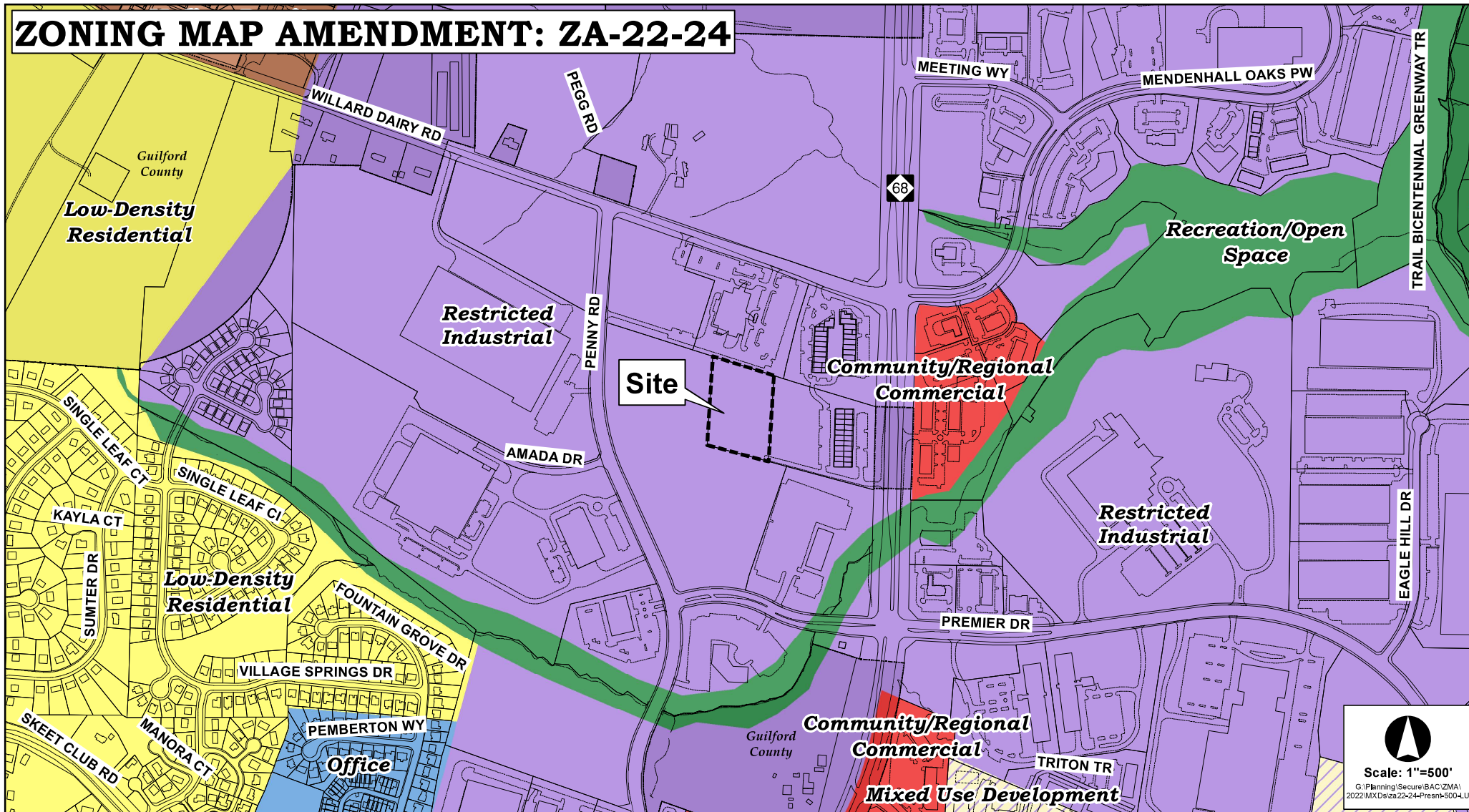
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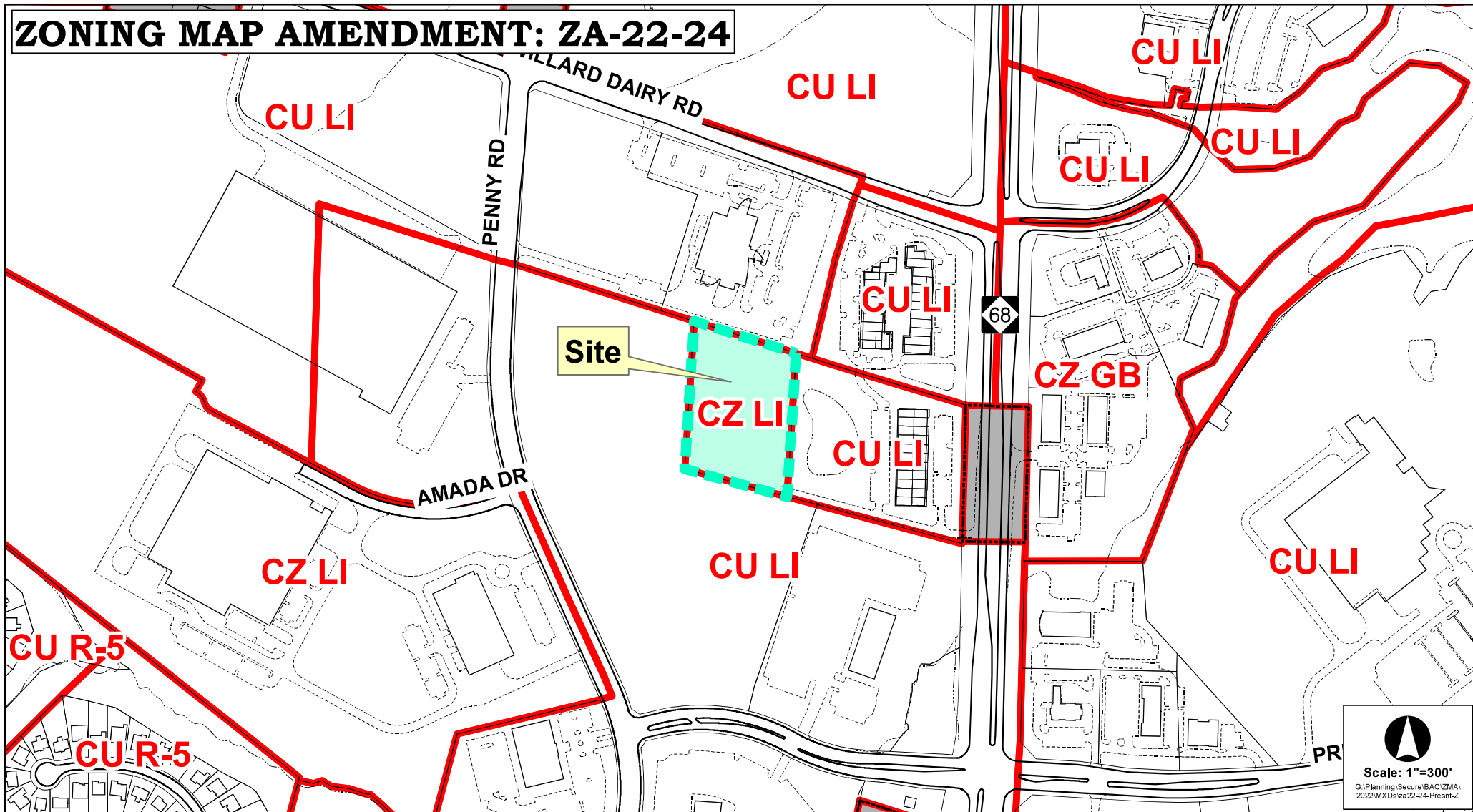
ZONING MAP AMENDMENT: ZA-22-24

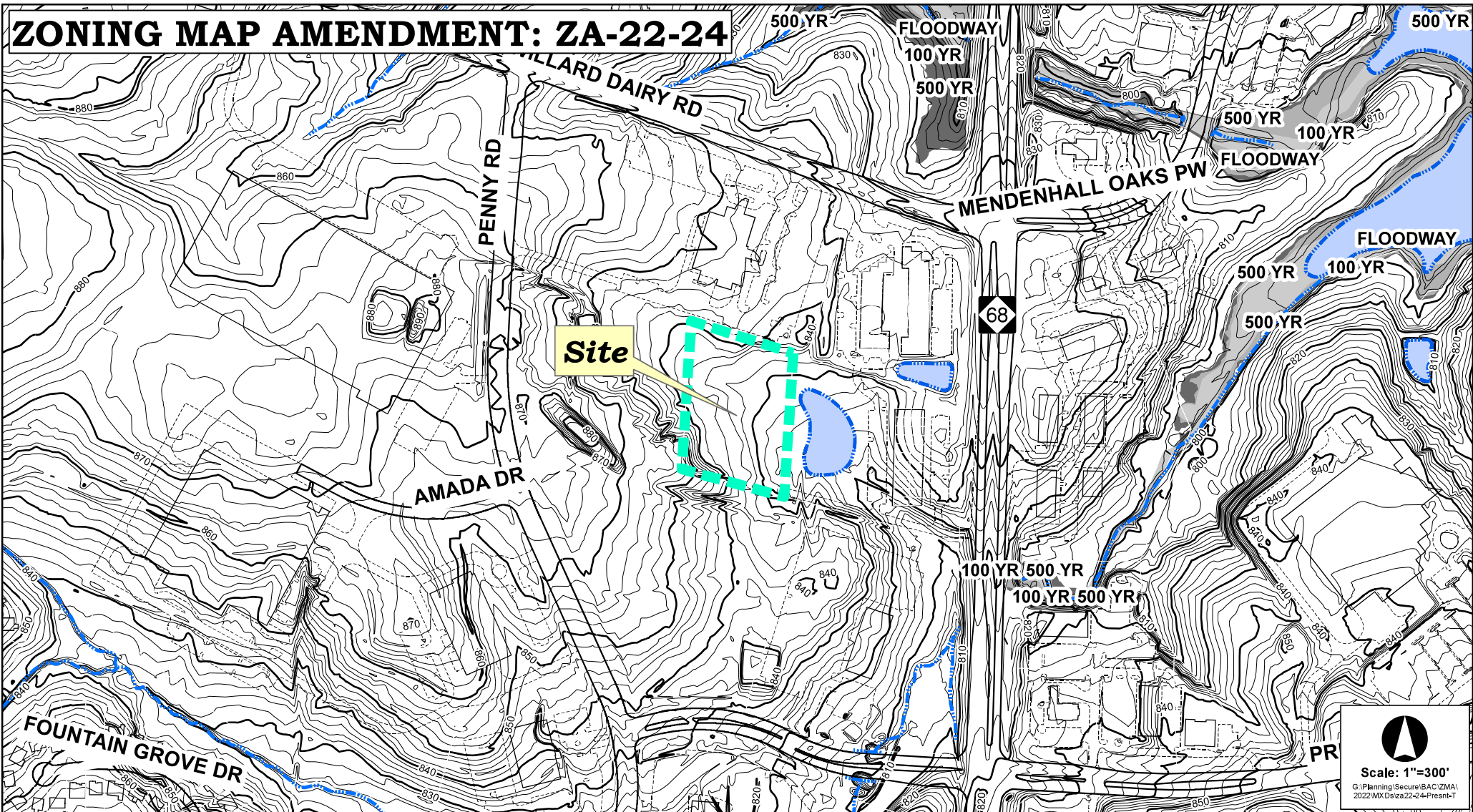


ZONING MAP AMENDMENT: ZA-22-24

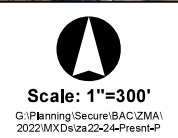
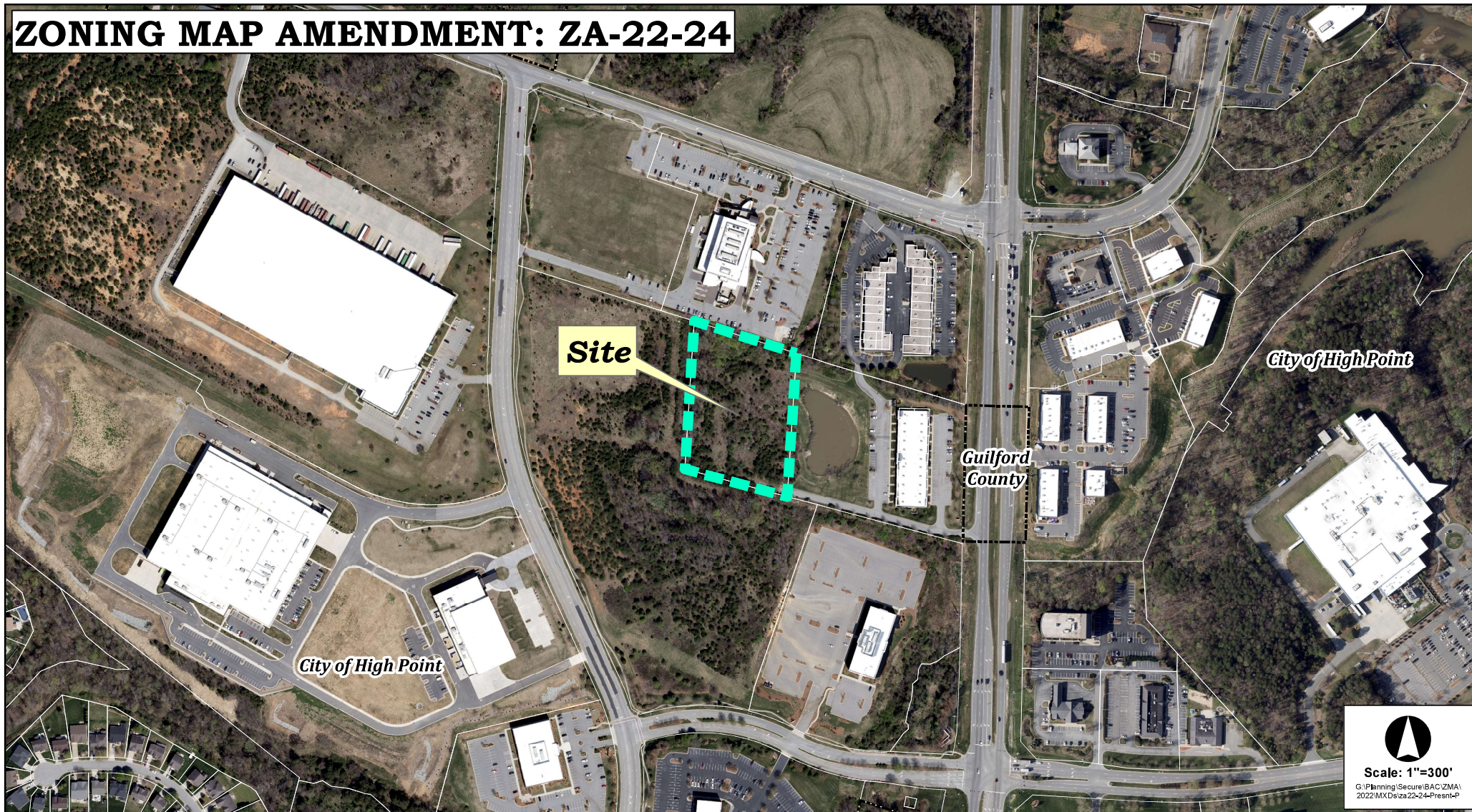


ZONING MAP AMENDMENT: ZA-22-24





ZONING MAP AMENDMENT: ZA-22-24



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

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

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on November 8, 2022 and before the City Council of the City of High Point on December 5, 2022 regarding **Zoning Map Amendment Case 22-24 (ZA-22-24)** 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 October 29, 2022, for the Planning and Zoning Commission public hearing and on October 26, 2022 and November 2, 2022, for the City Council public hearing pursuant to Chapter 160D-602 of the General Statutes of North Carolina; and

WHEREAS, the proposed amendment was adopted by the City Council of the City of High Point on **December 5, 2022**.

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

SECTION 1

That the Official Zoning Map of the City of High Point be amended to establish the following described area as a: **Conditional Zoning Light Industrial (CZ-LI) District**. The property is approximately 3.5 acres, located approximately 580 feet west of NC 86 and approximately 570 feet south of Willard Dairy Road. The property is also known as Guilford County Tax Parcel 212472.

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 principal use of the Light Industrial (LI) District subject to the standards of the Development Ordinance and the specific conditions listed in this ordinance.
- b) The following uses enumerated in Principal Use Table (Table 4.1.9) of the Development Ordinance shall not be permitted:
 1. **Institutional Use Classification**
 - a. Taxi or limousine service facility
 - b. Major Utility facility
 - c. Truck driving school

2. Commercial Use Classification
 - a. Major Vehicle Establishment
 - b. Minor Vehicle Establishment
 - c. Convenience Store with Fuel Sales
3. Industrial Use Classification
 - a. Major Industrial Service
 - b. Freight movement
 - c. Self-storage, external access

Part II. CONDITIONS:

A. Development and Dimensional Requirements.

1. Eastchester Gateway Corridor Overlay District:
The rezoning site is subject to the Eastchester Gateway Corridor Overlay District.
2. Architectural Conditions:
Exterior building materials, colors, architectural character and style shall be governed by the same design guidelines as those applied under the Eastchester Gateway Corridor Overlay District to property immediately to the north, at 2638-2640 Willard Dairy Road.

SECTION 3

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

SECTION 4

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

SECTION 5

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

SECTION 6.

This ordinance shall become effective upon the date of adoption.

Adopted by the City Council
City of High Point, North Carolina
The 5th day of December, 2022

By: _____
Jay W. Wagner, Mayor

ATTEST:

Mary S. Brooks, Interim City Clerk

Citizen Information Meeting Report

NC Hwy 68 Storage

Zoning Case ZA-22-24

A Citizen Information Meeting was scheduled for property owners near the proposed zoning change at 2783 R1 NC Hwy 68 South. An informational letter dated October 1 was sent by US Mail to the 13 addresses supplied by the City of High Point Planning and Development Department as well as an additional 47 additional property owners in the area. A Zoom meeting was set for October 12 at 6:00 pm. The mailing included the *City of High Point Conditional Zoning Citizen Information Meetings* statement. A copy of the letter and list of addressees is attached. The letter provided the Zoom address, a general description of the location, and a description of the proposed zoning change.

Stuart Nunn of Charis Companies attended the meeting in favor of the proposed zoning.

Paul Kirkland, owner of Fire and Sticks restaurant called prior to the meeting in favor of the proposed zoning.

THE STALDER GROUP LLC

PO Box 5581 High Point North Carolina 336.688.2204 jstalder@northstate.net

October 1, 2022

Dear Neighbor,

This letter is to notify you of a Neighborhood Meeting concerning a request to amend the zoning of property at 2783 R1 NC Hwy 68 South to allow one additional use. The meeting will be held on Wednesday, October 12 at 6:00 pm via Zoom.

Join Zoom Meeting

<https://us02web.zoom.us/j/86068417544?pwd=eFhCZWFMU25iREZrcjRoYWRRhWndYdz09>

Meeting ID: 860 6841 7544

Passcode: 602067

One tap mobile

+12678310333,,86068417544#,,,,*602067# US (Philadelphia)

+13017158592,,86068417544#,,,,*602067# US (Washington DC)

Please email me at jstalder@northstate.net if you would like for me to send you a direct link.

The property owner, C-D II LLC, is requesting an amendment to add *Internal Access Self Storage* as a use. This is the only change in the current zoning and the amendment affects only the 3.46-acre site adjacent to the existing pond behind Deep River Business Center. The property is approximately 580 feet west of NC Hwy 68 and approximately 570 feet south of Willard Dairy Road.

The zoning designation will remain Conditional Zoning Light Industrial CZ-LI. All rules and regulations will remain the same for the Development and Dimensional Requirements. The property is subject to the Eastchester Gateway Corridor Overlay and the Architectural standards that apply to the exterior building materials, colors, character, and style of the Deep River Business Center. The following uses will continue to be prohibited: taxi or limousine services, major utility facilities, truck driving school, vehicle establishment, convenience store with fuel sales, major industrial service, freight movement and *external* access self-storage.

If you are unable to attend or have questions prior to the meeting, you may contact me at 336.688.2204 or jstalder@northstate.net.

Thank you for your time regarding this request.

Sincerely,

Judy Stalder

Development Consultant

PARKER FAMILY TRUST
6287 BAHIA DEL MAR CIR APT 607
ST PETERSBURG FL 33715

Impact Golf LLC
2010 ANCHORIDGE AVE
HIGH POINT NC 27265

BAILEY, ROBERT C
6924 EAGLESFIELD RD
GIBSONVILLE NC 27249

Treasure Beach Investments LLC
3832 LILLIE ST
HIGH POINT NC 27265

RQ JMAN Realty LLC
8014 WADE GREEN PL
CARY NC 27519

Andrea Byrd/Dexter Byrd
1642 HADDINGTON POINT DR
KERNERSVILLE NC 27284

Charis Companies LLC
PO BOX 5525
HIGH POINT NC 27262

GAREECCA Investments LLC
401 BALL PARK RD
BISCOE NC 27209

BTA Management LLC
1310 CEDARWOOD LN
ROCK HILL SC 29732

PIERSOL Properties LLC
2415 ROUND OAKS LN
KERNERSVILLE NC 27284

Lisa A Salyer
2646 MOUNTAIN LAKE RD
ASHEBORO NC 27205

Kirkland Holdings LLC
4140 MENDENHALL OAKS PKWY
HIGH POINT NC 27265

ZHOU, BIN;UNIT, FANG MU 105
2783 NC HIGHWAY 68 S
HIGH POINT NC 27265

C-D II LLC
1414 LONG ST # 607
HIGH POINT NC 27262

GULLEDGE, PERRY V;GULLEDGE, LAURA
200 CASTLETON PL
JAMESTOWN NC 27282

THE HOWARD ALLAN COMPANY LLC
15425 GUTHRIE DR
HUNTERSVILLE NC 28078

SPARTAN REAL ESTATE LLC
P O BOX 174
BRENTWOOD TN 37024

TRIAD PROPERTIES ENTERPRISES LLC
200 DOLLY LN
WINSTON SALEM NC 27107

TOTAL REAL ESTATE SOLUTIONS INC
2638 WILLARD DAIRY RD STE 108
HIGH POINT NC 27265

LUTHER, MICHAEL F
2638 WILLARD DAIRY RD STE 110
HIGH POINT NC 27265

TECHUNIFI LLC
7605 STERLINGSHIRE DR
GREENSBORO NC 27409

LOCALEDGE CAROLINA LLC
140 JOHN JAMES AUDUBON STE 201
AMHERST NY 14228

WILLARD RENTAL LLC
PO BOX 16109
HIGH POINT NC 27261

SBCB REALTY LLC
PO BOX 16109
HIGH POINT NC 27261

OSCARS INC
1551 GREEN HILL RD
BLOWING ROCK NC 28605

DEEP RIVER INSURANCE SOLUT INC
2640 WILLARD DAIRY RD STE 122
HIGH POINT NC 27265

WARD FAMILY GROUP #3 LLC
8000 SAPP ACRES LN
OAK RIDGE NC 27310

RAYMOND, CLAIRE G
810 SHERWOOD DR
LEXINGTON KY 40502

MARY WHITAKER GREER REVOCABLE
LIVING TRUST;GREER, DEWEY H III
TRUSTEE
785 LANCASTER PARK CT
WINSTON SALEM NC 27103

PICKETT, ALFRED THOMAS;PICKETT,
DONA L
2898 CAUSEY LAKE RD
GREENSBORO NC 27406

ARLEEN LEWIS MCGINN LIVING
TRUST;MCGINN, ARLEEN LEWIS
TRUSTEE
5300 PERROU CT
GREENSBORO NC 27410

102 WILLARD DAIRY ROAD LLC
2640 WILLARD DAIRY RD STE 102
HIGH POINT NC 27265

BLANQ MCGEE TRIAD HOLDINGS LLC
2640 WILLARD DAIRY RD
HIGH POINT NC 27265

MOSES H CONE MEMORIAL HOSPITAL
1200 N ELM ST
GREENSBORO NC 2740

CAROLINA INCOME PROPERTIES XVI
LLC
PO BOX 21509
WINSTON SALEM NC 2712

PREMIER CENTER ASSOCIATES LLC
PO BOX 21509
WINSTON-SALEM NC 27120

PREMIER CENTER PROPERTY OWNERS
ASSOCIATION INC
PO BOX 1066
LEXINGTON NC 27292

AMADA NORTH AMERICA INC
7025 FIRESTONE BLVD
BUENA PARK CA 90621

BEE JAY REAL ESTATE LIMITED
PARTNERSHIP;BP EASTCHESTER LLC
804 GREEN VALLEY RD STE 202
GREENSBORO NC 27408

City of High Point
Citizen Information Meetings



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

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

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

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

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

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

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

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

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

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

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

Contact:

Planning & Development Department 336-883-3328

www.buildhighpoint.com

Revised 09-05-17

From: [Judy Stalder](#)
To: [Herbert Shannon Jr](#)
Cc: [Hunter Oglesby](#)
Subject: NC Hwy 68 Storage
Date: Monday, January 9, 2023 2:40:25 PM

CAUTION: This message has originated from an **External Source**. Please use proper judgment and caution when opening attachments, clicking links, or responding to this email.

Herb,

As we discussed in our telephone conversation on January 5, AAA Storage Management LLC requests an additional continuation of the public hearing by City Council from January 17 to February 20 or March 20. The purpose of the delay is to complete due diligence concerning use of the water quality pond adjacent to the site. The applicant is awaiting information from both the City of High Point and the seller.

Please let me know if you need further information.

Thank you,

Judy Stalder

Judy Stalder
THE STALDER GROUP LLC
PO BOX 5581 HIGH POINT NC 27262 336.688.2204

CITY OF HIGH POINT

AGENDA ITEM



Title: Zoning Map Amendment 22-24
(AAA Storage Management, LLC)

From: Sushil Nepal, AICP
Planning & Development Director

Public Hearing: Yes

Meeting Date: December 5, 2022

Advertising Date: November 23, 2022, and
November 30, 2022

Attachments: A. Staff Report
B. Zoning Ordinance

Advertised By: Planning & Development

PURPOSE:

A request by AAA Storage Management, LLC to rezone an approximate 3.5-acre parcel from a Conditional Zoning Light Industrial (CZ-LI) District to an amended Conditional Zoning Light Industrial (CZ-LI) District. The site is located approximately 580 feet west of NC68 and approximately 570 feet south of Willard Dairy Road.

BACKGROUND:

The Planning and Zoning Commission reviewed this request at their November 8, 2022 public hearing. All members of the Commission were present. Mr. Herbert Shannon, Senior Planner, presented the case and recommended approval of the request as outlined in the staff report.

Speaking on the request:

The applicant's representative, Ms. Judy Stalder, PO Box 5581, High Point, spoke in favor of the request. Ms. Stalder provided an overview of the proposal to develop an internal self-storage use on the parcel. She concluded by noting that this use is a low traffic generator and based upon standards of the Development Ordinance will be compatible with surrounding uses.

There were no speakers in opposition to this request.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

A. Staff Recommendation

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

B. Planning and Zoning Commission Action

1. The Planning and Zoning Commission recommended **approval** of this request, as recommended by staff, by a vote of 9-0.

2. Consistency and Reasonableness Statements

The Planning and Zoning Commission voted 9-0 to approve the following statement:

That Zoning Map Amendment 22-24 is consistent with the City's adopted policy guidance because as conditioned, the requested CZ-LI District is supported by policies of the Land Use Plan and does not conflict with previously established land use policies governing this segment of the Eastchester Corridor Plan. Furthermore, ss conditioned, the requested CZ-LI District will be consistent with adjacent zoning approvals granted for similar abutting Conditionally Zoned LI properties lying along the Eastchester Gateway Corridor Overlay District.

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

**STAFF REPORT
ZONING MAP AMENDMENT ZA-22-24
November 8, 2022**

Request	
Applicant: AAA Storage Management, LLC	Owner: Carr Davis II, LLC
Zoning Proposal: To rezone approximately 3.5 acres	From: CZ-LI Conditional Zoning Light Industrial District
	To: CZ-LI Conditional Zoning Light Industrial District.
Notices: - Applicant held a Citizen Information Meeting (Yes) - As required by Section 2.3.6 (Notification) of the Development Ordinance, the Planning and Development Department provided published, mailed and posted notice of this public hearing.	

Site Information	
Location:	The site is located approximately 570 feet west of NC 68 (Eastchester Drive) and approximately 540 feet south of Willard Dairy Road.
Tax Parcel Number:	Guilford County Tax Parcel 212472
Site Acreage:	Approximately 3.5 acres
Current Land Use:	Undeveloped
Physical Characteristics:	The site has a gently sloping terrain and no noteworthy features.
Water and Sewer Proximity:	An 8-inch private water line lies adjacent to the site in the shared driveway that provides access to the site. An 8-inch City sewer line lies adjacent to the site along its southern and western boundaries.
General Drainage and Watershed:	The site drains in a general easterly direction and development is subject to the City Lake General Watershed Area requirements. Engineered stormwater treatment measures are required for development with a total impervious surface area greater than 24% of the site.
Overlay Districts:	City Lake General Watershed Area (GWA) Airport Overlay District – Zone 4

Adjacent Property Zoning and Current Land Use			
North:	CU-LI	Conditional Use Light Industrial District	Major medical care facility
South:	CU-LI	Conditional Use Light Industrial District	Undeveloped parcel
East:	CU-LI	Conditional Use Light Industrial District	Light Industrial uses
West:	CU-LI	Conditional Use Light Industrial District	Undeveloped parcel

Relevant Land Use Policies and Related Zoning History	
Community Growth Vision Statement:	This request is neither consistent or inconsistent with the goals and objectives of the Community Growth Vision Statement.

Land Use Plan Map Classification:	The site has a Restricted Industrial land use classification, which is intended to accommodate office, warehouse, research and development, distribution, and light manufacturing or assembly uses on larger sites in unified developments.
Land Use Plan Goals, Objectives & Policies:	The following goal of the Land Use Plan is 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.
Relevant Area Plan:	<u>Eastchester Corridor Plan - Phase III</u> This plan includes recommendations to maintain the aesthetic quality of the corridor by applying appearance guidelines regarding building materials/design, signage, parking, lighting, and landscaping as zoning conditions when properties are rezoned.
Zoning History:	<u>Zoning Map Amendment 00-39</u> : The site was initially annexed and zoned to the CU-LI District in 2000, as part of a larger 9-acre zoning request. Adjacent lands to the north, west and south were granted CU-LI District zoning in 2001 and 2005. <u>Zoning Map Amendment 20-05</u> : In 2020, the industrial zoning of this parcel was amended to support restricted industrial type uses under standards of the newly adopted 2017 Development Ordinance

Transportation Information			
Adjacent Streets:	Name		Classification
	NC 68		Major Thoroughfare
	Approx. Frontage		
	None		
Vehicular Access:	Via existing private driveway from NC 68.		
Traffic Counts: <i>(Average Daily Trips)</i>	NC 68		32,000 ADT (NCDOT 2017 traffic count)
Estimated Trip Generation:	Not applicable		
Traffic Impact Analysis (TIA):	Required		TIA Comments
	<u>Yes</u>	<u>No</u> X	A TIA is not required.

School District Comment
Not applicable to this zoning case.

Details of Proposal

The zoning site is part of a larger 9-acre development that was annexed in 2000. The NC68 frontage and eastern two-thirds has developed as a business park with a 30,000-square-foot multi-tenant building and a stormwater treatment pond. The rear of this development, which consists of the zoning site, is undeveloped.

In 2000, the zoning approval for the original 9-acre development restricted allowable uses to address policy guidance established by the Eastchester Drive Corridor Plan and the Land Use Plan. In 2020, the zoning conditions governing the rear of the development, which lies outside the Eastchester Gateway Corridor Overlay district, were amended to allow a warehouse use. The applicant desires

to amend the zoning conditions for this site again to allow an “Internal Access Self Storage Facility”. This use type prohibits any form of outdoor storage and has development standards that prohibits indoor storage material, racks, bins, shelving or other evidence of the warehouse or wholesale operation to be visible from the public right-of-way.

Based on the Conditional Zoning Ordinance offered by the applicant, the only change to the prior ordinance will be removing “Internal Access Self Storage Facility” as a prohibited use. All other relevant zoning conditions and restrictions from the prior zoning approval are proposed to be carried forward in the new Conditional Zoning Ordinance.

Staff Analysis

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

Consistency with Adopted Policy Guidance

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

As conditioned, the requested CZ-LI District is supported by policies of the Land Use Plan and does not conflict with previously established land use policies governing this segment of the Eastchester Corridor Plan.

Reasonableness/Public Interest:

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

As conditioned, the requested CZ-LI District will be consistent with adjacent zoning approvals granted for similar abutting Conditionally Zoned LI properties lying along the Eastchester Gateway Corridor Overlay District.

Compatibility with Surrounding Areas

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

As conditioned, allowable uses will be similar to those permitted on abutting industrially zoned lands within the Eastchester Gateway Corridor Overlay District. The applicant has offered to carry forward existing conditions from the 2020 zoning approval that 1) development is subject to the Eastchester Gateway Corridor Overlay District standards and 2) exterior building materials, colors,

architectural character and style of development be governed by the same design guidelines as those applied to the existing developed portion of this business/industrial park.

Mitigation of Impacts

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

Mitigation #1	Minimize or effectively mitigate any identified adverse impact on adjacent and nearby land, such as that caused by traffic, parking, noise, lighting, trash, loading areas, etc. ❖ The zoning site is in an area designated as Restricted Industrial by the Land Use Plan and surrounded by parcels with CU-LI District zoning. As conditioned, allowable uses will be similar to those permitted on adjacent lands and will not adversely impact nearby lands. ❖ As part of the development of the Eastchester Drive frontage of this industrial/business park, a right turn lane was installed at the Eastchester Drive entrance to mitigate traffic impacts.
Mitigation #2	Minimize or effectively mitigate any identified adverse environmental impact on water and air resources, minimize land disturbance, preserve trees and protects habitat. The site is within the City Lake General Watershed Area, and as such, development is required to meet the watershed standards of the Development Ordinance.
Mitigation #3	Minimize or effectively mitigate any identified adverse impact on municipal facilities and services, such as streets, potable water and wastewater facilities, parks, police and fire. The site is within an area currently served by City of High Point utilities and municipal services. The zoning submittal has no known adverse impacts on municipal services.
Mitigation #4	Minimize or effectively mitigate any identified adverse effect on the use, enjoyment or value of adjacent lands. The site is surrounded by LI zoned parcels, many of which are conditioned to meet higher standards of the former Corporate Park zoning district(current Employment Center District). As conditioned, the requested amended CZ-LI District will not adversely impact adjacent lands.

Supportive Changes in the Area

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

There have been no significant changes in land use policies in this area. Warehousing use types, with no outdoor storage activity, have been previously supported on industrially zoned lands lying outside this segment of the Eastchester Gateway Corridor Overlay District.

Promotes a Preferred Development Pattern

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

As conditioned, allowable uses will be similar to those uses permitted on adjacent LI zoned

properties lying outside the Eastchester Gateway Corridor Overlay District.

Recommendation

Staff Recommends Approval:

The Planning and Development Department recommends approval of the request to rezone this 3.5-acre parcel to the CZ-LI District. As conditioned, the requested CZ-LI District will be compatible with the surrounding area and in conformance with adopted policy guidance.

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

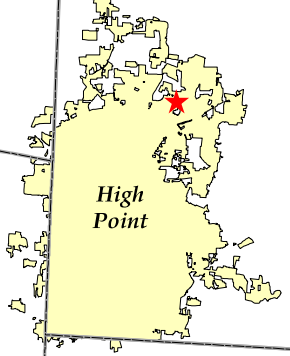
This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner and reviewed by Christopher Andrews AICP, Development Administrator, and Sushil Nepal AICP, Planning and Development Director.

LOCATION MAP

ZONING MAP AMENDMENT: ZA-22-24

Applicant: AAA Storage Management LLC

Vicinity Map



High Point

Greensboro

Guilford County

Guilford County

City of High Point

Site

NC 68

W WENDOVER AV

SKEET CLUB RD

BARROW RD

CLINARD FARMS RD

GALLIMORE DAIRY RD

SANDY RIDGE RD

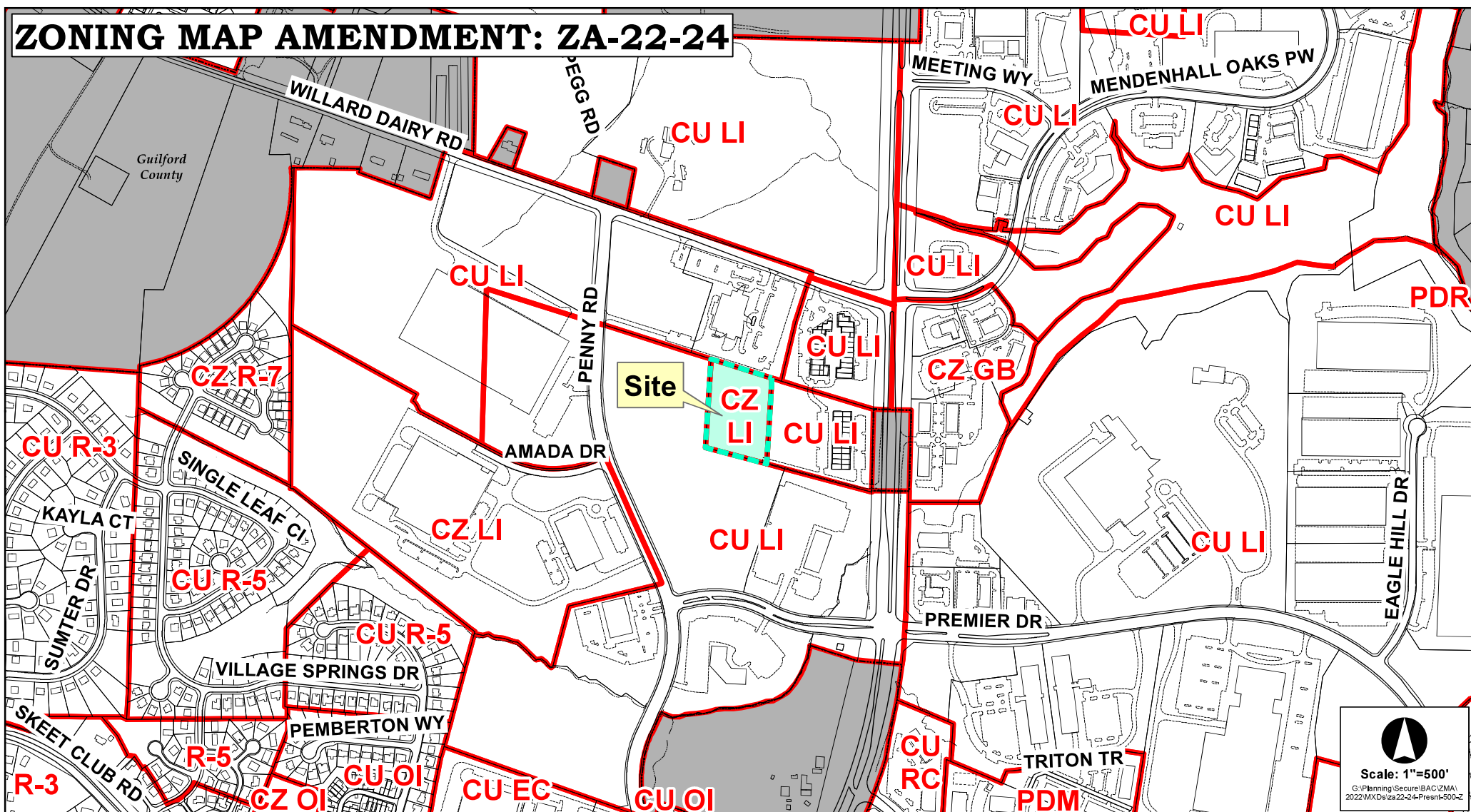
JOHNSON ST



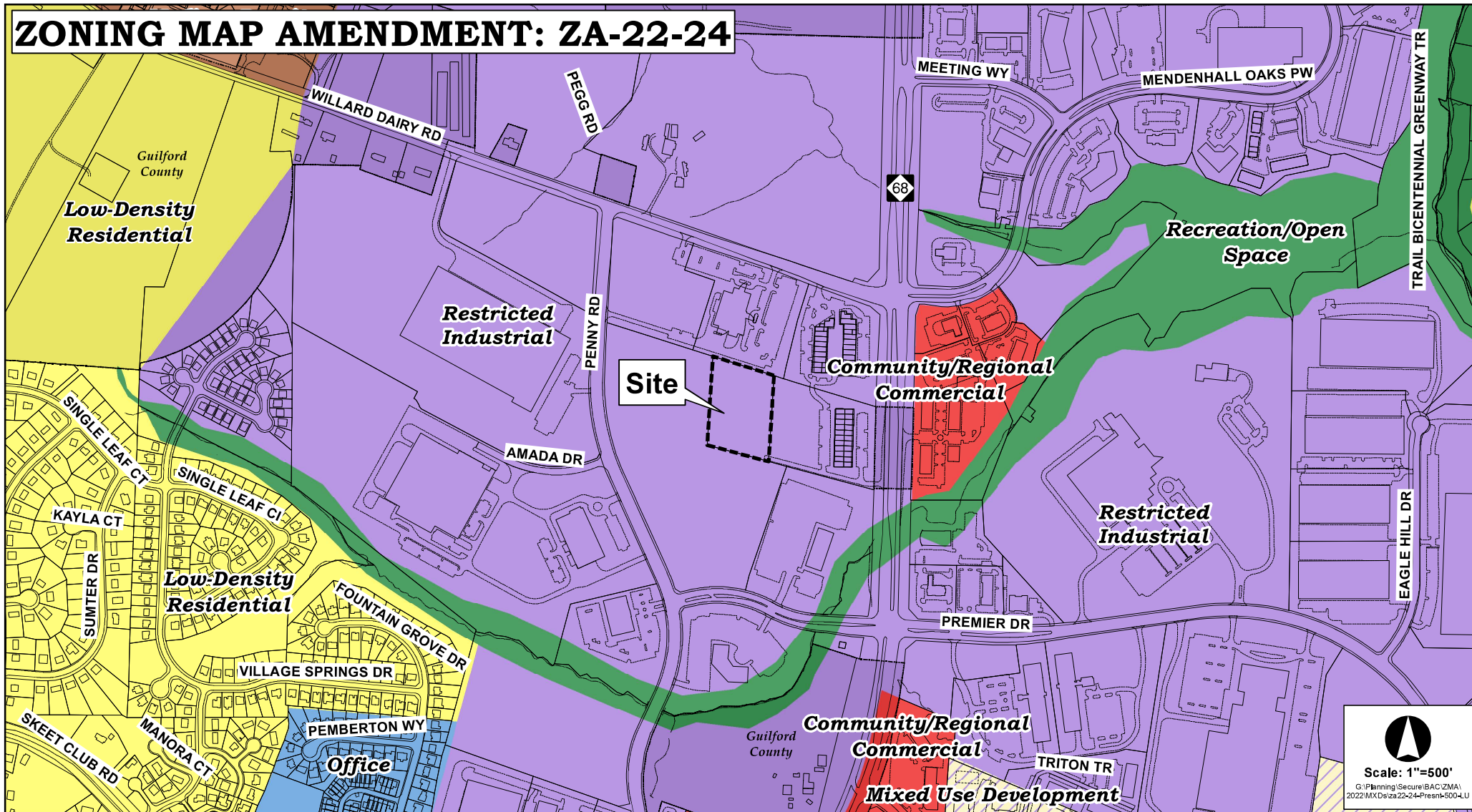
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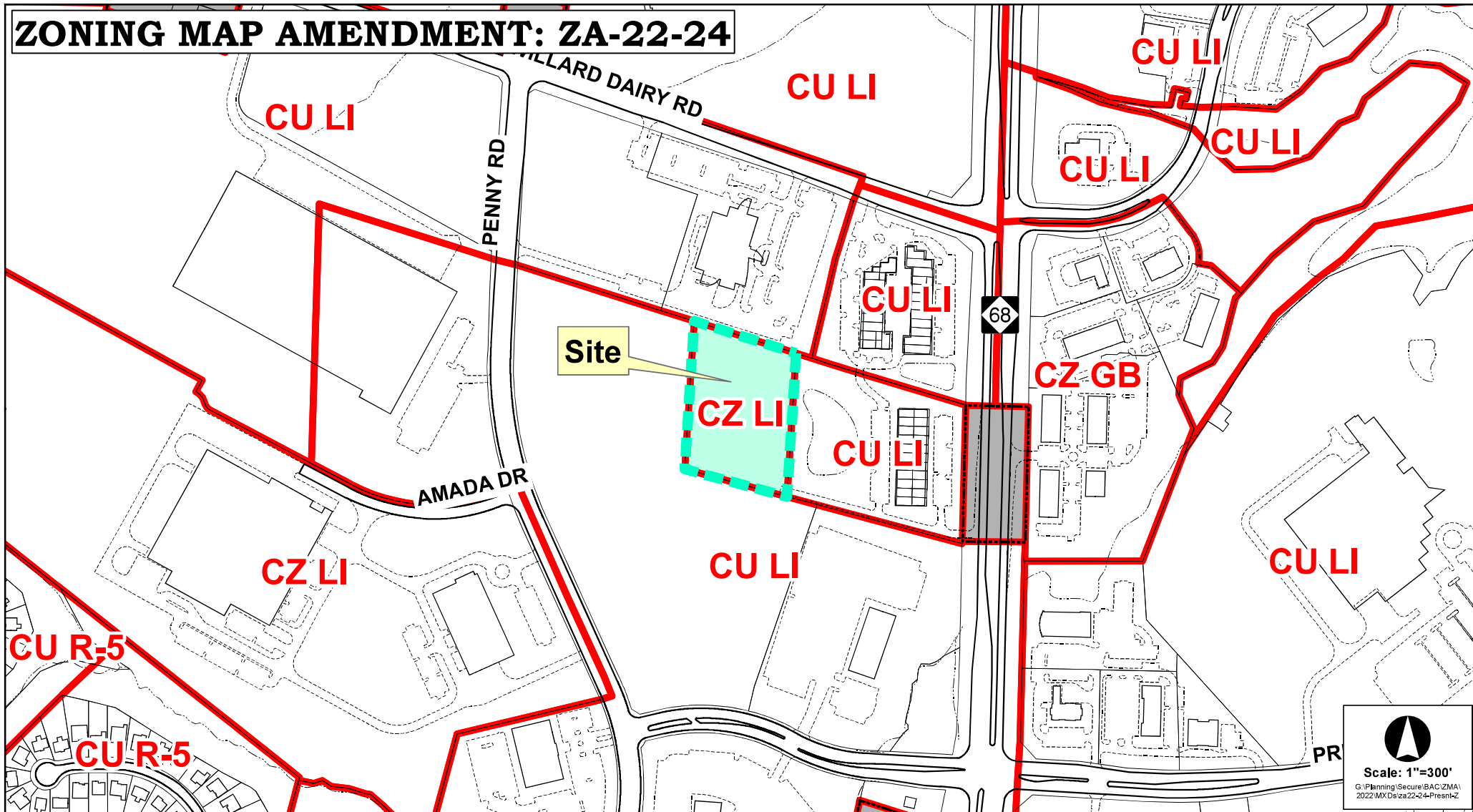
ZONING MAP AMENDMENT: ZA-22-24



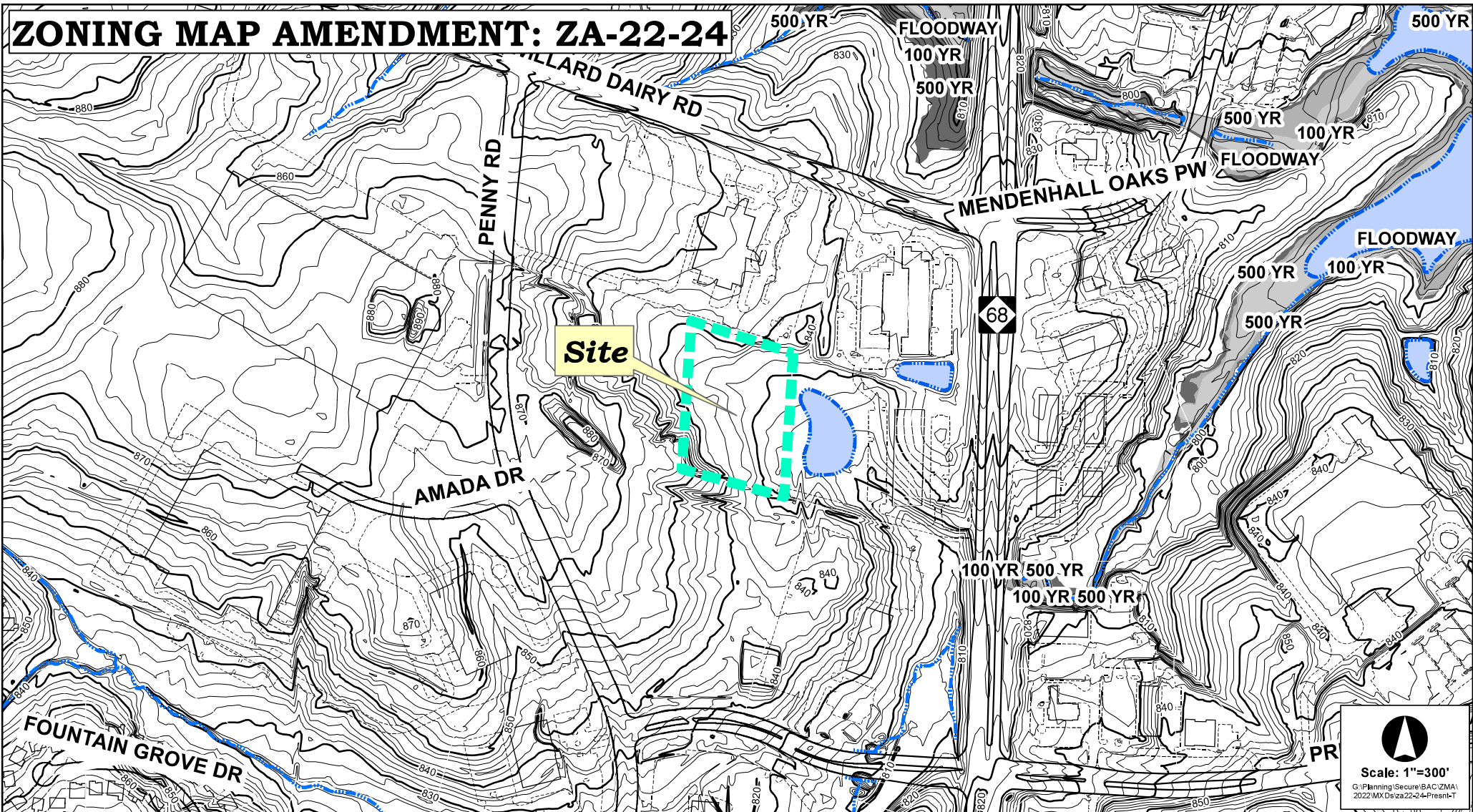
ZONING MAP AMENDMENT: ZA-22-24



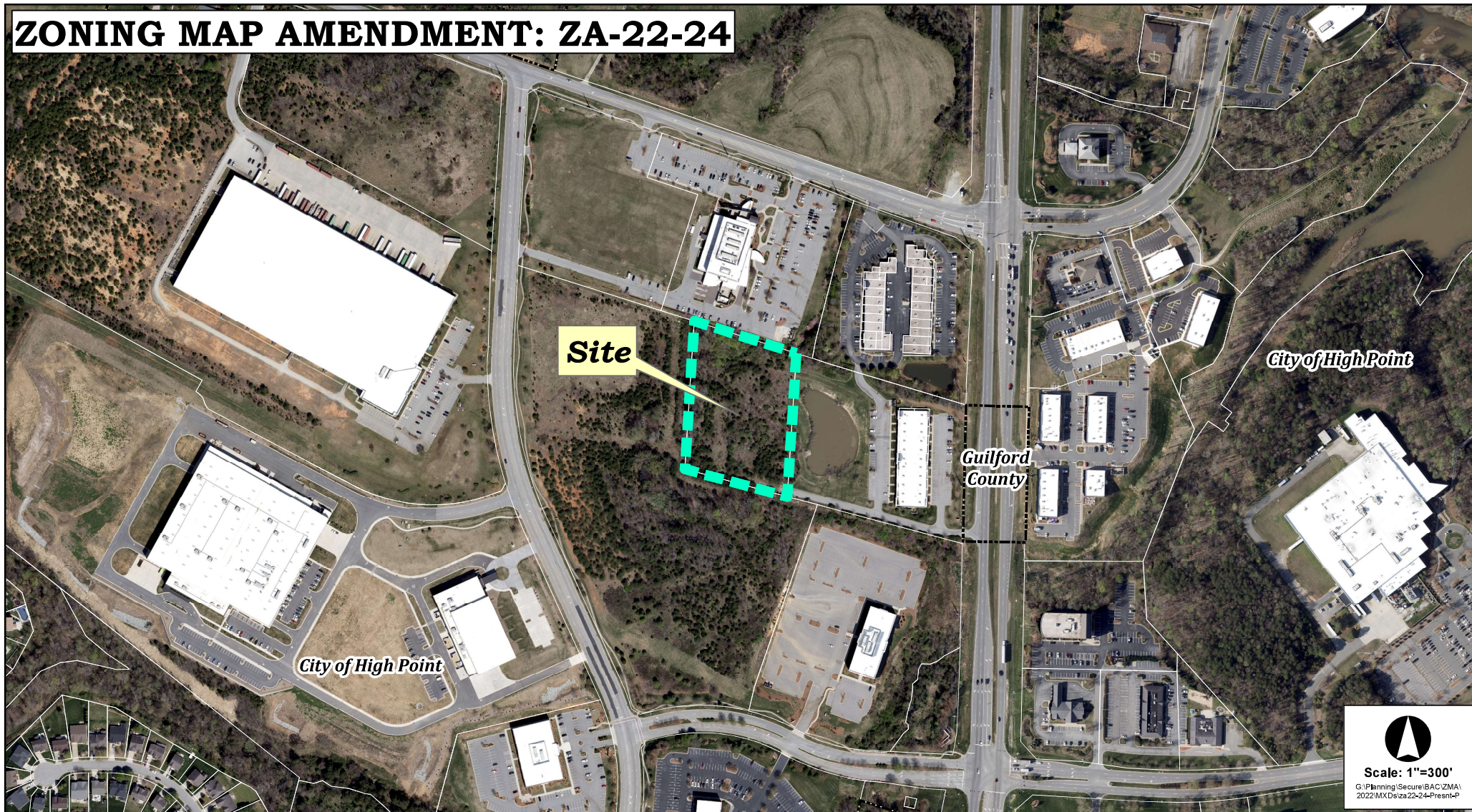
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ZONING MAP AMENDMENT: ZA-22-24



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

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

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on November 8, 2022 and before the City Council of the City of High Point on December 5, 2022 regarding **Zoning Map Amendment Case 22-24 (ZA-22-24)** 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 October 29, 2022, for the Planning and Zoning Commission public hearing and on October 26, 2022 and November 2, 2022, for the City Council public hearing pursuant to Chapter 160D-602 of the General Statutes of North Carolina; and

WHEREAS, the proposed amendment was adopted by the City Council of the City of High Point on **December 5, 2022**.

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

SECTION 1

That the Official Zoning Map of the City of High Point be amended to establish the following described area as a: **Conditional Zoning Light Industrial (CZ-LI) District**. The property is approximately 3.5 acres, located approximately 580 feet west of NC 86 and approximately 570 feet south of Willard Dairy Road. The property is also known as Guilford County Tax Parcel 212472.

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 principal use of the Light Industrial (LI) District subject to the standards of the Development Ordinance and the specific conditions listed in this ordinance.
- b) The following uses enumerated in Principal Use Table (Table 4.1.9) of the Development Ordinance shall not be permitted:
 1. **Institutional Use Classification**
 - a. Taxi or limousine service facility
 - b. Major Utility facility
 - c. Truck driving school

2. Commercial Use Classification
 - a. Major Vehicle Establishment
 - b. Minor Vehicle Establishment
 - c. Convenience Store with Fuel Sales
3. Industrial Use Classification
 - a. Major Industrial Service
 - b. Freight movement
 - c. Self-storage, external access

Part II. CONDITIONS:

A. Development and Dimensional Requirements.

1. Eastchester Gateway Corridor Overlay District:
The rezoning site is subject to the Eastchester Gateway Corridor Overlay District.
2. Architectural Conditions:
Exterior building materials, colors, architectural character and style shall be governed by the same design guidelines as those applied under the Eastchester Gateway Corridor Overlay District to property immediately to the north, at 2638-2640 Willard Dairy Road.

SECTION 3

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

SECTION 4

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

SECTION 5

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

SECTION 6.

This ordinance shall become effective upon the date of adoption.

Adopted by the City Council
City of High Point, North Carolina
The 5th day of December, 2022

By: _____
Jay W. Wagner, Mayor

ATTEST:

Mary S. Brooks, Interim City Clerk

Citizen Information Meeting Report

NC Hwy 68 Storage

Zoning Case ZA-22-24

A Citizen Information Meeting was scheduled for property owners near the proposed zoning change at 2783 R1 NC Hwy 68 South. An informational letter dated October 1 was sent by US Mail to the 13 addresses supplied by the City of High Point Planning and Development Department as well as an additional 47 additional property owners in the area. A Zoom meeting was set for October 12 at 6:00 pm. The mailing included the *City of High Point Conditional Zoning Citizen Information Meetings* statement. A copy of the letter and list of addressees is attached. The letter provided the Zoom address, a general description of the location, and a description of the proposed zoning change.

Stuart Nunn of Charis Companies attended the meeting in favor of the proposed zoning.

Paul Kirkland, owner of Fire and Sticks restaurant called prior to the meeting in favor of the proposed zoning.

THE STALDER GROUP LLC

PO Box 5581 High Point North Carolina 336.688.2204 jstalder@northstate.net

October 1, 2022

Dear Neighbor,

This letter is to notify you of a Neighborhood Meeting concerning a request to amend the zoning of property at 2783 R1 NC Hwy 68 South to allow one additional use. The meeting will be held on Wednesday, October 12 at 6:00 pm via Zoom.

Join Zoom Meeting

<https://us02web.zoom.us/j/86068417544?pwd=eFhCZWFMU25iREZrcjRoYWRRhWndYdz09>

Meeting ID: 860 6841 7544

Passcode: 602067

One tap mobile

+12678310333,,86068417544#,,,,*602067# US (Philadelphia)

+13017158592,,86068417544#,,,,*602067# US (Washington DC)

Please email me at jstalder@northstate.net if you would like for me to send you a direct link.

The property owner, C-D II LLC, is requesting an amendment to add *Internal Access Self Storage* as a use. This is the only change in the current zoning and the amendment affects only the 3.46-acre site adjacent to the existing pond behind Deep River Business Center. The property is approximately 580 feet west of NC Hwy 68 and approximately 570 feet south of Willard Dairy Road.

The zoning designation will remain Conditional Zoning Light Industrial CZ-LI. All rules and regulations will remain the same for the Development and Dimensional Requirements. The property is subject to the Eastchester Gateway Corridor Overlay and the Architectural standards that apply to the exterior building materials, colors, character, and style of the Deep River Business Center. The following uses will continue to be prohibited: taxi or limousine services, major utility facilities, truck driving school, vehicle establishment, convenience store with fuel sales, major industrial service, freight movement and *external* access self-storage.

If you are unable to attend or have questions prior to the meeting, you may contact me at 336.688.2204 or jstalder@northstate.net.

Thank you for your time regarding this request.

Sincerely,

Judy Stalder

Development Consultant

PARKER FAMILY TRUST
6287 BAHIA DEL MAR CIR APT 607
ST PETERSBURG FL 33715

Impact Golf LLC
2010 ANCHORIDGE AVE
HIGH POINT NC 27265

BAILEY, ROBERT C
6924 EAGLESFIELD RD
GIBSONVILLE NC 27249

Treasure Beach Investments LLC
3832 LILLIE ST
HIGH POINT NC 27265

RQ JMAN Realty LLC
8014 WADE GREEN PL
CARY NC 27519

Andrea Byrd/Dexter Byrd
1642 HADDINGTON POINT DR
KERNERSVILLE NC 27284

Charis Companies LLC
PO BOX 5525
HIGH POINT NC 27262

GAREECCA Investments LLC
401 BALL PARK RD
BISCOE NC 27209

BTA Management LLC
1310 CEDARWOOD LN
ROCK HILL SC 29732

PIERSOL Properties LLC
2415 ROUND OAKS LN
KERNERSVILLE NC 27284

Lisa A Salyer
2646 MOUNTAIN LAKE RD
ASHEBORO NC 27205

Kirkland Holdings LLC
4140 MENDENHALL OAKS PKWY
HIGH POINT NC 27265

ZHOU, BIN;UNIT, FANG MU 105
2783 NC HIGHWAY 68 S
HIGH POINT NC 27265

C-D II LLC
1414 LONG ST # 607
HIGH POINT NC 27262

GULLEDGE, PERRY V;GULLEDGE, LAURA
200 CASTLETON PL
JAMESTOWN NC 27282

THE HOWARD ALLAN COMPANY LLC
15425 GUTHRIE DR
HUNTERSVILLE NC 28078

SPARTAN REAL ESTATE LLC
P O BOX 174
BRENTWOOD TN 37024

TRIAD PROPERTIES ENTERPRISES LLC
200 DOLLY LN
WINSTON SALEM NC 27107

TOTAL REAL ESTATE SOLUTIONS INC
2638 WILLARD DAIRY RD STE 108
HIGH POINT NC 27265

LUTHER, MICHAEL F
2638 WILLARD DAIRY RD STE 110
HIGH POINT NC 27265

TECHUNIFI LLC
7605 STERLINGSHIRE DR
GREENSBORO NC 27409

LOCALEDGE CAROLINA LLC
140 JOHN JAMES AUDUBON STE 201
AMHERST NY 14228

WILLARD RENTAL LLC
PO BOX 16109
HIGH POINT NC 27261

SBCB REALTY LLC
PO BOX 16109
HIGH POINT NC 27261

OSCARS INC
1551 GREEN HILL RD
BLOWING ROCK NC 28605

DEEP RIVER INSURANCE SOLUT INC
2640 WILLARD DAIRY RD STE 122
HIGH POINT NC 27265

WARD FAMILY GROUP #3 LLC
8000 SAPP ACRES LN
OAK RIDGE NC 27310

RAYMOND, CLAIRE G
810 SHERWOOD DR
LEXINGTON KY 40502

MARY WHITAKER GREER REVOCABLE
LIVING TRUST;GREER, DEWEY H III
TRUSTEE
785 LANCASTER PARK CT
WINSTON SALEM NC 27103

PICKETT, ALFRED THOMAS;PICKETT,
DONA L
2898 CAUSEY LAKE RD
GREENSBORO NC 27406

ARLEEN LEWIS MCGINN LIVING
TRUST;MCGINN, ARLEEN LEWIS
TRUSTEE
5300 PERROU CT
GREENSBORO NC 27410

102 WILLARD DAIRY ROAD LLC
2640 WILLARD DAIRY RD STE 102
HIGH POINT NC 27265

BLANQ MCGEE TRIAD HOLDINGS LLC
2640 WILLARD DAIRY RD
HIGH POINT NC 27265

MOSES H CONE MEMORIAL HOSPITAL
1200 N ELM ST
GREENSBORO NC 2740

CAROLINA INCOME PROPERTIES XVI
LLC
PO BOX 21509
WINSTON SALEM NC 2712

PREMIER CENTER ASSOCIATES LLC
PO BOX 21509
WINSTON-SALEM NC 27120

PREMIER CENTER PROPERTY OWNERS
ASSOCIATION INC
PO BOX 1066
LEXINGTON NC 27292

AMADA NORTH AMERICA INC
7025 FIRESTONE BLVD
BUENA PARK CA 90621

BEE JAY REAL ESTATE LIMITED
PARTNERSHIP;BP EASTCHESTER LLC
804 GREEN VALLEY RD STE 202
GREENSBORO NC 27408

City of High Point
Citizen Information Meetings



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

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

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

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

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

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

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

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

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

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

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

Contact:

Planning & Development Department 336-883-3328

www.buildhighpoint.com

Revised 09-05-17



City of High Point

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

Master

File Number: 2023-013

File ID: 2023-013

Type: Zoning Map Amendment

Status: Pending in
Committee

Version: 1

Reference:

In Control: City Council

File Created: 01/06/2023

File Name:

Final Action:

Title: Bricks & Beams, LLC, Zoning Map Amendment 22-26

A request by Bricks & Beams, LLC to rezone approximately 7.2 acres from the Heavy Industrial (HI) District to the Light Industrial (LI) District. The site is located along the west side of W. Green Drive, between W. Grimes Avenue and Taylor Avenue (700-A, 716, 720, 730 W. Green Drive, and 908 Taylor Avenue).

Notes:

Sponsors:

Enactment Date:

Attachments: Staff Report ZA-22-26.pdf

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name: gina.lindsey@highpointnc.gov

Effective Date:

Related Files:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	City Council	01/17/2023	continued		02/20/2023		Pass
Notes: <i>Herb Shannon, Senior Planner, stated the applicant had a schedule conflict and has requested this item be continued to the February 20, 2023, City Council Meeting.</i> <i>In response to Mayor Wagner, Mr. Andrew Irby, Attorney with Roberson, Hayworth, and Reese, stated he is here out of abundance of caution in case there was a question regarding the continuance.</i>							

Text of Legislative File 2023-013



Talent • Teamwork • Tradition

Elizabeth M. Koonce

January 5, 2023

Mr. Herbert K. Shannon, Jr., AICP
Senior Planning / Zoning Coordinator
for the City of High Point
211 S. Hamilton Street
High Point, NC 27260

RE: Requested Continuance for Rezoning Case #22-26 / Bricks & Beams, LLC

Dear Mr. Shannon:

Please accept this letter as a formal request to continue the above referenced Rezoning Case from City Council's January 17, 2023 meeting to the February 20, 2023 meeting.

I apologize for having to make this request, but when the date was announced at the Planning and Zoning Commission meeting, I did not realize that High Point's meeting would be shifted from Monday night to Tuesday night due to the Martin Luther King Holiday. Unfortunately, I have a prior commitment to attend the Jamestown Town Council meeting that night, and therefore cannot be in High Point.

Please let me know if there is any objection to my request, and thank you for your assistance.

Very truly yours,

Elizabeth M. Koonce, Attorney

EMK/jgb

Attorneys & Counselors at Law

CITY OF HIGH POINT

AGENDA ITEM



Title: Zoning Map Amendment 22-26
(Bricks & Beams, LLC)

From: Sushil Nepal, AICP
Planning & Development Director

Meeting Date: January 17, 2023

Public Hearing: Yes

Advertising Date: January 4, 2023, and
January 11, 2023

Attachments: A. Staff Report
B. Zoning Ordinance

Advertised By: Planning & Development

PURPOSE:

A request by Bricks & Beams, LLC to rezone approximately 7.2 acres from the Heavy Industrial (HI) District to the Light Industrial (LI) District. The site is located along the west side of W. Green Drive, between W. Grimes Avenue and Taylor Avenue (700-A, 716, 720, 730 W. Green Drive, and 908 Taylor Avenue).

BACKGROUND:

The Planning and Zoning Commission reviewed this request at their December 13, 2022 public hearing. All members of the Commission were present except for members Angela Jiménez, Joan Swift and Terry Venable. Mr. Herbert Shannon, Senior Planner, presented the case and recommended approval of the request as outlined in the staff report.

Speaking on the request:

The applicant's representative, Ms. Elizabeth Koonce, attorney with Roberson, Haworth & Reese PLLC, 300 N. Main Street, High Point, spoke in favor of the request. Ms. Koonce stated that the applicant desires to develop a master plan for this city block, in which the zoning site is located, as an "innovation hub" with a variety of uses. The initial phase of redevelopment will consist of assembly/event center, warehousing, office and year-round retail uses related to the furniture industry. As some of these uses are not permitted in the HI District, the applicant has requested rezoning to the LI District to allow them to obtain initial development permits. In conclusion, Ms. Koonce noted that a multiyear design process has been commenced by the applicant to develop a master plan for the entire block. Once completed, there will likely be an additional zoning request for this block based upon their proposed master plan.

There were no speakers in opposition to this request.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

A. Staff Recommendation

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

B. Planning and Zoning Commission Action

1. The Planning and Zoning Commission recommended *approval* of this request, as recommended by staff, by a vote of 6-0.

2. Consistency and Reasonableness Statements

The Planning and Zoning Commission voted 6-0 to approve the following statement:

That Zoning Map Amendment 22-26 is consistent with the City's adopted policy guidance because the proposed LI District is more in line with land use policy goals and policy guidance documents that seek to guide redevelop the southwestern edge of the downtown area. Furthermore, the request is reasonable and in the public interest because the requested zoning to the LI District is reasonable in that the Development Ordinance reserves the HI District for more noxious land uses, while the proposed LI District supports a wider range of land uses in the Core City Area and also encourages redevelopment of vacant structures.

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

**STAFF REPORT
ZONING MAP AMENDMENT ZA-22-26
December 13, 2022**

Request	
Applicant: Bricks & Beams, LLC	Owner: Bricks & Beams, LLC
Zoning Proposal: To rezone approximately 7.2 acres	From: HI Heavy Industrial District
	To: LI Light Industrial District
Notices: • Applicant held a Citizen Information Meeting (<i>Not required, rezoning to a less intensive district</i>) • As required by Section 2.3.6 (Notification) of the Development Ordinance, the Planning and Development Department provided published, mailed and posted notice of this public hearing.	

Site Information	
Location:	The site is located along the west side of W. Green Drive, between W. Grimes Avenue and Taylor Avenue (700-A, 716, 720, 730 W. Green Drive and 908 Taylor Avenue).
Tax Parcel Number:	Guilford County Tax Parcels 172322, 172327, 172328, 172332, 172331
Site Acreage:	Approximately 7.2 acres
Current Land Use:	The site consists of five vacant industrial buildings totaling approximately 472,000 square feet.
Physical Characteristics:	The southeastern corner of the site is bisected by an approximately 35-foot wide H.P.D & T Railroad right-of-way (<i>High Point Thomasville and Denton Railroad Company right-of-way</i>).
Water and Sewer Proximity:	Multiple City water lines of various sizes lie adjacent to the site within the abutting public street rights-of-way (6-, 8-, 12- and 24-inch water lines). Also, a 6-inch and 8-inch City sewer line lie adjacent to the site within the abutting public street right-of-way.
General Drainage and Watershed:	The site is relatively flat and drains in a general southerly direction, and development is subject to the Randleman Lake General Watershed Area requirements. Primary stormwater control measures are required for multifamily and non-residential development with an impervious surface area that exceeds 12% or more of the site to mitigate stormwater runoff.
Overlay Districts:	Core City Area Randleman Lake General Watershed Area (GWA)

Adjacent Property Zoning and Current Land Use			
North:	HI	Heavy Industrial District	Major Manufacturing use (<i>lumber and wood product processing and outdoor storage</i>)
South:	HI	Heavy Industrial District	Undeveloped parcel and vacant office building
East:	HI	Heavy Industrial District	Office/warehouse use and undeveloped parcels

West:	GB HI	General Business District Heavy Industrial District	Manufacturing use and major vehicular establishment (automotive repair) <i>(across the railroad tracks)</i>
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Relevant Land Use Policies and Related Zoning History	
Community Growth Vision Statement:	Goal 1: Preserve and enhance High Point's most important natural and cultural resources. <u>Obj. 1D:</u> Preserve and revitalize key historic landmarks and unique areas in High Point. Goal 4: Make Downtown High Point and its environs a vibrant, diverse and mixed use environment. <u>Obj. 4D:</u> Establish more retail shops, services, restaurants, and entertainment through zoning and/or incentives.
Land Use Plan Map Classification:	The site has a Heavy Industrial land use classification. This classification includes the whole range of assembling, fabricating, and heavy manufacturing activities, some of which have significant environmental impacts or nuisance effects, as well as certain intense and large-scale, open land uses like wastewater treatment plants, landfills and quarries.
Land Use Plan Goals, Objectives & Policies:	The following objectives of the Land Use Plan are relevant to this request: 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.#10. Target appropriate established neighborhoods and areas adjoining the central business district and industrial locations for conservation and revitalization activities including public and private investment.
Relevant Area Plan:	<u>Core City Plan</u> The Core City Plan conceptually depicts the zoning site as being situated on the edge of a proposed Showroom District bordering an Industrial (Rail-oriented) District. Since adoption of the Core City Plan, the Central Business (CB) district has been designated as the area where new Market showrooms are allowed by right. This was intended to allow other more traditional downtown uses to establish in adjacent areas. Additionally, the site is depicted as being within a five-minute walking distance of the English Road and Kivett Drive Mixed Use Center.
Zoning History:	There has been no recent zoning approval in this area.

Transportation Information			
Adjacent Streets:	Name	Classification	Approx. Frontage
	W. Green Drive	Major Thoroughfare	670 ft.
	Taylor Avenue	Local Street	400 ft.
	W. Grimes Avenue	Local Street	720 ft.
Vehicular Access:	Via driveway access from W. Green Drive, Taylor Avenue and W. Grimes Avenue.		

Traffic Counts: (Average Daily Trips)	W. Green Drive Taylor Avenue W. Grimes Avenue	2,600 AADT - NCDOT 2020 traffic counts Not applicable, this is a local street Not applicable, this is a local street
Estimated Trip Generation:	Trip Generation will depend on type of uses in the proposed development.	
Traffic Impact Analysis (TIA):	Required	
	<u>Yes</u>	<u>No</u> X A TIA may be required depending upon the intensity of the uses of the proposed development

School District Comment

Not applicable to this zoning case.

Details of Proposal

The applicant is requesting rezoning of this 7.2 acres to promote redevelopment of several vacant industrial buildings within the Core City Area. A multiyear design process has been commenced by the applicant to develop a master plan for the entire block encompassing the zoning site. Once that plan is completed, there will likely be an additional zoning request for this site. Currently the applicant is requesting rezoning from the Heavy Industrial (HI) District to the Light Industrial (LI) District.

Staff Analysis

The initial phase of redevelopment for this block by the applicant is proposed to consist of an assembly/event center, warehousing, office and year-round retail uses related to the furniture industry. As some of these uses are not permitted in the HI District, the applicant has requested rezoning to the LI District. With the adoption of the 2017 Development Ordinance, a wider range of uses are supported by the LI District, especially in the Core City Area. Furthermore, the updated Development Ordinance has changed the intent of the HI District to reserve it for the most intensive and noxious land uses that may have negative impacts on adjacent lands such as asphalt plants, hazardous waste disposal, landfills, trash transfer stations and toxic chemical/pesticide/fertilizer manufacturing.

The site is located southwest of the downtown within the Core City Area. The Core City Plan identified the site as being on the edge of a potential Showroom District bordering an Institutional (Rail-oriented) District. However, the 2017 Development Ordinance established the Central Business (CB) District as the area where new Market Showrooms are allowed by right. In addition, a new Downtown-Mixed Use District (MX-D) has been adopted to the northeast, featuring development around Truist Point Stadium. The site is within walking distance of the mixed-use COHAB Space development that has been established in recent years. The site is also within an area proposed for a more detailed Southwest Area Plan that will study and further define the land development policies for this area. Based upon preliminary evaluations to determine the scope of the Southwest Area Plan, the zoning site and surrounding lands have been deemed appropriate for industrial redevelopment with a focus on the establishment of a small-scale manufacturing hub, in a manner similar to a higher-end industrial park. It is also anticipated that land use policy will be further evaluated as part of the future comprehensive plan. Therefore, this area is more likely to redevelop with a mix of commercial or small-scale manufacturing uses, which the requested LI District allows. The existing HI District zoning that dominates this area is anticipated to be eliminated or drastically reduced.

Section 2.4.20.C. of the Development Ordinance states that the advisability of a zoning map amendment is a matter committed to the legislative discretion of the City Council and is not

controlled by any one factor. In determining whether to adopt or deny a proposed zoning map amendment, the City Council shall weigh the relevance of and consider the following:

Consistency with Adopted Policy Guidance

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

The proposed LI District is more in line with land use policy goals and policy guidance documents that seek to guide redevelop the southwestern edge of the downtown area.

Reasonableness/Public Interest:

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

The requested zoning to the LI District is reasonable in that the Development Ordinance reserves the HI District for more noxious land uses, while the proposed LI District supports a wider range of land uses in the Core City Area and also encourages redevelopment of vacant structures.

Recommendation

Staff Recommends Approval:

The Planning and Development Department recommends approval of the request to rezone these 7.2 acres to the LI District.

Required Action

Planning and Zoning Commission:

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

City Council:

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

Report Preparation

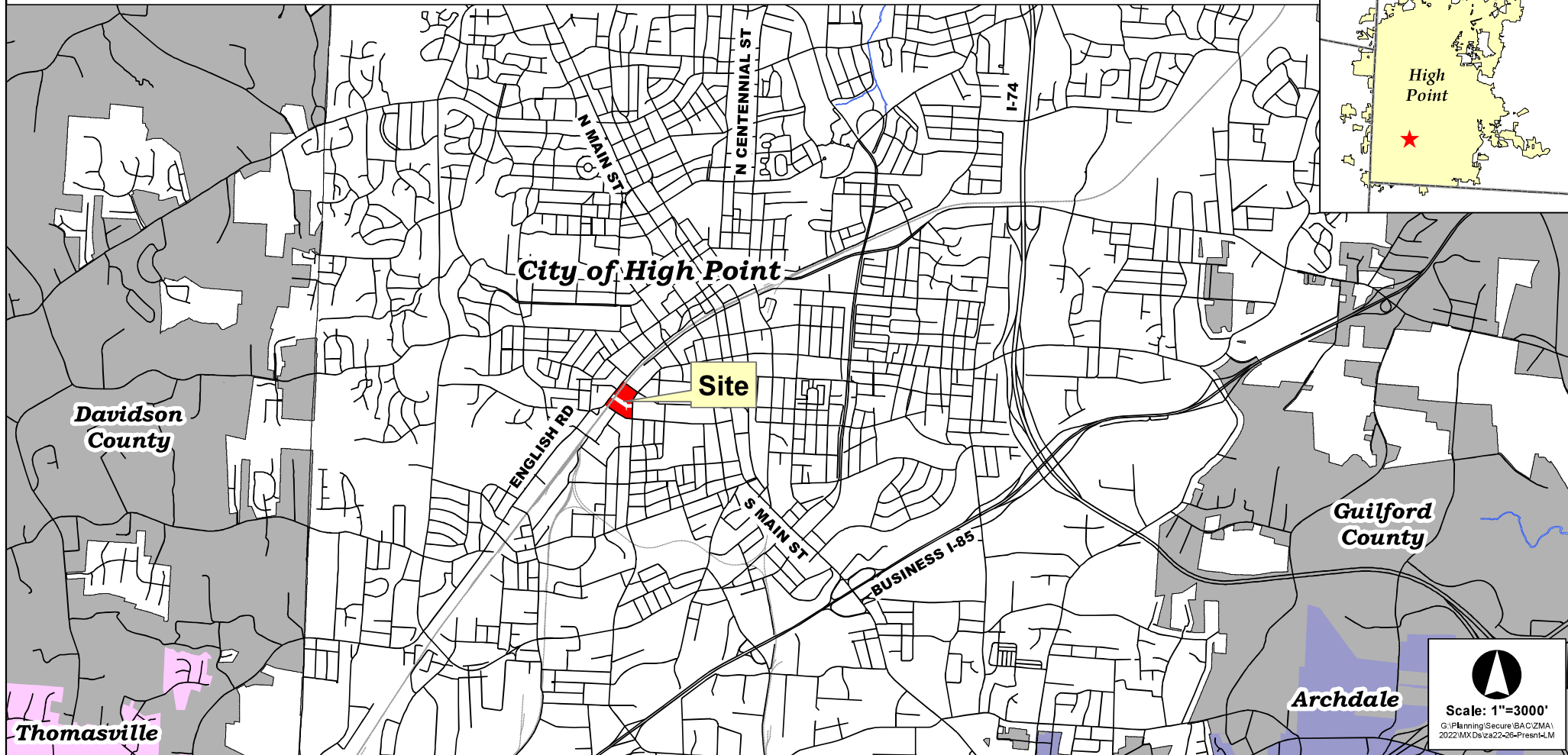
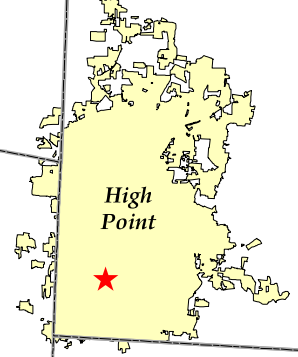
This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner and reviewed by Christopher Andrews AICP, Development Administrator, and Sushil Nepal AICP, Planning and Development Director.

LOCATION MAP

ZONING MAP AMENDMENT ZA-22-26

Applicant: Bricks & Beams LLC

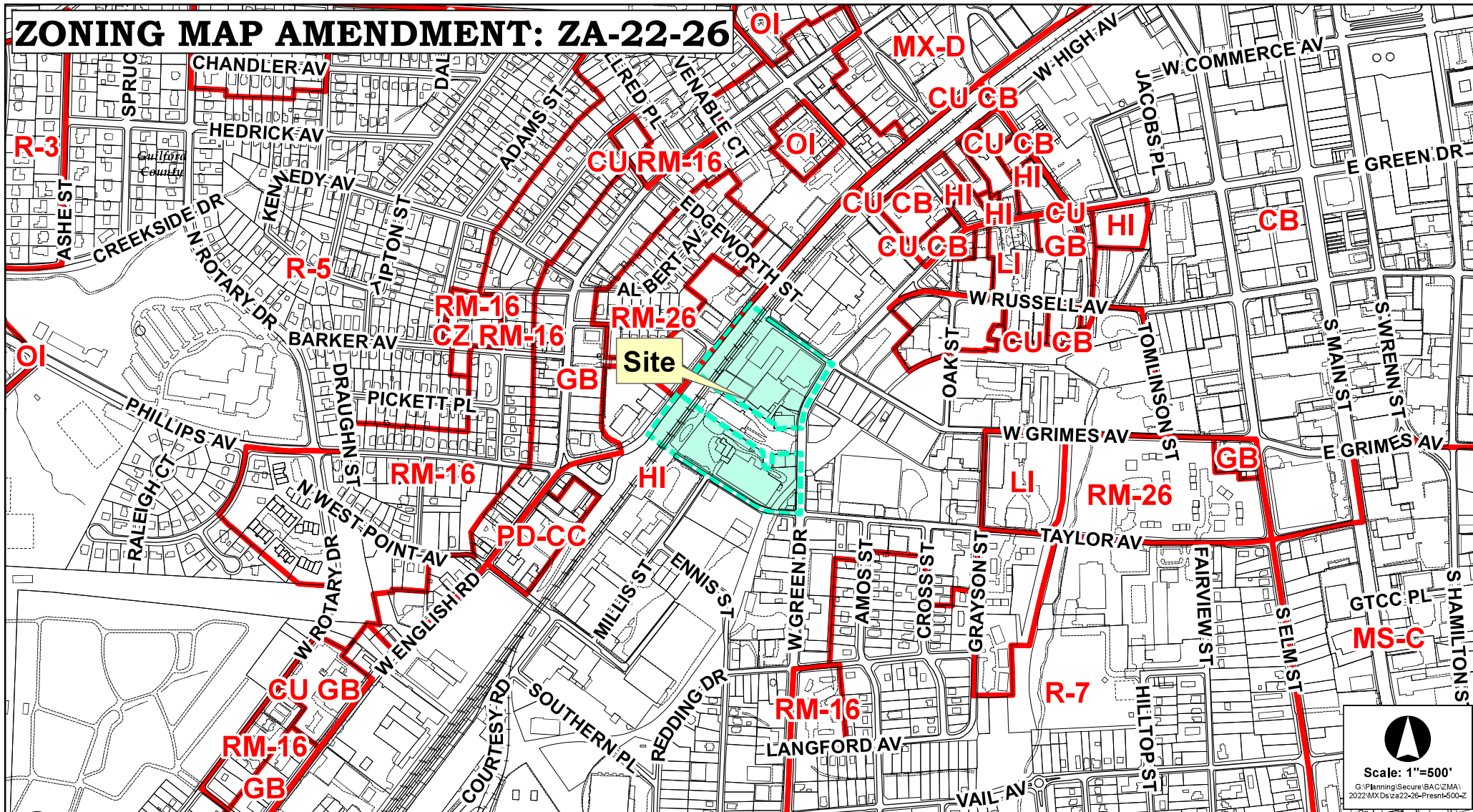
Vicinity Map



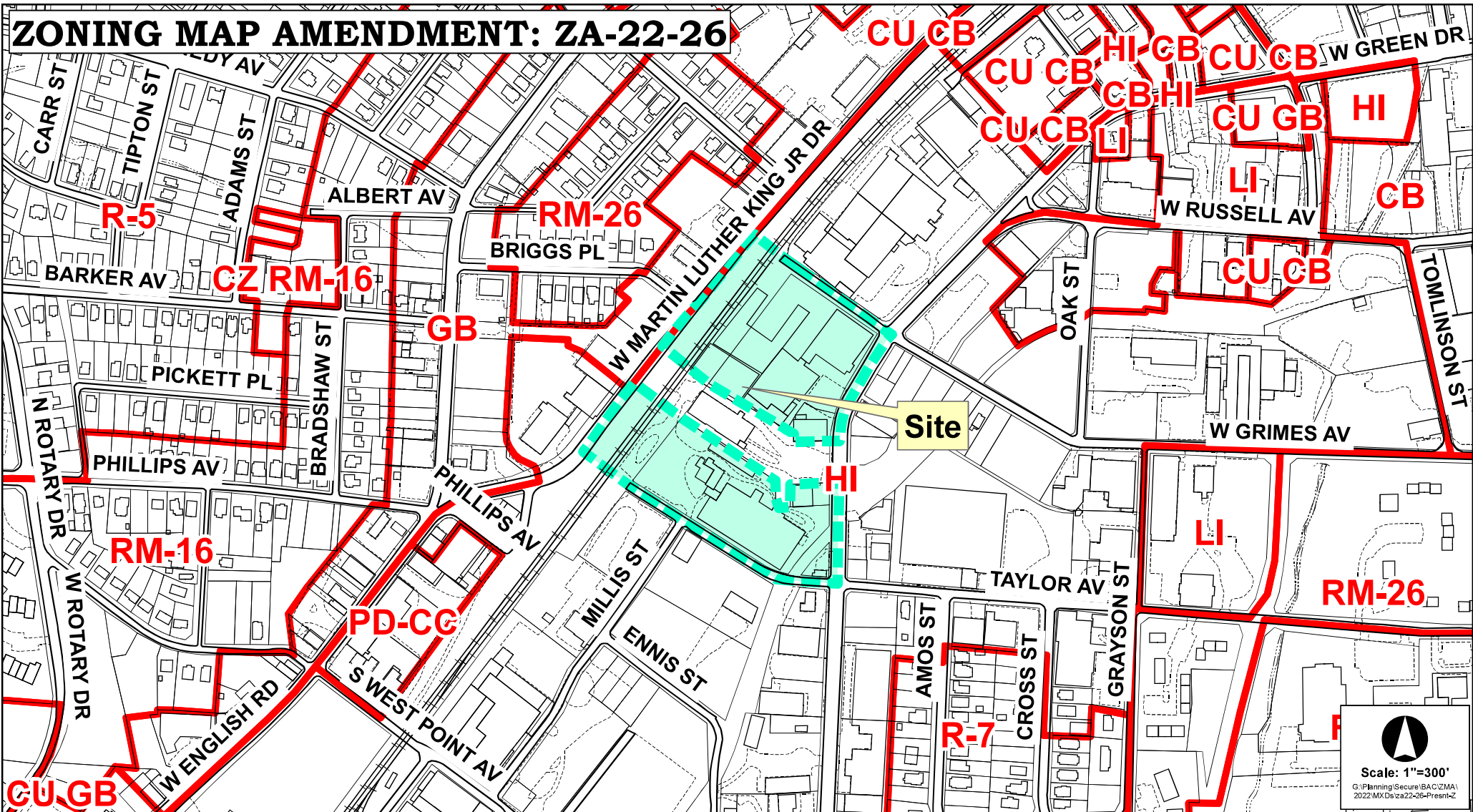
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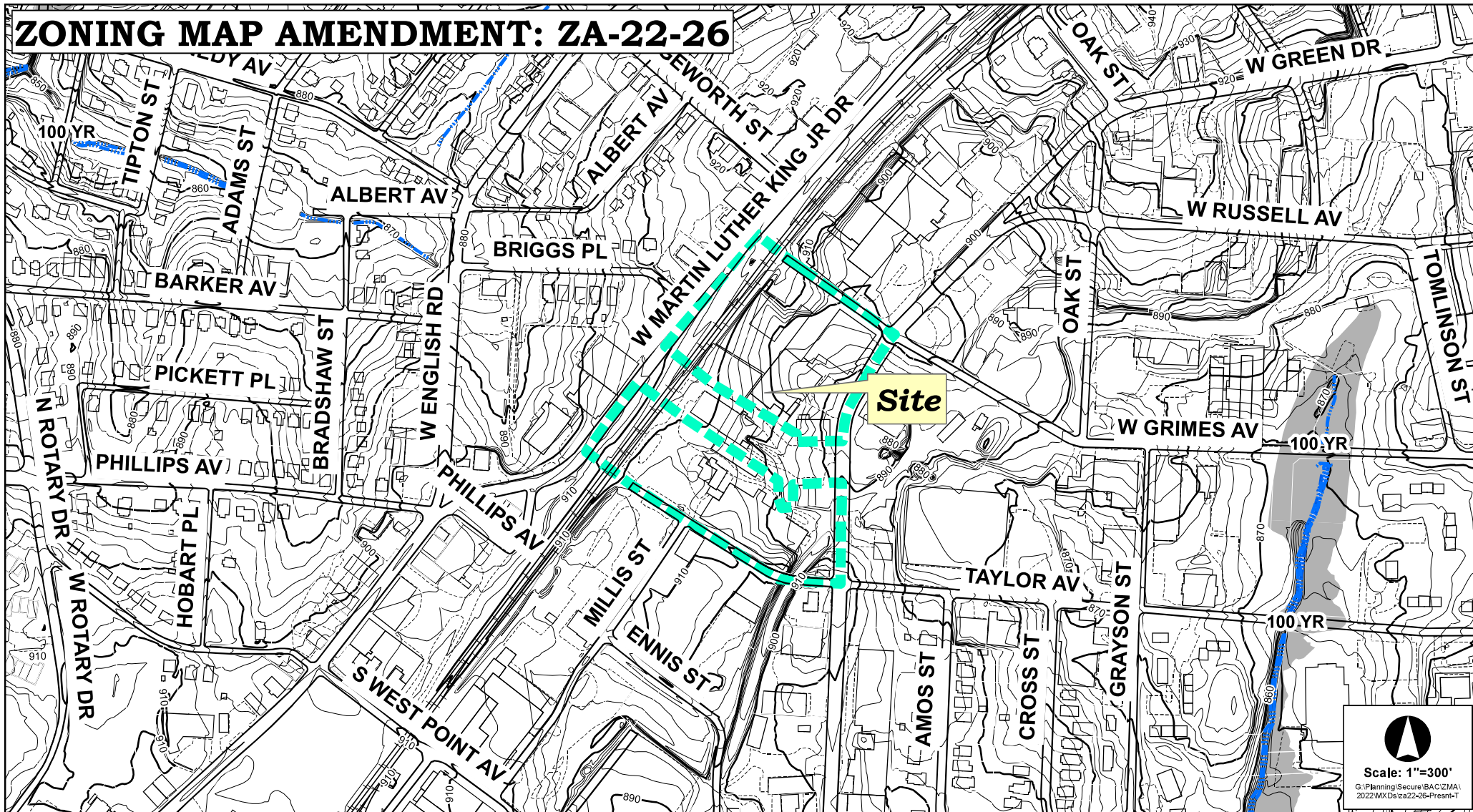
ZONING MAP AMENDMENT: ZA-22-26



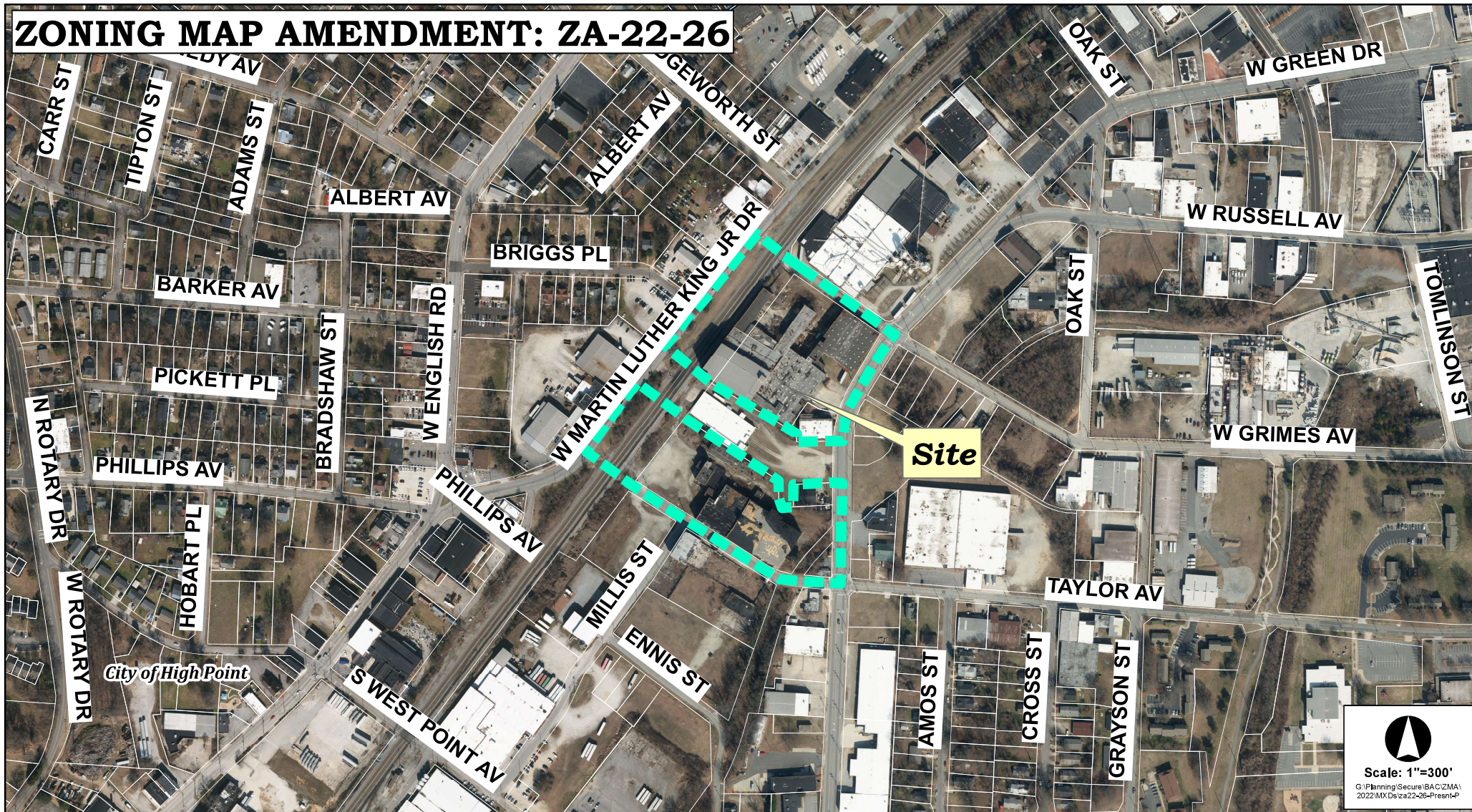
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ZONING MAP AMENDMENT: ZA-22-26



ZONING MAP AMENDMENT: ZA-22-26



AN ORDINANCE AMENDING “THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE,” PURSUANT TO SECTION 2.4.20, ZONING MAP AMENDMENT, OF THE DEVELOPMENT ORDINANCE.

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

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on December 13, 2022 and before the City Council of the City of High Point on January 17, 2023 regarding **Zoning Map Amendment Case ZA-22-26 (ZA-22-26)** 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 December 3, 2022, for the Planning and Zoning Commission public hearing and on January 4, 2023 and January 11, 2023, for the City Council public hearing pursuant to Chapter 160D-602 of the General Statutes of North Carolina; and

WHEREAS, the proposed amendment was adopted by the City Council of the City of High Point on **January 17, 2023**.

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

SECTION 1

That the Official Zoning Map of the City of High Point be amended to establish the following described area as a: **Light Industrial (LI) District**. The property is approximately 7.2 acres located along the west side of W. Green Drive, between W. Grimes Avenue and Taylor Avenue. The property is addressed as 700-A, 716, 720, 730 W. Green Drive & 908 Taylor Avenue, and is also known as Guilford County Tax Parcels 172322, 172327, 172328, 172332, 172331.

SECTION 2

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

SECTION 3

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

SECTION 4.

This ordinance shall become effective upon the date of adoption.

Adopted by the City Council
City of High Point, North Carolina
The 17th day of January , 2023

By: _____
Jay W. Wagner, Mayor

ATTEST:

Mary S. Brooks, Interim City Clerk

CITY OF HIGH POINT

AGENDA ITEM



Title: **Annexation 22-07**
 (Carolina Income Properties XV, LLC)

From: Sushil Nepal,
 Planning & Development Director

Meeting Date: February 20, 2023

Public Hearing: Yes

Advertising Date: January 31, 2023

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

Advertised By: Planning & Development

PURPOSE:

A request by Carolina Income Properties XV, LLC to consider a voluntary noncontiguous annexation of approximately 11.14 acres. The proposed annexation site is generally located northeast of intersection of NC 66 and the westbound I-74 exit ramp (approximately 430 feet north of the westbound I-74 exit ramp and approximately 700 feet east of NC 66). The site is addressed as 2815 and 2817 Highway 66 South and also known as Forsyth County Tax Parcels 6883-81-3002.00 and 6883-81-4068.00.

BACKGROUND:

The required annexation map, to record at the register of deeds office and NC Secretary of State Office, has not been submitted by the applicant. Also, the required written legal description, which is used to prepare the annexation ordinance and is also recorded, has not been submitted. Thus, this application will need to be continued until those required annexation application items are submitted by the applicant and approved by the Planning and Development Department.

BUDGET IMPACT:

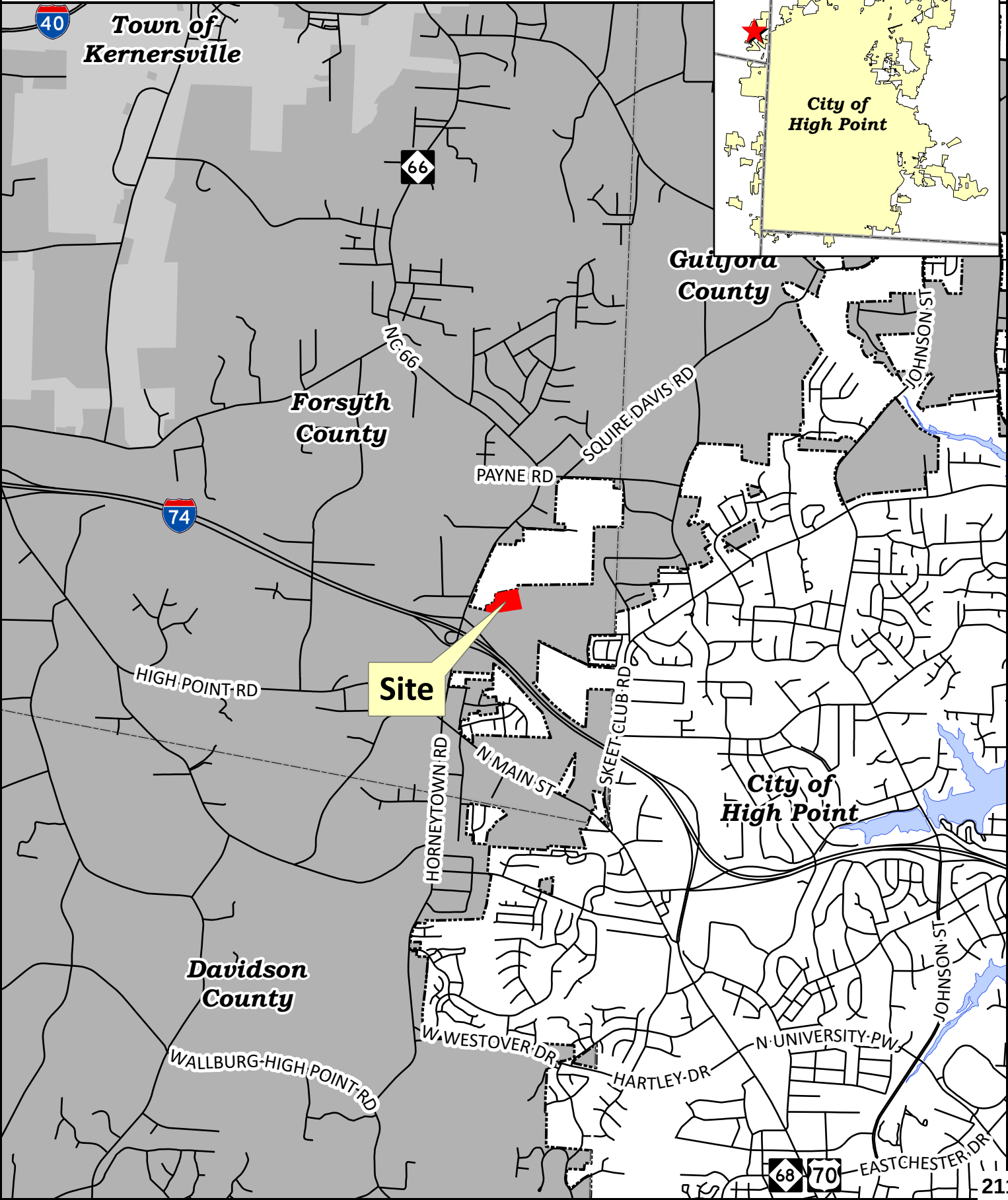
Except for water and sewer, municipal services will be available upon the effective date of annexation. Water and sewer will be available in accordance with City policy.

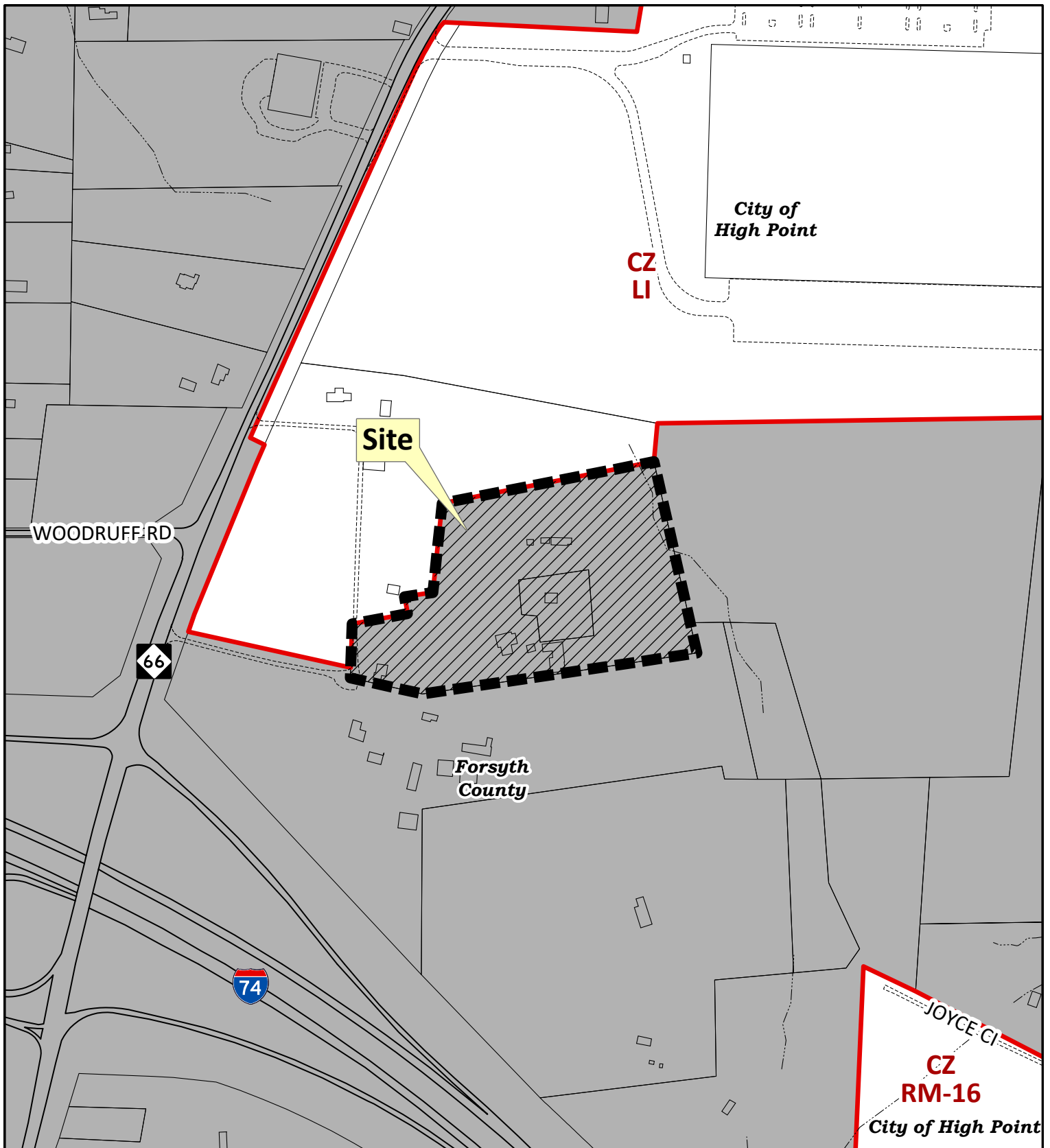
RECOMMENDATION / ACTION REQUESTED:

Annexation Case 22-07 must be continued to a future public hearing date. Staff recommends this item be *continued to the March 20, 2023 public hearing*.

LOCATION MAP

ANNEXATION REQUEST: AN-22-07
Applicant: Carolina Income Properties XV LLC





ANNEXATION REQUEST: AN-22-07

Applicant: Carolina Income Properties XV LLC
Area: 11.14 acres (approximate)



Planning & Development Department



Scale: 1" = 400'

Existing Zoning Boundary
Subject Property Boundary





City of High Point

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

Master

File Number: 2023-081

File ID: 2023-081

Type: Zoning Map Amendment

Status: Public Hearing

Version: 1

Reference:

In Control: City Council

File Created: 02/10/2023

File Name:

Final Action:

Title: Carolina Income Properties XV, LLC, Zoning Map Amendment 22-29

A request by Carolina Income Properties XV, LLC to consider a voluntary noncontiguous annexation of approximately 11.14 acres. The proposed annexation site is generally located northeast of intersection of NC 66 and the westbound I-74 exit ramp (approximately 430 feet north of the westbound I-74 exit ramp and approximately 700 feet east of NC 66). The site is addressed as 2815 and 2817 Highway 66 South and also known as Forsyth County Tax Parcels 6883-81-3002.00 and 6883-81-4068.00.
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Notes:

Sponsors:

Enactment Date:

Attachments: Continuation Memo ZA-22-29.pdf

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name: gina.lindsey@highpointnc.gov

Effective Date:

Related Files:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File 2023-081

CITY OF HIGH POINT

AGENDA ITEM



Title: **Zoning Map Amendment 22-29**
(*Carolina Income Properties XV, LLC*)

From: Sushil Nepal, AICP
Planning & Development Director

Meeting Date: February 20, 2023

Public Hearing: Yes

Advertising Date: February 8, 2023, and
February 15, 2023

Attachments: A. Staff Report
B. Zoning Ordinance

Advertised By: Planning & Development

PURPOSE:

A request by Carolina Income Properties XV, LLC to rezone approximately 25.8 acres from a Conditional Zoning Light Industrial (CZ-LI) District and the Residential Single Family - 20 (RS-20) District, within Forsyth County Jurisdiction, to a Conditional Zoning Employment Center (CZ-EC) District. The site is located along the east side of NC Highway 66, approximately 430 feet north of the westbound I-74 exit ramp (2775, 2815 and 2817 S. NC Highway 66). Approval of this rezoning request is contingent upon City Council approval of a voluntary annexation request.

BACKGROUND:

This zoning application is associated with Annexation Case 22-09, which is being continued. Zoning cannot be established until the associated annexation request is approved. Thus, this application will need to be continued until Annexation Case 22-09 is ready for public hearing review.

BUDGET IMPACT:

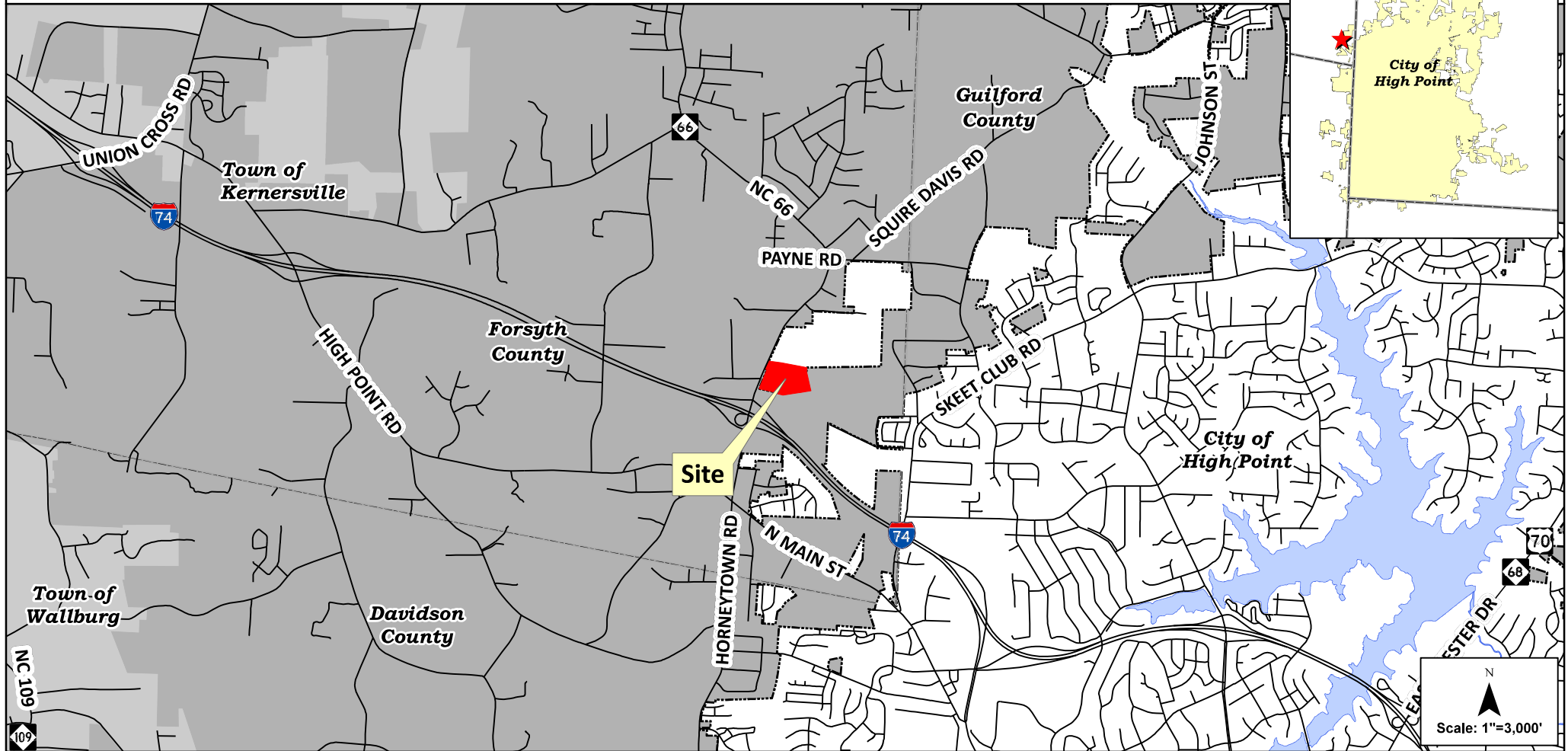
There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

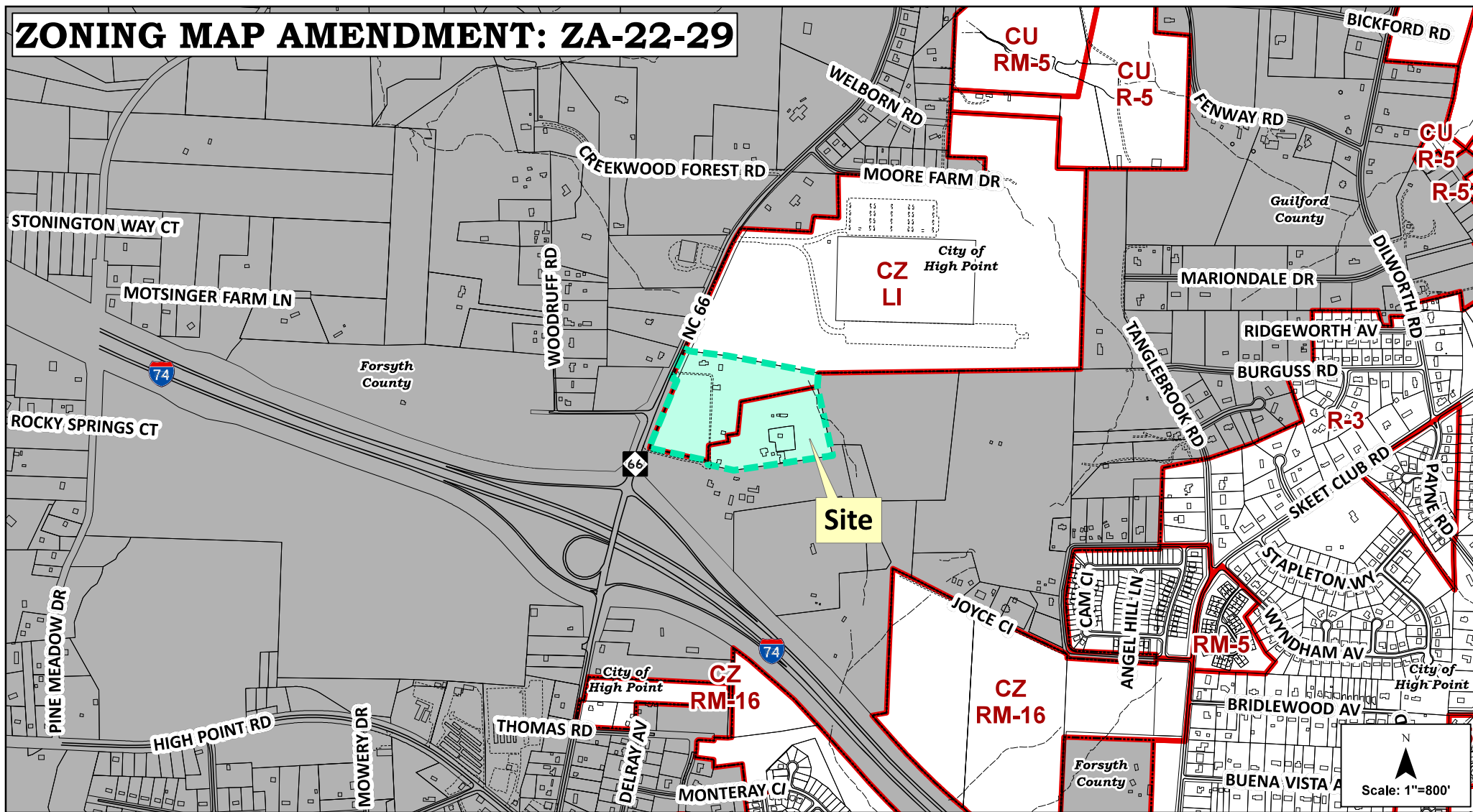
Zoning Map Amendment Case 22-29 must be continued to a future public hearing date. Staff recommends this item be *continued to the March 20, 2023 public hearing*.

LOCATION MAP

ZONING MAP AMENDMENT: ZA-22-29
Applicant: Carolina Income Properties XV LLC



ZONING MAP AMENDMENT: ZA-22-29





City of High Point

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

Master

File Number: 2023-084

File ID: 2023-084

Type: Ordinance

Status: Public Hearing

Version: 1

Reference:

In Control: City Council

File Created: 02/10/2023

File Name:

Final Action:

Title: City of High Point, Text Amendment 22-05

To amend the City of High Point Development Ordinance to update and revise the Sign Ordinance and various other sections of the Development Ordinance that pertain to signs.

[Enter body here.]

Notes:

Sponsors:

Enactment Date:

Attachments: Staff Report TA-22-05.pdf

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name: gina.lindsey@highpointnc.gov

Effective Date:

Related Files:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File 2023-084

CITY OF HIGH POINT

AGENDA ITEM



Title: Text Amendment 22-05
(City of High Point)

From: Sushil Nepal,
Planning and Development Director

Meeting Date: February 20, 2023

Public Hearing: Yes

Advertising Date: February 8, 2023, and
February 15, 2023

Attachments: A. Staff Report
B. Text Amendment Ordinance

Advertised By: Planning and Development

PURPOSE:

To amend the City of High Point Development Ordinance to update and revise the Sign Ordinance and various other sections of the Development Ordinance that pertain to signs.

BACKGROUND:

Although the sign regulations have been amended over time, they have not been completely rewritten since 1992. The current Development Ordinance, which was rewritten and adopted in 2016, did not include a rewrite of the sign regulations, they were only reformatted to match the rest of the Development Ordinance.

The sign ordinance project started in 2018 with the Cooper Consulting Company team conducting a review and assessment of the current regulations, holding stakeholder group interviews with targeted interest groups, and soliciting public input through mailed and online surveys. Public meetings were held for the consultants to share their initial observations and ideas and provide an opportunity for public feedback prior to drafting the sign regulations.

On May 2, 2022, the public review draft of the amended sign regulations was made available on the City's website for review and comment. A public drop-in session was held on June 14, 2022, to give an overview of the draft and answer questions. The comment period was held open until June 30, 2022, at which time staff started to prepare the public hearing draft. On October 13, 2022, the public hearing draft was made available for public review.

Speaking on the request:

Joan Campbell, Fast Signs, 1305 N. Main Street, High Point

Ms. Campbell spoke regarding the size of some proposed permitted sign area standards. She mentioned considering increasing the size of light-pole banner signs.

Judy Stalder, TREBIC, 115 South Westgate Drive, Greensboro

Ms. Stalder spoke and noted that staff had responded to previous concerns raised in TREBIC's review of the proposed sign ordinance. She also provided two additional comments related to roof signs and electronic changeable copy signs. She noted that roof signs should be considered as a permitted sign type as they can add to the diversity and creativity of future development. Additionally, she recommended that electronic

changeable copy signage be permitted within Corridor Overlay Districts (including the Eastchester Gateway Corridor Overlay District), as they are another tool to promote modern, successful business growth in High Point.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

A. Staff Recommendation

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

B. Planning and Zoning Commission Action

1. The Planning and Zoning Commission recommended approval of this request, as recommended by staff, by a vote of 8-0.

2. Consistency and Reasonableness Statements

The Planning and Zoning Commission voted 8-0 to approve the following statement:

That Text Amendment 22-05 is consistent with the City's adopted policy guidance because the proposed amendments are generally technical and legal in nature, and they are supported by adopted policy guidance from the Community Growth Vision Statement, which includes goals and objectives related to enhancing the aesthetic quality and safety of the city's corridors, as well as the City's Land Use Plan, which recognizes that signage is an integral part of aesthetics and civic design.

Furthermore, the proposed amendments are reasonable and in the public interest in that the proposed amendments provide modern and up-to-date sign regulations that are in keeping with both the state and federal constitutions and applicable state and federal laws.

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

**STAFF REPORT
TEXT AMENDMENT CASE TA-22-05
January 24, 2023**

Request	
Applicant: City of High Point	Affected Ordinance Sections: Section 2.5.13., <i>Sign Permit</i> Section 3.7.3., <i>Planned Development Districts</i> Section 3.8.7., <i>Gateway Corridor Overlay</i> Section 4.3., <i>Use Standards</i> Section 4.4., <i>Accessory Structures</i> Section 4.5., <i>Temporary Uses</i> Section 5.7., <i>Signs</i> Section 5.10.3., <i>Exterior Lighting Exemptions</i> Section 5.10.4., <i>Prohibited Lighting</i> Section 5.14.3., <i>Corner Retail</i> Section 8.5., <i>Nonconforming Signs</i> Section 9.7.5., <i>Revocation of Permits</i> Section 10.2.10., <i>Rules of Measurement</i> Section 10.4., <i>Definitions</i>
Proposal: To amend the City of High Point Development Ordinance to update and revise the Sign Ordinance and various other sections of the Development Ordinance that pertain to signs.	

Background

Although the sign regulations have been amended over time, they have not been completely rewritten since 1992. The current Development Ordinance, which was rewritten and adopted in 2016, did not include a rewrite of the sign regulations, they were only reformatted to match the rest of the Development Ordinance.

The sign ordinance project started in 2018 with the Cooper Consulting Company team conducting a review and assessment of the current regulations, holding stakeholder group interviews with targeted interest groups, and soliciting public input through mailed and online surveys. Public meetings were held for the consultants to share their initial observations and ideas and provide an opportunity for public feedback prior to drafting the sign regulations.

On May 2, 2022, the public review draft of the amended sign regulations was made available on the City's website for review and comment. A public drop-in session was held on June 14, 2022, to give an overview of the draft and answer questions. The comment period was held open until June 30, 2022, at which time staff started to prepare the public hearing draft. On October 13, 2022, the public hearing draft was made available for public review.

Details of Proposal

The proposed text amendment rewrites the entirety of Section 5.7., *Signs*, and amends various other sections of the Development Ordinance as listed above.

Analysis

The goal of this text amendment is to update and modernize the City's sign regulations to create user-friendly regulations through simplified language, photos, and graphics to illustrate the regulations wherever possible. Overall, signage regulations been updated, simplified, clarified, and reorganized to be more user-friendly using more tables, graphics, and photos. Additionally, the sign regulations have been modified to ensure they conform with the state and federal constitutions and applicable state and federal laws.

Most of the sign regulations are contained in Section 5.7, *Signs* (the "Sign Ordinance"). This section has been rewritten in its entirety. The following is not meant to be an exhaustive list of changes, but is instead intended to highlight some of the more significant changes that have been proposed. This list also contains some of the proposed changes to sign regulations located in other sections of the Development Ordinance, such as Section 10.2.10, *Rules of Measurement*, Section 10.4, *Definitions*, Section 4.4, *Accessory Uses*, and Section 4.5, *Temporary Uses*.

- **Prohibited Signs** [Section 5.7.3]: – Updated to include modern sign types – e.g., air blown signs/devices (air puppets).
- **General Standards** [Section 5.7.4]: Clarified the removal of freestanding signs when buildings are demolished.
- **Illumination Standards** [Section 5.7.6]: Consolidated general illumination standards into a separate section to reduce repetitive text and to clarify standards. There are still some illumination standards in other subsections that are only applicable within those specific sections.
- **Signs Allowed Without a Permit** [Section 5.7.7]:
 - Condensed and clarified signs allowed without a permit;
 - Moved exempt signs to signs allowed without a permit; and
 - Allowed announcement signs for all types of events.
- **Specialty Signs** [Sections 5.7.8.E and Section 5.7.9.E]: Created a new category of signs for both freestanding and attached signs:
 - Freestanding Specialty Signs - (development entrance signs, institutional banner, light-pole banner).
 - Attached Specialty Signs - (blade, crown, freestanding canopy, and supergraphic).
 - Supergraphic signs were created for the Central Business (CB) district to accommodate the unique needs of the furniture market.
 - All these signs are allowed in addition to the maximum allowed signage.
- **Freestanding Signs** [Section 5.7.8]:
 - Individual freestanding signs were reduced in height and size.

- Development identification signs were converted to Freestanding Multi-tenant Development signs. This clarified and increased the allocation of what qualifies as a multi-tenant sign.
- **Attached Signs** [Section 5.7.9]:
 - No longer limit the number of attached signs, just limit the total combined sign area allowed.
 - Changed the way we measure attached signs to more accurately calculate the total sign area by placing the smallest box possible around each individual sign (no longer one large box around all signs).
 - Changed calculation method for attached signs from percentage of building wall to square feet per linear foot of building frontage, which is easier to measure.
 - Variety of new attached sign types have been added that were not previously allowed (e.g., projecting sign, building canopy sign, building banner signs).
- **Electronic Signs** [Section 5.7.10]: Created a new section for electronic sign types (electronic changeable copy and video signs). Because this is such a specific sign type that has multiple technical standards, creating a new section for just these types was necessary for clarity and ease of use.
- **Signs in Institutional Districts** [Section 5.7.11]: Created new section due to the unique needs of institutional campus uses (e.g., hospital and university).
- **Limited Duration Signs** [Section 5.7.12]: A new section for this sign type (formerly Special Promotion Sign) was created for clarity and ease of use.
- **Vintage Sign** (historic signs) [Section 5.7.13]: Changed the name and clarified the regulations.
- **Common Sign Plan** [Section 5.7.14]: Revised and modernized the regulations.
- **Sign Images by Sign Type** [Section 5.7.16]: This is a new section that provides photos for all sign types as an illustration for the reader.
- **Eastchester Gateway Corridor Overlay** [Section 5.7.8]: Sign requirements were moved from zoning district standards to Section 5.7.8.
- **Rules of Measurement** [Section 10.2.10]: Enhanced Rules of Measurement to include graphics to show how to measure signs based on the regulations.
- **Definitions** [Section 10.4]: Definitions related to signs were consolidated to be in one place under “Signs.”
 - Added definitions for signs not currently defined.
 - Added definitions for new sign types that were added.
- **Accessory and Temporary Uses** [Sections 4.4 and 4.5]: Moved sign regulations for accessory and temporary uses into the accessory and temporary use sections located outside of the Sign Ordinance. These types of uses are unique and all the standards for them are now in one place.

Consistency with Adopted Policy Guidance:

Whether and the extent to which the proposed text amendment is consistent with applicable City adopted policy guidance.

The proposed amendments are generally technical and legal in nature, and they are supported by adopted policy guidance from the Community Growth Vision Statement, which includes goals and objectives related to enhancing the aesthetic quality and safety of the city's corridors, as well as the City's Land Use Plan, which recognizes that signage is an integral part of aesthetics and civic design.

Reasonableness/Public Interest:

Why a decision to approve, or to deny, the proposed text amendment is reasonable and in the public interest.

The proposed amendments provide modern and up-to-date sign regulations that are in keeping with both the state and federal constitutions and applicable state and federal laws.

Recommendation

Staff recommends approval.

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 Heidi H. Galanti, AICP, Planning Services Administrator and reviewed by Christopher Andrews, AICP, Development Administrator and Sushil Nepal, AICP, Planning and Development Director.

Attachments:

Text Amendment in ordinance form

AN ORDINANCE AMENDING THE CITY OF HIGH POINT DEVELOPMENT ORDINANCE

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

WHEREAS, public hearings were held before the Planning and Zoning Commission on January 24, 2023 and before the City Council on February 20, 2023 regarding Text Amendment 22-05; and

WHEREAS, notice of the public hearings was published in the High Point Enterprise on January 10, 2023 for the Planning and Zoning Commission public hearing, and on February 8, 2023 and February 15, 2023 for the City Council public hearing pursuant to Chapter 160D-601 of the General Statutes of North Carolina.

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

SECTION 1.

That Section 5.7 *Signage*, is repealed and replaced with Section 5.7 Signs as follows:

5.7. - Signs

5.7.1. - Purpose and Intent

The purpose of this Section 5.7 (this “Section”) is to support and complement the City of High Point’s long-range goals of enhancing the City’s aesthetic appearance and improving traffic safety along its roadway corridors and streets, while balancing the communication and wayfinding needs of its citizens.

Regulation of signs within the City promotes the health, safety, welfare, convenience, enjoyment and aesthetic values of the community through regulation of sign placement, number, location, size, type, characteristics, appearance, illumination, animation, and maintenance.

This Section is specifically intended to:

- A. Promote the reasonable, orderly, and effective display of permitted signs, displays, and devices;
- B. Promote the economic well-being and appearance of the City by creating a favorable physical image;
- C. Allow and encourage signs to facilitate way-finding through the community;

- D. Protect the public welfare as well as land values by preserving the aesthetic and historic qualities of the City;
- E. Protect the City from excessive and obtrusive signs;
- F. Minimize distractions and view obstructions that contribute to traffic hazards and endanger public safety; and
- G. Promote the efficient identification of information to maintain a viable economy, and a vital cultural and social community served by a variety of organizations.

5.7.2. - Applicability

The provisions of this Section shall apply to all signs erected, affixed, placed, painted or otherwise established within the City of High Point or its ETJ, except as otherwise provided herein.

- A. Signs are allowed only as an accessory use or structure to a principal use. The selling or leasing space on a sign is not an accessory use of the property.
- B. This Section applies only to signs that are legible from a street or from private or public property other than the lot on which the sign is located. (See Section 10.4, Definitions, for the definition of “Legible”)
- C. Any sign that is not expressly allowed under this Section, or under a specific state law, is prohibited. (See Section 5.7.3, Prohibited Signs)
- D. Some signs are allowed without a permit but are still regulated under this Section. (See Section 5.7.7, Signs Allowed Without a Sign Permit)
- E. Many signs are expressly allowed, require a permit, and are subject to specific standards of this Section.
- F. For some signs, the State of North Carolina has preempted or limited the City’s regulatory authority. Thus, any applicable state law in effect that conflicts with this Section prevails over this Section.
- G. To the extent allowed by federal or state law, this Section shall apply to the City and any other governmental entities with land or facilities in the City.

5.7.3. - Prohibited Signs

Unless otherwise allowed under this Section, the following signs are prohibited (See Section 5.7.16, Sign Images by Sign Type for visual illustration of these signs):

- A. Air-blown signs/devices;
- B. Animated signs, except video signs as allowed in Section 5.7.10, Electronic Sign Standards;
- C. Flashing signs;
- D. Mechanically moving signs;
- E. Roof signs;

- F. Trailer signs;
- G. Vehicle signs;
- H. Windblown signs, except pennants as allowed in Section 5.7.12, Limited Duration Signs;
- I. Signs projecting over a public right-of-way, except as allowed in Subsection 5.7.5.D, Projections into the Right-of-Way and Travel Way, or through an encroachment agreement with the City or NCDOT;
- J. Signs that imitate a traffic control device;
- K. Signs located within the public right-of-way that are painted, pasted, stapled, taped, or otherwise affixed to any bench, bus stop shelter, planter, utility pole, curb, sidewalk, hydrant, bridge, tree, fence, fixture, utility box or pedestal, or refuse container, except those signs erected by or on behalf of a utility or governmental entity.
- L. Signs projected onto a surface by use of lights.

5.7.4. - General Standards

The standards in Section 5.7.4, General Standards, are applicable to all signs.

- A. **Rules of Interpretation, Measurement and Definitions.** These provisions shall be construed in accordance with the rules of interpretation, measurement and definitions set forth in Chapter 10: Measurement and Definitions of the Development Ordinance.
- B. **Compliance with Codes.** All signs shall comply with applicable provisions of the State Building Code.
- C. **Permits.** All signs, except signs subject to Section 5.7.7, Signs Allowed Without a Sign Permit, are required to have a sign permit. In all sign permit applications where a matter of interpretation under this Section arises, the most restrictive interpretation shall prevail in order to carry out the purpose of this Section.
- D. **Electrical Service.** A sign that operates through the use of electrical service shall be subject to all necessary approvals and permits.
- E. **Sign Variance.** Only standards pertaining to sign height and location may be modified by approval of a variance in accordance with Section 2.4.16, Variance. No other standards may be modified through a variance.
- F. **Nonconforming Signs and Uses**
 - 1. Nonconforming signs shall be subject to the requirements in Section 8.5, Nonconforming Signs.
 - 2. New signs for a nonconforming use shall be permitted provided the signs comply with the standards in this Section.
- G. **Removal or Modification of Signs**

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1. **Temporary Cover.** Due to a change in ownership or use of the property, or for any other reasonable purpose, one sturdy, opaque, weather-proof cover sign may be placed over an existing sign for a period of 90 days, by the end of which an updated permanent sign must be in place.
2. **Temporary Uses.** Signs for temporary uses permitted in accordance with Section 4.5, Temporary Uses, shall be removed at the expiration of the permitted time limit indicated on the zoning compliance permit.
3. **Cessation of Use**
 - a) A nonconforming sign for a use that has ceased shall be removed in accordance with Section 8.5, Nonconforming Signs.
 - b) A conforming sign for a use that has ceased shall be removed or covered within 30 days of the use's cessation in the following manner:
 - (i) It shall be covered by a sturdy, weather-proof, blank opaque cover, tightly secured and well-maintained until the building is reoccupied; or
 - (ii) It shall be covered by a blank opaque panel that fits within the existing sign frame.
 - c) If the use remains ceased after the expiration of a 180-day period, any cloth-like sign cover shall be replaced with a blank opaque panel described in Subsection 5.7.4G.3.(b)(ii) above, until the building is reoccupied.
4. **Demolished Buildings.** The following shall apply to signs on a property pending demolition of buildings or demolished buildings:
 - a) When a permit is issued for demolition or removal of a building or structure, any freestanding sign associated with the building or structure and its supporting structure shall be removed concurrently with the demolition or removal of the buildings and structures, unless there is a valid approved site plan for a new use prior to the building demolition or removal and the existing sign is a conforming sign. Conforming signs shall be maintained in accordance with Subsection 5.7.4.G.3, Cessation of Use.
 - b) After the effective date of this Section, any sign that remains on a property after a building has been demolished or removed thereon, and there is no valid site plan, shall be considered illegal and shall be subject to removal in accordance with Chapter 9: Enforcement of the Development Ordinance.
 - c) Subsection 5.7.4.G.4, Demolished Buildings, shall not apply to Outdoor Advertising signs as defined in Section 9-2-2(k)(29) of the previous version of the High Point Development Ordinance, dated December 31, 2016.
5. **Removal of Unsafe Signs.** Signs determined by the City to be unsafe to the public shall be removed or remedied in accordance with Chapter 9: Enforcement of the Development Ordinance. If a sign poses an immediate danger, as determined by the

City, the sign, or the parts of it posing a danger shall be remedied or removed in accordance with Chapter 9: Enforcement of the Development Ordinance.

H. Poorly Maintained Signs

1. A sign shall be maintained in good structural condition, in compliance with the State Building Code, and in conformance with this Section.
2. A sign which is not properly maintained, including but not limited to: cleaning, painting surfaces and letters, removal of rust and rotted wood and replacement of damaged parts and non-working illumination, shall be remedied in accordance with Chapter 9: Enforcement of the Development Ordinance.

I. Historic Properties. No freestanding or attached sign shall be located outside of the right-of-way and on the premises of a Guilford County Landmark Property or within a Local Historic Overlay district without a certificate of appropriateness prior to issuance of a sign permit.

J. Signs on Public Land or in Right-of-Way. A sign installed or placed on public land or right-of-way, except those installed or placed in compliance with this Section and state law, or under an encroachment agreement with NCDOT or the City, or in accordance with the City's Historic Roadside Marker Policy, shall be deemed to be abandoned to the public and shall be subject to removal and disposal by the City in accordance with Chapter 9: Enforcement of the Development Ordinance.

K. Violation of Building Codes. A sign which is installed in violation of the State Building Code or in violation of this Section is an illegal sign and subject to enforcement action by the City in accordance with Chapter 9: Enforcement of the Development Ordinance.

5.7.5. - Installation and Design

A sign shall be designed, constructed, and maintained in accordance with the following standards:

A. Consent of Owner. A sign may not be placed on private property without the consent of the landowner or occupant.

B. Obstructions

1. No sign shall be erected or maintained in a manner that obstructs visibility for motorists at any street intersection in accordance with the standards in Title 6, Chapter 1, Streets and Sidewalks, of the City's Code of Ordinances.
2. No sign shall interfere with or obstruct pedestrian traffic.
3. A sign shall not obstruct a fire escape, required exit, window, door opening, or wall opening intended as a means of ingress or egress.
4. Placement of a sign and its supporting structure shall not interfere with natural or artificial drainageways.
5. No sign shall be erected or maintained that covers a doorway or window, other than a window sign permitted in accordance with this Section.

- C. **Permanence.** All signs, except A-frame signs, announcement signs, construction signs, flags, inflatable signs, pennants, real estate signs, temporary banner signs, weekend signs, and window signs, shall be constructed of permanent materials and shall be permanently attached to the ground or building.
- D. **Projections into the Right-of-Way and Travel Way**
1. Signs shall be located at least 9 feet above sidewalks and other pedestrian ways and 15 feet above vehicular drives and parking spaces.
 2. No part of a sign may be closer than 3 feet to a curb or street pavement as measured horizontally from the curb to the sign. (See Section 10.2.10, Signs, for rules of measurement)
- E. **Utility Clearance**
1. A sign shall be located in such a way that it maintains horizontal and vertical clearance from all existing or planned electrical power lines and communication lines in accordance with the applicable provisions of the National Electrical Safety Code (NESC) and the *Development Guide*.
 2. A sign and its supporting structure shall maintain clearance from surface and underground utilities, conduits or equipment or lines for water, sewage, gas, electricity, or communication equipment. Signs or supports located within utility easements shall receive written authorization from the easement holder. The City shall not be responsible for damage to, or the repair or replacement of, signs or supports that must be removed to access such easements.
- F. **Ventilation Interference.** A sign shall not be erected so as to interfere with an opening required for ventilation.
- G. **Warning Interference.** A sign shall not be erected so as to interfere with any existing sign warning of a hazardous or potentially hazardous condition, such as a buried gas line or power cable.
- H. **Wind Loads.** All signs, except A-frame signs, announcement signs, construction signs, flags, inflatable signs, pennants, real estate signs, temporary banner signs, weekend signs, and window signs, shall be constructed to withstand minimum wind loads in accordance with the State Building Code.

5.7.6. - Illumination Standards

The following illumination standards are additional applicable standards to other standards found in this Section. The more restrictive standards between Section 5.7.6, Illumination Standards, and other illumination standards found in this Section shall control.

A. **General Illumination Standards**

1. Externally illuminated freestanding signs requiring a permit are allowed in all residential districts.

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2. Internally illuminated signs are prohibited in all residential districts.
 3. In any nonresidential district, all signs may be externally or internally illuminated, subject to specific standards by district or sign type.
 4. Light sources to illuminate signs shall be located, angled, shielded, and limited in intensity so as not to cast substantial light (spillover) upon an adjacent property or create a visual safety hazard to vehicles and pedestrians.
 5. Illumination of signs shall be by a steady stationary light source.
 6. Lights used to externally illuminate signs shall only produce a white light.
 7. Support structures shall not be internally illuminated or have light reflecting panels.
- B. Illuminated Wall Signs that Abut Residential Uses.** If a wall sign faces an abutting single-family detached, single-family attached, or duplex use, then the sign shall only be externally illuminated.

5.7.7. - Signs Allowed Without a Sign Permit

Certain signs are allowed without a permit in accordance with this Section and the following specific standards. (See Section 5.7.16, Sign Images by Sign Type, for a visual illustration of these signs)

- A. Table of Requirements.** Signs subject to the standards in Section 5.7.7, Signs Allowed Without a Sign Permit, shall comply with the applicable provisions in Table 5.7.7.A: Signs Allowed Without a Sign Permit and any additional applicable standards provided in Subsection 5.7.7.C, Specific Standards.

Table 5.7.7.A: SIGNS ALLOWED WITHOUT A SIGN PERMIT								
Sign Type		Zoning Districts	Use Type	Max No.	Max Area SF	Max Height FT	Illumination Allowed	Additional Standards
A-Frame	Freestanding	RM-26, TO, CB, MS, MX	n/a	1/bldg. entrance	6	3	None	5.7.7.C.1
Announcement	Freestanding	All Districts	n/a	3/ street frontage	6	4	None	
	Attached			1/bldg.[1]		n/a		
Building Marker	Attached	All Districts	n/a	1/bldg.	4	n/a	None	
Directional and Safety	Freestanding	All Districts	n/a	n/a	4	4	External	
	Attached					n/a		
Flags	Freestanding and Attached	All Districts	Household Living, not including Live/work and Multi-family dwellings	1 pole/lot 3 flags/pole	60/pole	See Add'l. Stnds.	External	5.7.7.C.2
			All Other Use Types, including	3 poles/street frontage 3 flags/pole	60/pole			

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			Live/work and Multi-family dwellings					
Historical or Memorial	Freestanding	All Districts	n/a	1/lot	10	10	External	
Menu Boards	Freestanding and Attached	Nonresidential Districts	n/a	1/drive-through or drive-up aisle	24	8	Internal	5.7.7.C.3
Real Estate / Construction	Freestanding	All Districts	Household Living, not including Live/work and Multi-family dwellings	1/ street frontage	6	4	None	Shall be removed within 7 days of sale, lease, or issuance of a certificate of occupancy or certificate of compliance, or otherwise is completed
	Freestanding		All Other Use Types, including Live/work and Multi-family dwellings	1/ street frontage	32	8		
	Attached			1/bldg. [2]		n/a		
Vending	Attached	Nonresidential Districts	n/a	1/side	See Add'l. Stnds.	n/a	None	Shall not be legible from any location other than the property on which the sign is located and shall consist of letters not exceeding 8 inches in height
Weekend	Freestanding	All Districts	n/a	See Add'l. Stnds.	6	4	None	5.7.7.C.4
Window	Attached	Nonresidential Districts	n/a	Window signs shall not exceed 25% of any individual window or door, or 25% of all windows combined, including doors.		n/a	None	
Other Signs Not Requiring a Sign Permit		See Subsection 5.7.7.B, Other Signs Allowed Without a Sign Permit						
Accessory Structures and Uses		See Section 4.4, Accessory Structures and Uses						
Temporary Uses		See Section 4.5, Temporary Uses						
NOTES: [1] In the case of a multi-tenant building, one sign per tenant is allowed.								

B. Other Signs Allowed Without a Sign Permit

1. Lights and decorations that are temporarily displayed on dates around holidays;
2. Hand carried signs;

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3. Signs affixed to a vehicle where the vehicle is used on a regular basis for the normal transport of goods or persons;
 4. Signs not legible from a street or another zone lot;
 5. Signs painted on an active public water tower, with permission of the tower operator;
 6. Signs on the interior of a building, courtyard, athletic field, or other building or structure which are not designed or oriented in a manner to be legible from the exterior of the building or structure;
 7. Signs erected by or on behalf of the City of High Point, Guilford County, the State of North Carolina, or the United States federal government; and
 8. Signs applied to an umbrella.
- C. **Specific Standards.** The following are specific standards for signs allowed without a sign permit in accordance with Table 5.7.7.A, Signs Allowed Without a Sign Permit.
1. **A-Frame Sign.** An A-Frame sign shall comply with the following standards:
 - a) It may be placed on the public sidewalk and must only be placed directly in front of the use;
 - b) It shall be displayed only during operational hours of the use and must be removed each day at the close of business;
 - c) It shall not include any loose, windblown or moving elements;
 - d) It shall provide a minimum of 5 feet of clear passage on the sidewalk between the street and the Sign; and
 - e) It shall not be anchored to the sidewalk or affixed to a pole, vending box, or other structure or appurtenance.
 2. **Flag.** All flags shall comply with the following standards:
 - a) The installation of a flagpole may be subject to a permit, in accordance with the State Building Code;
 - b) The maximum height of a freestanding flagpole is 40 feet;
 - c) Flagpoles attached to buildings shall be mounted on the facade of the building using a flagpole bracket. The flagpole shall not extend above the roof eave or building parapet of the building on which the flagpole is attached; and
 - d) Flagpoles attached to a building may project into the street right-of-way in accordance with Subsection 5.7.5.D, Projections into the Right-of-Way and Travel Way.
 3. **Menu Board Sign.** A menu board sign at a drive-through or drive-up facility shall comply with the following standards:
 - a) It shall be located in proximity to the drive-through or drive-up speaker or service window from which an order is placed;

- b) It shall not be legible from any location other than the property on which the menu board is located and shall consist of letters not exceeding 8 inches in height; and
 - c) The back of the menu board shall be blank and have no content displayed.
4. **Weekend Sign.** A weekend sign shall comply with the following standards:
- a) It shall be displayed only from 12:00 p.m. (noon) on a Friday to 12:00 p.m. (noon) the following Monday;
 - b) It shall be located at least 6 feet from the back of curb or edge of pavement where no curb exists;
 - c) It shall be located at least 600 feet from all other such signs unless the sign is placed at a street intersection where the public must make a turn to travel to the lot or zone lot with the event;
 - d) Only 1 weekend sign may be placed at a street intersection where the public must turn to travel to the lot or zone lot upon which the event is located;
 - e) It shall not be placed on City-owned property or on private property without the consent of the landowner or occupant;
 - f) It shall not be placed in medians, traffic islands or any other land within the public right-of-way that is surrounded by the road surface;
 - g) It shall not interfere with or obstruct pedestrian or vehicular traffic, or obstruct safe sight distances at intersections;
 - h) It shall not be anchored to the sidewalk or affixed to a pole, traffic control box, or other structure or appurtenance in the public right-of-way; and
 - i) It shall not include any loose, windblown, or moving elements.

5.7.8. - Freestanding Signs Requiring a Sign Permit

A. Freestanding Signs Generally

1. Freestanding signs requiring a sign permit in accordance with Section 2.5.13, Sign Permit, shall comply with the general and specific standards of Section 5.7.8, Freestanding Signs Requiring a Sign Permit. Freestanding signs within the Institutional District shall comply with Section 5.7.11, Signs in Institutional Districts. (See Section 5.7.16, Sign Images by Sign Type, for visual illustration of freestanding signs)
2. A summary of the applicable tables and specific provisions regulating freestanding signs requiring a permit, in addition to general standards and illumination provisions, is provided below.
 - a) Table 5.7.8.D: Freestanding Signs - Maximum Permitted Sign Number, Area, and Height establishes within each zoning district the maximum number of permitted freestanding signs, square feet of sign area, and height permitted per lot frontage within each zoning district.

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- b) Table 5.7.8.E: Freestanding Specialty Signs - Maximum Permitted Sign Area and Height establishes sign standards for specialty signs, specifically development entrance signs, institutional banner signs, and light-pole banner signs. Freestanding specialty signs do not count towards the maximum sign allowances described in Table 5.7.8.D: Freestanding Signs - Maximum Permitted Sign Number, Area, and Height and Table 5.7.8.F: Freestanding Multi-Tenant Development Sign Area Height and Setback. Freestanding specialty signs are allowed in addition to other allowable freestanding signs.
- c) Table 5.7.8.F: Freestanding Multi-Tenant Development Sign Area, Height and Setback establishes sign standards for freestanding signs permitted on a lot(s) with a multi-tenant building (3 or more tenants), a group development, or multiple lot development.
- d) Subsection 5.7.8.G: Specific Standards for Freestanding Signs establishes additional standards for specific sign types as noted within the tables in Section 5.7.8, Freestanding Signs Requiring a Sign Permit.

B. General Standards for Freestanding Signs

- 1. Freestanding signs shall be allowed only on a lot with an existing principal use.
- 2. Freestanding signs greater than 6 feet in height shall not be located within 100 feet of a residential district.
- 3. Freestanding signs shall be surrounded by a bed of landscaping. In the CB, MS and MX districts, moveable planters can be used to satisfy this standard.

C. Illumination By District

- 1. Freestanding signs in all residential and AGR districts are limited to external illumination; in all other districts, signs may be internally or externally illuminated.
- 2. In the TO, OI, EC, PNR and GCO districts, internal illumination is limited to cut-out letter/graphic or silhouette lighted signs.
- 3. Specific illumination standards are provided by sign type in Subsection 5.7.8.G, Specific Standards for Freestanding Signs.
- 4. All signs must also comply with the illumination requirements in Section 5.7.6, Illumination Standards.

- D. **Freestanding Signs.** Signs subject to the standards in Section 5.7.8, Freestanding Signs Requiring a Sign Permit, shall comply with the applicable standards in Table 5.7.8.D: Freestanding Signs – Maximum Permitted Sign Number, Area and Height.

TABLE 5.7.8.D: FREESTANDING SIGNS – MAXIMUM PERMITTED SIGN NUMBER, AREA AND HEIGHT						
DISTRICT	MAXIMUM NUMBER PER LOT FRONTAGE [1]	AREA MULTIPLIER PER LINEAR FOOT OF LOT FRONTAGE	AREA (SQUARE FEET)		MAXIMUM HEIGHT (FEET)	ADDITIONAL STANDARDS
			MIN	MAX		

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All Residential Districts - Nonresidential uses only	1	n/a	n/a	40	6	
AGR, TO, CB, MX	1	n/a	n/a	40	6	
PNR	1	n/a	n/a	40	6	5.7.8.G.1
GCO	1	n/a	n/a	40	6	5.7.8.G.2
OI, LB, EC, MS	1	0.75	25	60	12	
GB, LI, HI	1	0.75	50	80	20	
Applicable Districts - Lease and fee simple lots within a multi-tenant development	1	n/a	n/a	40	6	
NOTE: [1] Lots having frontage on two intersecting streets (corner), may have a sign on each lot frontage or on the corner. If the sign is placed on the corner, then a second sign may be a maximum of 40 sq. ft. and 6 feet in height. In no case shall there be more than one sign per street frontage. (See Section 10.2.10, Signs, for rules of measurement)						

- E. Freestanding Specialty Signs.** The sign allowances for freestanding specialty signs shall comply with the applicable provisions of Table 5.7.8.E: Freestanding Specialty Signs – Maximum Permitted Sign Area and Height. Freestanding specialty signs do not count towards the maximum sign allowances described in Table 5.7.8.D: Freestanding Signs - Maximum Permitted Sign Number, Area, and Height and Table 5.7.8.F: Freestanding Multi-Tenant Development Sign Area, Height and Setback. Freestanding specialty signs are allowed in addition to other allowable freestanding signs.

Table 5.7.8.E: FREESTANDING SPECIALTY SIGNS – MAXIMUM PERMITTED SIGN AREA AND HEIGHT				
SPECIALTY SIGN TYPES	ZONING DISTRICTS	MAX SF	MAX HEIGHT	ADDITIONAL STANDARDS
Development Entrance Sign	All Districts	50	6	5.7.8.G.3
Institutional Banner Sign	All Districts	32	6	5.7.8.G.4
Light-Pole Banner Sign	All Districts	6	n/a	5.7.8.G.5

- F. Freestanding Multi-Tenant Development Signs.** Freestanding multi-tenant development signs may be placed on a lot with a multi-tenant building with 3 or more tenants, a group development, or multiple lot development and shall comply with the applicable provisions in Table 5.7.8.F: Freestanding Multi-Tenant Development Sign Area, Height and Setback; and Section 5.7.14, Common Sign Plan.

TABLE 5.7.8.F: FREESTANDING MULTI-TENANT DEVELOPMENT SIGN AREA, HEIGHT AND SETBACK						
ZONING DISTRICT	MAXIMUM NUMBER PER DEVELOPMENT FRONTAGE	MAXIMUM AREA PER MULTI-TENANT DEVELOPMENT [1]		MAXIMUM HEIGHT (FEET)	SETBACK	ADDITIONAL STANDARDS
		<25,000 (SQUARE FEET)	≥25,000 (SQUARE FEET)			
OI, LB, EC, MS	1	75	100	15	10	
GCO	1	75	100	15	10	5.7.8.G.2
GB, RC, LI, HI	1	100	150	25	10	
NOTE:						

[1] Based on the total building gross floor area.

G. Specific Standards for Freestanding Signs

1. **Signs within the PNR District.** Signs within the PNR District along thoroughfare streets may be increased to 60 square feet and may be up to 12 feet in height.
2. **Signs within the Eastchester GCO District.** Signs within the Eastchester Gateway Corridor Overlay shall comply with the following standards:
 - a) Only monument signs are allowed; and
 - b) Only changeable copy signs are allowed, but not electronic changeable copy signs.
3. **Development Entrance Sign.** Development entrance signs shall comply with the following standards:
 - a) Only permitted in subdivisions with more than 8 lots, group developments with more than 8 dwelling units or over 50,000 square feet of nonresidential gross square feet, and in Institutional Districts;
 - b) Each public access point to the development shall be permitted to have 2 signs at no more than two major entrances into the development. All other entrances shall be limited to 1 sign at each entrance;
 - c) Enhancement of a development entrance sign with masonry or stone shall not exceed the permitted sign height; and
 - d) Development entrance signs may be externally illuminated.
4. **Institutional Banner Sign.** Institutional banner signs shall comply with the following standards:
 - a) Institutional banner signs shall only be allowed on lots or zone lots being used for uses within the civic, education, and religious institution use categories;
 - b) Upon approval of a sign permit, posts to which an institutional banner sign will be attached may be installed at a height not exceeding 6 feet nor be more than 10 feet apart;
 - c) One institutional banner sign shall be allowed on each street frontage;
 - d) Institutional banner signs shall not be illuminated; and
 - e) No additional sign permit is required to change an institutional banner sign after the initial sign permit is issued and the posts are approved, provided the approved posts are not changed.
5. **Light-Pole Banner Sign.** A light-pole banner sign shall comply with the following standards:
 - a) It shall be attached on at least two ends;
 - b) It shall not have separate illumination;

- c) It shall be limited to two light-pole banner signs per pole; and
- d) No additional sign permit is required to change a light-pole banner sign after the initial sign permit is issued and the pole mounts are approved, provided the approved pole mounts are not changed.

5.7.9. - Attached Signs Requiring a Sign Permit

A. Attached Signs Generally

1. Attached signs requiring a sign permit in accordance with Section 2.5.13, Sign Permit, shall comply with the standards of Section 5.7.9, Attached Signs Requiring a Sign Permit. Attached signs within the Institutional District shall comply with Section 5.7.11, Signs in Institutional Districts. (See Section 5.7.16, Sign Images by Sign Type, for visual illustration of attached signs)
2. A summary of the applicable tables and specific provisions regulating attached signs requiring a permit, in addition to illumination provisions, is provided below.
 - a) Table 5.7.9.C: Attached Signs - Maximum Permitted Sign Area Per Principal Building Facade establishes within each zoning district the maximum square feet of sign area permitted on a principal building's facade based on the linear feet of the building's facade (width of the building).
 - b) Table 5.7.9.D: Attached Signs - Maximum Permitted Sign Area by Sign Type establishes the number of permitted signs and size limits by each sign type listed in the table; however, the maximum sign area permitted on the building facade is regulated by Table 5.7.9.C: Attached Signs - Maximum Permitted Sign Area Per Principal Building Facade.
 - c) Table 5.7.9.E: Attached Specialty Signs - Maximum Permitted Sign Area by Sign Type establishes sign standards for attached specialty signs. Attached specialty signs do not count towards the maximum sign allowances in Table 5.7.9.C: Attached Signs - Maximum Permitted Sign Area Per Principal Building Facade and Table 5.7.9.D: Attached Signs – Maximum Permitted Sign Area by Sign Type. Attached Specialty Signs are allowed in addition to other allowable attached signs.
 - d) Subsection 5.7.9.F, Attached Signs on Multi-Tenant Buildings, establishes how standards for signs on multi-tenant buildings are applied on shared building facades.
 - e) Subsection 5.7.9.G, Specific Standards for Attached Signs, establishes additional standards for specific sign types as noted within the tables in Section 5.7.9, Attached Signs Requiring a Sign Permit.

B. Illumination Standards for Attached Signs

1. Illuminated attached signs are prohibited in residential districts.
2. In all other districts, signs may be internally or externally illuminated, except that in the AGR, TO, OI, EC, PNR and GCO districts, internal illumination is limited to cut-out letter/graphic or silhouette lighted signs.

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3. Specific illumination standards are also provided by sign type in Subsection 5.7.9.G, Specific Standards for Attached Signs.
4. All signs must also comply with the illumination requirements in Section 5.7.6, Illumination Standards.

- C. Attached Signs – Maximum Permitted Sign Area Per Principal Building Facade.** The maximum sign area permitted per principal building facade shall comply with the provisions in Table 5.7.9.C: Attached Signs –Maximum Permitted Sign Area Per Principal Building Facade.

TABLE 5.7.9.C: ATTACHED SIGNS – MAXIMUM PERMITTED SIGN AREA PER PRINCIPAL BUILDING FACADE		
DISTRICT	AREA MULTIPLIER PER LINEAR FOOT OF PRINCIPAL BUILDING FACADE	MAXIMUM SIGN AREA FOR ATTACHED SIGNS ON PRINCIPAL BUILDING FACADE [1] (SF)
All Residential Districts - Nonresidential uses only	0.5	50
AGR, TO, PNR	1	50
OI, LB, EC, LI, HI, MS, MX	1	100
CB	2	300
GB, RC	2	400
GCO	n/a [2]	200 [3]
NOTES:		
[1] Applies to the maximum square footage for all signs on the principal building facade only; all other facades may have 50% of the allowable square footage of the principal building facade.		
[2] The GCO is an overlay district and therefore the base district determines the square foot multiplier.		
[3] The maximum sign area for signs within the GCO is limited to 200 sf or the lesser sign area of the underlying zoning district.		

- D. Attached Signs – Maximum Permitted Sign Area by Sign Type.** The permitted number and area by sign type shall comply with the provisions in Table 5.7.9.D: Attached Signs - Maximum Permitted Sign Area by Sign Type.

TABLE 5.7.9.D: ATTACHED SIGNS – MAXIMUM PERMITTED SIGN AREA BY SIGN TYPE			
SIGN TYPE/DISTRICTS	NUMBER	MAXIMUM AREA PER SIGN TYPE [1] (SF)	ADDITIONAL STANDARDS
WALL SIGN			
All Residential Districts - Nonresidential uses only	1	50	
AGR, TO, OI, LB, EC, LI, HI, MS, MX, PNR	n/a	50	
CB	n/a	200	
GB, RC	n/a	300	
GCO	n/a	100 [2]	
AWNING SIGN			
All Nonresidential Districts	n/a	25% of Awning	5.7.9.G.1
BUILDING BANNER SIGN			
MS, MX	n/a	16	5.7.9.G.3
CB, RC		20	
BUILDING CANOPY SIGN			

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All Nonresidential Districts	1/canopy face	See Additional Standards	5.7.9.G.4
MARQUEE SIGN			
MS, MX GB, RC, CB	n/a	See Additional Standards	5.7.9.G.7 & 5.7.10
PROJECTING SIGN			
RC	1	32	5.7.9.G.8
MS, MX	1	48	
CB	1	64	
NOTES:			
[1] The cumulative sign area shall not exceed the maximum shown in Table 5.7.9.C: Attached Signs - Maximum Permitted Sign Area Per Principal Building Facade.			
[2] The maximum sign area for wall signs within the GCO is limited to 100 sf or the lesser sign area of the underlying zoning district.			

- E. Attached Specialty Signs.** The sign allowances for attached specialty signs, shall comply with the provisions in Table 5.7.9.E: Attached Specialty Signs – Maximum Permitted Sign Area by Sign Type. Attached specialty signs do not count towards the maximum sign allowances in Table 5.7.9.C: Attached Signs - Maximum Permitted Sign Area Per Principal Building Facade and Table 5.7.9.D: Attached Signs – Maximum Permitted Sign Area by Sign Type. Attached specialty signs are allowed in addition to other allowable attached signs.

TABLE 5.7.9.E: ATTACHED SPECIALTY SIGNS – MAXIMUM PERMITTED SIGN AREA BY SIGN TYPE				
SPECIALTY SIGN TYPE	ZONING DISTRICTS	NUMBER	MAX SF	ADDITIONAL STANDARDS
Blade Sign	All Nonresidential Districts	1/entrance	6	5.7.9.G.2
Crown Sign	OI, LB, GB, RC, CB, MS, MX, EC, LI, HI	1/facade, max. 2/bldg.	200	5.7.9.G.5
Freestanding Canopy Sign	All Nonresidential Districts	1/canopy face	10% of canopy face	5.7.9.G.6
Supergraphic Sign	CB	n/a	n/a	5.7.9.G.9
Wall-Painted Sign	All Nonresidential Districts	1/facade, max. 2/bldg.	n/a	5.7.9.G.10

- F. Attached Signs on Multi-Tenant Buildings.** Signs on multi-tenant buildings, with 3 or more tenants and with separate tenant entrances, shall comply with the following standards:
1. The maximum sign area for each tenant shall be based on its proportionate share of building linear frontage in accordance with Table 5.7.9.C: Attached Signs - Maximum Permitted Sign Area Per Principal Building Facade;
 2. Each attached tenant sign shall comply with all other applicable provisions in Table 5.7.9.D: Attached Signs - Maximum Permitted Sign Area by Sign Type; and
 3. A common sign plan shall be submitted in accordance with Section 5.7.14, Common Sign Plan.

G. Specific Standards for Attached Signs. The following standards apply to attached signs in additional to all other applicable standards.

1. **Awning Sign.** An awning sign shall comply with the following standards:
 - a) It shall include only the vertical face of the awning structure to determine the allowable sign size; (See Section 10.2.10, Signs, for rules of measurement)
 - b) All awnings shall be of opaque material that does not transmit light through the awning; and
 - c) External lighting may be placed above the awning.
2. **Blade Sign.** A Blade sign shall comply with the following standards:
 - a) It shall be located on the building facade a minimum of 9 feet and a maximum of 15 feet above sidewalks and other pedestrian ways; and
 - b) It may be internally or externally illuminated provided that cabinet signs are prohibited.
3. **Building Banner Sign.** A building banner sign shall comply with the following standards:
 - a) It shall be oriented perpendicular to the building facade and shall be attached to a permanent structure on at least two ends;
 - b) It shall not be illuminated; and
 - c) No additional sign permit is required to change a building banner sign after the initial sign permit is issued and the pole mounts are approved, provided the approved pole mounts are not changed.
4. **Building Canopy Sign.** A building canopy sign shall comply with the following standards:
 - a) It shall not exceed the vertical edge of the building canopy;
 - b) It may extend beyond the top or bottom horizontal edges of the building canopy, or be within the face of the building canopy;
 - c) If extended above the top horizontal edge, or on top of the building canopy, the maximum permitted height of the sign copy shall be 2 feet; and
 - d) It may have internal illumination that is limited to cut-out letter/graphic or silhouette lighted signs.
5. **Crown Sign.** A crown sign shall comply with the following standards:
 - a) It shall only be allowed on buildings 60 feet or greater in height;
 - b) Only one crown sign shall be located on any one side of a building;
 - c) No more than 2 crown signs shall be allowed per building;
 - d) It shall not cover windows or architectural details;

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- e) It shall not extend above the top of the roofline, or vertical edge of the building facade;
 - f) It shall not be placed below the floor of the top floor of the building;
 - g) It shall not exceed 75% of the width of the building facade; and
 - h) It may have internal or external illumination, but internal illumination is limited to cut-out letter/graphic or silhouette lighted signs.
6. **Freestanding Canopy Sign.** A freestanding canopy sign shall comply with the following standards:
- a) It shall be located on the face of the canopy, or be suspended under the canopy;
 - b) In no case shall it extend beyond the top horizontal or vertical edge of the canopy to which it is attached;
 - c) It shall not be located on top of the canopy; and
 - d) It may have internal illumination.
7. **Marquee Sign.** A marquee sign shall comply with the following standards:
- a) It may be internally or externally illuminated;
 - b) It may have electronic changeable copy in accordance with the standards in Section 5.7.10, Electronic Sign Standards, up to a maximum height of 5 feet; and
 - c) It may be located on top of the marquee with up to a maximum height of 3 feet and a maximum width of 75% of the marquee structure. When located on top of the marquee, it may have internal illumination that is limited to cut-out letter/graphic or silhouette lighted signs.
8. **Projecting Sign.** A projecting sign shall comply with the following standards:
- a) It shall be located on the building facade facing a street, drive, or pedestrian way;
 - b) It shall be located a minimum of 15 feet above sidewalks and other pedestrian ways, and vehicular drives and parking spaces;
 - c) It shall not include any loose, windblown or moving elements;
 - d) It shall not extend horizontally more than 4 feet from the building facade;
 - e) It shall not extend vertically above the roof line;
 - f) It shall be separated from other projecting signs by a distance of at least 25 feet;
 - g) Sign supports must be an integral part of the sign; and
 - h) It may be internally or externally illuminated provided that cabinet signs are prohibited.

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9. **Supergraphic Sign.** Supergraphic signs are intended to recognize the unique characteristics and needs of the High Point Market in the Central Business District. A supergraphic sign shall comply with the following standards:
 - a) It shall not extend above the top of the roofline, or vertical edge of the building facade;
 - b) It shall not cover windows or doors;
 - c) It shall be securely anchored in accordance with a licensed engineer's or sign manufacturer's specifications; and
 - d) It shall not be illuminated.
10. **Wall-painted Sign.** A wall-painted sign shall comply with the following standards:
 - a) It shall be permitted on only two facades of a structure;
 - b) It shall be maintained in good condition and repaired in case of vandalism or accidental destruction or be painted over to match the building;
 - c) It shall be applied using weather-resistant paint;
 - d) It shall not be painted on or obscure windows or doors;
 - e) It shall not be externally illuminated; and
 - f) Nothing in this section shall prevent someone who installs a wall-painted sign from incorporating their name or other identifying information as part of the wall-painted sign.

5.7.10. - Electronic Sign Standards

- A. **General Standards for Electronic Changeable Copy (Alphanumeric Non-Pictorial) and Video Signs**
 1. Where permitted, an existing sign may be replaced with a sign that incorporates electronic changeable copy or is a video sign; however, no existing sign shall be modified to add an electronic changeable copy or a video sign. If an existing sign is replaced by a sign having electronic changeable copy or a video sign, the replacement sign may use the existing structure. (See Section 5.7.16, Sign Images by Sign Type, for visual illustration of electronic changeable copy signs and video signs)
 2. The area of the electronic changeable copy or video sign shall be counted toward the applicable maximum allowable sign area.
 3. **Illumination**
 - a) Maximum illumination levels for electronic changeable copy signs shall not exceed 5,000 Nits.
 - b) Maximum illumination levels for video signs shall not exceed 2,500 nits.

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- c) The maximum illumination between sunset and sunrise of an electronic changeable copy sign or a video sign shall not exceed 500 nits.
 - d) Illumination levels for signs using LED technology shall provide a minimum LED density of 19/19 mm (bulb cluster spacing on center).
 - e) Prior to the issuance of a sign permit, the following shall be required:
 - (i) A written certification from the sign manufacturer that confirms the light intensity has been factory pre-set not to exceed the maximum illumination levels specified by Subsection 5.7.10.A.3, Illumination; and
 - (ii) The sign shall have a light sensing device, either by photocell (hardwired) or software settings, that will adjust the illumination in real-time as ambient light conditions change, so that the sign does not exceed the maximum illumination levels allowed by this Subsection 5.7.10.A.3, Illumination.
 - f) All electronic changeable copy signs and video signs must also comply with the illumination requirements in Section 5.7.6, Illumination Standards.
4. **Historic Properties.** No attached electronic changeable copy sign or video sign shall be placed on a structure that has a National Register designation, is located on a Guilford County Landmark property, or is within a Local Historic Overlay district.

B. Electronic Changeable Copy Signs

- 1. Freestanding electronic changeable copy signs are only allowed in the LB, GB, MS, CB, and RC Districts.
- 2. Only one freestanding electronic changeable copy sign shall be allowed per lot, which does count towards the allowable freestanding sign per lot frontage.
- 3. Freestanding electronic changeable copy signs shall not exceed 33% of the permitted sign area and shall be integrated into the sign face (not a separate sign).
- 4. Attached electronic changeable copy signs are only allowed as a marquee sign within the permitted sign area.
- 5. An electronic changeable copy sign shall only display non-pictorial text information using alphanumeric characters.
- 6. **Message**
 - a) Messages shall be static and complete within itself, with no continuation of content to the next image or message.
 - b) Messages shall be limited to 4 lines of information and/or 10 items of information, to allow passing motorists to read the entire copy with minimal distraction.
 - c) Changes to messages displayed must be as instantaneous as is technologically feasible, with no flashing, zooming, scrolling, fading, twinkling/sparkling, or other operating mode that imitates movement.

- d) The entire text of a message shall be a maximum of two colors and shall not vary in intensity during its display frame.
- e) The rate of message change for an electronic changeable copy sign shall be no faster than one time each 16 seconds.

C. Video Signs

- 1. Video signs are only allowed in the CB District.

2. Freestanding Video Signs

- a) Freestanding video signs shall be a maximum of 32 square feet and 6 feet in height and shall be positioned generally parallel to the street to minimize direct view from approaching vehicular traffic.
- b) A zone lot having a freestanding video sign shall not be permitted to have any other non-video freestanding sign.
- c) The number of freestanding video signs shall be limited as follows:
 - (i) One freestanding video sign shall be permitted per street front on a zone lot having a street frontage of 100 feet or greater; and
 - (ii) One additional freestanding video sign shall be permitted per street front for a zone lot having a street frontage of 200 feet or greater.
- d) No part of a freestanding video sign shall be located within 25 feet of the intersecting street rights-of-way, or closer than 50 feet to another freestanding video sign.

3. Attached Video Wall Sign

- a) An attached video wall sign shall not exceed 60 square feet and is considered in the maximum sign area per building facade.
- b) The number of attached video wall signs shall be limited as follows:
 - (i) One video wall sign shall be permitted per street front on a building having a minimum linear building width of 100 feet or greater; and
 - (ii) One additional video wall sign shall be permitted per street front on a building having a minimum building width of 200 feet or greater.
- c) Location/Orientation.
 - (i) A video wall sign shall be positioned on a wall generally parallel to the street to minimize direct view from approaching vehicular traffic.
 - (ii) A video wall sign shall not extend more than 18 inches from the wall to which it is attached.
 - (iii) A video wall sign shall not be positioned on a wall where the top portion of the sign is higher than 40 feet above ground level.

- (iv) No part of a video wall sign shall be located within 25 feet of the intersecting street right-of-way, or closer than 50 feet to another video wall sign.

5.7.11. - Signs in Institutional Districts

A. Applicability

Section 5.7.11, Signs in Institutional Districts applies to signs located within the Institutional District.

B. Common Sign Plan

1. A common sign plan shall be required for all development with new signs requiring a sign permit within the Institutional District in accordance with Section 5.7.14, Common Sign Plan.
2. Upon the effective date of this Section, existing signs within the Institutional District may change sign copy provided the sign copy area is not increased.

C. General Standards for Signs in Institutional Districts

1. Illumination

- a) Illumination standards for the Institutional District are as follows:
 - (i) Signs may be externally illuminated; and
 - (ii) Internal illumination is limited to cut-out letter graphics or silhouette lighted signs.
- b) All signs must also comply with the illumination requirements in Section 5.7.6, Illumination Standards.

2. **Freestanding Signs.** Within a zone lot located in an Institutional District, 1 freestanding sign is allowed per street frontage of up to 100 square feet and 6 feet in height.

3. **Attached Signs.** Each building facade may have a maximum of 100 square feet of attached signs. The following sign types are permitted:

- a) Wall sign;
- b) Awning sign, in accordance with Subsection 5.7.9.D, Attached Signs – Maximum Permitted Sign Area by Sign Type; and
- c) Building canopy sign, in accordance with Subsection 5.7.9.D, Attached Signs – Maximum Permitted Sign Area by Sign Type.

4. **Freestanding Specialty Signs.** The following freestanding specialty signs may be located in Institutional Districts in accordance with Subsection 5.7.8.E, Freestanding Specialty Signs:

- a) Development entrance signs. Institutional Districts that are divided by a public street shall be considered a separate development in determining the number of allowed development entrance signs;

- b) Institutional banner signs; and
 - c) Light-pole banner signs.
5. **Attached Specialty Signs.** The following attached specialty signs may be located in Institutional Districts in accordance with Subsection 5.7.9.E, Attached Specialty Signs:
- a) Blade signs;
 - b) Crown signs; and
 - c) Wall-painted signs.
6. **Institutional Directional Signs.** Institutional directional signs shall meet the following standards: (See Section 5.7.16, Sign Images by Sign Type, for visual illustration of institutional directional signs)
- a) Institutional directional signs may be located at street intersections, private drives and pedestrian connections to the street; and
 - b) An institutional directional sign shall not exceed 32 square feet or 8 feet in height.

D. Alternate Plan

1. The Planning and Development Director may approve an alternate common sign plan that allows modifications to the standards of Section 5.7.11, Signs in Institutional Districts, based on the following conditions:
 - a) Physical conditions of the property;
 - b) Block and/or lot configuration;
 - c) Impractical situations resulting from the application of the sign standards; or
 - d) The need to provide a better coordinated and designed campus sign system than the standards of this Section allow.
2. The following sign standards may be modified by an alternate common sign plan, provided the maximum square footage of all proposed freestanding and development entrance signs do not exceed the maximum square footage of all allowed signs, as provided in this Section, for a street frontage:
 - a) The number of freestanding and development entrance signs may be increased up to a maximum of 2 additional signs per street frontage;
 - b) The height of freestanding signs may be increased up to a maximum of 12 feet; and
 - c) The maximum size of freestanding signs may be increased up to a maximum of 25 percent.

5.7.12. – Limited Duration Signs

Limited duration signs requiring approval of a sign permit in accordance with Section 2.5.13, Sign Permit, shall comply with the following standards:

- A. Only inflatable signs, pennants, and temporary banner signs are allowed as limited duration signs. (See Section 5.7.16, Sign Images by Sign Type, for visual illustration of these signs)
- B. Limited duration signs are allowed in all nonresidential districts for nonresidential uses and in residential districts for outdoor seasonal sales as provided for in Section 4.5.4.D, Outdoor Seasonal Sales, up to a maximum of 30 days, two times per year. The 30-day maximum duration is allowed to run consecutively.
- C. Illumination is not allowed.
- D. Pennants must be contained within the lot or zone lot and shall not be anchored to the sidewalk or affixed to a pole, traffic control box, or other structure or appurtenance in the public right-of-way.
- E. One freestanding temporary banner sign per lot or zone lot is allowed up to a maximum of 32 square feet and up to 6 feet in height.
- F. One attached temporary banner sign per business is allowed up to a maximum 32 square feet.
- G. Inflatable signs shall comply with the following standards:
 - 1. One inflatable sign shall be permitted per lot or zone lot not exceeding 15 feet in height or 10 feet at its widest horizontal dimension;
 - 2. An inflatable sign shall be securely anchored in accordance with a licensed engineer's or sign manufacturer's specifications and tethered in a manner that does not create a hazard; and
 - 3. An inflatable sign shall not include any loose, windblown or moving elements.

5.7.13. - Vintage Signs

A sign may be designated a vintage sign and reconstructed, restored, or replicated in accordance with the following standards of Section 5.7.13 Vintage Signs. (See Section 5.7.16, Sign Images by Sign Type, for visual illustration of vintage signs)

- A. **Qualifications.** A sign proposed to be reconstructed, restored, or replicated as a vintage sign shall:
 - 1. Have no outstanding violations or proposed changes to the property, or structure that would cause the property, or structure to lose its historic designation; and
 - 2. A vintage sign may be any sign type and may be located in any zoning district as long as it complies with Section 5.7.13, Vintage Signs.
- B. **Application.** A sign permit application to reconstruct, restore, or replicate a sign as a vintage sign shall include the following:
 - 1. Evidence of the existence (past or present) of the sign, and its location on the structure or property;

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2. Evidence that the sign was associated with the original or other early use of the structure or grounds, or that such sign itself has historic significance;
3. If the sign exceeds the permitted height, setback, or sign area, evidence shall be provided that the proposed sign will not exceed the extent of nonconformity of the original sign;
4. If a sign is proposed to be located somewhere other than where the original sign was located, evidence shall be provided that the sign will be located on grounds or structures that are historically relevant or individually listed on the National Register of Historic Places, or designated as a Guilford County Landmark property;
5. Evidence that the sign will not pose a hazard to pedestrian or vehicular movements, and that the erection of such sign meets the applicable provisions of the State Building Code and the National Electrical Safety Code (NESC);and
6. If the sign is being replicated, evidence shall be provided showing how the new sign will imitate the former sign in at least 5 of the following elements: size, shape, materials, coloration, lettering style, graphic art style, illumination, and type of sign (overhanging, roof mounted, wall, freestanding, etc.).

C. Limitations

1. If a vintage sign is not permitted in the zoning district where it is proposed, it may be approved if only one such sign is proposed, and it is in place of an otherwise permitted freestanding or attached sign.
2. Approval for the reconstructing, restoring, or replicating a vintage sign shall not modify the number of permitted signs allowed under this Section.

5.7.14. - Common Sign Plan

- A. **Applicability.** Common sign plans shall apply to site plans with multiple buildings, multiple lot developments, group developments, planned developments, preliminary subdivision plans, and the Institutional District.
- B. **Procedure**
 1. A common sign plan shall be approved prior to the issuance of any sign permit(s).
 2. Any new common sign plan shall include a schedule that requires bringing all permanent signs not conforming to the proposed plan into compliance within 90 days.
- C. **Standards.** A common sign plan may be more restrictive than the requirements of this Section and shall provide for coordination among the following sign elements:
 1. General locations of proposed signs within the development, for both freestanding and attached signs;
 2. Shape of signs, including proposed maximum sign height and sign area;

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3. Unifying colors and/or lettering, including specific sign or font colors, fonts or script types and any specification or variation in font or script type size and/or color;
 4. Consistent type of sign illumination;
 5. Types of freestanding and attached signs allowed;
 6. Characteristics of sign faces (translucent, partially translucent, silhouette, cut-out letters, etc.);
 7. Allowable materials and colors for signs and sign support structures, including mounting details for attached signs;
 8. Provisions for shared usage of freestanding multi-tenant development signs;
 9. Incorporation and consideration of any overlay district sign requirements; and
 10. Any additional sign elements elected by the applicant to unify the development.
- D. **Conflict.** In case of any conflict between the provisions of such a common sign plan and any other provision of this Section, the more restrictive standards shall control.
- E. **Effect.** After approval of a common sign plan, no signs shall be erected, affixed, placed, painted or otherwise established except in conformance with the approved plan. The common sign plan may be enforced in the same way as any other provision of this Section.
- F. **Amendment**
1. **Minor Changes.** Unless expressly prohibited by a condition of approval or an approved common sign plan, the following minor changes may be requested by an applicant and approved by the Planning and Development Director:
 - a) Changes to the location of freestanding or attached signs; and
 - b) Changes to the provisions for shared usage of freestanding multi-tenant development signs.
 2. **Amendment.** Changes that are beyond the scope of a minor change are considered amendments and shall comply with the standards provided for in Subsection 5.7.14.C, Standards, and be approved by the Planning and Development Director.
 3. **Appeal.**
 - a) Upon receipt of the proposed amended common sign plan, the Planning and Development Director shall give notice to all owners and leaseholders of the lot or zone lot included within the proposed amended sign plan and shall either provide them with copies of the proposed amended common sign plan or shall specify how such persons may obtain or review a copy. The notice shall give those persons receiving the notice a period of 10 calendar days to consent or file a protest to the proposed amended common sign plan. Silence in response to such notice shall be deemed consent.

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- b) If any party receiving notice files a protest, it shall be considered an appeal from the decision of the Planning and Development Director (see Section 2.4.3, Appeal).

5.7.15. - Savings Clause

Subject to the property owner's consent, a noncommercial message of any type may be substituted in whole or in part for the message displayed on any sign for which the sign structure or mounting device is legal. Any change to the structure or mounting device, or the refacing of a sign shall be subject to the requirements of this Section, a common sign plan, and permitting, as may be applicable.

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A-Frame Signs	Accessory Use Signs	Air-Blown Signs	Animated Signs	Announcement Signs	Attached Signs
Awning Signs	Banner Signs	Blade Signs	Building Banner Signs	Building Canopy Signs	Building Marker Signs
Cabinet Signs	Changeable Copy Signs	Construction Signs	Crown Signs	Cut-Out Letter/Graphic Signs	Development Entrance Signs
Demolished Building Signs	Directional/Safety Signs	Electronic Changeable Copy Signs	Externally Illuminated Signs	Flashing Signs	Freestanding Canopy Signs
A-Frame Signs	Accessory Use Signs	Air-Blown Signs	Animated Signs	Announcement Signs	Attached Signs
Awning Signs	Banner Signs	Blade Signs	Building Banner Signs	Building Canopy Signs	Building Marker Signs
Cabinet Signs	Changeable Copy Signs	Construction Signs	Crown Signs	Cut-Out Letter/Graphic Signs	Development Entrance Signs
Demolished Building Signs	Directional/Safety Signs	Electronic Changeable Copy Signs	Externally Illuminated Signs	Flashing Signs	Freestanding Canopy Signs

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Freestanding Multi-Tenant Dev. Signs	Freestanding Signs	Historical or Memorial Signs	Inflatable Signs	Institutional Banner Signs	Institutional Directional Signs
					
Internally Illuminated Signs	Light-Pole Banner Signs	Marquee Signs	Mechanically Moving Signs	Menu Board Signs	Monument Signs
					
Pennants	Projecting Signs	Real Estate Signs	Roof Signs	Silhouette Lighted Signs	Supergraphic Signs
					
Temporary Banner Signs	Trailer Signs	Vehicle Signs	Vending Signs	Video Signs	Vintage Signs

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SECTION 2.

That Section 10.2.10., *Signage*, is repealed and replaced with Section 10.2.10., *Signs* as follows:

10.2.10. Signs

- A. **Purpose** This section provides rules of measurement for sign area, height, and number. Graphics are provided to illustrate how the rules of measurement are applied to enable users to better understand sign measurement standards. These graphics are provided as a convenience and do not replace the written rules of measurement.
- B. **Applicability** All signs regulated by this Ordinance shall comply with these rules of measurement.
- C. **Use of Terms** Where the rules of measurement reference terms such as “legibility”, “sign area”, “sign copy”, “sign face”, these terms shall be based on the definitions as provided in Section 10.4 Definitions.
- D. **Computation of Sign Height** Sign height shall be computed as follows:
 - 1. The distance from the elevation of the finished grade to the top of the highest component of the sign including supporting or decorative features above the sign copy. Finished grade shall be the grade after construction.
 - 2. The finished grade elevation of a freestanding monument sign shall be measured at the midpoint of the freestanding sign’s base.
 - 3. Filling, berming, or mounding for the sole purpose of elevating the sign’s finished grade will be counted toward the sign height.
- E. **Determination of Numerical Sign Limits** The lot or site to which numerical limits for the permitted number of freestanding signs is applicable under this Ordinance shall be as

follows:

1. If a common sign plan has been approved for an area that includes the land on which a freestanding sign will be located, then the common sign plan's numerical limits for permitted freestanding signs shall be applied to the entire area encompassed by the common sign plan; and
 2. In all other cases, the numerical limits for permitted freestanding signs shall be the platted lot or other separately owned or leased parcel on which the signs will be located.
- F. **Computation of Sign Number and Sign Area for Multiple Frontages** The number and sign area permitted for lots having two or more street frontages shall be computed as follows:
1. For multiple frontage lots, the total number of freestanding signs shall not exceed the total number of freestanding signs allowed per street frontage. When a freestanding sign is placed at the corner of a lot, it shall be counted as one of the lot frontage's allowed freestanding signs. Placement of a sign at the corner shall limit the sign area and height of a freestanding sign permitted on another lot frontage based on the standards in Table 5.7.8.D Freestanding Signs – Maximum Permitted Sign Number, Area and Height (Footnote 1).
 2. For multiple frontage lots, the total sign area for attached signs shall be determined by the linear frontage of the principal building facade. For building facades having a primary entrance located at the intersection of two building facades, either building facade may be designated as the principal building facade upon which permitted sign area is computed.
- G. **Computation of Sign Area for Single-Faced Signs** The sign area of a single-faced sign shall be computed as follows:
1. Measuring the smallest square, circle, rectangle, triangle, or combination thereof which encompasses the extreme limits of the writing, representation, emblem, or other display;
 2. Including in the measurement any material or color forming an integral part of the background of the sign copy or used to differentiate the sign copy from the structure against which it is placed; however this does not include a color used predominantly on the building facade that is not intended solely to call attention to the sign; and,
 3. Including any part of the sign structure that is determined to impact the permitted sign area as outlined in Subsection I. Impact of Sign Structure on Permitted Sign Area below.
- H. **Computation of Sign Area for Multi-faced Signs** The sign area of a multi-faced sign shall be computed as follows:

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1. The sign area shall be computed in the same manner as computing sign area for a single-faced sign for all sign faces visible from any one point.
 2. When sign faces on the same structure are placed back-to-back no more than 2 feet apart, and no portion of either sign face is visible from any point at the same time, the sign area shall be computed by measuring the sign area of only one of the sign faces. If the sign faces of a multi-faced sign are of unequal sign area, computation of sign area shall be based on the sign face with the largest sign area.
 3. If the sign face on a multi-face sign does not meet the above conditions, all sign area of the sign faces shall be added together to compute the total sign area.
- I. **Impact of Sign Structure on Computation of Permitted Sign Area** In computing sign area, the following elements shall be considered part of the sign area and included in the sign area measurement:
1. Any portion of the sign structure that is internally lighted or includes neon, LED or other lighting;
 2. Any portion of a wall upon which color or visual features are added to the wall structure that calls attention to the sign. This does not include the supporting wall structure, framework, bracing, or wall area that is clearly incidental to the message itself.
- J. **Computation of Linear Feet of Principal Building Facade** For the purposes of computing linear feet of principal building facade, the following shall be used:
1. The linear distance along the principal building facade shall be counted as one building facade, except where the principal building facade is a multiple tenant non-residential building, then the linear feet of each tenant's principal building facade shall be computed separately.
 2. The length of the building facade shall be measured from one corner of the building facade to the other corner without regard to building offsets, angled walls or indentations.
 3. For multiple tenant buildings, the principal building facade shall be measured from one point of the tenant's principal building facade to the other without regard to building offsets, angled walls or indentations.
- K. **Computation of Sign Measurements for Specialty Signs**
1. **Address** For use types other than household living uses, a maximum of 5 square feet of sign area may be devoted to a site's street address exclusive of the permitted sign area computation.

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2. **Awning Sign** The sign area permitted on an awning shall be computed based on the total height and width of the viewable portions of the awning face.
3. **Electronic Changeable Copy and Video Signs** The sign area of electronic changeable copy and video signs shall be computed by measuring the height and width of the operating box in which the electronic changeable copy or video sign is situated.
4. **Freestanding Canopy Sign** The sign area permitted on a freestanding canopy sign shall be computed based on the total square footage of the vertical surface of the canopy upon which the sign is placed.

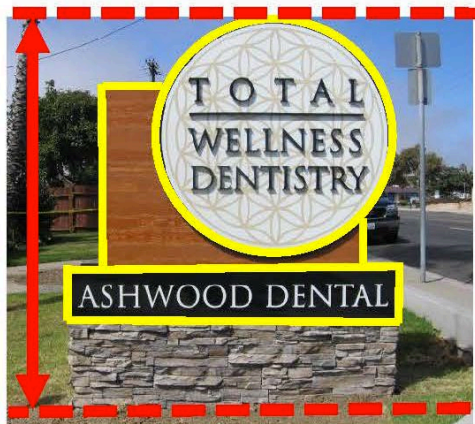
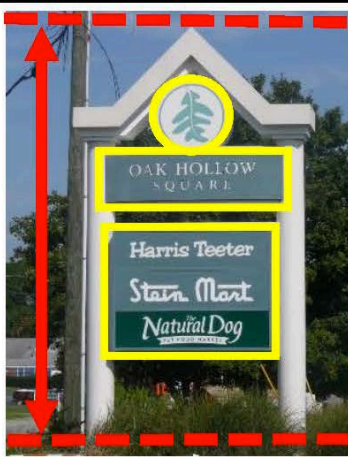
Graphics of Rules of Measurement on Next Page

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Sign Height (RED) & Sign Area (Yellow)



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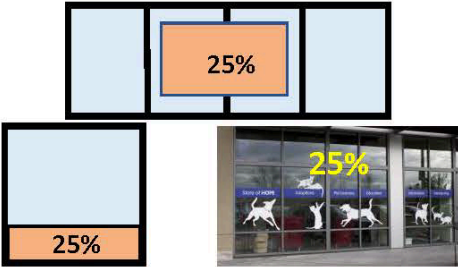
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Sign Height (RED) & Sign Area (Yellow)	
	
	
	

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Measurement of Building Facade	Measurement of Sign Area
	
	 Example: GB District: 450 LF of bldg. facade, permits 2 sf of attached sign area / LF of bldg. facade (2 x 450' = 900 sf); max sign are permitted = 400 sf
	
	
Multiple Tenant Building – Sign area based on linear feet of tenant’s portion of primary building facade	Linear Feet of Building Facade – Excludes building offsets or other building articulation
Wall sign area based on width of principal building facade and measuring the smallest square, circle, etc.	Window signs shall not exceed 25% of any individual window or door, or 25% of all windows & doors

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Additional Examples of Rules of Measurements



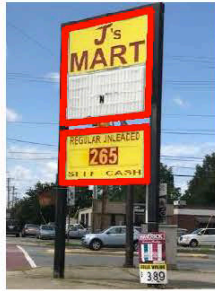
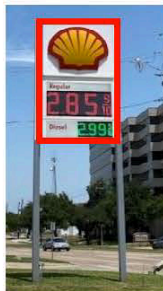
Electronic sign shall be integrated into the sign face



Electronic sign shall be $\leq 33\%$ of total sign area



Multi-Faced Signs – Sign area computed on sign faces visible from any one point



White background color or blank sign face included in sign area computation



Building color not used to solely call attention to the sign



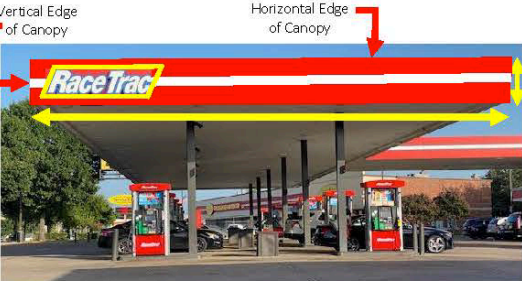
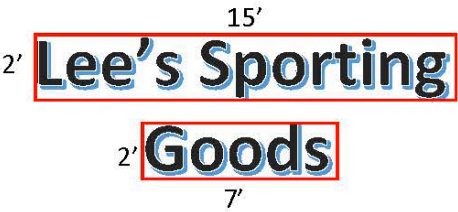
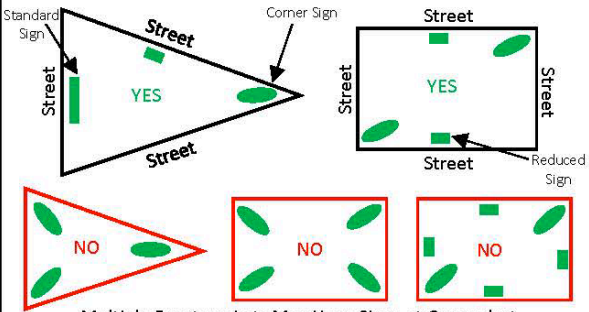
Background color used to call attention to sign



Awning sign area is computed based on total height and width of viewable portions of the awning face



Awning sign area is computed based on total height and width of viewable portions of the awning face

Additional Examples of Rules of Measurements	
 Finished grade elevation of freestanding sign measured at midpoint of sign base	 No part of sign may be closer than 3 feet to a curb or street pavement measured horizontally from curb to sign
 Freestanding Canopy Sign – Limited to 10% of Sign Face and Not Extending Above or Below Horizontal Canopy Edge	 Building Canopy Sign – Sign Height Limited to ≤ 2' Above/Below Vertical Edge of Canopy
 Square Feet of Building Sign without Background $(2' \times 15') + (2' \times 7') = 44$ square feet	 Square Feet of Building Sign with Background $8' \times 17' = 136$ square feet
 Multiple Frontage Lots May Have Signs at Corner but Reduces Sign Size of Another Frontage	 Sign Area – Any portion of sign structure internally lighted

SECTION 3.

That Section 10.4 *Definitions*, is hereby amended to modify some exiting definitions, delete definitions that are no longer relevant, and to group together definitions related to signs as follows:

10.4. DEFINITIONS

GENERAL DEFINITIONS	
AWNING	<u>An attached, framed structure typically covered by plastic, canvas, metal or other material that projects from a building to provide protection from the weather. This definition does not include a “canopy” which is defined elsewhere.</u> A plastic, canvas, or metal porch or shade supported by a frame and often foldable that is placed over a storefront, doorway, or window.
BANNER	A temporary sign of lightweight fabric or similar material which is rigidly mounted to a pole or a building by a rigid frame at two or more opposite sides. National flags, state or municipal flags, or the official flag of any institution or business shall not be considered banners.
Commercial Message	A sign wording, logo, graphics or other representation that, directly or indirectly, names, advertises, or calls attention to a business, product, service, or other commercial activity.
<u>CANDELA</u>	<u>The candela is the base unit of luminous intensity in the International System of Units; it is luminous power per unit solid angle emitted by a point light source in a particular direction.</u>
CANOPY	<u>A rigid permanent structure attached to a building (building canopy) or freestanding (freestanding canopy) for the purpose of providing shelter or as a decorative feature on a building wall. A canopy is not an enclosed structure and the definition does not include an “awning” which is defined elsewhere.</u> A permanent structure other than an awning made of cloth, metal or other material attached or unattached to a building for the purpose of providing shelter to patrons or automobiles, or as a decorative feature on a building wall. A canopy is not a completely enclosed structure.
<u>CESSATION</u>	<u>Ending of the use of land, structure, operation, or activity, permanently or for a period of time, as defined by this Ordinance.</u>
<u>FLAG</u>	<u>A sign mounted to a pole made of non-rigid cloth or canvas or other material with no enclosing or supporting framework.</u>

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MARQUEE	<u>A permanent roof-like structure projecting beyond the facade of a building, such as a theater, generally located at the building's primary entrance designed to provide protection from the weather upon which messages are placed.</u> A permanent roof-like structure projecting beyond a building or building wall generally designed and constructed to provide protection from the weather.
NIT	<u>A unit of luminance equal to 1 candela per square meter (cd/m2), measured perpendicular to the rays of the source.</u> A measurement of a sign's luminance measured in the number of candela per square meter (cd/m2).
PLAYBILL	A sign announcing entertainment offered or to be offered at a business location on the site where the sign is displayed.
SIGNS	The following definitions relate to Signs: (See Section 5.7.16, Sign Images by Sign Type to view images of the different sign types.) !!LINK!!
a) A-Frame Sign	<u>A temporary sign constructed in such a manner as to form an "A" or tent-like shape, hinged or not hinged at the top. Also known as a "sandwich board sign."</u> A sign not permanently attached to the ground or other permanent structure, that is displayed for a limited period of time, and is constructed in such a manner as to form an "A" or tent-like shape, hinged or not hinged at the top; each angular face held at an appropriate distance by a supporting member. Also known as a "menu board" or "sandwich board sign."
b) <u>Air-Blown Sign/Device</u>	<u>Any sign of which all or part is set in motion by mechanically forced air such as signs or devices referred to commercially as "air puppets" and "air dancers."</u>
c) Animated Sign	<u>Any type of sign where all or part of the sign copy visibly moves in any fashion whatsoever using illumination of any type to show movement, motion, action, special effects, scenery, or change.</u> A sign which flashes, revolves, rotates, or swings by mechanical means or which uses a change of lighting to depict action or to create a special effect or scene.
d) <u>Announcement Sign</u>	<u>A sign that meets the area and height requirements for an announcement sign in Section 5.7.7, Signs Allowed Without a Sign Permit.</u>

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e) Attached Sign	<u>A sign that is affixed to, painted, or drawn on a building or structure.</u> A sign that is affixed directly or indirectly to the exterior of any surface of any building, to a projecting structure of a building, or to any outdoor structure.
f) <u>Attached Specialty Sign</u>	<u>A blade, crown, freestanding canopy, or supergraphic sign.</u>
g) Awning Sign	<u>An attached sign applied to an awning.</u> Any sign which is a part of a fabric or other nonstructural awning.
h) <u>Blade Sign</u>	<u>An attached specialty sign located between 9 and 12 feet above grade on the building facade and projecting from that facade.</u>
i) <u>Building Banner Sign</u>	<u>An attached specialty sign constructed of mesh, vinyl, fabric, or similar material attached to a building facade in a perpendicular manner.</u>
j) <u>Building Canopy Sign</u>	<u>An attached sign structurally part of or located on a building canopy.</u> A sign which is a part of or attached to an awning, canopy or other fabric-like or plastic protective structure which is extended over a door, window, or entranceway.
k) Building Marker <u>Sign</u>	<u>A sign attached to a building inscribed onto a masonry surface or metal plaque or other permanent material.</u> A sign indicating the name of a building and date and incidental information about its construction, which sign is cut into a masonry surface or made of bronze or other permanent material.
l) <u>Cabinet Sign</u>	<u>A sign structure which contains a removable sign face panel and/or background constructed of plastic or similar translucent materials and which has an internal light source.</u>
m) Changeable Copy Sign	<u>A sign or portion thereof that displays nonelectronic messages in which the copy is arranged or rearranged manually or mechanically.</u> A sign which displays messages in which the copy may be arranged or rearranged by hand.

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n) Construction Sign	<u>A sign temporarily placed on the property where site work, building construction and/or a tenant improvement is in progress.</u> A sign which identifies the architects, engineers, contractors, and other individuals or firms involved with construction of development, the name of the building or development, the intended purpose of the building or development under construction, and/or the expected completion date.
o) <u>Crown Sign</u>	<u>An attached specialty sign located on the facade of the topmost story of a multi-story building and not projecting above the roofline of the building.</u>
p) Cut-Out Letter /Lighting <u>Graphic Sign</u>	<u>A sign designed in a manner that only the outlines of the letters, numerals, graphics, or symbols are illuminated from an internal lighting source while the remainder of the sign is covered with opaque materials that prevent illumination. Neon or tube lighting is not considered cut-out lettering.</u> Lighting so arranged that only the outlines of letters, numerals, or symbols are illuminated from an internal lighting source while the remainder of the Sign is covered with nontransparent materials that prevent illumination.
q) <u>Development Entrance Sign</u>	<u>A freestanding specialty sign located at a principal entrance to the development.</u>
r) <u>Directional and Safety Sign</u>	<u>A sign that has a purpose of guiding traffic and pedestrians, or identifying hazards on public or private property, that is secondary to the primary use of the property on which it is located, such as "no parking," "entrance," "exit," "loading only," and similar signs of warning and/or directives, such as "high voltage" or "no trespassing."</u>
s) Electronic Changeable Copy Sign	<u>A sign or portion thereof that changes sign copy electronically or displays electronic, non-pictorial information using alphanumeric characters employing light emitting diodes, fiber optics, light bulbs, or other illumination devices.</u> A sign or portion thereof that displays electronic, non-pictorial text information in which each alphanumeric character, graphic or symbol is defined by a small number of matrix elements using different combinations of light emitting diodes (LED's), fiber optics, light bulbs, or other illumination devices within the display area. Electronic changeable copy signs include computer programmable, microprocessor controlled electronic displays, and also include projected images or messages with these characteristics onto buildings or other objects. Electronic changeable copy signs do not include traffic control or other official signage.

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	t) Externally Illuminated Sign Illumination, Indirect	<u>A sign where the light source is not contained within the sign, but is external and projected onto the sign.</u> Illumination from a light source that is not contained within the sign, where the light source is external and projected onto the sign.
	u) Flashing Sign	<u>A sign that projects or displays (or has the illusion of) an intermittent, blinking, scintillating, or flashing light source.</u> A type of animated sign which contains an intermittent, blinking, scintillating, or flashing light source, or which includes the illusion of intermittent or flashing light, or an externally mounted intermittent light source.
	v) Freestanding Sign	<u>A sign that is affixed to the ground with one or more supports, or on a fence, or other non-building wall, but not on any portion of a building.</u> A sign which is placed on or anchored in the ground with one or more supports that are not part of a building or other structure.
	w) Freestanding Canopy Sign	<u>An attached specialty sign structurally part of or located on a freestanding canopy.</u>
	Governmental Sign	A sign erected by or on behalf of a governmental body to post a legal notice, identify public property, convey public information of significant importance, or direct or regulate pedestrian or vehicular traffic.
	x) Freestanding Multi-Tenant Development Sign	<u>A sign located on a lot with a multi-tenant building with 3 or more tenants, a group development, or a multiple lot development.</u>
	y) Freestanding Specialty Sign	<u>A development entrance sign, institutional banner sign, or light-pole banner sign.</u>
	z) Historical or Memorial Sign	<u>A freestanding sign located on property that is individually listed on the National Register of Historic Places, designated a Guilford County Landmark property, within a Local Historic Overlay district, or on similar historic properties.</u> A sign which commemorates a historical person, structure, place, or event or which denotes, honors, celebrates, or acknowledges an historical person, structure, place, or event.

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	SIGN, IDENTIFICATION	A sign used to display the name, address, logo or other identifying symbol of an individual, family, business, institution, service, or organization occupying the premises; the profession of the occupant; the name of the building on which the sign is attached; or directory information in group developments or buildings with multiple tenants.
	SIGN, INSTRUCTIONAL	A sign that provides assistance, with respect to the premises on which it is maintained, for the direction, safety, or convenience of the public such as "entrance," "exit," "one way," "telephone," "parking," "no parking," and similar instructions.
	aa) <u>Inflatable Sign</u>	<u>A limited duration sign which is multi-dimensional and filled with air or gas. This definition does not include balloons without messages.</u>
	bb) <u>Institutional Banner Sign</u>	<u>A specialty freestanding sign constructed of mesh, vinyl, fabric, or similar material attached on opposite ends to permanent ground-mounted posts.</u>
	cc) <u>Institutional Directional Sign</u>	<u>A sign that has a purpose of guiding traffic and pedestrians within the Institutional District and meets the standards of Section 5.7.11, Signs in Institutional Districts.</u>
	dd) <u>Internally Illuminated Sign</u> Direct Illumination	<u>A sign where the light source is concealed or contained within the sign itself and becomes visible by shining through a translucent surface or is shielded silhouette lighting that illuminates or backlights an image or lettering.</u> Illumination from a light source that is contained within the sign, where the light source is internal to the sign.
	ee) <u>Item of Information</u>	<u>A word, single number, logo or other image. The following shall also be considered single items of information: a telephone number; an address number; a street name, including a designation as "street," "avenue" or other street type.</u>
	ff) <u>Legible</u>	<u>A message that is clear enough to read or view from a particular location (such as a street) if a person, who is between five feet and six feet tall and has eyesight (corrected or natural) adequate to pass the North Carolina driver's license criteria, can discern the meaning of the message. A message or image viewable from any street or residential use other than the lot on which the sign is located is presumed to be legible if the letter height exceeds eight inches.</u>
	gg) <u>Light-Pole Banner Sign</u>	<u>A specialty freestanding sign constructed of mesh, vinyl, fabric, or similar material attached to a light-pole.</u>

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	hh) <u>Limited Duration Sign</u> Temporary Sign	<u>A sign that meets the standards of Section 5.7.12, Limited Duration Signs, and is displayed for a limited period of time that is not permanently mounted to the ground, on a building, or structure. Limited duration signs shall only include inflatable signs, pennants, and temporary banner signs.</u> A sign that is displayed for a limited period of time and/or is not permanently mounted.
	ii) Marquee Sign	A sign attached to, in any manner, or made a part of a marquee.
	jj) <u>Mechanically Moving Sign</u>	<u>A sign that revolves, rotates, spins, oscillates, or swings.</u>
	kk) <u>Menu Board Sign</u>	<u>A sign located in proximity to a drive-through or drive-up speaker or service window from which an order is placed.</u>
	ll) Monument Sign	A monolithic <u>freestanding ground-mounted</u> sign in which the bottom of the sign is base <u>is a solid structure flush or nearly</u> flush with the ground.
	mm) <u>Noncommercial Message</u>	<u>Messages, emblems, or images that do not function to direct attention to or promote a business, product, or service.</u>
	nn) Nonconforming Sign	<u>A sign that was lawfully erected, constructed, or placed that does not conform to current size, height, location, design, construction, or other requirements of this Ordinance. (See Section 8.5, Nonconforming Signs)</u> Any sign that was lawful at the date on which it was established, but does not meet the standards of this Ordinance.
	SIGN OWNER	A person holding legal title or legal right to occupy or carry on business in a structure or any facility and shall include each and every person who shall have title to or benefit of a sign, or for whose benefit any type sign is erected or maintained. Where there is more than 1 landowner, as defined, their duties and obligations under this Ordinance are joint and several, and shall include the responsibility for such sign.
	oo) Pennant	A <u>limited duration sign, which is a windblown device, made of</u> lightweight plastic, fabric, or other material, whether or not containing a message of any kind, suspended from a rope, wire, or string, usually in series, designed to move in the wind.
	pp) Projecting Sign	<u>An attached sign that extends from the building facade over 12 feet above grade. This term does not include an awning, blade, or canopy sign.</u> A sign end-mounted or otherwise attached to an exterior wall of a building which forms an angle with the wall.

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	qq) Real Estate Sign	<u>A sign temporarily placed on the premises where the land, building spaces, or other appurtenances are for sale or rent.</u> A sign displayed for the purpose of offering for sale, lease, or rent the land on which the sign is erected, affixed, or otherwise established.
	rr) Roof Sign	<u>An attached sign located on a building roof or on a wall that extends above any portion of the roof line or parapet.</u> A sign erected and constructed wholly on and over the roof on a building, supported by the roof structure, and extending vertically above the highest portion of the roof.
	ss) Sign	<u>Any temporary or permanent device, form, graphic, illumination, illustration, symbol, design, pattern, wording, logo, representation, trademark, trademark color, changeable image or message that is legible and intended or designed to call attention to something or someone, or communicate information or a message to the public. This definition shall not apply to any architectural building feature directly integrated into or supporting a building, nor shall it apply to any displays located inside buildings, courts, lobbies, stadiums, or other structures that are not positioned in such a manner so as to be intended to be seen from the exterior of the building or structure.</u> An object, device, display, or structure, or part thereof, which is used to advertise, identify, display, direct, or attract attention to an object, person, institution, organization, business, product, service, event, or location by any means, including but not limited to words, letters, pennants, banners, emblems, trademarks, trade names, insignias, numerals, figures, design, symbols, fixtures, colors, illumination, or projected images or any other attention directing device.
	tt) <u>Sign Area</u>	<u>Area of the sign structure upon which the limits of the sign square footage is computed. (See Section 10.2.10, Signs for rules of measurement)!!!LINK!!</u>
	uu) <u>Sign Copy</u>	<u>Wording or graphics on a sign surface either in permanent or removable form. (See Section 10.2.10, Signs for rules of measurement)!!!LINK!!</u>
	vv) <u>Sign Face</u>	<u>That portion of a sign on which the message of the sign is displayed, and includes all those areas within a continuous perimeter enclosing the extreme limits of all the writing, display, or presentation together with any other display material forming an integral part of such sign or used to differentiate the background against which such sign is placed, but does not include any structural element used solely for supporting the said sign.</u> <u>(See Section 10.2.10, Signs for rules of measurement)!!!LINK!!</u>

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	ww) <u>Sign Structure</u>	The structure surrounding and or supporting the sign face. ((See Section 10.2.10, Signs for rules of measurement))<u>!!LINK!!</u>
	xx) <u>Silhouette Lighted Sign</u> SHIELDED SILHOUETTE LIGHTING	<u>A sign where light is directed against and reflected off the surface behind the letters or image thereby producing a glowing effect around the letters or image. Commonly referred to as back-lit lighting.</u> Lighting achieved by an illumination source located behind individual letters or parts of a sign but not visible directly through such letters or parts of the sign to the viewer.
	yy) <u>Supergraphic Sign</u>	<u>An attached specialty sign, generally oversized, constructed of a mesh, vinyl, fabric, or similar material with a temporary message that meets the standards of Section 5.7.9., Attached Signs Requiring a Permit.</u>
	zz) <u>Temporary Banner Sign</u>	<u>A limited duration sign constructed of mesh, vinyl, fabric, or similar material attached on opposite ends to ground-mounted posts or secured to a building facade. A flag shall not be considered a temporary banner sign.</u>
	<u>Special Promotion Sign</u>	An advertising activity or circumstance of a business which is not part of its daily activities or normal routine and in which the display and/or sale of merchandise, ware, or other tangible items is the sole purpose for the promotion.
	Suspended Sign	A sign which is suspended from the underside of a horizontal plan surface and is supported by the surface
	aaa) <u>Portable Sign</u> <u>Trailer Sign</u>	A sign, <u>with or without wheels, on a supporting frame that is</u> not permanently attached to the ground or other permanent structure, <u>and is</u> designed to be transported., including but not limited to Signs: designed to be transported by means of wheels; converted to A- or T- frames; menu and sandwich board signs; gas or hot-air filled balloons; umbrellas used for advertising; signs attached to or painted on vehicles parked and visible from the public right-of-way, unless said vehicle is used in the normal day-to-day operation of the business.
	bbb) <u>Vehicle Sign</u>	<u>A sign attached to, painted onto, or otherwise positioned in or on a vehicle or trailer that is parked for a period of time or driven in a manner that indicates that a principal use of the vehicle or trailer is for displaying the sign.</u>
	ccc) <u>Vending Sign</u>	<u>A sign on a machine that dispenses or provides access to products for public consumption or use. This term does not include drive-up accessory structures which are covered in Section 4.4.4 Standards for Accessory Structures.</u>

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	ddd) Video Sign	<u>An electronic sign or a portion thereof that displays moving images (animated) in monochrome or in color.</u> A sign consisting of a single computer monitor, video projector or television set, or multiple computer monitors, video projectors, or television sets tiled together contiguously or overlapped in order to form one large screen. Typical display technologies include, but are not limited to, LCD panels, LED arrays, DLP tiles and rear projection screens. Such signs may display static text, animation, images or photos, electronic changeable copy including the use of changing light to depict action or create special effects, video, or any combination thereof.
	eee) <u>Vintage Sign</u>	<u>A sign that is located on grounds or structures that are historically relevant or individually listed on the National Register of Historic Places or designated as a Guilford County Landmark property.</u>
	fff) <u>Wall-Painted Sign</u>	<u>A sign displaying only a noncommercial message that is painted or drawn on a building wall.</u>
	ggg) Wall Sign	<u>An attached sign that is located on a building or structure wall. This definition excludes wall-painted-signs.</u> A sign attached parallel to, painted on the wall surface of, or erected and confined within the limits of the outside wall, mansard roof structure, penthouse, or parapet of any building or structure, which is supported by a wall, building, or structure, but does not extend vertically above the highest portion of the roof, and which displays only 1 sign surface.
	SIGN, WARNING	A sign with no commercial message that displays information pertinent to the safety or legal responsibilities of the public such as signs warning of high voltage, "no trespassing," and similar directives.
	hhh) <u>Weekend Sign</u>	<u>A temporary sign displayed on a weekend that meets the standards of Section 5.7.7, Signs Allowed Without a Sign Permit.</u>
	iii) <u>Windblown Sign</u>	<u>A sign, or any part of a sign, all or part of which is set in motion by wind. Such signs or devices include, feather flags, pennants, streamers, ribbons, balloons, or long narrow strips of fabric, plastic, or other material designed to move in the wind. This definition does not include "flag" as defined within this Ordinance. See also "Air-blown sign/device," which is defined separately.</u>
	jjj) Window Sign	<u>A sign which is placed or painted on a window, or designed to be legible through a window, excluding displays of actual merchandise.</u> A sign which is painted on, affixed to, or designed to be visible through a window, excluding displays of merchandise.

SECTION 4.

(Regarding changes to all other parts of the ordinance that pertain to signs)

PART A.

That Section 2.5.13., *Sign Permit*, is hereby amended as follows:

- A. **Applicability** All signs, ~~unless exempted in accordance with Section 5.7, Signage,~~ shall obtain a sign permit in accordance with this section before being erected, replaced, relocated, or altered, **except signs allowed without a permit in accordance with Section 5.7.7, Signs Allowed Without a Permit.**
- B. **Sign Permit Procedure**
 1. (unchanged)
 2. **Application Submittal and Acceptance**
 - (a) Applicable (see Section 2.3.4, Application Submittal and Acceptance).
 - (b) **When a sign permit application is submitted for attached signs on a building that has existing sign(s) that will remain and they are not part of a common sign plan, the applicant shall submit the total square footage of existing attached signs that will remain, and the additional square footage of attached sign(s) that is being requested.**
 3. (unchanged)
- C. **Sign Permit Review Standards** A sign permit shall be approved on a decision the application complies with:
 1. The standards in Section 5.7, ~~Signs~~sage;

(Remainder of section unchanged)

PART B.

That Section 3.7.3., *Planned Development Districts*, is hereby amended as follows:

- A. (unchanged)
- B. **Statement of Intent and Development Standards** The statement of intent and development standards document shall incorporate by reference or include, but not be limited to:
 1. through 8. (unchanged)
 - (insert new 9 and renumber the remainder of the list)

9. Sign standards for the different use types within the development along with unifying features such as type, illumination, materials, and color schemes;

(Paragraphs C-H unchanged)

I. Signs

1. (unchanged)
2. ~~A common signage plan, prepared in accordance with Section 5.7.12, Common Signage Plan, and the Development Guide shall be submitted and approved by the Planning and Development Director prior to issuance of the first building permit within the planned development.~~ **A common sign plan shall be approved in accordance with Section 5.7.15, Common Sign Plan.**
3. In preparing the common signage plan, sign specifications shall be as restrictive ~~or more~~ **no less** restrictive than the regulations of **in** Table 3.7.3.I, Planned Development Signage Standards.

TABLE 3.7.3.I: PLANNED DEVELOPMENT SIGNAGE STANDARDS	
PREDOMINANT USE TYPE	SIGNAGE STANDARDS NO LESS RESTRICTIVE THAN THOSE IN:
Agricultural and Residential (other than live/work)	RM-16 <u>Residential</u> districts
Live/Work	TO district
Office <u>Institutional</u>	OI district
Commercial	RC <u>LB</u> district
Industrial	LI <u>EC</u> district

- ~~4. Within a PD district, Table 5.7.8.B, Requirements For A Sign Not Requiring A Sign Permit, shall be interpreted to mean "use" where the word "district" is noted.~~

- ~~5. Directional signs pointing the way to specific named sections of a planned development may be permitted along interior streets, provided:~~

- ~~(a) Signs shall be not more than 12 square feet in area and 6 feet in height;~~
- ~~(b) The number of signs and their location shall be shown and approved with the PD common signage plan; and~~

- ~~————— (c) Illumination shall be by indirect methods only.~~
~~6. All indirect lighting of signs shall be concealed from view and oriented away from adjacent properties and roadways.~~

PART C.

That Section 3.8.7., *Gateway Corridor Overlay (GCO)*, is hereby amended as follows:

Paragraphs A- E (unchanged)

F. **Eastchester GCO District Standards** The Eastchester GCO district is hereby established, and shall be subject to the following standards:

Paragraphs 1- 5 (unchanged)

6. **Signs Signs shall be in accordance with Section 5.7 Signs.**

~~Signage Signage shall be in accordance with Table 3.8.7.F.6, Eastchester GCO Signage Standards, Section 5.7, Signage, and the following requirements. In case of conflict, the stricter standard shall apply.~~

~~(a) In addition to signage prohibited by Section 5.7.6, Prohibited Signs, the following signs shall be prohibited in the Eastchester GCO district:~~

~~(1) Changeable copy signs (message boards), except for fuel pricing and religious institution identification signs as allowed in subsection 3.8.7 F.6.b & d.3 below;~~

~~(2) Animated signs, including electronic changeable copy signs, except for time and temperature signs which do not exceed 15 square feet of copy area;~~

~~(b) Religious institution identification signs shall display only the institution name, service hours, and related events.~~

~~(c) In the business districts, illumination of all signage, except wall signage, shall be limited to cut out letters and indirect lighting. Back lit wall signage shall be permitted; however, the background of the sign face shall be opaque and light shall only come through the lettering of the sign.~~

~~(d) Freestanding signs shall meet the following requirements:~~

~~(1) Be monument style only;~~

~~(2) Display only the name, trademark, and a registered logo;~~

~~(3) Fuel pricing signs shall display only the name, trademark, registered logo, and the vehicular fuel product and prices.~~

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Applicant: City of High Point**TABLE 3.8.7.F.6: EASTCHESTER GCO SIGNAGE STANDARDS**

REQUIREMENT	NORTH MAIN ST. TO JOHNSON ST.	JOHNSON ST. NORTH TO PENNY RD.	PENNY RD NORTH TO GALLIMORE DAIRY RD.
ATTACHED (WALL)			
Number permitted	1/wall		
Maximum area (signs may be grouped on the same wall) [1]	7.5 percent of wall area not to exceed 100 sq. ft. [2]	7.5 percent of wall area not to exceed 100 sq. ft.	
Maximum height	top of wall		
FREESTANDING			
Number permitted	1/frontage		
Setback	Same as right-of-way setback		
Maximum area (square feet)	50 for single businesses; 90 for group developments less than 25,000 square feet in floor area; 135 for group developments of 25,000 square feet or more		
Maximum height (feet)	6 for lots with less than 200 feet of street frontage; for lots with 200 feet or more of street frontage, the height shall be permitted in the underlying district in accordance with Table 5.7.9.B, Requirements for a Freestanding Sign Requiring a Sign Permit, up to a maximum of 20 feet in height		
NOTES:			
[1] For multiple franchised businesses, the number of signs per wall and the maximum sign area may be increased in accordance with Section 5.7.10 B.4, Multiple Franchised Businesses in a Single Building,			

TABLE 3.8.7.F.6: EASTCHESTER GCO SIGNAGE STANDARDS

REQUIREMENT	NORTH MAIN ST. TO JOHNSON ST.	JOHNSON ST. NORTH TO PENNY RD.	PENNY RD NORTH TO GALLIMORE DAIRY RD.
[2] Shopping centers of over 190,000 sq. ft. of floor area whose storefront is at least 300 feet from the facing right-of-way shall be allowed the following attached (wall) signage:			
-a) stores of over 150 feet of width shall be allowed 7.5 percent of the wall area, with no maximum limit;			
-b) stores of less than 150 feet of width shall be allowed 10 percent of the wall area, with no maximum limit;			
-c) no letter on a sign shall exceed 6 feet in height.			

7. **Building Standards** The following standards are applied to all multi-family residential and nonresidential buildings, except for locally or nationally designated individual historic structures and contributing structures within a locally or nationally designated historic district, provided such structures comply with the Secretary of Interior's Standards for Rehabilitation or are issued a Certificate of Appropriateness, as applicable.

Paragraphs (a) – (c) (unchanged)

(d) **Statement of Design Guidelines**

Paragraph (1) General (unchanged)

- (i) **Common sign standards, such as, type, illumination, materials, and color schemes.**

Common signage plan requirements and criteria, including locations, area, copy, illumination proposed, height, material, proposed color schemes, and provisions for shared use of signage.

- (ii) – (v) (unchanged)

Paragraph (2) and the remainder of section (unchanged)

PART D.

That Use Standards Section 4.3.2.B.3, *Live/Work Dwelling*, is hereby amended as follows:

3. **Live/Work Dwelling** A live/work dwelling shall comply with the following standards:
 - (a) through (c) (unchanged)
 - (d) Signage **Signs** for the nonresidential portion of the building is **are** allowed in accordance with the **nonresidential uses in residential districts** standards in **Table 5.7.9.D, Attached Signs – Maximum Permitted Sign Area by Sign Type** Section 5.7, Signage. In the RM-16 and RM-26 districts wall signs shall be allowed in accordance with the TO district, except that the size shall be limited to a 25 square foot minimum and maximum of 5 percent of the wall area of the first floor facade. The sign height shall be limited to the top of the first floor facade. Freestanding signs are prohibited in RM-16 and RM-26.

PART E.

That Use Standards Section 4.3.3.B.1, *Day Care Center*, is hereby amended as follows:

1. **Day Care Center** A day care center shall comply with the following standards:
 - (a) through (e) (unchanged)
 - (f) ~~If located in a residential district, signage is limited to 1 monument sign with a maximum area of 24 square feet and a maximum height of 6 feet.~~

PART F.

That Use Standards Section 4.3.4.H.1, *Bed and Breakfast*, is hereby amended as follows:

1. **Bed and Breakfast** A bed and Breakfast shall Comply with the following standards:
 - (a) through (d) (unchanged)
 - (e) If in a residential district, **1 sign up to a maximum are of 4 square feet and 6 feet in height is allowed.** ~~ensure signage complies with the identification sign requirements of Table 5.7.8.B, Requirements for a Sign not Requiring a Sign Permit.~~

PART G.

That Accessory Structures and Uses Section 4.4.3, *General Standards*, is hereby amended as follows:

Paragraphs A through C (unchanged)
(insert new paragraph D)

D. Signs The standards for any allowed signs for accessory uses and structures are established in Section 4.4.4., Standards for Accessory Structures, and Section 4.4.5., Standards for Specific Accessory Uses.

PART H.

That Accessory Structures and Uses Section 4.4.4, *Standards for Accessory Structures*, is hereby amended as follows:

Paragraphs A and B (unchanged)

C. **Drive-up Accessory Structures** Drive-up accessory structures, such as automated teller machines, ice vending, coffee stands, and similar accessory structures that provide drive-up or walk-up service and which are located within a surface parking area shall meet the following standards:

(1 through 4 remain unchanged)

(insert new 5)

5. All signs must be wall signs and may cover up to a maximum of 50% of the primary facade of the accessory structure, or be a maximum of 25 square feet, whichever is less. All other facades of the accessory structure may cover up to 50% of the allowed maximum coverage area for the primary facade. Signs on accessory structures may be illuminated in accordance with the illumination standards in Section 5.7, Signs.

PART I.

That Accessory Structures and Uses Section 4.4.5.H, *Home Occupation*, is hereby amended as follows:

Paragraphs 1 through 10 (unchanged)

11. ~~There shall be no advertising on the property or other signs of the home occupation, which are visible from outside the dwelling, except for 1 sign that complies with the standards in Section 5.7.8, Signs not Requiring a Sign Permit.~~ **The home occupation is allowed 1 wall sign up to a maximum of 4 square feet. Such wall signs may not be illuminated.**

PART J.

That Accessory Structures and Uses Section 4.4.5.U, *Yard Sales*, is hereby amended as follows:

Paragraphs 1 through 2 (unchanged)

3. ~~The location of signs advertising the yard sale is restricted to the lot or site where the yard sale is conducted.~~ **One announcement sign is allowed in compliance with the requirements of Section 5.7.7, Signs Allowed Without a Sign Permit.**

PART K.

That Temporary Uses Section 4.5.3.A., *General Standards*, is hereby amended as follows:

Paragraphs 1 through 2 (unchanged)

3. **No signs are permitted, other than as specified in Section 4.5.4 Standards for Specific Temporary Uses;** ~~Comply with the requirements for temporary signs in Section 5.7, Signage~~

Paragraphs 4 through 10 (unchanged)

PART L.

That Temporary Uses Section 4.5.4.A., *Construction-Related Uses*, is hereby amended as follows:

Paragraphs 1 through 2 (unchanged)

(insert new 3)

3. **Real estate and construction signs are allowed in accordance with Section 5.7.7, Signs Allowed Without a Sign Permit.**

(Renumber the remainder of the section)

PART M.

That Temporary Uses Section 4.5.4.C., *Mobile Food Vendors*, is hereby amended as follows:

Paragraph 1 (unchanged)

2. **Subject to this Ordinance** Mobile food vendors that are not exempted are permitted on a lot in a business, special, or planned development district, subject to the following standards:
 - (a) through (c) (unchanged)
 - (d) **One A-Frame sign in accordance with Section 5.7.7, Signs**

Allowed Without a Sign Permit, and any ~~No signage is permitted other than signage that is affixed to the vehicle, trailer, cart, or stand,~~ **is allowed.**

(e) through (g) (unchanged)

PART N.

That Temporary Uses Section 4.5.4.D., *Outdoor Seasonal Sales*, is hereby amended as follows:

Paragraphs 1 through 4 (unchanged)

(insert new 5)

5. **One limited duration sign per lot frontage is allowed. The sign shall comply with Section 5.7.12, Limited Duration Signs.**

Renumber the remainder of the section 6 through 8

PART O.

That Temporary Uses Section 4.5.4.E., *Special Events*, is hereby amended as follows:

Paragraph 1 (unchanged)

2. **Subject to this Ordinance** A special event not exempted from the standards in this section is permitted on a lot in a business, special, or planned development district, subject to the following standards:

(a) an (b) (unchanged)

(insert new c)

(c) **Signs located on the lot where a special event is held are allowed in accordance with Section 5.7.12., Limited Duration Signs.**

Renumber the remainder of the section (d)

PART P.

That Temporary Uses Section 4.5.4.H., *Temporary LCID landfill*, is hereby amended as follows:

Paragraphs 1 through 3 (unchanged)

(insert new paragraph 4)

4. **One freestanding sign per lot frontage is allowed. The sign shall be a maximum of 32 square feet, 6 feet in height and may be externally illuminated.**

PART Q.

That Temporary Uses Section 4.5.4.I., *Temporary Real Estate Office*, is hereby amended as follows:

Paragraphs 1 (unchanged)

2. **Real estate and construction signs are allowed in accordance with Section 5.7.7, Signs Allowed Without a Sign Permit.** ~~Signage complies with the standards of Section 5.7, Signage.~~

Paragraphs 3 through 4 (unchanged)

PART R.

That Exterior Lighting Section 5.10.3., *Exemptions*, is hereby amended as follows:

The following are exempted from the standards of this section:

- A. ~~Special events, special promotion signage, and holiday displays;~~

Paragraphs B through H (unchanged)

PART S.

That Exterior Lighting Section 5.10.4., *Prohibited Lighting*, is hereby amended as follows:

The following forms of exterior lighting shall be prohibited:

Paragraph A (unchanged)

- B. **Flashing or Revolving** Flashing, revolving, or intermittent exterior lighting visible from any lot line or public street, ~~except for permitted freestanding or wall signs in accordance with Section 5.7, Signage; and~~
- C. **High Intensity Lighting** High intensity light beams, such as searchlights, laser, or strobe lights, except when used by federal, state, or local authorities, ~~or for special events.~~

PART T.

That Section 5.14.3., *Corner Retail*, is amended as follows:

Paragraphs A through B (unchanged)

C. Standards

1 through 4 (unchanged)

5. Site Standards

(a) through (e) (unchanged)

(f) Signage Signs

- (1) Signs shall comply with the signage standards in Section 5.7, Signage Signs, for the Transitional Office (TO) district.
- (2) ~~Free-standing signs shall comply with the following:~~
 - ~~(i) Free-standing signs may only be used if the street setback is more than 5 feet;~~
 - ~~(ii) The sign shall be a monument type sign;~~
 - ~~(iii) The sign shall be limited to a maximum area of 75 square feet; and~~
 - ~~(iv) The sign shall be limited to a maximum height of 6 feet.~~

A-Frame signs are allowed in accordance with Section 5.7.7., Signs Allowed Without a Sign Permit.
- (3) **Limited Duration Signs are allowed in accordance with Section 5.7.12, Limited Duration Signs.**

PART U.

That Section 8.5., *Nonconforming Signs*, is hereby amended as follows:

8.5.1. - Applicability

Signs made nonconforming by reason of annexation, expansion of the ETJ, or by amendment of the Development Ordinance or Official Zoning Map Nonconforming signs shall be subject to the standards in this section.

8.5.2. - Prohibited Actions

The following actions associated with a nonconforming sign shall be prohibited:

- A. **Enlargement or Alteration** Enlargement or structural alteration of a nonconforming sign or sign structure;
- B. ~~**Type of Lighting Illumination**~~ Changes to the type of sign lighting **illumination**; and
- C. **Relocation** Relocation of a nonconforming sign upon the premises; **and**
- D. **Conversion Conversion to a different sign type, including but not limited to the addition of electronic changeable copy sign or video sign features (see Section 5.7.16., Sign Images by Sign Type, for visual illustrations of sign types).**

8.5.3. - ~~Signs Rendered Nonconforming~~

~~Signs made nonconforming by reason of annexation, expansion of the ETJ, or by amendment of the Official Zoning Map shall be removed within 365 days of the date they were rendered nonconforming.~~

8.5.34. - Maintenance of Nonconforming Signage Signs Allowed

A nonconforming sign may remain in place and be maintained indefinitely as a legal nonconforming sign, subject to the following standards:

(Paragraphs A through B unchanged)

8.5.5~~4~~ - Replacement of Nonconforming Signage Signs

(Paragraphs A through B unchanged)

C. **Renovation** Nonconforming signs shall be removed or replaced with conforming signage- **signs** if any of the following occur:

(Paragraph 1 unchanged)

2. Structural or nonstructural alterations (excluding routine maintenance and repair of the façade of the principal building) that exceed 50 percent of the façade's area, ~~which is calculated from the area of the façade or wall used in calculating the maximum allowable sign area.~~

8.5.5 6. – Cessation ~~Discontinuance~~ of Business Activity

A. **Cessation ~~Discontinued for Less than 90 Days~~** If the business activity on the premises where a nonconforming sign is located is **has ceased** ~~discontinued~~ for a continuous period of less than 90 days, then the nonconforming sign shall be allowed to remain.

B. **Cessation ~~Discontinued for 90 Days or More~~** If the business activity on the premises where a nonconforming sign is located is **has ceased** ~~discontinued~~ for a continuous period of 90 days or more, then the nonconforming sign must be removed or replaced by a sign conforming to the standards of this Ordinance.

8.5.6 7. - Change in Use

Nonconforming signage- **signs** shall be removed or replaced with conforming signage- **signs** if there is a change in use **type**.

8.5.7 8. - Additional Sign Permit Application

Nonconforming signage- **signs** shall be removed or replaced with conforming signage **signs** if an application for a sign permit to add new or additional signage **signs** to the premises is approved.

PART V.

That Section 9.7.5., *Revocation of Permits*, is hereby amended as follows:

9.7.5. - Revocation or Modification of Permits

A. General As appropriate, any of the directors listed in Section 9.5.1, **Responsibilities** may revoke and require the return of a permit by notifying the permit holder in writing, stating the reason for the revocation. Permits or certificates may be revoked for any substantial departure from the approved

application, plans, or specifications; refusal or failure to comply with the requirements of state or local laws; or for false statements or misrepresentations made in securing the permit or certificate. Any permit or certificate mistakenly issued in violation of an applicable State or City law may also be revoked.

B. Sign Permit In a case in which an electronic sign is operated in violation of the standards of Section. 5.7.10, Electronic Sign Standards there shall be a system of progressive administrative penalties, as follows:

- 1. If the violation is corrected within 2 business days of the first notice, there shall be no penalty;**
- 2. If the violation is not corrected within 2 business days of the first notice, or in case of a second notice within a 12-month period for the same sign, the sign shall be turned off for 10 calendar days; if the Planning & Development Director deems it reasonably necessary to do so, may suspend the sign permit for that period and may have the electric meter removed for that period;**
- 3. If the sign is turned on or operated during the period of suspension, the period of suspension shall be extended by an additional 20 days;**
- 4. In case of a third notice within a 12-month period for the same sign, the sign shall be turned off for 30 calendar days; if the Planning & Development Director deems it reasonably necessary to do so, may suspend the sign permit for that period and may have the electric meter removed for that period;**
- 5. In case of a fourth notice within a 24 -month period for the same sign, the sign permit for the sign shall be permanently revoked, with no right to apply for a new permit for an electronic sign of any kind on that site for 5 years.**
- 6. Appeal Applicable (See Section 2.4.3, Appeal).**

SECTION 5.

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 6.

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

SECTION 7.

This ordinance shall become effective upon adoption.

TEXT AMENDMENT 22-05

Ordinance #XXXX/XX-XX

Applicant: City of High Point

Adopted by the City Council

City of High Point, North Carolina
The **20th** day of **February, 2023**
Sandra Keeney, City Clerk

By: _____

Jay W. Wagner, Mayor

ATTEST:

Sandra R. Keeney, City Clerk

CITY OF HIGH POINT

AGENDA ITEM



Title: Appointment and Reappointment – Guilford County/City Insurance Advisory Committee

From: City Clerk's Office

Meeting Date: February 20, 2023

Public Hearing: No

Advertising Date: N/A
Advertised By:

Attachments: Application

PURPOSE: To confirm the appointment of Julian Weathers to fill an unexpired term effective immediately with term expiring December 21, 2023, and the reappointment of Lynwood Roach effective immediately with term expiring December 21, 2025.

BACKGROUND:

BUDGET IMPACT:

RECOMMENDATION / ACTION REQUESTED: Council is requested to confirm the appointment of Julian Weathers to fill an unexpired term effective immediately with term expiring December 21, 2023, and the reappointment of Lynwood Roach effective immediately with term expiring December 21, 2025.

Profile

Julian Weathers
First Name Last Name

jweathers@weatherbeeins.com
Email Address

1412 Pondhaven Dr
Street Address

High Point
City

Suite or Apt

NC 27265
State Postal Code

336-624-0308 704-993-9060
Primary Phone Alternate Phone

WeatherBee's Insurance Group,LLC. (Owner)
Employer

Which Boards would you like to apply for? Guilford Country-City Insurance Advisory Committee

None Selected

Ward you reside in? 5th Ward

Interests & Experiences

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

Interested in giving back to the community (High Point) that I grew up in. I've owned my own insurance agency for around 6 years now.

Upload a Resume

Have you participated in Leadership High Point?

☐ Yes ☒ No

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

Gender Male

None Selected



City of High Point

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

Master

File Number: 2023-072

File ID: 2023-072

Type: Miscellaneous Item

Status: To Be Introduced

Version: 1

Reference:

In Control: City Council

File Created: 02/07/2023

File Name:

Final Action:

Title: Minutes to be Approved

Notes:

Sponsors:

Enactment Date:

Attachments: Special Meeting High Point City Council Minutes - February 6, 2023, Regular Meeting High Point City Council Minutes - February 6, 2023, Community Development Committee Minutes - February 7, 2023, High Point City Council Special Meeting Minutes - February 13, 2023

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name: sandra.keeney@highpointnc.gov

Effective Date:

Related Files:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File 2023-072

HIGH POINT CITY COUNCIL
Special Meeting
February 6, 2023 – 4:30 P.M.
Council Chamber – Municipal Building

CALL TO ORDER, ROLL CALL

Mayor Wagner called the meeting to order at 4:30 p.m.

Present: Mayor Jay Wagner, Mayor Pro Tempore Monica Peters, Council Member Michael Holmes (arrived at 5:22 p.m.) Council Member Tyrone Johnson (arrived at 5:29 p.m.), Council Member Britt Moore, Council Member Chris Williams, Council Member Victor Jones, and Council Member Cyril Jefferson (arrived at 5:01 p.m.)

Absent: Council Member Wesley Hudson

Staff Present:

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

PRESENTATION OF ITEMS

2023-055 Closed Session-Attorney Client Privilege

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

Council Member Jones made a motion, seconded by Council Member Moore, that the High Point City Council go into Closed Session pursuant to N.C. General Statute 143-318.11(a)(3) for Attorney-Client Privilege.

Motion carried with the following vote:

Aye: Mayor Wagner, Mayor Pro Tempore Peters, Council Member Moore, Council Member Williams and Council Member Jones

Absent: Council Member Holmes, Council Member Johnson, Council Hudson, and Council Member Jefferson

Closed Session began at 4:31 p.m.

A motion was made by Council Member Holmes, seconded by Council Member Williams to end Closed Session and resume Regular Session.

Motion carried with the following vote:

Aye: Mayor Wagner, Mayor Pro Tempore Peters, Council Member Holmes, Council Member Johnson, Council Member Moore, Council Member Williams, Council Member Jones, and Council Member Jefferson

Absent: Council member Hudson

Closed Session ended at 5:31 p.m.

ADJOURNMENT

There being no further business to come before the Council, the meeting adjourned at 5:31 p.m.

Respectfully Submitted,

Jay W. Wagner, Mayor

Attest:

Sandra Keeney
City Clerk

**HIGH POINT CITY COUNCIL
REGULAR MEETING
FEBRUARY 6, 2023 – 5:30 P.M.
COUNCIL CHAMBERS – MUNICIPAL BUILDING**

ROLL CALL, MOMENT OF SILENCE, AND PLEDGE OF ALLEGIANCE

Mayor Wagner called the meeting to order at 5:38 p.m.

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

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

Council Member S. Wesley Hudson, Ward 4, was absent.

He called for a Moment of Silence; the Pledge of allegiance followed.

STRATEGIC PLAN UPDATE- Blight Reduction and Marketing & Branding Initiative

2023-034 Strategic Plan Update

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

Council Member Williams provided the Local Code Enforcement activities for the month of January 2023 and introduced Lori Loosemore.

Lori Loosemore, Code Enforcement Supervisor, provided an update for December 2022 and January 2023 related to Code Enforcement and shared some photos of homes and that have been repaired.

Council Member Holmes provided an update regarding Marketing and Branding noting everything is on schedule for a presentation in April.

PUBLIC COMMENT PERIOD

2023-066 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.

Robert Templeton - Newly Elected President of the Fire Fighter Association

Mr. Templeton thanked the City Manager regarding performing a pay study. He expressed concerns regarding the current pay of firefighters and city employees, the shortage of current firefighters, as well as the increase in non-emergency response calls.

Lawrence "Larry" Cormier

Mr. Cormier spoke to his concerns regarding the January 6, 2021, attack on the US Capital. His comments are provided in length as a permanent part of these proceedings.

FINANCE COMMITTEE - Britt Moore, Chair

CONSENT AGENDA ITEMS

Finance Committee Chairman Council Member Moore reported that the Finance Committee did meet as scheduled on Thursday, February 2, 2023, and placed all of the following Finance-related matters on the Consent Agenda with a favorable recommendation for approval.

A motion was made by Council Member Moore, seconded by Council Member Peters, to approve the Finance Consent Agenda.

Motion carried with the following vote:

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

Absent (1): Council Member Hudson

2023-049 Contract - WESCO Distribution, Inc. 200 AMP Pedestals - Electric Department - Warehouse Stock

City Council is requested to award a contract to WESCO Distribution, Inc. in the amount of \$172,383 for the purchase of 200-amp Secondary Pedestals that are commonly used by the Electric Utilities Department to replenish warehouse stock.

Approved by the Consent Vote.

2023-050 Contract - WESCO Distribution, Inc. 1,000 kVA Transformers - Electric Department - Warehouse Stock

City Council is requested to award a contract to WESCO Distribution, Inc. in the amount of \$194,680 for the purchase of Large Commercial/Industrial Voltage (277/480V) Transformers (1,000 kVa) that are commonly used by the Electric Utilities Department to replenish warehouse stock.

Approved by the Consent Vote.

2023-051 Contract - On Call Consultants - Transportation Engineering & Planning Services

City Council is requested to award a contract to the following firms as on-call providers of transportation engineering and planning services, and to authorize the City Manager to execute a Master Agreement for an initial term of five (5) years with each.

1. Kimley-Horn and Associates, Inc.
2. Stantec Consulting Services, Inc.
3. STV Engineers, Inc.
4. Dewberry Engineers, Inc.
5. Alfred Benesch & Company

Approved by the Consent Vote.

2023-052 Municipal Agreement - NCDOT for Transportation Alternatives Funds (TAP) - sidewalk construction project EB-5873 - University Parkway (SR 1278)

City Council is requested to approve a Municipal Agreement with the North Carolina Department of Transportation (NCDOT) at the City's cost which is 20% (\$72,000) of the overall project cost which is for TAP funding to construct a sidewalk project along University Parkway.

Approved by the Consent Vote.

2023-053 Municipal Agreement - NCDOT for Transportation Alternatives Funds (TAP) - sidewalk construction project EB-5874 - Eastchester Drive (NC 68)

City Council is requested to approve a Municipal Agreement with the North Carolina Department of Transportation (NCDOT) at the City's cost which is 20% (\$126,000) of the overall project cost which is for a sidewalk construction project EB-5874 along Eastchester Drive (NC 68).

Approved by the Consent Vote.

2023-054 New Position Request - Planner - Planning and Development Department

The Planning and Development Department requests an entry-level Planner position within the Development Services Division due to the increase in the number of land development records in recent years, and an increase in public inquiries related to development.

Approved by the Consent Vote.

- 2023-041** Contract - Oltrin Solutions LLC - Bulk Purchase of Sodium Hydroxide - Public Services
- Public Services Department is requesting approval from City Council for authorization to piggyback off the Winston-Salem / Forsyth County Utility Commission's bid submitted by Oltrin Solutions LLC for Caustic Soda (Sodium Hydroxide) a one (1) year contract for the annual amount of \$340,090.

Approved by the Consent Vote.

- 2023-042** Contract - Change Order No. 2 - Baker Underground Inc. - Waterview Pump Station Forcemain Extension
- City Council is requested to approve Change Order No. 2 to Baker Underground Inc. in the amount of \$455,546.74, and a 70-day extension to the contract end date for the extension of the 16-inch forcemain from Eastchester Drive to Whites Mill Road, approximately 730 linear feet.

Approved by the Consent Vote.

- 2023-048** Sole Source Contract - Clearwater Inc. - Eastside Wastewater Treatment Plant (WWTP) DAF #3 Recirculating Pump
- City Council is requested to award a sole source contract to Clearwater Inc. in the amount of \$39,900 for the purchase of a recirculating pump for Dissolved Air Flotation (DAF) thickener #3 for the Eastside Wastewater Treatment Plant (WWTP).

Approved by the Consent Vote.

- 2023-045** Contract - Environmental Services - Rubicon, Route Optimization & Software Solution
- City Council is requested to award a contract to Rubicon in the amount of \$90,937.50 for Environmental Services waste and recycling collection processes to provide the following: oversee collection progress for each truck, driver uploaded issues with collections, driver uploaded photos, location collection verification, vehicle tracking/alerts for drivers, improve routing and efficiency.

Approved by the Consent Vote.

- 2023-047** Contract Amendment - Community Housing Solutions - 506 Rolling Green Drive - Cedrow Affordable Housing Project
- City Council is requested to approve the amendment of the executed contract with Community Housing Solutions (CHS) in the amount of \$246,553.56 to add the construction of an additional unit at 506 Rolling Green Drive in the Cedrow Affordable Housing Project.

Approved by the Consent Vote.

- 2023-046** Ordinance - American Rescue Plan Act (ARPA) Project Funding
1. Staff recommends and asks City Council to approve the community application process for American Rescue Plan Act (ARPA) funds, as outlined above.

2. Staff recommends and asks City Council to approve the grant project ordinance amendment for the use of American Rescue Plan Act (ARPA) for government services.

3. Staff recommends and asks City Council to approve the budget ordinance amendment for the homeless day shelter (\$2,000,000), Foxwood Meadows alternate access project (\$990,000), shared use commercial kitchen (\$2,000,000), and 300 Oak Street upfits (\$3,000,000).

Approved by the Consent Vote.

COMMUNITY DEVELOPMENT COMMITTEE - Council Member Williams, Chair

CONSENT AGENDA ITEMS

A motion was made by Council Member Williams, seconded by Council Member Moore, to approve the Community Development Committee Consent Agenda.

Motion carried with the following vote:

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

Absent (1): Council Member Hudson

2023-002 Ordinance - Demolition of Dwelling - 508 Saunders Pl.

Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 508 Saunders Pl.

Approved by the Consent Vote.

PLANNING & DEVELOPMENT - Mayor Jay W. Wagner

2023-043 Resolution of Intent, Street Abandonment 22-02

Approval of a Resolution of Intent that establishes a public hearing date of March 20, 2023, to consider a request by Debora Saunt and Jesse Saunt to abandon (close) the southern 260+ feet of the Motes Court right-of-way (ROW). This southern portion of Motes Court (SR 1188) is a partially improved ROW located within the City of High Point's extraterritorial jurisdiction (ETJ) Area, east of the intersection of Baker Road and Cox Avenue. The portion of Motes Court to be abandon is located approximately 725 feet south of the intersection of Cox Avenue and Motes Court, lying between 1436 and 1433 Motes Court (lying between Guilford County Tax Parcels 157963 and 157944).

A motion was made by Mayor Wagner, seconded by Council Member Johnson, to approve agenda item 2023-043.

Motion carried with the following vote:

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

Absent (1): Council Member Hudson

GENERAL BUSINESS AGENDA

2023-039 Boards and Commissions - Theatre Advisory Board

Council is requested to confirm the appointment of Lauren Matlosz and reappointments of Oliver Helsabeck and Leslie Graham to the Theatre Advisory Board to be effective immediately with terms expiring June 1, 2025.

A motion was made by Mayor Wagner, seconded by Council Member Johnson, to approve agenda item 2023-039.

Motion carried with the following vote:

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

Absent (1): Council Member Hudson

2023-044 Boards and Commissions - High Point Economic Development Corporation

Council is requested to approve the appointment of Brenda Deets to the High Point Economic Development Corporation to be effective immediately with term expiring December 31, 2023.

Council Member Moore asked Ms. Deets to stand and be recognized and stated he was excited that Ms. Deets will be serving on the High Point Economic Development Corporation.

A motion was made by Council Member Moore, seconded by Council Member Holmes, to approve agenda item 2023-044.

Motion carried with the following vote:

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

Absent (1): Council Member Hudson

2023-040 Minutes to be Approved

Community Development Committee Minutes - October 4, 2022 @ 4:00 p.m.

Prosperity & Livability Committee Minutes - October 5, 2022 @ 9:00 a.m.

Special Meeting of the Finance Committee Minutes - October 13, 2022 @ 3:15 p.m.

Finance Committee Minutes - October 13, 2022 @ 4:00 p.m.

Community Development Committee Minutes - January 10, 2023 @ 4:00 p.m.

Prosperity and Livability Committee Minutes - January 11, 2023 @ 9:00 a.m.

Finance Committee Minutes - January 12, 2023 @ 4:00 p.m.

Special Meeting of the High Point City Council Minutes - January 17, 2023 @ 4:00 p.m.

Regular Meeting of the High Point City Council Minutes - January 17, 2023 @ 5:30 p.m.

A motion was made by Council Member Moore, seconded by Council Member Jones, to approve agenda item 2023-040.

Motion carried with the following vote:

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

Absent (1): Council Member Hudson

ADJOURNMENT

In response to Council Member Jefferson, Tasha Logan Ford, City Manager, explained the tentative timeline regarding applications being available to the public to apply to receive ARPA (American Rescue Plan Act) funding.

Council Member Williams thanked the Mayor, City Council, and Staff for the support his family received regarding the loss of his mother-in-law.

There being no further business to come before the City Council. The meeting adjourned at 6:00 p.m.

Respectfully Submitted,

Jay W. Wagner, Mayor

Attest:

Sandra Keeney
City Clerk

COMMUNITY DEVELOPMENT COMMITTEE
Chaired by Council Member Williams
Committee Members: Williams, Hudson, Jefferson, and Johnson
FEBRUARY 7, 2023 – 4:00 P.M.
COUNCIL CHAMBERS – MUNICIPAL BUILDING

MINUTES

Community Development Committee - Council Member Williams, Chair

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

Present: *Chairman Chris Williams, Committee Member Tyron Johnson (arrived at 4:10 p.m.), Committee Member Cyril Jefferson (arrived at 4:13 p.m.), Committee Member Wesley Hudson, and Alternate Committee Member Monica Peters*

CALL TO ORDER

PRESENTATION OF ITEMS

2023-059 Community Gardens Update and Request

Crystal Mercer, County Extension Agent for Community and School Gardens, will provide an update. Community Development & Housing staff is recommending approval for High Point Public Schools to be included in the Assistance to Community Gardens Standard Operating Policies.

Crystal Mercer, County Extension Agent for Community and School Gardens, provided an update for this item. She thanked Heather Schaffer, County Extension Director, for her support.

Ms. Mercer explained there are 47 Community Gardens in High Point which includes 10 Neighborhood Gardens, 17 School Gardens, 4 Youth Gardens, 9 Community Organizations, and 7 Urban Agriculture.

Committee Member Johnson arrived at 4:10 p.m.

Ms. Mercer stated according to a survey, support for High Point School Gardens is great and noted the schools could save \$9,300 if soil, wood or leaf compost was provided. She noted various organizations that help with the gardens such as the Delta Sigma Theta Sorority.

Committee Member Jefferson arrived at 4:13 p.m.

Ms. Mercer explained the 2023 goals such as starting a 4H Club in High Point and shared a flyer that listed upcoming events.

A motion was made by Committee Member Jefferson, seconded by Committee Member Johnson, to approve agenda item 2023-059.

Motion carried with the following vote:

Aye (4): Chairman Williams, Committee Member Hudson, Committee Member Jefferson, and Committee Member Johnson

2023-062 Update-Wynnefield Properties

Wynnefield Properties will be giving an update regarding upcoming affordable housing projects.

Nena Wilson, Community Development Director, introduced Craig Stone with Wynnefield Properties to provide an update.

Mr. Stone provided a presentation for this item. He explained The Flats at Old Winston would have 72 units and between 30%-80% AMI, The Lofts at Brentwood would have 120 Units with 30%-80% AMI, and they are finalizing due diligence to close on land for Walnut Ridge development and anticipates a Certificate of Occupancy to be issued June 30, 2023 for the 48 total units at Abbey Crossing.

In response to Council Member Jefferson, he explained the qualifications and the guidelines for the 9% Low Income Housing Tax Credit verses 4% Low Income Housing Tax Credit.

Mr. Stone provided information regarding the Evergreen site noting this will be for 168 units and target a population between 80%-120% AMI. He explained Workforce Housing is the sector of affordability with need that isn't being addressed with national programs such as the Low-Income Housing Tax Credit.

A discussion ensued among the Committee regarding mixed use and mixed income affordable housing needs and asked that Wynnfield Properties continue to provide updates.

For Information Only

2023-063 Update-Guilford County Continuum of Care

Staff will be giving an update regarding the Guilford County Continuum initiatives and efforts on homelessness.

Cheri Neal, Continuum of Care Program Manager with Guilford County provided an update regarding initiatives and efforts on homelessness. She stated the Point-In-Time Count was completed and successful and noted that the High Point Police Department participated as well as City Staff. She said High Point University donated 500 bags, High Point Peace Makers donated tents, and thanked United Way of High Point for their participation.

She explained technical issues have been challenging but HUD will be providing technical support and will be on sight to learn about the community and address policy and procedures as it relates to domestic violence and race issues. She said the county has two days for eviction mediation clinic in High Point, one of which is Thursdays at 1:00 p.m. in which residents can speak with a lawyer. She stated the County has added a Landlord Engagement Specialist to focus on the community and provide incentives to the landlords.

She spoke to coordination with HMIS Homeless Management System regarding monitoring the homeless, collaboration with faith base communities, provide bus passes, and remove barriers regarding housing.

For Information Only

2023-064 Resolution-Conveyance of Properties to Habitat for Humanity of High Point, Archdale & Trinity-801 Vail Avenue and 807 Amos Street

Adopt a Resolution for the conveyance of Properties to Habitat for Humanity of High Point, Archdale & Trinity for 801 Vail Avenue and 807 Amos Street.

Nena Wilson, Community Development Director, provided the staff report for this item. She stated Habitat for Humanity will build two homes on the two lots to be sold to income eligible home buyers. The conveyances and home construction will help facilitate affordable housing in accordance with HUD regulations. Habitat currently has two units under construction in the Southside Neighborhood and this conveyance will ensure continued affordable units for homeownership. A CHDO Agreement in the amount of \$60,000 has been executed for the City's participation in construction of the two units with the use of federal HOME funds.

Susan Wood, Executive Director of Habitat for Humanity of High Point, stated this is a great volunteer program and they work with school and other organizations to give people hands on work as it is difficult to find license trade workers. She invited everyone to do a walk thru of the houses that are built by Habitat for Humanity.

A motion was made by Committee Member Hudson, seconded by Committee Member Johnson, to approve agenda item 2023-064 Resolution Conveyance of Properties to Habitat for Humanity of High Point, Archdale & Trinity for 801 Vail Avenue and 807 Amos Street.

Motion carried with the following vote:

Aye (4): Chairman Williams, Committee Member Hudson, Committee Member Jefferson, and Committee Member Johnson

2023-057 Ordinance - Demolition of Dwelling - 805 Gordon Street

Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling at 805 Gordon Street.

Lori Loosemore, Code Enforcement Supervisor, provided the code enforcement details for this property.

Chairman Williams asked if anyone would like to speak regarding this item. Seeing none, he made a motion seconded by Committee Member Jefferson, to approve the Demolition Ordinance for property at 805 Gordon Street.

Motion carried with the following vote:

Aye (4): Chairman Williams, Committee Member Hudson, Committee Member Jefferson, and Committee Member Johnson

2023-058 Ordinance - Demolition of Dwelling - 1109 E. Russell Ave.

Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling at 1109 E. Russell Avenue.

Lori Loosemore, Code Enforcement Supervisor, provided the code enforcement details for this property.

Chairman Williams asked if anyone would like to speak regarding this item. Seeing none, he made a motion seconded by Committee Member Johnson, to approve the Demolition Ordinance for property at 1109 Russell Avenue.

Motion carried with the following vote:

Aye (4): Chairman Williams, Committee Member Hudson, Committee Member Jefferson, and Committee Member Johnson

2023-056 Ordinance - Rescind Demolition - 210 Underhill Street

Adoption of an ordinance to rescind the ordinance adopted by council to demolish the dwelling at 210 Underhill Street.

Chairman Williams asked if anyone would like to speak regarding this item. Seeing none, Committee Member Hudson made a motion, seconded by Committee Member Jefferson, to approve to rescind the Demolition Ordinance for property at 210 Underhill Street.

Motion carried with the following vote:

Aye (4): Chairman Williams, Committee Member Hudson, Committee Member Jefferson, and Committee Member Johnson

ADJOURNMENT

There being no further business to come before the Committee, the meeting adjourned at 5:06 p.m.

Respectfully Submitted,

Chris Williams, Chairman
Community Development Committee

Attest:

Sandra Keeney
City Clerk

**HIGH POINT CITY COUNCIL
SPECIAL MEETING
FEBRUARY 13, 2023
COUNCIL CHAMBERS – MUNICIPAL BUILDING**

MINUTES

CALL TO ORDER

Mayor Wagner called the meeting to order at 2:30 p.m.

Present: Mayor Jay W. Wagner; Mayor Pro Tem Monica Peters, Ward 3; Council Member Britt W. Moore, At Large; Council Member Tyrone E. Johnson, At Large; (listened virtually) Ward 1; Council Member Christopher Williams, Ward 2; Council Member S. Wesley Hudson, Ward 4; Council Member Victor A. Jones, Ward 5; and Council Member Michael A. Holmes, Ward 6

Absent: Council Member Cyril A. Jefferson Ward 1

PRESENTATION OF ITEMS

2023-077 Closed Session-Attorney Client Privilege

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

Council Member Moore made a motion, seconded by Council Member Holmes, to go into Closed Session Pursuant to N.C. General Statute §143-318.11(a)(3) for Attorney-Client Privilege.

Motion carried with the following vote:

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

Absent (1): Council Member Jefferson

Virtually (1): Council Member Johnson listened virtually and did not vote.

Closed Session began at 2:31 p.m.

Council Member Hudson made a motion, seconded by council Member Moore, to end Closed Session and resume Regular Session.

Motion carried with the following vote:

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

Absent (1): Council Member Jefferson

Virtually (1): Council Member Johnson listened virtually and did not vote.

Closed Session ended at 2:54 pm.

ADJOURNMENT

There being no further business to come before the City Council, the meeting adjourned at 2:55 p.m.

Respectfully Submitted,

Jay W. Wagner

Attest:

Sandra Keeney
City Clerk