



City of High Point

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

Meeting Agenda

City Council

Jay W. Wagner, Mayor

S. Wesley Hudson, Mayor Pro Tem

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

Monday, April 17, 2023

5:30 PM

Council Chambers

ROLL CALL, MOMENT OF SILENCE, AND PLEDGE OF ALLEGIANCE

RECOGNITIONS AND PRESENTATIONS

[2023-183](#)

Proclamation - National Library Week 2023

Mayor Wagner will present High Point Library staff with a proclamation recognizing April 23-29, 2023 as National Library Week.

Attachments: [National Library Week April 2023--pending sig](#)

FINANCE COMMITTEE - Britt Moore, Chair

CONSENT AGENDA ITEMS

[2023-162](#)

Contract - Schnabel Engineering South, PC - Arnold Koonce City Lake Dam

City Council is requested to award a contract to Schnabel Engineering South, PC in the amount of \$495,970 and approve the Capital Budget Ordinance for the replacement design of the Arnold Koonce City Lake Dam.

Attachments: [2. Contract - Schnabel Engineering South, PC - Arnold Koonce City Lake Dam](#)

[2023-163](#)

Resolution - Interlocal Agreement City of Archdale - Richland Creek Outfall
City Council is requested to approve a Resolution regarding an Interlocal Agreement with the City of Archdale in the amount of \$297,918.40 to utilize an existing contractor to make improvements and upgrades to Richland Creek Outfall.

Attachments: [3. Interlocal Agreement – City of Archdale – Richland Creek Outfall](#)

[2023-171](#)

Budget Ordinance - James Road Sidewalk Project - Deep River Road Sidewalk

City Council is requested to adopt a budget ordinance in the amount of \$279,267 to appropriate transportation turn lane funds for the local match for the James Road sidewalk project and for the installation of a sidewalk

on Deep River Road.

Attachments: [1. Budget Ordinance – James Road Sidewalk Project – Deep River Road Sidewalk](#)

[2023-172](#)

Resolution - Multi-Family Housing Revenue Bonds - Lofts of Brentwood, LLC

City Council is requested to adopt a resolution approving the Lofts of Brentwood, LLC to issue bonds not to exceed \$12,000,000 in multifamily housing revenue bonds.

Attachments: [4. Resolution - Multi-Family Housing Revenue Bonds – Lofts of Brentwood, LLC](#)

[2023-173](#)

Authorize Write-off of Delinquent Utilities Accounts Receivables & Miscellaneous Accounts

City Council is requested to authorize the Financial Services Director to write-off \$977,238 for original utilities billings from fiscal year 2018-2019 and to authorize the Financial Services Director to write-off \$4,088 for prior years original billings of miscellaneous accounts through fiscal year 2018-2019.

Attachments: [5. Authorize Write-off of Delinquent Utilities Accounts Receivables & Miscellaneous Accounts](#)

PUBLIC HEARINGS

[2023-174](#)

Performance Base Incentives - Vecoplan LLC

City Council is requested to consider a request from Vecoplan LLC to authorize performance-based incentives for an expansion project at 501 Gallimore Dairy Rd., 27265 in the amount of \$155,366 and authorize the City Manager to execute a performance agreement with the company containing benchmarks for the company to achieve and a schedule for the payment of such financial incentives.

Attachments: [6. Performance Base Incentives – Vecoplan LLC](#)

REGULAR AGENDA ITEMS

PROSPERITY & LIVABILITY COMMITTEE - Council Member Hudson, Chair

[2023-176](#)

Disparity Study - Request for Proposal

City Council is requested to approve a request for proposal (RFP) for the following items: Direct staff to issue a Request for Proposal for a Disparity Study and allocate \$350,000 from American Rescue Plan funds for the Disparity Study.

Attachments: [Disparity Study – Request for Proposal](#)

[2023-177](#)

N. Elm Street Streetscape - High Point on the RISE Grant Project

City Council is requested to adopt the conceptual aesthetic design elements for the N. Elm Street streetscape in line with those demonstrated

on Streetscape Concept Plan Pattern #A-1 to be incorporated in the future N. Elm Street Streetscape improvements as part of the federally funded High Point on the RISE grant project.

Attachments: [N. Elm Street Streetscape – High Point on the RISE Grant Project](#)

PLANNING & DEVELOPMENT - Mayor Jay W. Wagner

PENDING ITEMS

[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.

Attachments: [REVISED Draft Sign Ordinance of Adoption - TA-2205](#)
[Staff Report TA-22-05.pdf](#)

PUBLIC HEARINGS

[2023-164](#)

Woodhaven Development Group, LLC, Zoning Map Amendment 23-02
A request by Woodhaven Development Group, LLC to rezone approximately 5.7 acres from the Retail Center (RC) District to a Conditional Zoning General Business (CZ-GB) District. The site is located southeast of the intersection of N. Main Street and N. University Parkway (2620 N. Main Street).

Attachments: [Staff Report ZA-23-02.pdf](#)

[2023-165](#)

Wynnfield Properties, Inc., Zoning Map Amendment 23-05
A request by Wynnfield Properties, Inc. to rezone approximately 3.6 acres from the Residential Single Family - 5 (R-5) District to a Conditional Zoning Residential Multifamily - 26 (CZ RM-26) District. The site is located at the northwest corner of Old Winston Road and N. University Parkway (503, 601 and 701 Old Winston Road).

Attachments: [Staff Report ZA-23-05.pdf](#)

[2023-166](#)

Wynnfield Properties, Inc., Zoning Map Amendment 23-06
A request by Wynnfield Properties, Inc. to rezone approximately 6.7 acres from a Conditional Use Office Institutional (CU-OI) District to a Conditional Zoning Residential Multifamily - 26 (CZ RM-26) District. The site is located south of E. Russell Avenue, between Brentwood Street and Worth Street (1400 Brentwood Street).

Attachments: [Staff Report ZA-23-06.pdf](#)

[2023-167](#)

Keystone Group, Inc., Zoning Map Amendment 23-07
A request by Keystone Group, Inc. to rezone approximately 114.79 acres from a Planned Unit Development - Residential (PDR) District to an amended Planned Unit Development - Residential (PDR) District. The site

is located south of Boylston Road, approximately 1,300 feet west of Adkins Road.

Attachments: [Staff Report ZA-23-07.pdf](#)

2023-168

Solution Architects, Inc., Zoning Map Amendment 23-09

A request by Solution Architects, Inc. to rezone approximately 18.4 acres from the Institutional (I) District to a Conditional Zoning Residential Multifamily - 16 (CZ RM-16) District and a Conditional Zoning General Business (CZ-GB) District. The site is located north of Jamestown Parkway (formerly Greensboro Road), between Deep River Road and I-74.

Attachments: [Staff Report ZA-23-09.pdf](#)

[Staff Report ZA-23-09.pdf](#)

2023-169

City of High Point, Request to Initiate Zoning Map Amendment

A request by the Planning and Development Department that City Council initiate a zoning map amendment for the establishment of a local historic overlay district for properties adjacent to and in the vicinity of Washington Street, in response to a petition and subsequently completed local designation report.

Attachments: [Request to Initiate Zoning Map Amendment \(Washington Street Historic District\)](#)

GENERAL BUSINESS AGENDA

2023-175

Minutes to be Approved

Special Meeting of the High Point City Council Minutes, November 3, 2022 @ 9:00 a.m.

Finance Committee Minutes, November 3, 2022 @ 4:00 p.m.

Finance Committee Minutes, March 30, 2023 @ 4:00 p.m.

Special Meeting of the High Point City Council Minutes, April 3, 2023

Regular Meeting of the High Point City Council Minutes, April 3, 2023

Prosperity & Livability Committee Minutes, April 5, 2023 @ 9:00 a.m.

Attachments: [Memo - Minutes](#)

[November 3 2022 Special Meeting Minutes Retreat](#)

[November 3 2022 Finance Committee Minutes](#)

[Finance Committee Meeting Minutes - March 30, 2023](#)

[Special Meeting Meeting Minutes - April 3, 2023](#)

[City Council Meeting Minutes - April 3, 2023](#)

[Prosperity Livability Committee Minutes-April 5 2023](#)

ADJOURNMENT



City of High Point

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

Master

File Number: 2023-183

File ID: 2023-183

Type: Miscellaneous Item

Status: To Be Introduced

Version: 1

Reference:

In Control: City Council

File Created: 04/13/2023

File Name:

Final Action:

Title: Proclamation - National Library Week 2023

Mayor Wagner will present High Point Library staff with a proclamation recognizing April 23-29, 2023 as National Library Week.

Notes:

Sponsors:

Enactment Date:

Attachments: National Library Week April 2023--pending sig

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name: amy.myers@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 2023-183

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

- WHEREAS,** libraries provide the opportunity for everyone to pursue their passions and engage in lifelong learning, allowing each to live their best life; and
- WHEREAS,** libraries adapt to the ever-changing needs of their communities, continually expanding their collections, services, and partnerships; and
- WHEREAS,** libraries strive to develop and maintain programs and collections that are as diverse as the populations they serve and ensure equity of access for all; and
- WHEREAS,** libraries play a critical role in the economic vitality of communities by providing internet and technology access, literacy skills, and support for job seekers, small businesses, and entrepreneurs; and
- WHEREAS,** libraries are cornerstones of democracy, promoting the free exchange of information and ideas for all, and libraries, librarians, and library workers are joining library supporters and advocates across the nation to celebrate National Library Week.

NOW, THEREFORE, be it resolved that I, Jay W. Wagner, Mayor of the City of High Point proclaim National Library Week, April 23-29, 2023 and encourage all residents to visit their library to explore the wealth of resources available.

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 17th day of April, 2023.

Jay W. Wagner, Mayor



City of High Point

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

Master

File Number: 2023-162

File ID: 2023-162

Type: Resolution

Status: To Be Introduced

Version: 2

Reference:

In Control: Finance Committee

File Created: 04/06/2023

File Name:

Final Action:

Title: Contract - Schnabel Engineering South, PC - Arnold Koonce City Lake Dam

City Council is requested to award a contract to Schnabel Engineering South, PC in the amount of \$495,970 and approve the Capital Budget Ordinance for the replacement design of the Arnold Koonce City Lake Dam.

Notes:

Sponsors:

Enactment Date:

Attachments: 2. Contract - Schnabel Engineering South, PC -
Arnold Koonce City Lake Dam

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name: robby.stone@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 2023-162

CITY OF HIGH POINT

AGENDA ITEM



Title: Water Supply Infrastructure Alternatives Analysis and Investigations for Arnold Koontz City Lake Dam Replacement - Schnabel Engineering South, PC

From: Robby Stone – Public Services Director
Derrick Boone – Public Services Asst. Director

Meeting Date: April 17, 2022

Public Hearing: N/A

Advertising Date: N/A

Advertised By: N/A

Attachments: Attachment A- Proposal

PURPOSE:

To contract with Schnabel Engineering South, PC to perform the necessary investigations to support the replacement design of Arnold Koonce City Lake Dam to meet NC DEQ Dam Safety requirements and alternatives analysis to address water supply infrastructure improvements.

BACKGROUND:

Arnold Koonce City Lake Dam is nearly 100 years old and was constructed well before modern dam safety standards were developed. As such, the dam does not meet NC DEQ Dam Safety requirements for stability or spillway capacity, and it has several other dam safety-related deficiencies. Schnabel Engineering South, PC has completed a Probable Maximum Precipitation (PMP) study (2021) and an Alternative Analysis Report, Second Revision (2022). The investigations performed previously by Schnabel were tailored to provide information to support analyses of the existing dam and analysis of non-replacement alternatives.

The proposed scope of work for this phase of the project is required to provide information to support design of the replacement dam and rehabilitation or replacement of the water supply infrastructure. In general, the additional investigations required include a bathymetric survey of the lake and a portion of the spillway outlet channel, an existing condition survey of the left abutment and recently-acquired properties on Knollwood Drive, determining the approximate locations of the raw water pipelines downstream of the dam, an underwater investigation of the water supply infrastructure, and a geotechnical investigation within the footprint of the proposed replacement dam.

BUDGET IMPACT:

Revenue bonds associated with this ordinance are estimated to be issued in FY 2023-24 in accordance with our financing plan. Debt service payments will be paid from water and sewer revenues.

RECOMMENDATION / ACTION REQUESTED:

- 1) The Public Services Department recommends approval and asks for the Council to award the professional engineering services to Schnabel Engineering South, PC in the amount of \$495,970.
- 2) The Public Services and Financial Services Departments recommend and ask the City Council to approve the capital project ordinance for the replacement design of Arnold Koonce City Lake Dam



Arnold Koonce City Lake Dam

“AN CAPITAL PROJECT ORDINANCE AMENDMENT
OF THE CITY OF HIGH POINT, NORTH CAROLINA FOR THE
PHASE 1 DESIGN FOR THE CITY LAKE DAM UPGRADE PROJECT

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 phase 1 design for the City Lake Dam Restoration project, which will repair and restore the 100-year-old dam at High Point City Lake. The Project will be paid for by proceeds from water and sewer revenue bonds.

Section 2. The following revenue is available to the City of High Point:

Revenue Bond Proceeds	\$495,970
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Section 3. The following amounts are appropriated for the Project:

Engineering and Design	\$495,970
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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 17th day of April 2023

Mayor, Jay W. Wagner

ATTEST

Sandra Keeney,
City Clerk

April 4, 2023

Mr. Derrick Boone
Assistant Public Services Director
City of High Point
211 South Hamilton, Room 206
High Point, NC 27260

**Subject: Proposal for Water Supply Infrastructure Alternatives Analysis and Investigations
for City Lake Dam Replacement
High Point, North Carolina (Schnabel Reference 17C21020.02P)**

Dear Mr. Boone:

SCHNABEL ENGINEERING SOUTH, P.C. (Schnabel) is pleased to submit this proposal for investigations to support the replacement design of City Lake Dam to meet NC DEQ Dam Safety requirements and alternatives analysis to address water supply infrastructure improvements. This proposal was prepared based on our discussions with the City during our video conferences on November 3 and November 30, 2022, and subsequent correspondence.

PROJECT DESCRIPTION AND BACKGROUND

City Lake Dam is owned and operated by the City of High Point, North Carolina (City). The dam was constructed in the 1920s. The dam impounds High Point City Lake, which is used for water supply and also provides recreational amenities to the surrounding community. The dam is located along the Deep River immediately west of Knollwood Drive and just north of West Main Street within High Point City Lake Park in Jamestown, North Carolina. The dam and reservoir are the centerpiece of City Lake Park, a major recreational facility for the surrounding community. The latitude and longitude of the approximate midpoint of the dam are 35° 59.7' N and 79° 56.7' W, respectively. The dam and its appurtenant facilities consist of a cyclopean concrete gravity dam with an intake tower and gatehouse, an ungated concrete spillway, a service bridge over the spillway, a grouted stone-masonry and concrete-paved apron, and an earthfill embankment with a concrete core wall at the right end of the concrete dam section.

City Lake Dam is nearly 100 years old and was constructed well before modern dam safety standards were developed. As such, the dam does not meet NC DEQ Dam Safety requirements for stability or spillway capacity, and it has several other dam safety-related deficiencies. The City contracted with Schnabel in May 2017 to perform a feasibility level evaluation to assess options to rehabilitate or replace the City Lake Dam to meet current dam safety criteria. Several supporting tasks were performed to better define the limitations of the existing dam with respect to current dam safety criteria and support the development of rehabilitation alternatives, including a detailed topographic survey of the site, a subsurface investigation of the spillway and right embankment, hydrology and hydraulic analyses, and dam stability analyses.

Three alternatives, including two rehabilitation options and one replacement option, were presented in our Alternative Analysis Report, Second Revision dated March 29, 2022. The rehabilitation alternatives include modifying the existing spillway crest using either Obermeyer crest gates (Alternative 1) or a piano key (PK) weir (Alternative 2). Both rehabilitation alternatives also include post-tensioned anchoring of the existing concrete gravity dam to address stability concerns, removal of the downstream apron and replacement with a more suitable stilling basin, removal and replacement of the downstream training walls, and an option to reduce the required width of the new spillway by raising the right embankment and abutments by 1.5 feet. The replacement alternative (Alternative 3) is a roller compacted concrete (RCC) dam topped with a PK weir constructed downstream of the existing dam. The City has indicated that they prefer Alternative 3 and would like to advance that alternative through final design.

The investigations performed previously were tailored to provide information to support analyses of the existing dam and analysis of non-replacement alternatives. Additional investigations are required to provide information to support design of the replacement dam and rehabilitation or replacement of the water supply infrastructure. In general, the additional investigations required and proposed herein include a bathymetric survey of the lake and a portion of the spillway outlet channel, an existing condition survey of the left abutment and recently-acquired properties on Knollwood Drive, determining the approximate locations of the raw water pipelines downstream of the dam, an underwater investigation of the water supply infrastructure, and a geotechnical investigation within the footprint of the proposed replacement dam.

The existing water supply infrastructure includes the intake tower and two raw water transmission pipelines. The right-side raw water pipeline is a 30-inch diameter riveted steel pipe, routed through the concrete dam and beneath the landing slabs and downstream masonry apron. The left-side raw water pipeline is a 60-inch diameter riveted steel pipe routed through the concrete dam and beneath the concrete walls and pavement on the left bank of the outlet channel. Shortly after exiting the dam, the 60-inch pipe is reduced to a 30-inch diameter ductile iron pipe which continues downstream along the left bank of the stream channel. A second 60-inch diameter riveted steel pipeline appears in the original construction drawings in the area of the left abutment, but the details and extents of this pipe are unknown. These pipelines are sketched at their anticipated locations on Attachment 2. Based on the drawings provided to Schnabel, the depth to the top of the pipes is expected to typically range from 5 to 15 feet below existing grades, downstream of the existing dam. Each component is of significant age, and the condition of many of these components is unknown. In our Alternative Analysis Report, we recommended that a comprehensive assessment of the water supply infrastructure at the dam be performed and that repair or replacement of critical water supply components be incorporated into the dam rehabilitation or replacement project. Before beginning the final design of the dam replacement, we recommend evaluating whether constructing a new intake structure at an alternate location is preferable to address concerns related to aging water supply infrastructure and access, as well as incorporation into the selected dam replacement alternative.

OBJECTIVE AND SCOPE OF SERVICES

Our proposed scope of services includes the following additional investigations and evaluations to support the dam rehabilitation and water supply infrastructure assessment:

- Geophysical investigation to attempt to identify location of existing raw water pipelines downstream of the dam and reinforcing steel within the above-water portions of the existing intake tower.
- Topographic survey of the left abutment and recently acquired properties on Knollwood Drive and bathymetric survey of the lake bottom and a portion of the spillway outlet channel.
- Geotechnical investigation of the replacement dam foundation and left abutment.
- Dive inspection of the intake tower exterior and video inspection of the low-level outlet conduit and a portion of the raw water pipelines.
- Alternatives analysis to provide information for the City to identify the preferred water supply infrastructure rehabilitation alternative.

These services will be performed under the supervision of a Professional Engineer licensed in the state of North Carolina. Details of the proposed scope of services are provided in the following sections.

Task 1 – Geophysical Locating of Raw Water Pipelines and Intake Tower Reinforcing

Schnabel will subcontract with Pyramid Geophysics (Pyramid) of Greensboro, North Carolina, to complete a geophysical investigation to attempt to identify the location and depth of the two raw water pipelines in the vicinity of the proposed replacement dam footprint and to search for a potential third pipeline on the left abutment. Pyramid will have three geophysical methods available to search for the buried pipe across variable ground surface conditions (electromagnetic (EM) utility locator, ground penetrating radar (GPR), and an EM31 ground conductivity meter). Pyramid will also scan portions of the intake tower exterior (above water) accessible by boat and on foot with a hand-held GPR unit to locate reinforcing steel within the concrete walls and operating floor slab. If pipeline locations are able to be identified, Pyramid will record the locations of the centerlines with a sub-meter GPS and provide a table of the State Plane coordinates and will stake the centerline locations in grassed areas for surveying as part of Task 2. The extents of the geophysical scans are described below:

- At the right pipeline: 50-foot wide swath, 300 feet long (starting at base of landing slabs) across masonry apron, grassed yard, and asphalt pavement.
- At the left pipeline(s) (including both the known 60 inch / 30 inch line and the unknown 60 inch line): 40-foot wide swath, 150 feet long (starting at the back of the curved training wall) across the grass and shrub area on left abutment. Note that rough or steeply-sloping ground surfaces or heavy vegetation will limit or prevent the use of GPR and EM31 methods.
- Hand-held GPR scanner on left, upstream, and right exterior surfaces of the intake tower above the reservoir level where accessible by boat, along with the top of the operating floor slab to locate reinforcing steel. Note that appendages and equipment within the tower and gatehouse will limit the number of locations that can be scanned.

Pyramid will issue a geophysical investigation report documenting the findings. Schnabel will include the report as an attachment to our Task 5 water supply infrastructure alternatives analysis report and will incorporate the approximate locations (if found) into our existing condition plans during future phases of this project.

Task 2 – Topographic and Bathymetric Surveys

Schnabel will subcontract with Davis-Martin-Powell & Associates, Inc. (DMP) of High Point, North Carolina, to complete additional topographic and bathymetric surveys at the dam site. These surveys will supplement the 2017 topographic survey of the dam completed by DMP during the previous project phase and will serve as the basis for developing the final design drawings to construct the replacement dam and water supply infrastructure. Specifically, the surveys will include the following:

- Topographic survey of the East (left) dam abutment and the properties at 203 and 205 Knollwood Drive, both of which were recently purchased by the City of High Point and are proposed access points to the east (left) abutment area (approx. 1.8 AC).
- Bathymetric survey of the following areas:
 - Main lake body (± 180 acres) using multibeam data collection methods .
 - Lake areas west of Penny Road (± 9.6 acres) and north of East Fork Road (± 35.6 acres) using single-beam data collection methods.
 - Bottom of the outlet channel within the limits of the 2017 topographic survey (± 0.7 acre) using single-beam data collection methods.
- As-drilled locations of test borings completed under Task 3 below and pipeline centerlines (if found) as staked during Task 1.

The approximate limits of the proposed surveys are provided in Attachment 1. Note that topography within the area along Park Drive adjacent to the Penny Road entrance (approx. 5.2 AC), a portion of which is a proposed staging/stockpile area for construction, will be obtained from the NC Floodplain Mapping Program LiDAR data.

DMP will team with ESP Associates, Inc., of Bradenton, Florida, to perform the bathymetric survey. The proposed scope includes a bathymetric survey of the lake bottom and a portion of the existing spillway outlet channel. The bathymetric survey will be discontinued where water depths are less than 3 feet. We understand a bathymetric survey of the lake may be beneficial for the City's drought planning, safe yield, and sedimentation monitoring programs. This data may also be beneficial to support the rehabilitation of the aeration lines in the lake. Although only bathymetric data in the vicinity of the dam is needed for the dam rehabilitation project, we consider this additional work to be cost effective because the crew is already mobilized to the site.

We understand that the grassy area adjacent to West Parkside Drive and Main Street (approx. 1.8 AC) is not available for use during construction based on conversations with the City. This area is, therefore, excluded from our scope. The amphitheater area (approx. 1.2 AC) is also excluded from the proposed survey because we understand that this area was recently surveyed by others during the pool and gymnasium project.

The topographic survey will be provided in electronic (PDF) format. The survey will document legal boundaries such as property lines, easements, or right of ways for use during the design phase of the project. A 3D terrain model of the lake and outlet channel bathymetry in AutoCAD format will also be provided. The surveys will be referenced to the appropriate State Plane coordinate system for horizontal control and to the North American Vertical Datum of 1988 (NAVD88) for vertical control.

Task 3– Phase II Geotechnical Investigation

We will perform a geotechnical investigation to supplement the data collected during the previous project phase and to evaluate the conditions of the materials beneath the masonry apron, in the foundation for the proposed replacement dam, and in the left abutment. Schnabel will subcontract with S&ME, Inc., of Louisville, Tennessee, to perform the investigation. We propose to drill seven test borings (B-4 through B-10), including the following:

- Four borings will be located along the approximate centerline of the proposed replacement dam. Boring B-04 will be located on the left abutment, and Borings B-05 through B-07 will be located immediately downstream of the concrete “landings” of the existing dam on the masonry apron.
- Two borings (B-08 and B-09) will be located along the approximate downstream toe of the proposed replacement dam on the masonry apron.
- One boring (B-10) will be located on the left abutment adjacent to the downstream toe of the proposed replacement dam.

The proposed boring locations are shown on the figure included as Attachment 2. Prior to mobilization to the site, we will provide notification to NC Dam Safety of the proposed investigation schedule and scope.

Thin-wall concrete coring will be required to penetrate the masonry apron for Borings B-05 through B-09. The diameter of the thin-wall concrete core holes will be approximately 12 inches to accommodate the drill tooling. Then, hollow-stem augers will be used to advance through the soil intervals to refusal on rock, and triple-tube HQ and NQ wireline diamond rotary coring equipment will be used to core foundation rock. Temporary surface casing will be seated into rock to protect the soil interval from being exposed to rock coring water pressures. In the event boulders are encountered in the fill above top of rock and hollow-stem augers cannot be advanced, HQ-size rock core tooling will be used to advance the boring to top of rock, and NQ-size tooling will be used to core foundation rock.

Soil will be sampled in borings using either a split-spoon sampler or a thin-walled (Shelby) tube sampler. We have budgeted for up to six Shelby tube samples to be attempted as conditions allow. Split-spoon samples will be obtained by performing the Standard Penetration Test (SPT) at 5-foot depth intervals. Bulk sampling of auger cuttings will be collected in 5 gallon buckets for laboratory testing. Continuous rock core of the foundation rock will be collected for evaluation and testing.

The depth to the water level will be measured in each boring. Measurement of groundwater levels will be recorded, at a minimum, at the start of each shift, at drilling completion, and prior to backfilling. No permanent piezometers or monitoring wells will be installed. We will also record water levels in the existing on-site piezometers installed during the previous project phase to estimate static water levels within the embankment.

City of High Point
Water Supply Alternatives Analysis and Investigations for City Lake Dam Replacement

Hydraulic conductivity (packer) testing in rock will be performed in select boring intervals where rock is cored. Pneumatic inflatable packers will be used to isolate discrete intervals of core holes, water pressure will be applied to the isolated interval, and resulting water flow will be measured.

Downhole acoustic and optical televiewer logging will be performed by S&ME in Borings B-04 through B-07 to characterize discontinuities in the bedrock and measure their orientations to support the design of a foundation grout curtain, if needed.

Upon completion of the drilling, all borings will be backfilled with cement/bentonite grout using a tremie pipe. The core holes in the masonry apron will be patched with a repair mortar. We plan to backfill multiple borings at the same time instead of backfilling each boring at completion. Either spray paint or a stake will be placed at the boring location after backfilling is complete so that our surveyor can survey the as-drilled locations.

Limited tree clearing will be performed as needed to access Borings B-04 and B-10. Based on conversations with the City, we understand that the City will arrange for access from the 205 Knollwood Drive property. We will limit disturbance to existing property to the extent practical. No site restoration work is included in our budget except for placing seed and straw at areas of damaged ground cover. Mud and grout will not be allowed to be discharged directly into the reservoir or outlet channel. Rental fees for a tracked skid steer are included in our budget to manage spoils and material.

Drill rig access to the proposed borings located on the masonry apron will require a temporary ramp constructed at the right spillway training wall. Based on our conversations with the City, we understand that the City will coordinate, install, and remove a gravel ramp on the right training wall, as well as remove and re-install sections of the chain link fence atop the wall. We will temporarily replace the chainlink fence after each workday to discourage unauthorized access.

The investigation will be performed under the observation of a geotechnical engineer or geologist from Schnabel. This individual will be responsible for logging the test borings, field classification of soil and rock samples, monitoring and documenting water levels, and collecting samples for laboratory testing.

We will contact North Carolina 811 prior to mobilizing any drilling equipment to the project site. North Carolina 811 will contact the appropriate public utility companies (or their contract locators) to mark their utilities on the project site. Three days are required to clear utilities on a site. In addition to calling the NC811 utility locating notification service, we will provide a private utility locator to mark existing underground utilities not included in the 811 notification. This is especially important on the left abutment as power appears to run underground to the dam from a transformer and meter behind 203 Knollwood Drive. As an additional precaution, we plan to schedule the Task 1 pipeline locating services in advance of the Task 3 field work.

We propose to perform laboratory testing on soil and rock core samples obtained during the geotechnical investigation to better characterize the subsurface materials and to support the design of the replacement dam. Laboratory testing will be performed by S&ME's geotechnical laboratory in Knoxville, Tennessee or one of Schnabel's geotechnical laboratories. For budgeting purposes, we have assumed the number and types of tests listed in the following table will be performed.

Summary of Proposed Laboratory Testing

Test Name	No. of Tests
Moisture Content (ASTM D2216)	12
Grain Size Distribution – Full Sieve (ASTM D6913)	4
Grain Size Distribution – Full Sieve with Hydrometer (ASTM D6913 and D7928)	2
Specific Gravity Test (ASTM D854)	2
Atterberg Limits (ASTM D4318)	6
Compaction – Standard Proctor (ASTM D698)	2
Unconfined Compression Testing of Rock Cores (ASTM D7012)	5
Direct Shear at Discontinuity in Rock (ASTM D5607)	5

The proposed drilling, sampling, and testing plans described above were developed based on information available to Schnabel at the time of the preparation of this proposal. The actual quantities incurred during the performance of the work will depend on the subsurface conditions encountered.

We anticipate that the geotechnical investigation field work will take up to four weeks to complete.

At the conclusion of our proposed investigation field work, we will prepare a revision to the existing Geotechnical Data Report (GDR) prepared during the previous project phase. The report will include the data collected during our geotechnical investigation and laboratory testing program, a description of the local geology, and descriptions of the conditions encountered during the exploration. The report will also serve as a guide for the geotechnical conditions at the site during the design and construction phases of the project. Having one GDR is preferable to issuing a second separate report.

Task 4 – Intake Tower Underwater Investigation

An intake tower investigation (including partial inspection of the water supply pipelines) will provide information on the current conditions needed to complete an alternatives analysis for the water supply infrastructure at City Lake Dam (Task 5). Schnabel will team with diving subcontractor, Glenn Industrial Group, LLC, of Charlotte, North Carolina, to perform an inspection of the water supply infrastructure. An engineer from Schnabel will be on-site during this investigation to coordinate with the divers, observe the inspection, and adjust the approach, as needed, based on the encountered conditions.

We will begin the inspection process by conducting a detailed review of the record documents provided to us related to the intake tower and associated water supply infrastructure at the dam. After completing the review, we will develop a project-specific inspection plan to detail missing information that is needed for alternatives analysis and to summarize the equipment, structural components, and appurtenances that need to be evaluated during the field portion of the work. The inspection plan will detail the inspection approach including areas for submersible remote operated vehicle (ROV) access, diver visual inspection, and incorporate the findings of Task 1 GPR to collect data on the condition of the structure.

Our subcontractor will conduct ROV and diver inspections for the exterior of the structure to evaluate submerged screens, valves, gates, stems, concrete, and other submerged features. Both the diver and the ROV unit will have a recorded video feed to document the concrete and equipment conditions. Our team will visually inspect the structural and mechanical components above the water. We have also budgeted for underwater coring (using a hydraulically-operated underwater core drill) to obtain concrete

samples of the existing intake tower for observation and compressive strength testing, targeting a maximum of four concrete samples. A petrographic exam will be performed at one concrete core sample to evaluate potential presence of alkali aggregate reaction. The petrographic exam will be performed by Concrete Research & Testing, LLC. At one concrete core location, we will attempt to core to the edge of a rebar, remove the core, and perform a visual inspection of the exposed rebar to look at the condition of the rebar. Core holes will be backfilled with non-shrink grout. Light dredging using a 6-inch Dri-Prime style pump will be performed in an attempt to expose features buried in sediment.

Our team will also inspect the interior of the tower, including the gatehouse and operating equipment. The ROV will be used to inspect the two interior chambers of the tower, including the valves, concrete, and other components. We anticipate that the intake tower interior cannot be dewatered for personnel access. The two raw water pipelines within the dam will be inspected by Schnabel using a small ROV from the tower interior. A small ROV is required because the butterfly valve plates significantly limit the opening dimensions at the 30-inch and 36-inch valves. The inspection distance may be limited by the conditions within the tower and penstocks. The low level outlet conduit will be inspected by a video pipe crawler from the downstream end. The proposed inspection methods for the valves, pipeline, and other metal features are suitable for establishing qualitative visual conditions only. Quantitative measurements such as metal thickness, strength, or corrosion are not feasible while the reservoir is impounding. This could yield a situation where the pipe may appear superficially to be intact while age-related degradation cannot be quantified.

During the inspection, the team will document the condition of the aeration building structure, equipment, distribution system inside the structure, and the exposed components outside the building. We will not inspect the air lines submerged in the lake.

We estimate that ten days in the field will be required to complete the inspection and data collection activities.

We will prepare an intake tower inspection report to summarize the results of the field work. This report will consist of discussion of the team's findings and evaluation of the condition of the various components with appendices for the inspection field forms, the data collected, and inspection photographs. Structural analysis is not included in this deliverable. Photo and video files from the ROV and dive inspections will be provided for the City's records.

Task 5 – Water Supply Alternatives Analysis

The next step in this process is to develop design criteria for the water supply system. These criteria will be used to develop and evaluate alternatives for the water supply infrastructure at the dam, and are expected to include design flows, operating water surfaces, screen materials, gate/valve types, owner preferences, existing conditions, and sequencing with dam rehabilitation. Concept-level details and other criteria will be developed during consultations with the City and other stakeholders.

The criteria will guide the development of two alternatives for the water supply system. Our evaluation will include the following alternatives: 1) Rehabilitate the existing structure and pipelines and replace the equipment and 2) Replace the existing structure with a new structure attached to the replacement dam along with new connections to the existing pipelines. These alternatives will be developed to a concept level design to provide sufficient detail to assess how they interact with the proposed dam rehabilitation

and to develop a preliminary engineer's opinion of probable construction cost. The analysis will also include preliminary structural evaluations to determine if structural modifications would be required for continued use of the existing intake tower.

This work will be summarized in a draft alternatives analysis report for review by the City. Preliminary schematic-level design drawings will be included. Following the City's review of the draft report, we will facilitate a review meeting to discuss our evaluation and get additional input from the City on each alternative. We also expect to select a preferred alternative collaboratively at this meeting.

With the preferred alternative identified, we will finalize the report to include client comments and discussions during the review meeting. The report will also include the team's recommendation for the preferred alternative for the water supply system.

Optional Additional Task 6 – Existing Intake Tower Structural Analysis

Because the feasibility of continued use of the aging existing intake tower will depend heavily upon the conditions encountered during the underwater investigation, we have excluded structural analysis from the base scope of services in this proposal. If conditions observed during the investigation in Task 4 are favorable for the continued use of the tower, a structural analysis is necessary to complete the assessment when evaluating alternatives. We will complete this optional additional task upon authorization. Note that structural design of a potential replacement tower is beyond the scope of this proposal.

For this optional task, Schnabel will perform a structural analysis of the existing intake tower structure to evaluate the structure's performance based on current design standards and state requirements. Hydraulic and seismic loading will be evaluated. The results of the analyses will be included in the Task 5 Alternatives Analysis report. If it is determined that the tower does not meet current criteria, we will develop a conceptual rehabilitation design and include that in the Task 5 Alternatives Analysis report.

ASSUMPTIONS & CLIENT RESPONSIBILITIES

Our proposal is based on the following assumptions and client responsibilities:

- Pipeline burial depths will significantly impact our ability to locate them. The proposed geophysical methods were selected based on the 5 to 15-foot typical depth to top-of-pipe indicated on the drawings provided. Deep pipe depths, clay surface layers, shallow water table, and stray metal fragments may prevent geophysical methods from successfully locating the pipe(s).
- Vessels with gasoline engines are permitted on the lake.
- There are no restrictions on working hours. We anticipate working hours will be Monday through Friday from 7:00 AM to 5:00 PM. These hours may be adjusted during the course of the work as needed.
- The reservoir and outlet channel can be used as a water source for rock coring.
- The City will provide entry rights to the properties located east of the dam on Knollwood Drive so that we can access the left abutment borings.

- The City will allow cutting down of small trees to access the borings located on the left abutment. We will not dispose cut trees but will leave them on-site in the wooded area.
- The City will coordinate, install, and remove a gravel access ramp on the right training wall, as well as chain link fence removal and re-installation, to allow drill rig access to the borings located on the masonry slab. The City will remove the gravel ramp after the drill rig is demobilized.
- The parking lot located immediately west of the dam is available for investigation equipment staging and laydown.
- The City will lower the water level in the lake below the spillway crest elevation so that the drill rig can access the borings located on the masonry slab and to allow access by boat to the intake tower and reservoir. This non-spilling condition will need to be maintained for multiple consecutive days. Schnabel will coordinate with the City regarding details.
- The City will minimize flow through the dam and into the outlet channel during the survey work.
- The City will shut off flow through the raw water pipelines by some method other than closing the intake tower valves (as these will be needed for ROV access). A City employee will be available onsite during the underwater inspections to provide access to the gatehouse, operate valves and gates as needed, and to coordinate with Schnabel regarding lock-out / tag-out of operators. A City employee will be available to provide access to the gatehouse interior during the geophysical locating field work to allow tracer signal wires to be attached to selected metal components.

EXCLUSIONS

Services not specifically identified above are not included in the scope of services under this agreement. The following services are not included in our proposed scope, but can be provided upon request:

- Environmental contaminant testing or hazardous waste characterization.
- Preparation of an updated Emergency Action Plan (EAP) or inundation mapping;
- Preparation of funding applications;
- Field studies for threatened and endangered species and cultural resources;
- Permit application and mitigation fees;
- Attendance at additional meetings beyond those described above;
- Final design of the dam and water supply infrastructure rehabilitation, aeration system modifications, and pump building relocation (a separate proposal will be prepared for these services);
- Analysis of the existing intake tower's operating floor slab (we have assumed this slab will require replacement);
- Bid phase services; and
- Construction phase services.

TENTATIVE SCHEDULE

The following tentative project schedule is based on receiving notice to proceed (NTP) from the City. We prefer to start the geotechnical investigation during the summer when there is less chance of spillway flows impacting the work. We propose performing the raw water pipelines locating task prior to starting the geotechnical field work. We will mobilize to the site for the topographic and bathymetric surveys, geotechnical investigation, and intake tower investigation at mutually agreeable times and pending our

City of High Point
Water Supply Alternatives Analysis and Investigations for City Lake Dam Replacement

subcontractors' availability. We will coordinate start dates for each task with the City. All timeframes shown below are pending suitable weather and site / spillway conditions.

Task	Estimated Start	Estimated Completion
Task 1 – Geophysical Locating of Raw Water Pipelines and Intake Tower Reinforcing	Within 30 days of NTP	2 weeks after mobilization to site
Task 2 – Topographic and Bathymetric Surveys	Within 30 days of NTP	6 weeks after mobilization to site
Task 3 – Phase II Geotechnical Investigation	Summer 2023, date TBD (after Task 1)	8 weeks after completion of fieldwork
Task 4 – Intake Tower Underwater Investigation	Within 4 weeks of NTP	4 weeks after completion of fieldwork
Task 5 – Water Supply Alternatives Analysis	Within 30 days of NTP	16 weeks after completion of Tasks 1 through 4
Overall Final Deliverables	---	6 months after NTP
Optional Additional Task 6 – Existing Tower Structural Analysis	To be determined after completion of Task 4, if authorized	

PROJECT FEES

Our lump sum fees to perform the scope defined herein are provided in the following table. These fees were estimated for the specific scope of services detailed herein. The fees for work requested beyond the scope of services included herein will be based on our current unit prices at the time the work is authorized or a negotiated lump sum. Our current Schedule of Personnel Fees is included as Attachment 3.

Task	Lump Sum Fees		
	Schnabel	Subcontractors	Task Total
Task 1 – Geophysical Locating of Raw Water Pipelines and Intake Tower Reinforcing	\$5,830	\$9,430	\$15,260
Task 2 – Topographic and Bathymetric Surveys	\$7,510	\$76,150	\$83,660
Task 3 – Phase II Geotechnical Investigation	\$68,760	\$108,770	\$177,530
Task 4 – Intake Tower Investigation	\$35,920	\$61,350	\$97,270
Task 5 – Water Supply Alternatives Analysis	\$53,550	0	\$53,550
Total Fees:	\$171,570	\$255,700	\$427,270
Optional Additional Task 6 – Existing Tower Structural Analysis	\$68,700	0	\$68,700

PAYMENT

Invoices will be submitted monthly and will be based on services performed and expenses incurred since the previous invoice. Payment will be due on receipt of our invoices and will be considered past due 30 days after the invoice date. Interest will be charged at 1.5 percent per month on all overdue accounts. Payments will not be contingent upon receipt of funds from third parties.

GENERAL

The Standard Contract Terms and Conditions included in our Master Agreement for On-Call Professional Engineering Services (Master Agreement) dated March 14, 2018, will apply to the services proposed herein, and we understand the City will provide a Supplemental Service Agreement referencing the Master Agreement and Purchase Order referencing this proposal. This proposal is valid for 90 days from the date shown.

We appreciate the opportunity to submit this proposal and look forward to continuing to work with you on this project. Please contact us if you have any questions regarding this proposal.

Sincerely,

SCHNABEL ENGINEERING SOUTH, P.C.

A handwritten signature in blue ink, appearing to read 'JP', with a long horizontal flourish extending to the left.

Jonathan M. Pittman, PE
Principal

CDS:JFL:JMP/css

Attachments:

- 1) Proposed Survey Limits
- 2) Proposed Boring Location Plan
- 3) Schedule of Personnel Fees

High Point City Lake

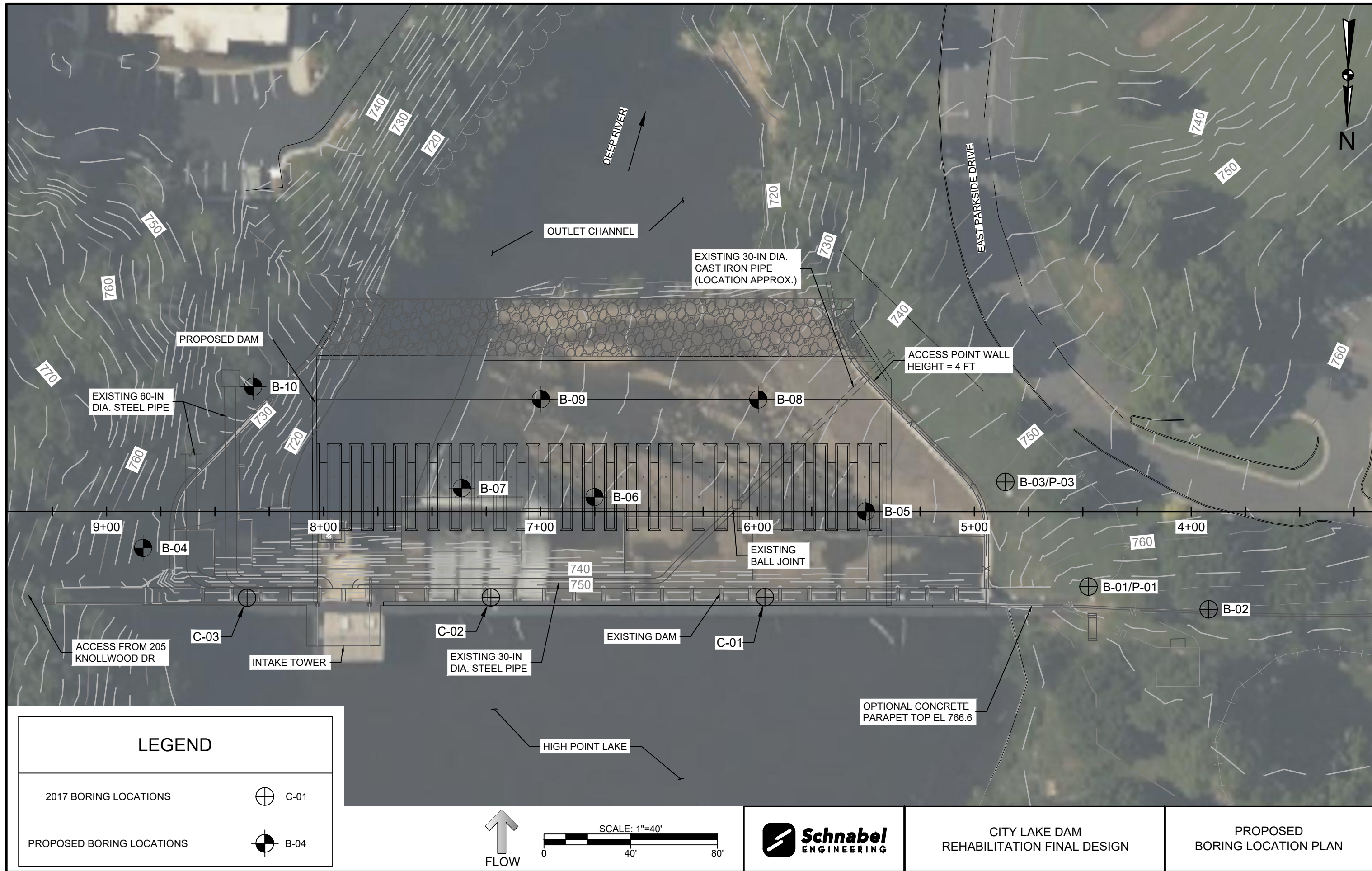
Proposed Survey Areas

Legend

-  Areas Previously Considered for Survey but Excluded
-  Proposed Outlet Channel Bathymetric Limits
-  Proposed Topographic & Parcel Survey Limits

Note: The proposed scope also includes a bathymetric survey of the lake where water depths are greater than 3 feet.







SCHEDULE OF PERSONNEL FEES – GREENSBORO, NORTH CAROLINA
Effective until December 31, 2023

Senior Consultant	\$307.00/hr
Principal	303.00/hr
Senior Associate	275.00/hr
Associate	244.00/hr
Senior Engineer/Scientist	205.00/hr
Project Engineer/Scientist	177.00/hr
Construction Resident Engineer/Resident Project Representative	177.00/hr
Senior Staff Engineer/Scientist/Technologist	157.00/hr
Staff Engineer/Scientist/Technologist	136.00/hr
Senior Technician II/Construction Resident Technician (see note 4)	129.00/hr
Senior Technician I (see note 4)	109.00/hr
Technician III (see note 4)	95.00/hr
Technician II (see note 4)	79.00/hr
Technician I (see note 4)	70.00/hr
CADD III	145.00/hr
CADD II	131.00/hr
CADD I	110.00/hr
Clerical/Admin	84.00/hr

NOTES:

1. Personnel fees will be based upon the actual hours charged times the appropriate hourly rate.
2. Travel by auto to and from jobs will be charged at the current IRS prevailing rate, plus a markup of 15% to cover handling, insurance and overhead. Travel by air or rail, lodging and meal expenses for personnel in the field will be billed at cost plus a 15% markup.
3. Per Diem rates for out-of-town or overnight travel will be in accordance with U.S. General Services Administration rates published on website www.GSA.gov for the area in which the project is located.
4. Overtime for Technicians is time for work on Saturday, Sunday and federal holidays, time in excess of 8 hours per day, and time between the hours of 7:00 P.M. and 7:00 A.M. A surcharge of \$15/hr is added to the above rate for overtime.
5. Subcontractors and other non-labor project expenses are marked up 15% to cover the cost of handling, insurance and overhead.
6. Schedule of Fees will increase on January 1, 2024 and not less frequently than annually thereafter based on the Consumer Price Index as provided by the U.S. Department of Labor, Bureau of Labor Statistics – All Urban Consumers – U.S. City Average.



City of High Point

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

Master

File Number: 2023-163

File ID: 2023-163

Type: Resolution

Status: To Be Introduced

Version: 1

Reference:

In Control: Finance Committee

File Created: 04/06/2023

File Name:

Final Action:

Title: Resolution - Interlocal Agreement City of Archdale - Richland Creek Outfall

City Council is requested to approve a Resolution regarding an Interlocal Agreement with the City of Archdale in the amount of \$297,918.40 to utilize an existing contractor to make improvements and upgrades to Richland Creek Outfall.

Notes:

Sponsors:

Enactment Date:

Attachments: 3. Interlocal Agreement – City of Archdale – Richland Creek Outfall

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name: robby.stone@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 2023-163

CITY OF HIGH POINT

AGENDA ITEM



Title: Interlocal Agreement – City of Archdale

From: Robby Stone – Public Services Director
Derrick Boone – Asst. Public Services Director

Meeting Date: April 17, 2023

Public Hearing: No

Advertising Date: N/A
Advertised By:

Attachments: Interlocal Agreement

PURPOSE:

The City of High Point is making improvements to the Richland Creek Outfall. The City of Archdale sewer main connects to the Richland Creek Outfall. The City of Archdale sought to utilize the existing contractor to make improvements and upgrades to their connection point through the City of High Point contract via an Inter Local Agreement (ILA).

BACKGROUND:

City Council approved the contract for the Richland Creek Sewer Outfall Aerial Sewer Pipe Replacement Project to Garney Companies Inc. on August 16, 2021. The current amount of the contract is \$16,953,289.83. The Richland Creek Sewer Outfall conveys approximately 5 million gallons per day of sewage to the Eastside Wastewater Treatment Plant. The scope of the project is to replace the 16 aerial crossings (totaling approximately 5,600 feet) with new 48-inch diameter spiral-weld steel pipe (WSP).

The ILA required a change order which incorporated changes to the Richland Creek Sewer Outfall project for the City of Archdale and was approved at the January 17, 2023 Council Meeting. Currently, the City of Archdale discharges sewer into the Richland Creek Sewer Outfall thru a 21-inch sewer pipe. This connection is being upgraded to a 30-inch sewer pipe to accommodate a future sewer system upgrade by the City of Archdale. The ILA was approved by the City of Archdale at their march 28th City Council meeting.

BUDGET IMPACT:

The Town of Archdale will reimburse the city for this work through an interlocal agreement in the amount of \$297,918.40.

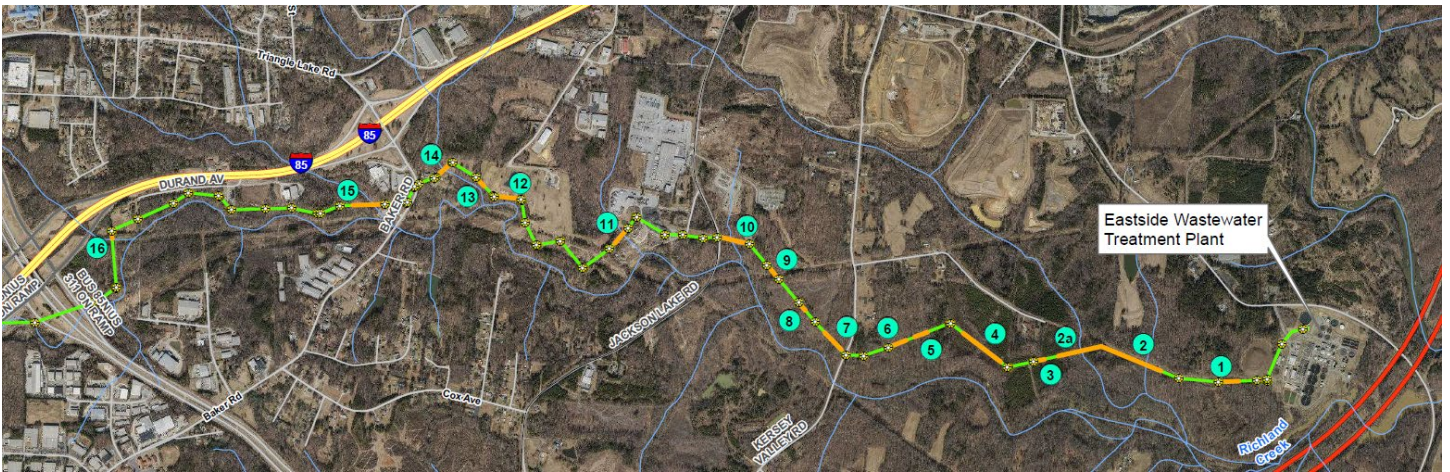
RECOMMENDATION / ACTION REQUESTED:

Public Services is recommending that Council approve the ILA with the City of Archdale.





The current Archdale sewer system at the Richland Creek Outfall tie-in



The 16 aerial segments of the Richland Creek Outfall. The Archdale sewer tie-in is near Aerial 3.

**RESOLUTION APPROVING AN INTERLOCAL AGREEMENT BETWEEN
THE CITY OF HIGH POINT AND THE CITY OF ARCHDALE FOR
REIMBURSEMENT FOR SANITARY SEWER INFRASTRUCTURE
IMPROVEMENTS**

WHEREAS, pursuant to the provisions of Section 160A-461 of the General Statutes of North Carolina, the City of High Point ("City") is authorized to enter into interlocal agreements with other units of local government and local political subdivisions in order to execute any undertaking; and

WHEREAS, The City of Archdale (Archdale) is a municipal corporation organized and existing under the laws of the State of North Carolina, and

WHEREAS, High Point owns and operates the Eastside Wastewater Treatment Plant located at 5878 Riverdale Drive, Jamestown, North Carolina 27282; and

WHEREAS, Archdale owns capacity for treatment of wastewater up to two million five hundred thousand gallons per day (2.5 MGD) at the Treatment Plant; and

WHEREAS, High Point is in the process of upgrading and replacing some of the pipes collecting and transporting wastewater to the Treatment Plant; and

WHEREAS, Archdale has evaluated its wastewater pipe that sends wastewater to High Point's pipe for transport to the Treatment Plant and has determined that repair and/or replacement of its transport pipe will need to be undertaken in the future; and

WHEREAS, Archdale has further determined that it would be most cost effective to proceed now with the installation of a new connection point (manhole) and stub connection pipe to High Point's transport pipe during the time that High Point is also repairing/replacing its transport pipe; and

WHEREAS, High Point and Archdale have agreed to partner with each other to accomplish the above stated objective upon the terms and conditions as stated in the interlocal agreement; and

WHEREAS, the governing bodies of High Point and Archdale, finding that this Agreement is in the best interest of the public safety and welfare of its citizens, have ratified this Agreement by resolutions being recorded and spread upon their respective minutes.

THEREFORE, BE IT RESOLVED by the High Point City Council, that the Mayor is hereby authorized to execute the Interlocal Agreement between the City of High Point and the City of Archdale for reimbursement of City of Archdale sanitary sewer infrastructure improvements.

Adopted this the 17th day of April, 2023.

Jay W. Wagner, Mayor

Attest:

Sandra Keeney
City Clerk

**INTERLOCAL AGREEMENT
PROVIDING FOR
SEWER SYSTEM IMPROVEMENTS**

This **INTERLOCAL AGREEMENT** ("Agreement") is made and entered into this the _____ day of _____, 2023, by and between the City of High Point, a municipal corporation organized and existing under the laws of the State of North Carolina (hereinafter referred to as "High Point") and the City of Archdale, a municipal corporation organized and existing under the laws of the State of North Carolina (hereinafter referred to as "Archdale"). High Point and Archdale are at times collectively referred to hereinafter as the "Parties" or individually as a "Party".

STATEMENT OF PURPOSE

WHEREAS, High Point owns and operates the Eastside Wastewater Treatment Plant located at 5878 Riverdale Drive, Jamestown, North Carolina 27282 (hereinafter the "Treatment Plant"); and

WHEREAS, Archdale owns capacity for treatment of wastewater up to two million five hundred thousand gallons per day (2.5 MGD) at the Treatment Plant; and

WHEREAS, High Point is in the process of upgrading and replacing some of the pipes collecting and transporting wastewater to the Treatment Plant; and

WHEREAS, Archdale has evaluated its wastewater pipe that sends wastewater to High Point's pipe for transport to the Treatment Plant and has determined that repair and/or replacement of its transport pipe will need to be undertaken in the future. Archdale has further determined that it would be most cost effective to proceed now with the installation of a new connection point (manhole) and stub connection pipe to High Point's transport pipe during the time that High Point is also repairing/replacing its transport pipe; and

WHEREAS, High Point and Archdale have agreed to partner with each other in order to accomplish the above stated objective upon the terms and conditions as stated herein; and

WHEREAS, the North Carolina General Statutes in Chapter 160A, Article 20, authorize any unit of local government to enter into interlocal agreements in order to execute an undertaking whereby a unit of local government exercises any power, function, public enterprise, right, privilege, or immunity either jointly with or on behalf of another unit of local government; and

WHEREAS, the governing bodies of High Point and Archdale, finding that this Agreement is in the best interest of the public safety and welfare of its citizens, have ratified this Agreement by resolutions being recorded and spread upon their respective minutes.

NOW, THEREFORE, in consideration of the above stated premises and other valuable consideration to them in hand paid, receipt whereof is hereby acknowledged, and pursuant to the

authority set forth in N.C.G.S. Article 20, § 160A-460, *et seq.*, High Point and Archdale do hereby enter into this Agreement upon the following terms and conditions:

1. Archdale will provide the drawings to High Point detailing the proposed connection point (manhole) and stub pipe that will enable Archdale's future connection of its wastewater transport pipe to the High Point wastewater transport pipe.
2. High Point shall be responsible for constructing the proposed connection point (manhole) and stub pipe pursuant to the drawings provided by Archdale and will invoice Archdale for the costs of this construction.
3. Archdale shall reimburse High Point in full for the cost of construction of the proposed connection point (manhole) and stub pipe within forty-five (45) days of receipt of High Point's invoice for same.
4. Miscellaneous:
 - a. Governing Law and Venue. This Agreement shall be governed by and construed in accordance with the laws of the State of North Carolina (without giving effect to the principles thereof relating to conflicts of law). Any disputes, controversies, or claims arising out of this Agreement shall be brought in Guilford County, North Carolina.
 - b. Entire Agreement; Conflicting Provisions. This Agreement constitutes the sole and entire agreement of the Parties with respect to the subject matter contained herein, and supersedes all prior and contemporaneous understandings and agreements, both written and oral, with respect to such subject matter. In case of a conflict between the provisions of this Agreement and any other document referenced by or incorporated into this Interlocal Agreement, the provisions of this Agreement shall control and prevail.
 - c. Compliance with Law. The Parties shall comply with all applicable laws, regulations, and ordinances.
 - d. Successors and Assigns. This Agreement shall be binding upon the Parties, their successors and permitted assigns. Neither Party shall assign, sublet or transfer any interest in this Agreement without the prior written consent of the other Party.
 - e. Modification; Severability; No Waiver. This Agreement may be modified or amended only by the written mutual consent of both Parties. The invalidity of one or more phrases, sentences, clauses or sections in this Agreement shall not affect the validity of the remaining portions of this Interlocal Agreement, so long as the material purpose of this Agreement can be determined and effectuated. Any failure by either party to enforce any of the provisions of this Agreement or to require compliance with any of its terms at any time during the term of this Agreement shall in no way affect the validity of this Interlocal Agreement, or any part hereof, and shall not be deemed a waiver of the right of such party thereafter to enforce any such provision.

- f. Counterparts. This Agreement may be signed in any number of counterparts, and each counterpart shall represent a fully executed original as if signed by each of the parties. Facsimile and electronic signatures shall be deemed as effective as original signatures.

[SEPARATE SIGNATURE PAGES TO FOLLOW]

In witness whereof, the Parties hereto have caused this Agreement to be executed by its duly authorized officials pursuant to the approvals of their respective City Councils, this Agreement to be effective the day and year first above written.

CITY OF HIGH POINT

BY: _____
JAY W. WAGNER, Mayor

ATTEST:

SANDRA KEENEY, City Clerk

STATE OF NORTH CAROLINA

COUNTY OF _____

I, _____, a Notary Public for _____ County, North Carolina, certify that **SANDRA KEENEY** personally appeared before me this day and acknowledged that she is the City Clerk of the City of High Point and by authority duly given and as the act of the City of High Point, the foregoing instrument was signed in its name by **JAY W. WAGNER**, its Mayor, and attested by himself/herself as its City Clerk for the purposes therein expressed.

SANDRA KEENEY, City Clerk, City of High Point

Date: _____

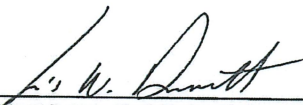
 Notary Public

 Typed or Printed Name of Notary Public

[OFFICIAL SEAL]

My Commission Expires: _____

CITY OF ARCHDALE

BY: 
LEWIS W. DORSETT, Mayor

ATTEST:


SUSAN T. SWAIM, City Clerk



STATE OF NORTH CAROLINA

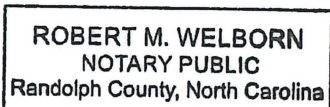
COUNTY OF RANDOLPH

I, Robert M. Welborn, a Notary Public for Randolph County, North Carolina, certify that **SUSAN T. SWAIM** personally appeared before me this day and acknowledged that she is the City Clerk of the City of Archdale and by authority duly given and as the act of the City of Archdale, the foregoing instrument was signed in its name by **LEWIS W. DORSETT**, its Mayor, and attested by himself/herself as its City Clerk for the purposes therein expressed.

SUSAN T. SWAIM, City Clerk, City of Archdale

Date: 3/28/2023


Notary Public



Robert M. Welborn
Typed or Printed Name of Notary Public

My Commission Expires: 10/26/2026

[OFFICIAL SEAL]



City of High Point

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

Master

File Number: 2023-171

File ID: 2023-171

Type: Ordinance

Status: To Be Introduced

Version: 1

Reference:

In Control: City Council

File Created: 04/10/2023

File Name:

Final Action:

Title: **Budget Ordinance - James Road Sidewalk Project - Deep River Road Sidewalk**

City Council is requested to adopt a budget ordinance in the amount of \$279,267 to appropriate transportation turn lane funds for the local match for the James Road sidewalk project and for the installation of a sidewalk on Deep River Road.

Notes:

Sponsors:

Enactment Date:

Attachments: 1. Budget Ordinance – James Road Sidewalk Project
– Deep River Road Sidewalk

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name: amy.myers@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 2023-171

CITY OF HIGH POINT

AGENDA ITEM

**Title: Transportation Turn Lane Funds - Budget Ordinance**

From: Stephen M. Hawryluk
Budget and Performance Manager

Meeting Date: April 17, 2023

Public Hearing: No

Advertising Date /
Advertised By: N/A-

Attachments: Budget Ordinance

PURPOSE:

To appropriate transportation turn lane funds for the local match for the James Road sidewalk project and for the installation of a sidewalk on Deep River Road.

BACKGROUND:

The High Point Department of Transportation Turn Lane Fund account was set up as a way for developers to pay for required improvements that could not be constructed at the time of development. Possible reasons for paying a fee-in-lieu as an alternative to constructing the improvement could be environmental constraints, constructability issues, or site constraints at the time of development. The city receives the funds as part of a zoning request or site plan submittal and are usually paid prior to final plat approval. These funds need to be used in the same general area where the development occurred.

The proposed amendment appropriates \$279,267 of these funds for the installation of a sidewalk on Deep River Road (\$85,800) and for the local match requirements for the James Road sidewalk project (\$193,467).

BUDGET IMPACT:

There is no local budget impact. The funds are received from developers for improvements that could not be constructed at the time of development.

RECOMMENDATION / ACTIONS REQUESTED:

The Financial Services Department recommends and asks the City Council to approve the budget amendment.

“AN ORDINANCE AMENDING THE 2022-2023 BUDGET ORDINANCE
OF THE CITY OF HIGH POINT, NORTH CAROLINA
TO APPROPRIATE TRANSPORTATION TURN LANE FUNDS FOR THE JAMES ROAD AND DEEP
RIVER ROAD SIDEWALK PROJECTS

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

Section 1. The High Point Department of Transportation Turn Lane Fund account was set up as a way for developers to pay for required improvements that could not be constructed at the time of development. Possible reasons for paying a fee-in-lieu as an alternative to constructing the improvement could be environmental constraints, constructability issues, or site constraints at the time of development. The proposed amendment appropriates \$279,267 of these funds for the installation of a sidewalk on Deep River Road (\$85,800) and for the local match requirements for the James Road sidewalk project (\$193,467).

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

(A) That the following General Capital Projects Fund revenues be amended as follows:

Transfer from General Fund (Turn Lane Funds)	\$279,267
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(B) That the following General Capital Projects Fund expenditures be amended as follows:

Deep River Road Sidewalk	\$85,800
James Road Sidewalk	<u>193,467</u>
	\$279,267

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 17th day of April 2023

Mayor, Jay W. Wagner

ATTEST

Sandra Keeney,
City Clerk



City of High Point

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

Master

File Number: 2023-172

File ID: 2023-172

Type: Resolution

Status: To Be Introduced

Version: 1

Reference:

In Control: City Council

File Created: 04/10/2023

File Name:

Final Action:

Title: Resolution - Multi-Family Housing Revenue Bonds - Lofts of Brentwood, LLC

City Council is requested to adopt a resolution approving the Lofts of Brentwood, LLC to issue bonds not to exceed \$12,000,000 in multifamily housing revenue bonds.

Notes:

Sponsors:

Enactment Date:

Attachments: 4. Resolution - Multi-Family Housing Revenue Bonds
– Lofts of Brentwood, LLC

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name: amy.myers@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 2023-172

CITY OF HIGH POINT

AGENDA ITEM



Title: Multifamily Housing Revenue Bond – Lofts at Brentwood

From: Eric Olmedo, Assistant City Manager

Meeting Date: April 17, 2023

Public Hearing: None

Advertising Date / n/a

Advertised By:

Attachments: Resolution

PURPOSE:

Consider approval of a resolution giving preliminary approval to the issuance of Multi Family Housing Revenue Bonds to finance the acquisition and construction of the Lofts At Brentwood.

BACKGROUND:

City Council has been asked by the Lofts at Brentwood, LLC to issue multifamily housing revenue bonds not to exceed \$12,000,000. These bonds will be used to build a 120-unit multifamily residential rental development known as the Lofts at Brentwood located at 1400 Brentwood Street.

Section 160D-1311(b) of the General Statutes of North Carolina grant the City the power to exercise directly the powers of a housing authority organized pursuant to the North Carolina Housing Authorities Law. N.C.G.S 157.9 gives the City the power, acting as a housing authority, “to provide for the construction, reconstruction, improvement, alteration or repair of any housing project” and “to borrow money upon its bonds, notes, debentures or other evidences of indebtedness and to secure the same by pledges of its revenues”.

The Company has described to the City the benefits of the development to the City and the State of North Carolina and has requested the City to agree to issue its multifamily housing revenue bonds in such amounts as may be necessary to finance the costs of acquiring, constructing, and equipping the Development. The bonds shall not be deemed to constitute a debt or pledge of the faith and credit of the State of North Carolina or any political subdivision, including the City, but shall be payable solely from the revenues and other funds provided by the company.

BUDGET IMPACT:

There is no budget impact to the City by approving this resolution.

RECOMMENDATION / ACTIONS REQUESTED:

Staff recommends and asks the City Council to adopt a resolution approving the Lofts of Brentwood, LLC to issue bonds not to exceed \$12,000,000 in multifamily housing revenue bonds.

RESOLUTION GIVING PRELIMINARY APPROVAL TO ISSUANCE OF MULTIFAMILY HOUSING REVENUE BONDS TO FINANCE THE ACQUISITION, CONSTRUCTION AND EQUIPPING OF THE LOFTS AT BRENTWOOD

WHEREAS, the City Council (the “City Council”) of the City of High Point, North Carolina (the “City”) met in High Point, North Carolina at 5:30pm on the 17th day of April, 2023; and

WHEREAS, pursuant to Section 160D-1311(b) of the General Statutes of North Carolina, the City is granted the power to exercise directly the powers of a housing authority organized pursuant to the North Carolina Housing Authorities Law, Article 1 of Chapter 157 of the General Statutes of North Carolina, as amended (the “Act”); and

WHEREAS, the Act in N.C.G.S. § 157-9 gives the City, acting as a housing authority, the power “to provide for the construction, reconstruction, improvement, alteration or repair of any housing project” and “to borrow money upon its bonds, notes, debentures or other evidences of indebtedness and to secure the same by pledges of its revenues”; and

WHEREAS, The Lofts at Brentwood, LLC, a North Carolina limited liability company, or an affiliated or related entity (the “Company”), intends to provide affordable housing in the City; and

WHEREAS, the Company has requested that the City assist it in financing the acquisition, construction and equipping of a 120-unit multifamily residential rental development to be known as The Lofts at Brentwood and located at 1400 Brentwood Street in the City (the “Development”); and

WHEREAS, the Company has described to the City the benefits of the Development to the City and the State of North Carolina and has requested the City to agree to issue its multifamily housing revenue bonds in such amounts as may be necessary to finance the costs of acquiring, constructing, and equipping the Development; and

WHEREAS, the City is of the opinion that the Development is a facility that can be financed under the Act and that the financing of the same will be in furtherance of the purposes of the Act;

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

1. It is hereby found and determined that the Development will involve the acquisition, construction and equipping of a multifamily housing facility, and that therefore, pursuant to the terms and subject to the conditions hereinafter stated and the Act, the City agrees to assist the Company in every reasonable way to issue bonds to finance the acquisition, construction and equipping of the Development, and, in particular, to undertake the issuance of the City’s multifamily housing revenue bonds (the “Bonds”) in an amount now estimated not to exceed Twelve Million Dollars (\$12,000,000) to provide all or part of the cost of the Development.

2. The City intends that the adoption of this resolution be considered as “official action” toward the issuance of the Bonds within the meaning of the regulations issued by the Internal Revenue Service pursuant to Section 1.150-2 of the Treasury Regulations issued under the Internal Revenue Code of 1986, as amended (the “Code”).

3. The Bonds shall be issued in such series and amounts and upon such terms and conditions as are mutually agreed upon between the City and the Company. The City and the Company shall enter into a “financing agreement” pursuant to the Act for a term and upon payments sufficient to pay the principal of, premium if any, and interest on the Bonds and to pay all of the expenses of the City in connection with the Bonds and the Development. The Bonds will be issued pursuant to an indenture or security agreement between the City and a trustee (the “Trustee”) or the bondholder which will set forth the form and terms of the Bonds and will assign to the Trustee for the benefit of the holders of the Bonds, or directly to the bondholder, the City’s rights to payments under the financing agreement, except the City’s right to payment of fees and expenses and indemnification. The Bonds shall not be deemed to constitute a debt or a pledge of the faith and credit of the State of North Carolina or any political subdivision or agency thereof, including the City, but shall be payable solely from the revenues and other funds provided under the proposed agreements with the Company.

4. The City hereby authorizes the Company to proceed, upon the prior advice, consent and approval of bond counsel and the City’s counsel, to obtain approvals in connection with the issuance and sale of the Bonds and to obtain an allocation of a sufficient amount of the State of North Carolina’s “private activity bond limit”, as required by Section 146 of the Code and as defined in Section 146 of the Code, for the Bonds.

5. It having been represented to the City that it is desirable to proceed with the acquisition, construction and equipping of the Development, the City agrees that the Company may proceed with plans for such acquisition, construction and equipping, enter into contracts for the same, and take such other steps as it may deem appropriate in connection therewith, provided that nothing herein shall be deemed to authorize the Company to obligate the City without its written consent in each instance to the payment of any monies or the performance of any act in connection with the Development and no such consent shall be implied from the City's adoption of this resolution. The City agrees that the Company may be reimbursed from the proceeds of the Bonds, if and when issued, for all qualifying costs so incurred as permitted by Treasury Regulations Section 1.150-2.

6. All obligations hereunder of the City are subject to the further agreement of the City and the Company to terms for the issuance, sale and delivery of the Bonds and the execution of a financing agreement, indenture or security agreement and other documents and agreements necessary or desirable for the issuance of the Bonds. The City has not authorized and does not authorize the expenditure of any funds or monies of the City from any source other than the proceeds of the Bonds. All costs and expenses in connection with the financing and the acquisition, construction and equipping of the Development, including the reasonable fees and expenses of the City's counsel, bond counsel and the agent or underwriter for the sale of the Bonds, shall be paid from the proceeds of the Bonds or by the Company, but if for any reason the Bonds are not issued, all such expenses shall be paid by the Company and the City shall have no responsibility therefor. It is understood and agreed by the City and the Company that nothing contained in this resolution shall be construed or interpreted to create any personal liability of the officers or council members from time to time of the City.

7. The officers of the City are hereby authorized and directed to take all actions in furtherance of the resolution and the issuance of the Bonds.

8. The City hereby approves McGuireWoods LLP, Raleigh, North Carolina, to act as bond counsel for the Bonds.

9. This resolution shall take effect immediately.

Council member _____ moved the passage of the foregoing resolution and Council member _____ seconded the motion, and the resolution was passed by the following vote:

Ayes: _____

Nays: _____

Not voting: _____

* * * * *

I, Sandra Keeney, City Clerk for the City of High Point, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and complete copy of so much of the proceedings of the City Council for the City of High Point, North Carolina, at a regular meeting duly called and held on April 17, 2023, as it relates in any way to the resolution hereinabove set forth, and that such proceedings are recorded in the minutes of the City Council.

WITNESS my hand and the seal of the City Council of the City of High Point, North Carolina, this ____ day of April, 2023.

(SEAL)

Sandra Keeney, City Clerk
City of High Point, North Carolina



City of High Point

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

Master

File Number: 2023-173

File ID: 2023-173

Type: Miscellaneous Item

Status: To Be Introduced

Version: 1

Reference:

In Control: City Council

File Created: 04/10/2023

File Name:

Final Action:

Title: Authorize Write-off of Delinquent Utilities Accounts Receivables & Miscellaneous Accounts

City Council is requested to authorize the Financial Services Director to write-off \$977,238 for original utilities billings from fiscal year 2018-2019 and to authorize the Financial Services Director to write-off \$4,088 for prior years original billings of miscellaneous accounts through fiscal year 2018-2019.

Notes:

Sponsors:

Enactment Date:

Attachments: 5. Authorize Write-off of Delinquent Utilities Accounts Receivables & Miscellaneous Accounts

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name: amy.myers@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 2023-173

CITY OF HIGH POINT

AGENDA ITEM



Title: Authorize Write-off of Delinquent Utilities & Miscellaneous Accounts Receivables

From: Bobby D. Fitzjohn, Financial Services Director
Jeremy Coble, Customer Service Director

Meeting Date: April 17, 2023

Public Hearing: No

Advertising Date /
Advertised By: N/A-

Attachments: History of Utilities Receivables Write-offs

PURPOSE:

The Financial Services and Customer Service Departments recommend that the City Council authorize them to write-off the delinquent utilities and miscellaneous accounts receivables remaining from Fiscal Year 2018-2019 from the general ledger for accounting purposes.

BACKGROUND:

North Carolina law allows the City to write-off uncollected utility and miscellaneous accounts when they become three years old. It is the City's practice to annually clear the financial records of these outstanding accounts prior to fiscal year end. The City's accounting staff continues to annually review and evaluate the collectability of all outstanding amounts and makes accounting adjustments on the balance sheet. Although these amounts are being written off the City's accounting records, the Customer Service Department continues to make efforts to collect these debts via a variety of methods, including our outstanding successes through the NC Debt Setoff Program in connection with our partnership with the NC Department of Revenue which has collected over \$4,856,298 in outstanding utility debts since we began that program in 2002.

At the recommendation of Financial Services staff, the Public Services Department has changed its credit and billing practices at the landfill and recycling centers which is now reducing any larger balances outstanding for that business line. In accordance with state law, the City is also requesting the write off of unpaid returned checks that have not been able to be processed otherwise.

Landfill fees	\$ 792
Returned checks	19
Miscellaneous AR	<u>3,277</u>
Total	\$4,088

The City's Customer Services Department's efforts maintained an impressive collection effort which averaged 99.69% for this past year.

BUDGET IMPACT: There is no budget impact.

RECOMMENDATION / ACTIONS REQUESTED:

1. City Council is requested to authorize the Financial Services Director to write-off \$977,238 for original utilities billings from fiscal year 2018-2019.
2. City Council is requested to authorize the Financial Services Director to write-off \$4,088 for prior years original billings of miscellaneous accounts through fiscal year 2018-2019.

City of High Point
Historical Utilities Charge-Offs

DATE	FISCAL YR	CHG'D OFF AMT	PERCENTAGE	BILLINGS
6/30/1987	1983-1984	\$105,107.75	0.275	\$38,288,424.88
6/30/1988	1984-1985	\$114,691.42	0.260	\$44,088,136.22
6/30/1989	1985-1986	\$174,916.41	0.419	\$41,719,428.08
6/30/1990	1986-1987	\$231,105.92	0.439	\$52,587,284.13
6/30/1991	1987-1988	\$167,740.45	0.300	\$55,868,789.86
6/30/1992	1988-1989	\$175,247.40	0.305	\$57,415,634.87
6/30/1993	1989-1990	\$171,290.09	0.285	\$60,046,327.21
6/30/1994	1990-1991	\$176,895.35	0.271	\$65,267,674.68
6/30/1995	1991-1992	\$175,309.67	0.255	\$68,882,417.05
6/30/1999	1995-1996	\$337,946.82	0.384	\$88,030,891.21
6/30/2000	1996-1997	\$244,765.83	0.285	\$85,744,208.77
6/30/2001	1997-1998	\$249,765.83	0.262	\$95,470,156.98
6/30/2002	1998-1999	\$218,381.33	0.228	\$95,526,975.82
6/30/2003	1999-2000	\$172,092.40	0.163	\$105,820,760.30
6/30/2004	2000-2001	\$177,065.01	0.165	\$107,496,977.06
6/30/2005	2001-2002	\$222,393.40	0.203	\$109,521,564.33
6/30/2006	2002-2003	\$223,780.98	0.191	\$117,220,626.71
6/30/2007	2003-2004	\$263,789.81	0.220	\$119,847,582.87
6/30/2008	2004-2005	\$413,510.26	0.341	\$121,248,738.27
6/30/2009	2005-2006	\$349,965.32	0.261	\$134,296,214.52
6/30/2010	2006-2007	\$400,146.77	0.297	\$134,587,635.64
6/30/2011	2007-2008	\$492,965.82	0.342	\$143,939,788.84
6/30/2012	2008-2009	\$560,802.18	0.385	\$145,493,985.94
6/30/2014	2009-2010	\$619,747.81	0.412	\$150,487,134.99
6/30/2015	2010-2011	\$713,557.63	0.440	\$163,525,999.00
6/30/2016	2011-2012	\$618,098.00	0.380	\$163,930,969.00
6/30/2018	2012-2013	\$659,275.54	0.390	\$169,080,501.52
6/30/2018	2013-2014	\$1,288,689.87	0.740	\$176,375,391.00
6/30/2019	2014-2015	\$943,526.35	0.521	\$181,107,729.01
6/30/2020	2015-2016	\$906,983.01	0.489	\$185,368,859.46
6/30/2021	2016-2017	\$834,487.55	0.435	\$191,924,711.45
6/30/2022	2017-2018	\$826,487.89	0.426	\$193,929,724.09
6/30/2023	2018-2019	\$977,237.51	0.498	\$196,125,204.49



City of High Point

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

Master

File Number: 2023-174

File ID: 2023-174

Type: Agreement

Status: To Be Introduced

Version: 1

Reference:

In Control: City Council

File Created: 04/10/2023

File Name:

Final Action:

Title: Performance Base Incentives - Vecoplan LLC

City Council is requested to consider a request from Vecoplan LLC to authorize performance-based incentives for an expansion project at 501 Gallimore Dairy Rd., 27265 in the amount of \$155,366 and authorize the City Manager to execute a performance agreement with the company containing benchmarks for the company to achieve and a schedule for the payment of such financial incentives.

Notes:

Sponsors:

Enactment Date:

Attachments: 6. Performance Base Incentives – Vecoplan LLC

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name: amy.myers@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 2023-174

CITY OF HIGH POINT

AGENDA ITEM



Title: Public Hearing - Vecoplan LLC
From: Sandy Dunbeck, Director
High Point Economic Development
Public hearing: Yes
Attachments: Legal Notice

Meeting Date: April 17, 2023

Advertising Date: April 6, 2023

Advertised by: HPE

PURPOSE:

The High Point City Council is asked to consider a request from Vecoplan LLC to authorize performance-based incentives for an expansion project at 501 Gallimore Dairy Rd., 27265 in the amount of \$155,366.

PROJECT & BACKGROUND:

Vecoplan LLC is an industrial shredding equipment manufacturer that originated in Germany and has multiple locations throughout the US. The company manufactures industrial shredding equipment for the plastics, paper, wood, and waste industries. To meet growing demand, Vecoplan is considering relocating to Guilford County from Randolph County. The company would lease the entire 94,160 SF facility at 501 Gallimore Dairy Rd. in High Point. The company would relocate 90 existing positions and add 51 new positions paying an average wage of \$85,490. The project would cause the investment of over \$10,950,000 in real and personal property.

BUDGET IMPACT:

The source of those monies would be the City's Economic Development Incentive Fund, which is funded by general and electric revenues.

RECOMMENDATION / ACTION REQUESTED:

The High Point Economic Development staff recommends that City Council authorize performance-based incentives for the project in the amount of \$155,366 and authorize the City Manager to execute a performance agreement with the company containing benchmarks for the company to achieve and a schedule for the payment of such financial incentives.

Thursday, April 6, 2023

Pursuant to N.C. General Statute 158-7.1, notice is hereby given that a public hearing will be held by the High Point City Council on Monday, April 17, 2023, at 5:30 p.m. in the Council Chambers, High Point Municipal Building, 211 S. Hamilton Street, High Point, NC, for the purpose of receiving public input on a funding request for local incentives. A company proposes to locate and expand at 501 Gallimore Dairy Rd. in High Point, NC and invest \$10,950,000 in new real and personal property. The project would create 51 new jobs with an average wage of \$85,490. The High Point City Council will consider incentives of up to \$155,366 for the project. The High Point source of funding would be the Economic Development Incentive Fund, which is funded by general and electric revenues. The City would be authorized to provide this financial assistance upon the company's investment— pursuant to an incentive performance agreement containing benchmarks and a schedule for the payment of such financial assistance. For further information, please call 336-883-3116.



City of High Point

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

Master

File Number: 2023-176

File ID: 2023-176

Type: Miscellaneous Item

Status: To Be Introduced

Version: 1

Reference:

In Control: City Council

File Created: 04/11/2023

File Name:

Final Action:

Title: **Disparity Study - Request for Proposal**

City Council is requested to approve a request for proposal (RFP) for the following items: Direct staff to issue a Request for Proposal for a Disparity Study and allocate \$350,000 from American Rescue Plan funds for the Disparity Study.

Notes:

Sponsors:

Enactment Date:

Attachments: Disparity Study – Request for Proposal

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name: amy.myers@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 2023-176

CITY OF HIGH POINT

AGENDA ITEM



Title: Disparity Study Request for Proposal
From: Eric Olmedo, Assistant City Manager
Public Hearing: n/a
Attachments: n/a

Meeting Date: April 17, 2023
Advertising Date / n/a
Advertised By: n/a

PURPOSE:

To consider issuing a Request for Proposal (RFP) for a Disparity Study.

BACKGROUND:

Disparity studies are designed to document past discrimination in the awarding of contracts by a particular jurisdiction as well as in the industry in general. Local governments are not required to have a disparity study, but they work to support the constitutionality of a local government's Minority and Women Business Enterprise (MWBE) program.

The High Point City Council has been briefed on various facets of disparity studies since October 2020. The Prosperity and Livability Committee requested information be brought back to the April 5 Prosperity and Livability committee meeting regarding the process for issuing an RFP for these services.

Staff has researched and collected RFP documents from other North Carolina city and county jurisdictions, as well as a comprehensive list of consultants that have completed this work in other jurisdictions. Staff is prepared to issue an RFP if so directed.

BUDGET IMPACT:

Estimated to be \$350,000 based on other studies from area jurisdictions.

RECOMMENDATION / ACTIONS REQUESTED:

The Prosperity and Livability Committee unanimously voted to move this item to the City Council. There are two motions to be considered:

1. Direct staff to issue a Request for Proposal for a Disparity Study.
2. To allocate \$350,000 from American Rescue Plan funds for the Disparity Study.



City of High Point

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

Master

File Number: 2023-177

File ID: 2023-177

Type: Miscellaneous Item

Status: To Be Introduced

Version: 1

Reference:

In Control: City Council

File Created: 04/11/2023

File Name:

Final Action:

Title: **N. Elm Street Streetscape - High Point on the RISE Grant Project**

City Council is requested to adopt the conceptual aesthetic design elements for the N. Elm Street streetscape in line with those demonstrated on Streetscape Concept Plan Pattern #A-1 to be incorporated in the future N. Elm Street Streetscape improvements as part of the federally funded *High Point on the RISE* grant project.

Notes:

Sponsors:

Enactment Date:

Attachments: N. Elm Street Streetscape – High Point on the RISE Grant Project

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name: amy.myers@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 2023-177

CITY OF HIGH POINT

AGENDA ITEM



N. Elm Street Streetscape - Aesthetic Design Elements

From: Damon Dequenne, Assistant City Manager

Meeting Date: April 17, 2023

Public Hearing: N/A

Advertising Date: N/A

Advertised By: N/A

Attachments: Streetscape Concept Plan Pattern #A-1

PURPOSE:

City Management recommends adoption of aesthetic design elements to be incorporated in the future N. Elm Street Streetscape improvements as part of the federally funded *High Point on the RISE* grant project.

BACKGROUND:

The City of High Point was awarded RAISE Grant funding by the Federal Highway Administration for its multimodal connectivity and infrastructure improvement project known as *High Point on the RISE*. A vital phase of this project is the N. Elm Street corridor from Commerce Drive to Sunset Drive, which will provide streetscape and utility improvements while achieving complete street multimodal connectivity for motorists, cyclists, pedestrians, and public transportation.

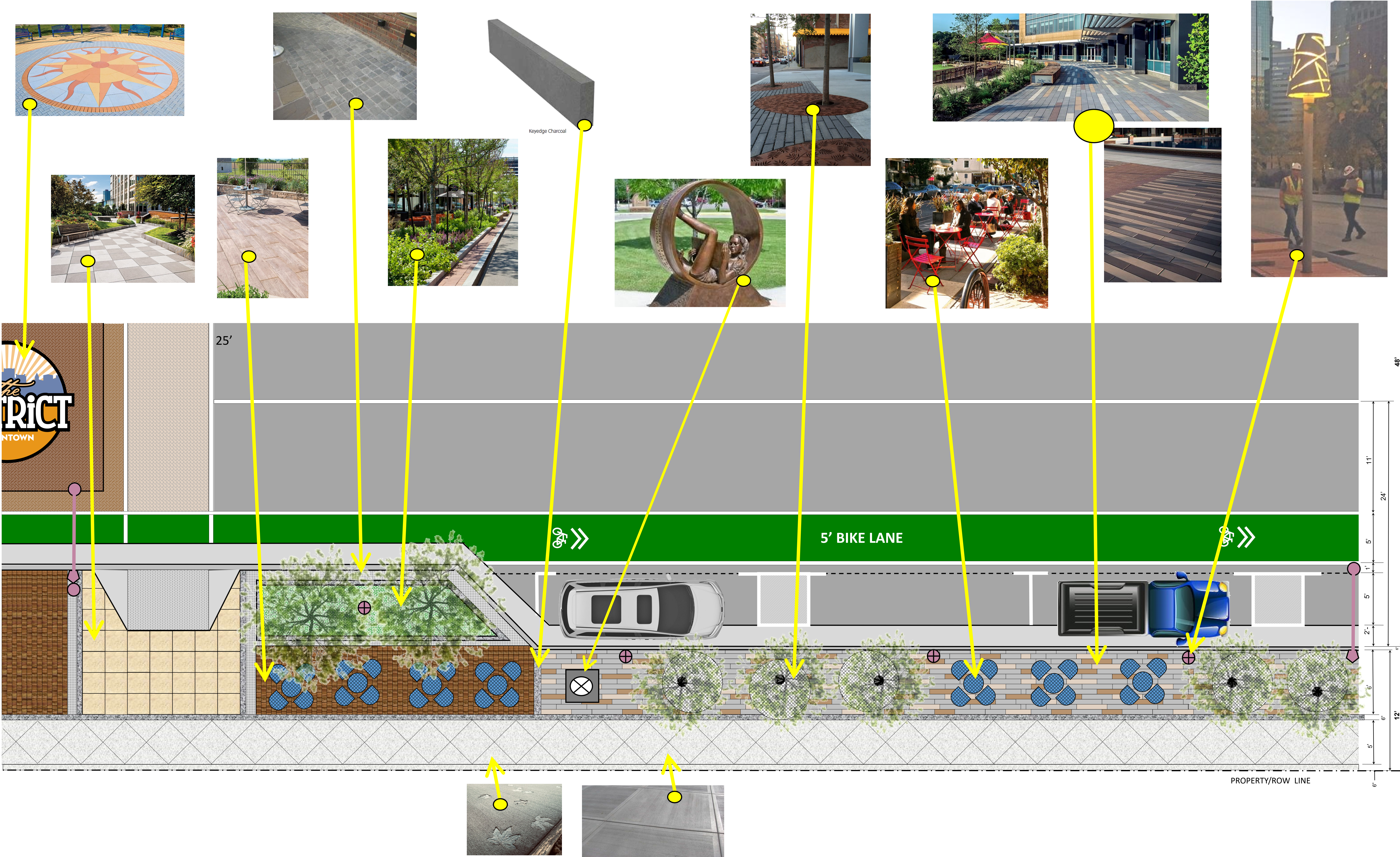
This recommendation focuses on adoption of aesthetic design elements within the N. Elm Street streetscape as depicted in the attached Streetscape Concept Plan Pattern #A-1 created by Forward High Point. Landscape, hardscape, seating, lighting, and public art aesthetic design elements will be followed in close conformity with the visual depictions in the concept plan and included in the engineered design to the most practicable extent.

RECOMMENDATION / ACTION REQUESTED:

Staff recommends adoption of the conceptual aesthetic design elements for the N. Elm Street streetscape in line with those demonstrated on Streetscape Concept Plan Pattern #A-1. Elements to be provided as permitted by funding and physical constraints include but are not limited to;

- Public Art – various forms
- Bike Lanes
- On Street Parking
- Bulb outs
- Pedestrian Safety Measures
- Enhanced Street Lighting
- Trees and Landscaping
- Brick Paver and Hardscape Elements
- Seating

N. ELM STREET - STREETScape CONCEPT PLAN (WITH PARKING & BIKE LANES) - PATTERN # A-1





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: Pending in
Committee

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.

Notes:

Sponsors:

Enactment Date:

Attachments: REVISED Draft Sign Ordinance of Adoption - TA-2205,
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:
1	City Council	02/20/2023	continued		03/20/2023		Pass
1	City Council	03/20/2023	continued	City Council	04/03/2023		
1	City Council	04/03/2023	continued	City Council	04/17/2023		

Text of Legislative File 2023-084

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. Trailer signs;

- F. Vehicle signs;
- G. Windblown signs, except pennants as allowed in Section 5.7.12, Limited Duration Signs;
- H. 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;
- I. Signs that imitate a traffic control device;
- J. 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.
- K. 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**
 - 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.
2. Internally illuminated signs are prohibited in all residential districts.

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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 Live/work and	3 poles/street frontage 3 flags/pole	60/pole			

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			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
Mural	Attached	Nonresidential Districts	n/a	1 / facade, max 2/ bldg.	n/a	n/a	None	5.7.7.C.4
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. [1]		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.5
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;

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2. Hand carried signs;
 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:

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- 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. **Mural.** A mural 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) Nothing in this section shall prevent someone who installs a mural from incorporating their name or other identifying information as part of the mural; and
 - f) If any portion of the mural contains a commercial message, a sign permit shall be required for that portion, and the area of the commercial message shall be counted toward the maximum permitted sign area for wall signs.
5. **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.
 - 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.

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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		
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	15	n/a	5.7.8.G.5

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- 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

- 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.
- Signs within the Eastchester GCO District.** Signs within the Eastchester Gateway Corridor Overlay shall comply with the following standards:
 - Only monument signs are allowed; and
 - Only changeable copy signs are allowed, but not electronic changeable copy signs.
- Development Entrance Sign.** Development entrance signs shall comply with the following standards:
 - 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;
 - 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;
 - Enhancement of a development entrance sign with masonry or stone shall not exceed the permitted sign height; and
 - Development entrance signs may be externally illuminated.
- Institutional Banner Sign.** Institutional banner signs shall comply with the following standards:
 - 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 -

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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.
- 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.

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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			
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

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Roof Sign	CB, MX	1/bldg.	n/a	5.7.9.G.9
Supergraphic Sign	CB, MX District for market showroom use types only	n/a	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) The face of the awning structure shall 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;

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- 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;
 - 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;

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- 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.
9. **Roof Sign.** A roof sign shall comply with the following standards:
- a) It shall be no more than 15 feet tall, including the support structure;
 - b) It shall comprise only 65 percent of the roof width, or 40 feet, whichever is less;
 - c) It shall only be placed on buildings at least 30 feet in height;
 - d) It shall be limited to cut-out lettering only;
 - e) It may have internal illumination that is limited to cut-out letter/graphic signs.
 - f) No crown sign is permitted on the same building with a roof sign;
 - g) It shall only be placed on flat roofs;
 - h) It shall be set back from the edge of a roof at least 5 feet; and
 - i) It shall be securely anchored in accordance with a licensed engineer's or sign manufacturer's specifications.
10. **Supergraphic Sign.** Supergraphic signs are intended to recognize the unique characteristics and needs of buildings or structures being used as market showrooms and the High Point Market. 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.

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.
 - 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, CB, RC, MS, MX and GCO 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.

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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.

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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) Murals.
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;
 - 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;
 - 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

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- 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.
 - 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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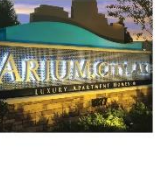
5.7.16. - Sign Images by Sign Type

 	 	 	 	 	 
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
					
Murals	Pennants	Projecting Signs	Real Estate Signs	Roof Signs	Silhouette Lighted Signs
					
Supergraphic Signs	Temporary Banner Signs	Trailer Signs	Vehicle Signs	Vending Signs	Video Signs



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.

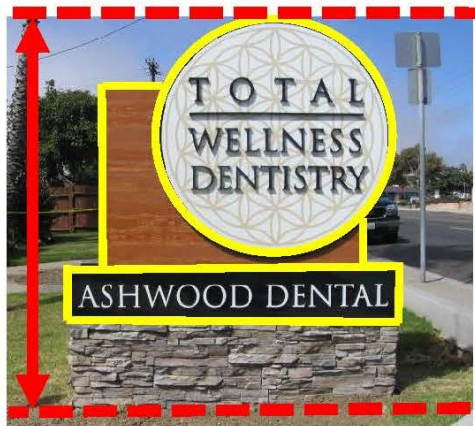
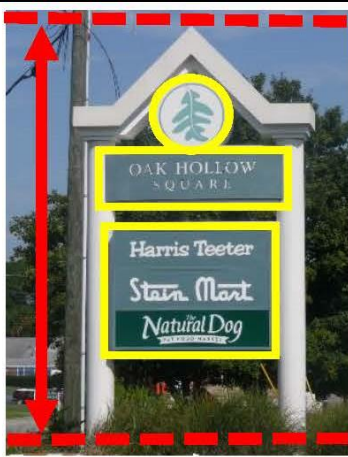
Graphics of Rules of Measurement on Next Page

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Sign Height (RED) & Sign Area (Yellow)



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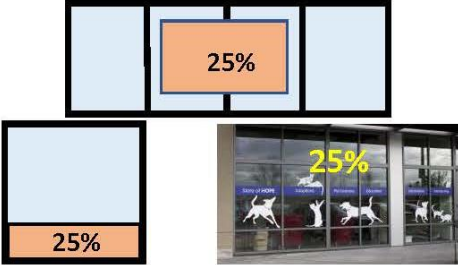
Sign Height (RED) & Sign Area (Yellow)



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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



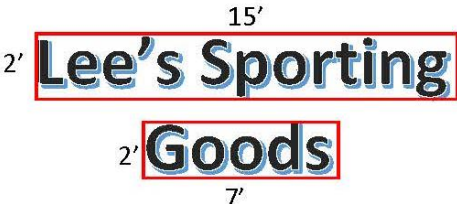
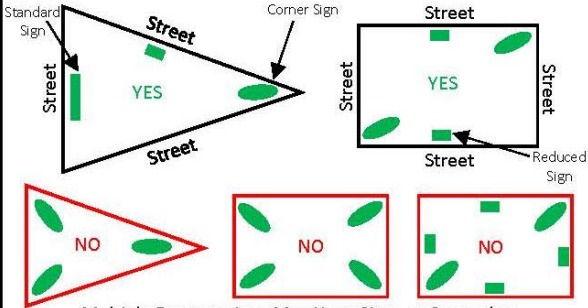
Background color used to call attention to sign



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	 Min. 3' from curb or pavement No part of sign may be closer than 3 feet to a curb or street pavement measured horizontally from curb to sign
 Vertical Edge of Canopy Horizontal Edge of Canopy Freestanding Canopy Sign – Limited to 10% of Sign Face and Not Extending Above or Below Horizontal Canopy Edge	 Vertical Edge of Canopy Building Canopy Sign – Sign Height Limited to ≤ 2' Above/Below
 15' 2' Lee's Sporting 2' Goods 7' Square Feet of Building Sign without Background $(2' \times 15') + (2' \times 7') = 44$ square feet	 17' 8' Lee's Sporting Goods Square Feet of Building Sign with Background $8' \times 17' = 136$ square feet
 Standard Sign Street Street Street Corner Sign Street Street Reduced Sign Street Street Street Street 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.
CANDELA	<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.
CESSATION	<u>Ending of the use of land, structure, operation, or activity, permanently or for a period of time, as defined by this Ordinance.</u>
FLAG	<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.
n) <u>Commercial Message</u>	<u>Messages, emblems, or images that function to direct attention to or promote a business, product, service, event, or activity.</u>

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	o) 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.
	p) <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>
	q) 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.
	r) <u>Development Entrance Sign</u>	<u>A freestanding specialty sign located at a principal entrance to the development.</u>
	s) <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>
	t) 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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	u) 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.
	v) 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.
	w) 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.
	x) 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.
	y) 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>
	z) Freestanding Specialty Sign	<u>A development entrance sign, institutional banner sign, or light-pole banner sign.</u>
	aa) 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.
	bb) <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>
	cc) <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>
	dd) <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>
	ee) <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.
	ff) <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>
	gg) <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>
	hh) <u>Light-Pole Banner Sign</u>	<u>A specialty freestanding sign constructed of mesh, vinyl, fabric, or similar material attached to a light-pole that is not located within the public right-of-way.</u>

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	ii) <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.
	jj) Marquee Sign	A sign attached to, in any manner, or made a part of a marquee.
	kk) <u>Mechanically Moving Sign</u>	<u>A sign that revolves, rotates, spins, oscillates, or swings.</u>
	ll) <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>
	mm) Monument Sign	A monolithic <u>freestanding ground-mounted</u> sign in which the bottom of the sign is base <u>a solid structure flush or nearly</u> flush with the ground.
	nn) <u>Mural</u>	<u>A sign displaying only a noncommercial message that is painted or drawn on a building wall.</u>
	oo) <u>Noncommercial Message</u>	<u>Messages, emblems, or images that do not function to direct attention to or promote a business, product, service, event, or activity.</u>
	pp) 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.
	qq) 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.

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	rr) 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.
	ss) 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.
	tt) 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.
	uu) 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.
	vv) <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>
	ww) <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>
	xx) <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</u>

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		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. (See Section 10.2.10, Signs for rules of measurement) !!!LINK!!!
	yy) <u>Sign Structure</u>	The structure surrounding and or supporting the sign face. ((See Section 10.2.10, Signs for rules of measurement) !!!LINK!!!
	zz) <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.
	aaa) <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>
	bbb) <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
	ccc) <u>Portable Sign Trailer Sign</u>	A sign, with or without wheels, on a supporting frame that is not permanently attached to the ground or other permanent structure, and is 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.
	ddd) <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>

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	eee) <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>
	fff) 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.
	ggg) <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>
	hhh) Wall Sign	<u>An attached sign that is located on a building or structure wall. This definition excludes murals.</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.
	iii) <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>
	jjj) <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>

	kkk) 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, Sign~~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 Residential districts
Live/Work	TO district
Office- Institutional	OI district
Commercial	RC LB district
Industrial	LI EC district

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- ~~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 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.~~

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 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 **17th** day of **April, 2023**

Sandra Keeney, City Clerk

By: _____

Jay W. Wagner, Mayor

ATTEST:

Sandra R. Keeney, City Clerk

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;

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- 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.

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- 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:

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- 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

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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.

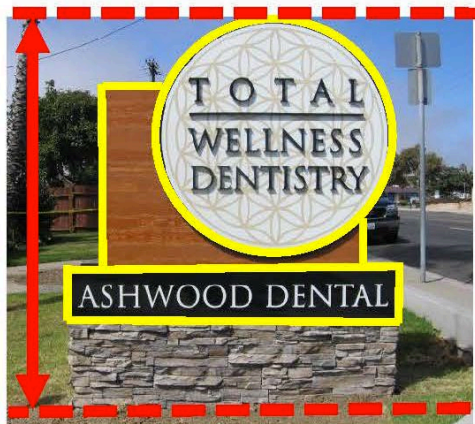
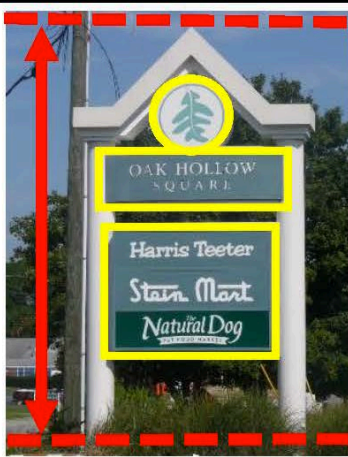
Graphics of Rules of Measurement on Next Page

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Sign Height (RED) & Sign Area (Yellow)



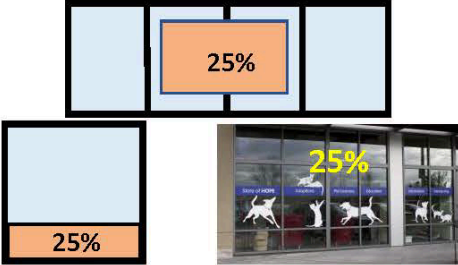
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Sign Height (RED) & Sign Area (Yellow)



Measurement of Building Facade	Measurement of Sign Area
	
 Attached Wall Sign – based on principal building facade	 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



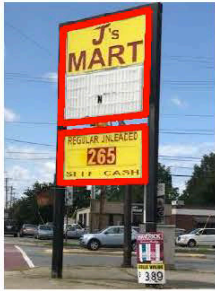
Electronic sign shall be integrated into the sign face



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



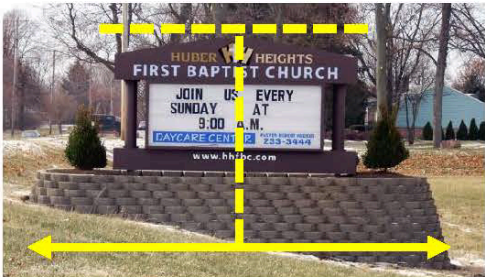
Awning sign area is computed based on total height and width of viewable portions of the awning face

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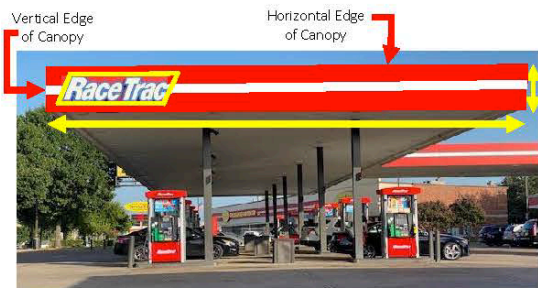
Additional Examples of Rules of Measurements



Finished grade elevation of freestanding sign measured at midpoint of sign base



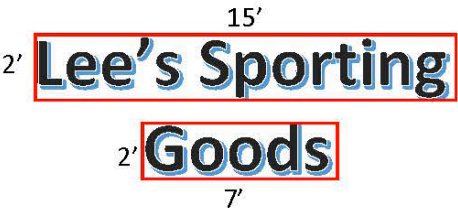
No part of sign may be closer than 3 feet to a curb or street pavement measured horizontally from curb to sign



Freestanding Canopy Sign – Limited to 10% of Sign Face and Not Extending Above or Below Horizontal Canopy Edge



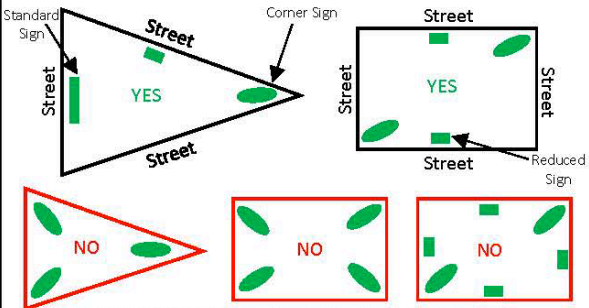
Building Canopy Sign – Sign Height Limited to ≤ 2' Above/Below



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 <u>base 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))!!!LINK!!
	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, ~~Signsage~~;

(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 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

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

Master

File Number: 2023-164

File ID: 2023-164

Type: Zoning Map Amendment

Status: To Be Introduced

Version: 1

Reference:

In Control: City Council

File Created: 04/06/2023

File Name:

Final Action:

Title: Woodhaven Development Group, LLC, Zoning Map Amendment 23-02

A request by Woodhaven Development Group, LLC to rezone approximately 5.7 acres from the Retail Center (RC) District to a Conditional Zoning General Business (CZ-GB) District. The site is located southeast of the intersection of N. Main Street and N. University Parkway (2620 N. Main Street).

Notes:

Sponsors:

Enactment Date:

Attachments: Staff Report ZA-23-02.pdf

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name: genine.solis@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 2023-164

CITY OF HIGH POINT

AGENDA ITEM



Title: **Zoning Map Amendment 23-02**
Woodhaven Development Group, LLC

From: Sushil Nepal, AICP
Planning & Development Director

Meeting Date: April 17, 2023

Public Hearing: Yes

Advertising Date: April 5, 2023, and
April 12, 2023

Attachments: A. Staff Report
B. Zoning Ordinance

Advertised By: Planning & Development

PURPOSE:

A request by Woodhaven Development Group, LLC to rezone approximately 5.7 acres from the Retail Center (RC) District to a Conditional Zoning General Business (CZ-GB) District. The site is located southeast of the intersection of N. Main Street and N. University Parkway (2620 N. Main Street).

BACKGROUND:

The Planning and Zoning Commission reviewed this request at their March 28, 2023 public hearing. All members of the Commission were present except for Mr. Ray Wheatley and Mrs. Angela Jiménez. Mr. Herbert Shannon, Senior Planner, presented the case and recommended approval of the request as outlined in the staff report.

Speaking on the request:

Speaking in favor of the request was the applicant's representative, Mr. Tom Terrell, attorney, Fox Rothschild LLP, 230 N. Elm Street; Suite 1200, Greensboro. Mr. Terrell provided an overview of the proposal to convert this former shopping center into a single use commercial facility. He noted the existing 40,000 square foot multi-tenant commercial structure is proposed to be redeveloped for a Tesla Dealership/Maintenance facility. He explained that the site is within an established commercial corridor and redevelopment will be compatible with other commercial uses along this corridor.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

A. Staff Recommendation

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

B. Planning and Zoning Commission Action

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

2. Consistency and Reasonableness Statements

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

That Zoning Map Amendment 23-02 is consistent with the City's adopted policy guidance because similar properties fronting along this section of the N. Main Street corridor, that are classified by the Land Use Plan as Community/Regional Commercial, are in the GB District. Furthermore, along this segment of the N. Main Street corridor, the GB District has been applied to individual parcels, small group developments, and other non-shopping center developments similar to the rezoning site.

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

**STAFF REPORT
ZONING MAP AMENDMENT ZA-23-02
March 28, 2023**

Request	
Applicant: Woodhaven Development Group, LLC	Owner: JDS HPN LLC and CTL LLC
Zoning Proposal: To rezone approximately 5.7 acres	From: RC Retail Center District
	To: CZ-GB Conditional Zoning General Business District
Notices: • Applicant held a Citizen Information Meeting (<i>Sent Letter</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 southeast of the intersection of N. Main Street and N. University Parkway (<i>formerly known as E. Hartley Drive</i>). The site is addressed as 2620 N. Main Street.
Tax Parcel Number:	Guilford County Tax Parcel 197803
Site Acreage:	Approximately 5.7 acres
Current Land Use:	The site is developed with a 42,880± square foot multi-tenant commercial structure, which is currently vacant.
Physical Characteristics:	The site does not have any noteworthy physical features.
Water and Sewer Proximity:	An 8-inch and 12-inch City water line, and an 8-inch City sewer line lie adjacent to the site along N. Main Street and along N. University Parkway.
General Drainage and Watershed:	The site drains in a westerly direction and is within the Yadkin Pee-Dee (non-water supply) watershed. Dependent upon total site acreage, development intensity (including new structures or grading activity), stormwater control measures may be required.
Overlay District:	None

Adjacent Property Zoning and Current Land Use			
North:	GB	General Business District	Major Retail establishment and
	CZ-GB	Conditional Zoning General Business District	Major Restaurant
South:	GB	General Business District	Major and minor retail establishments
East:	GB	General Business District	Major Retail establishment
West:	GB	General Business District	Major Retail establishment

Relevant Land Use Policies and Related Zoning History	
Community Growth Vision Statement:	<u>Obj. 6E</u> : Avoid “retail leakage” to other communities by keeping retail centers viable with strong anchor tenants and by attracting new businesses that are not detrimental to High Point’s existing businesses.
Land Use Plan Map Classification:	The site has a Community/Regional Commercial classification. This classification includes a wider range of retail or service uses intended to serve the entire community and nearby regional customers.
Land Use Plan Goals, Objectives & Policies:	This request is neither in conflict with the Land Use Plan’s goals and objectives nor does it promote those goals and objectives.
Relevant Area Plan:	None
Zoning History:	Starting in the early 1980’s commercial zoning was initially established along this segment of the N. Main Street corridor, at the Hartley Drive/N. University Parkway intersection. The zoning site initially obtained commercial zoning approval in 1986 to support development of a commercial shopping center, which was constructed in 1994.

Transportation Information				
Adjacent Streets:	Name		Classification	Approx. Frontage
	N. Main Street		Major Thoroughfare	303 ft.
	N. University Parkway		Major Thoroughfare	377 ft.
Vehicular Access:	Via existing driveway access points from N. Main Street and N. University Parkway.			
Traffic Counts: (Average Daily Trips)	N. Main Street		23,500 AADT (NCDOT 2021 Traffic Counts)	
	N. University Parkway		10,500 AADT (NCDOT 2021 Traffic Counts)	
Estimated Trip Generation:	The site was developed in 1994 with a 42,880± square foot multitenant commercial shopping center structure. When fully occupied that shopping center development generated approximately 1,623 daily trips during a 24-hour time period, with approximately 175 trips during peak hours.			
	Reuse of the entire site for an Auto Care/Automotive Parts and Service Center is anticipated to generate approximately 488 daily trips during a 24-hour time period with less than 100 trips during peak-hours.			
Traffic Impact Analysis (TIA):	Required		TIA Comments	
	<u>Yes</u>	<u>No</u> X	A TIA is not required. This analysis is only required for uses that generate more than 150 trips within the AM or PM peak hours.	

School District Comment
Not applicable to this zoning case.

Details of Proposal

The applicant is requesting rezoning of this site from the Retail Center (RC) District to a Conditional Zoning General Business (CZ-GB) District to support renovation of the existing multi-tenant shopping center to a single-user commercial establishment. The existing commercial structure is proposed to be renovated to support a major vehicular establishment catering to vehicle sales and repair activity. A conditional zoning ordinance is accompanying this zoning application.

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.

Similar properties fronting along this section of the N. Main Street corridor, that are classified by the Land Use Plan as Community/Regional Commercial, are in the GB District.

Reasonableness/Public Interest:

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

Along this segment of the N. Main Street corridor, the GB District has been applied to individual parcels, small group developments, and other non-shopping center developments similar to the rezoning site.

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.

The site is located along a segment of the N. Main Street commercial corridor containing a combination of RC and GB District zoning and developed with a wide variety of commercial uses. The requested GB District has been applied to adjacent parcels and other non-shopping center sites along this portion of the N. Main Street corridor.

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.
	As part of development of this commercial site in 1994 vehicle access points and street improvements (turn lanes) were installed 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 Yadkin Pee-Dee (non-water supply) watershed. If development, grading and site improvements exceeds one acre in area, the stormwater watershed regulations may require stormwater controls to be provided to mitigate runoff.
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 zoning site is surrounded by commercial zoning and a variety of commercial uses. Staff has found no evidence that rezoned to the CZ-GB District, as conditioned by the applicant, would adversely affect adjacent properties.

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.

No significant changes in land use policy have occurred in this area. Since the late 1980s, this segment of the N. Main Street corridor has developed as a commercial corridor with a wide variety of commercial/retail uses.

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.

The site is located along an established commercial corridor. The requested CZ-GB District is not out of character with the existing zoning and development pattern that is applied to this section of N. Main Street.

Recommendation

Staff Recommends Approval:

The Planning and Development Department recommends approval of the request to rezone this 5.7 acre parcel to a CZ-GB 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:

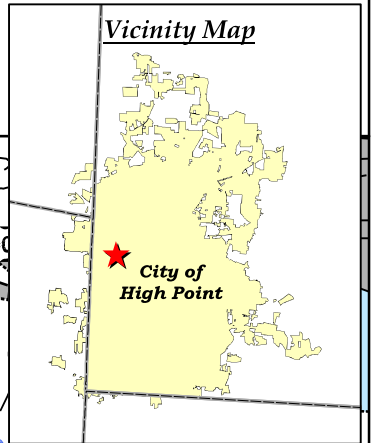
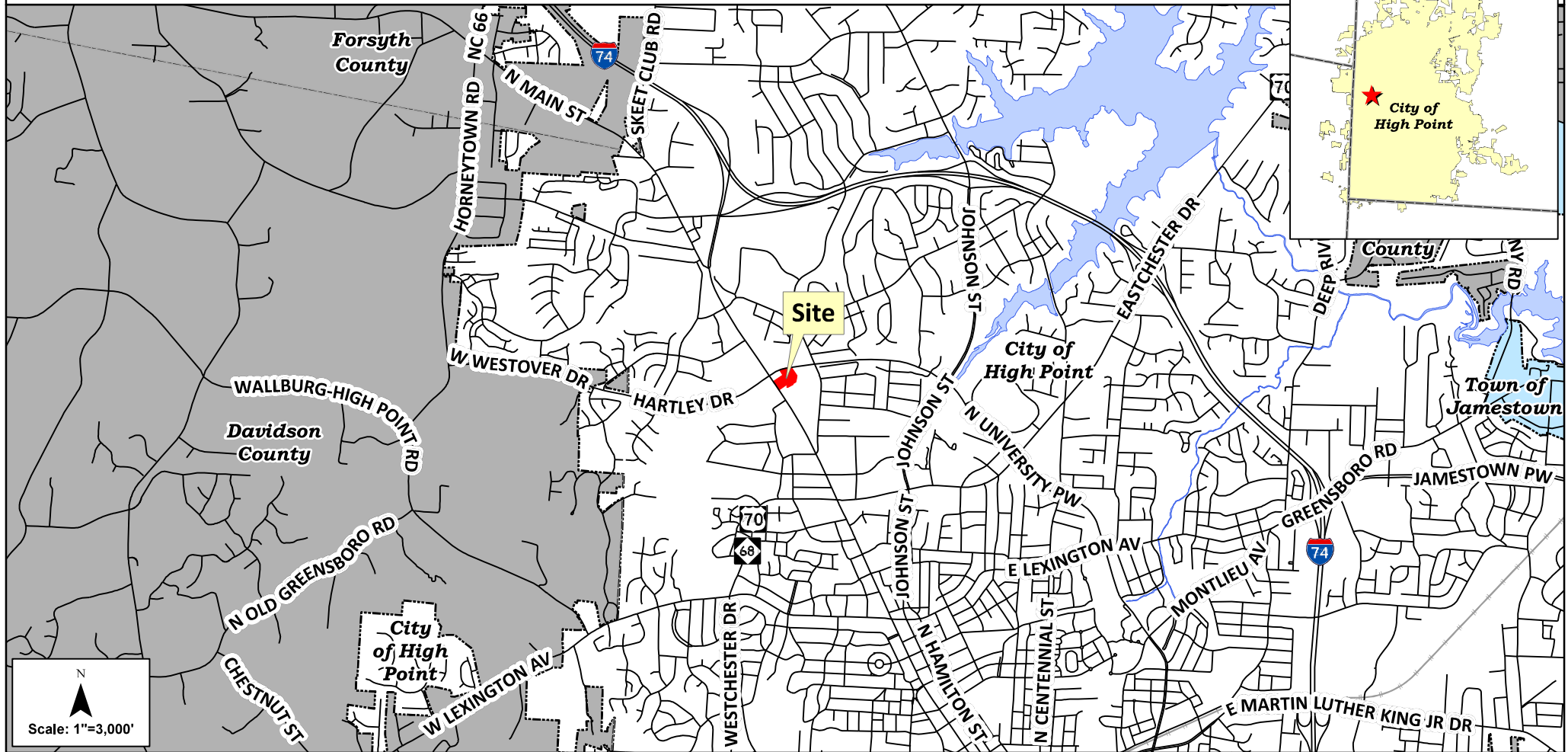
The NC General Statutes require that the City Council also place in the official record a statement of consistency with the City's adopted plans, and explain why the action taken is considered to be reasonable and in the public interest when rendering its decision in this case. This may be accomplished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

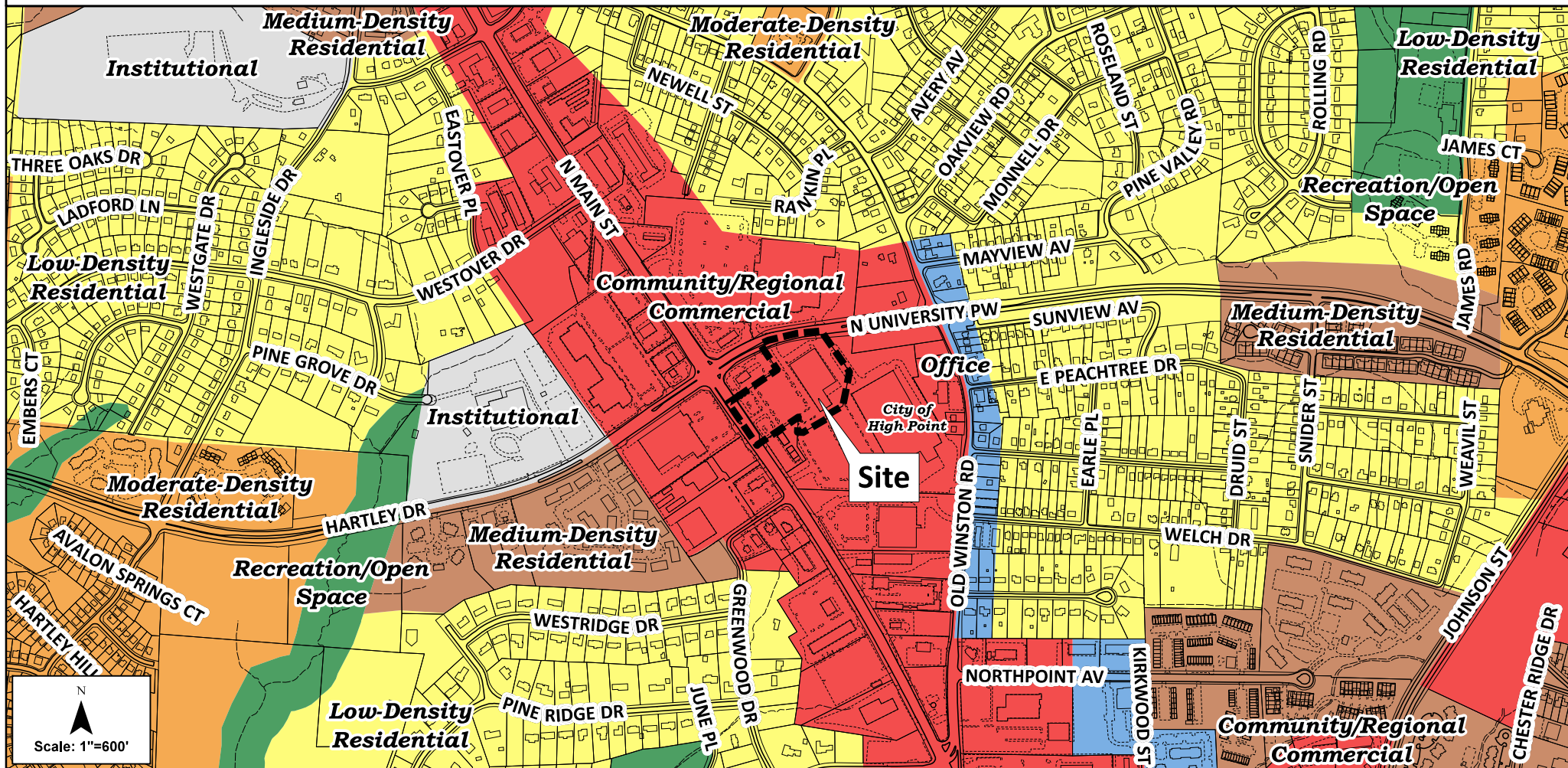
LOCATION MAP

ZONING MAP AMENDMENT: ZA-23-02
Applicant: Woodhaven Development Group, LLC

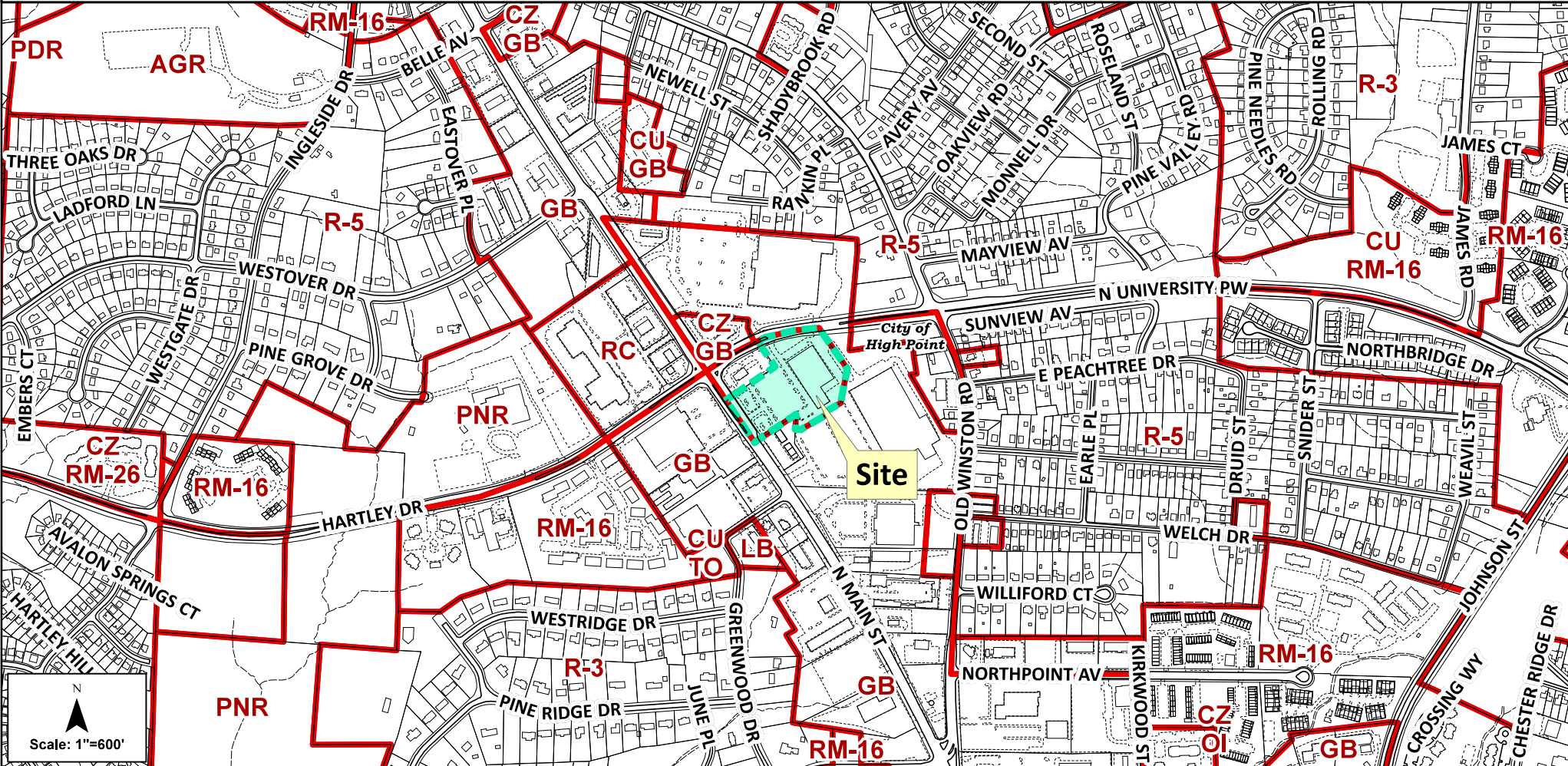


ZONING MAP AMENDMENT: ZA-23-02

LAND USE PLAN MAP

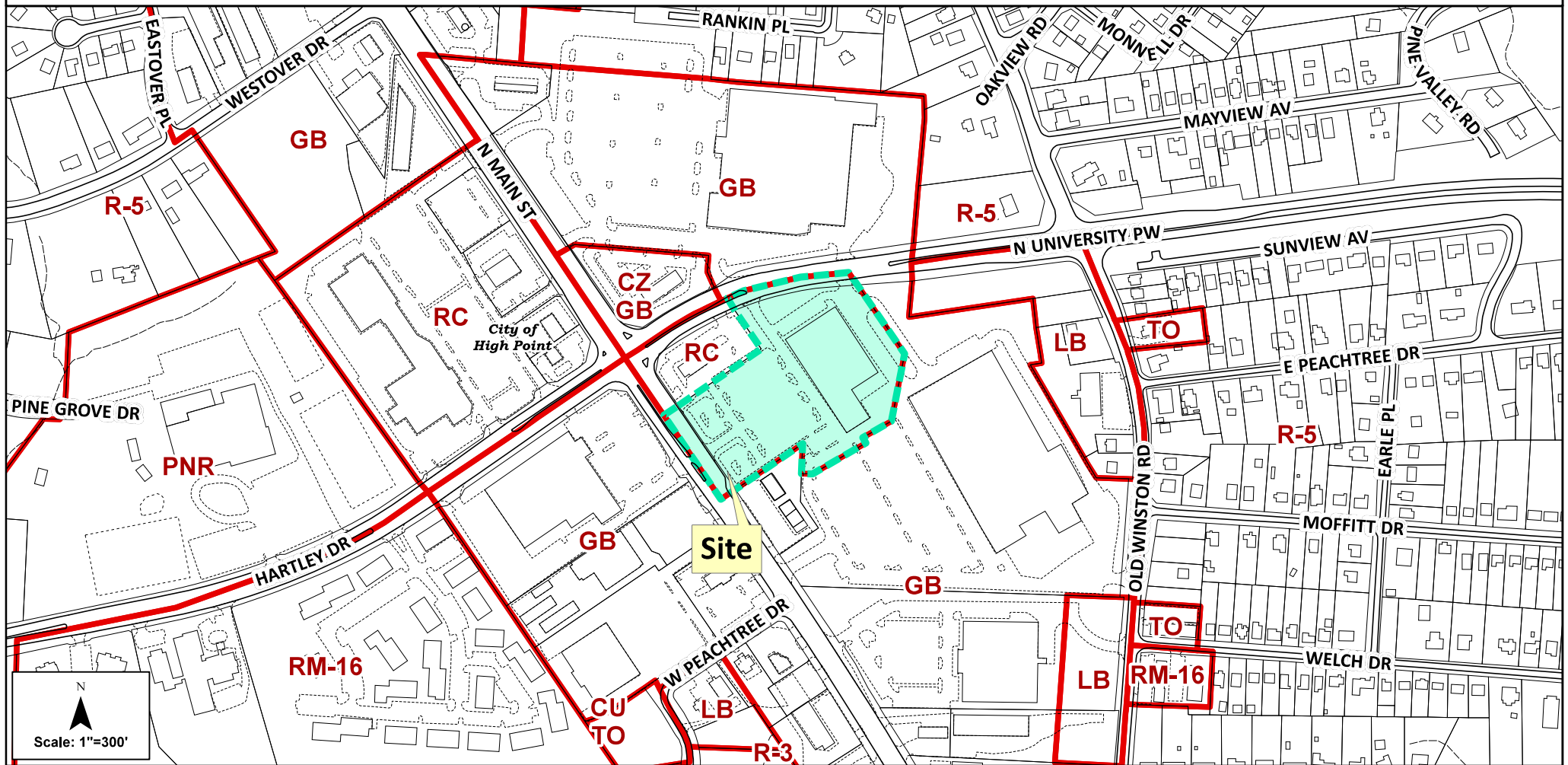


ZONING MAP AMENDMENT: ZA-23-02
ZONING MAP



ZONING MAP AMENDMENT: ZA-23-02

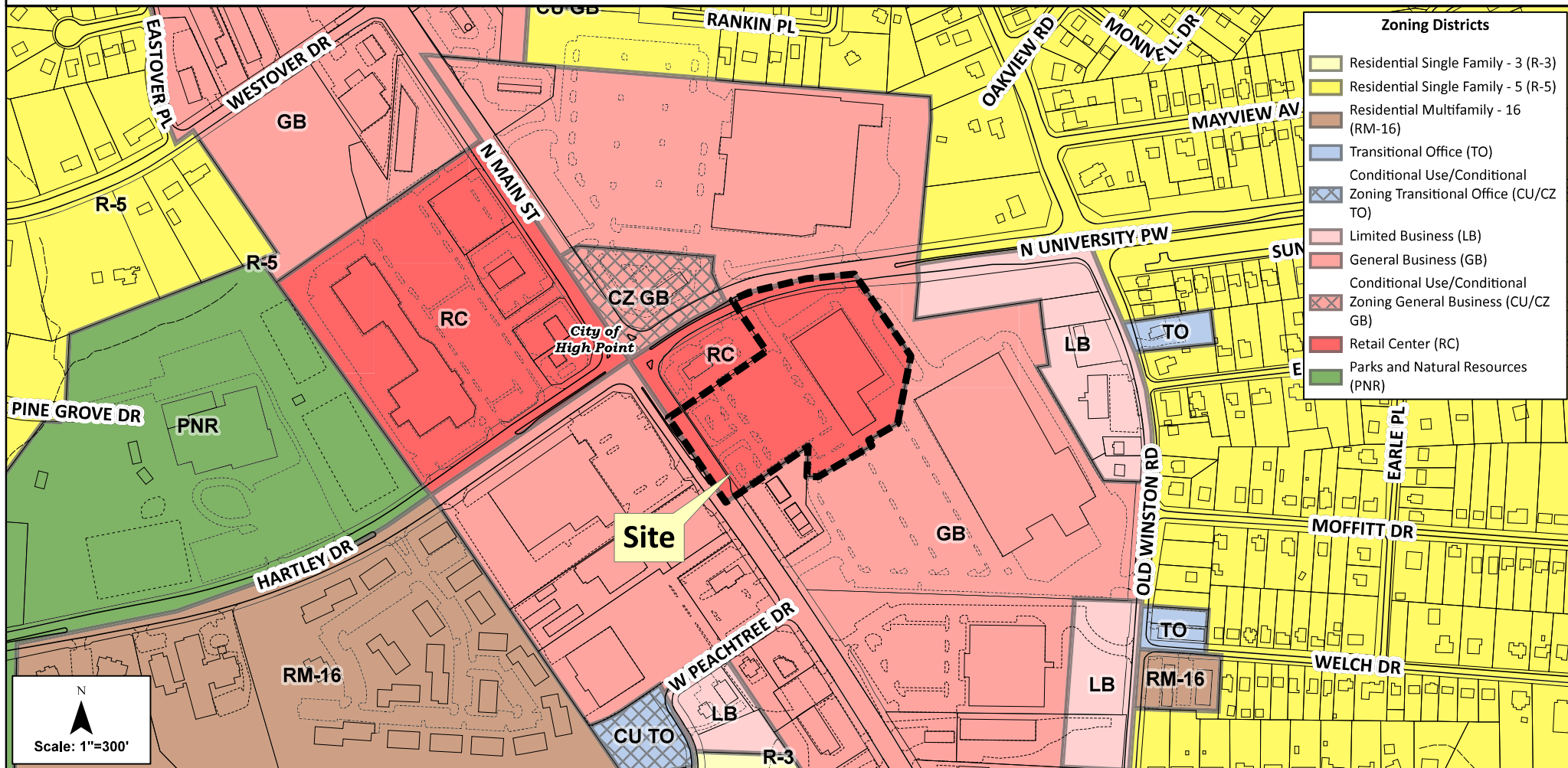
ZONING MAP



City Planning/Board Action/Casey/Zoning Map Amendment/2023/Zoning Map Amendments 2023.aprx

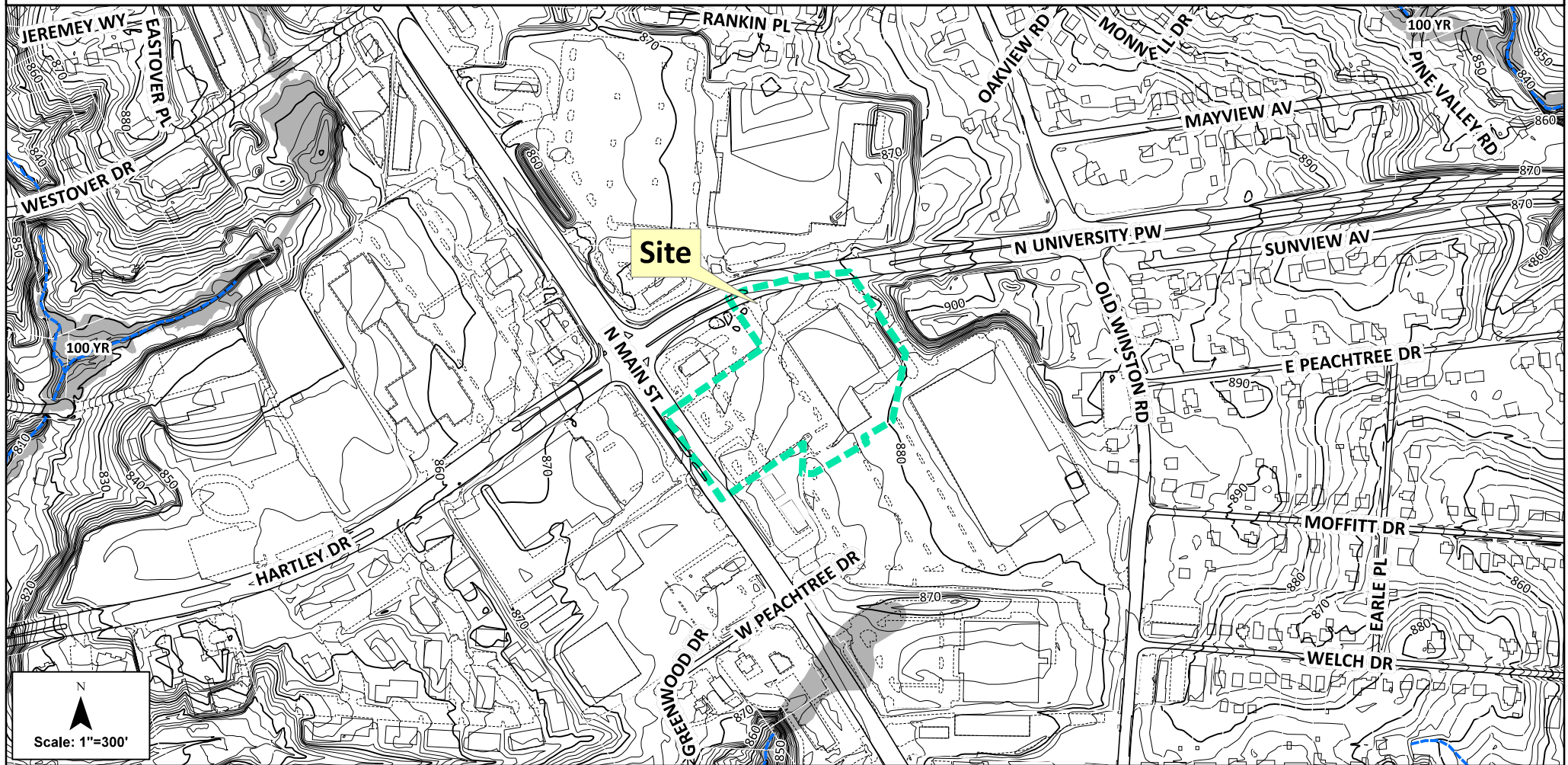
ZONING MAP AMENDMENT: ZA-23-02

COLOR-CODED ZONING MAP



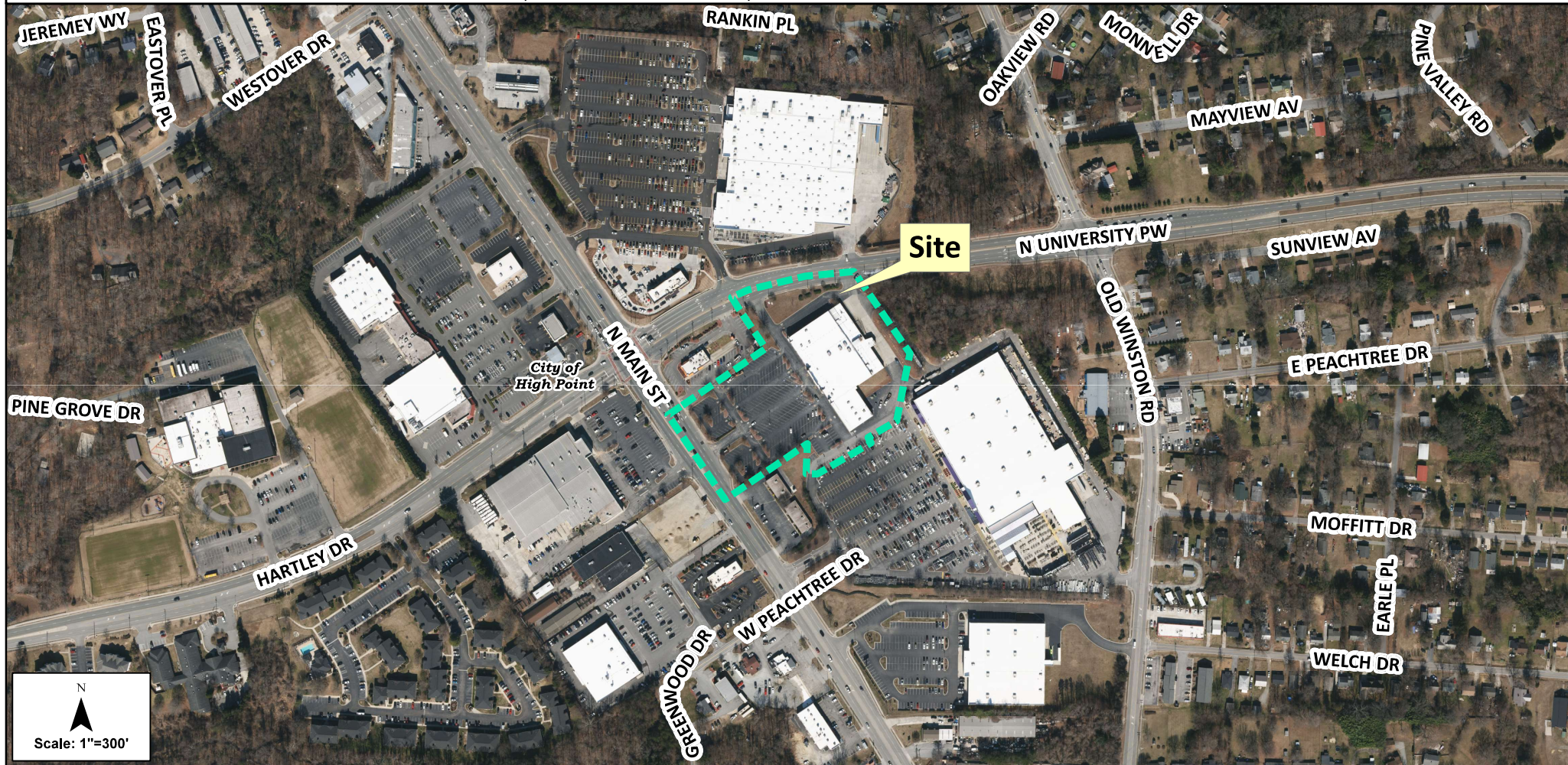
ZONING MAP AMENDMENT: ZA-23-02

TOPOGRAPHY



ZONING MAP AMENDMENT: ZA-23-02

AERIAL PHOTOGRAPHY (FEB. 2022)



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 March 28, 2023 and before the City Council of the City of High Point on April 17, 2023 regarding **Zoning Map Amendment Case 23-02 (ZA-23-02)** 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 March 18, 2022, for the Planning and Zoning Commission public hearing and on April 5, 2023 and April 12, 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 **April 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: **Conditional Zoning General Business (CZ-GB) District**. The property is approximately 5.77 acres, located southeast of the intersection of N. Main Street and N. University Parkway (2620 N. Main Street). The property is also known as Guilford County Tax Parcel 197803.

SECTION 2

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

Part I. USES: .

A. Permitted Uses:

Any uses allowed in the General Business (GB) District shall be permitted, subject to the standards of the Development Ordinance and the specific conditions listed in this ordinance, except as prohibited by this ordinance.

B. Prohibited Uses:

The following principal use of the General Business (GB) District, as listed in the Principal Use Table 4.1.9 of the Development Ordinance, shall be prohibited:

1. Commercial Use Classification:

- a. Tattoo/body piercing
- b. Recreational Vehicle Park

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 17th day of April, 2023

By: _____

Jay W. Wagner, Mayor

ATTEST:

Sandra R. Keeney, City Clerk

Neighborhood Communications Report
Woodhaven Development Group
ZA-23-02

Submitted by
Thomas E. Terrell, Jr.
March 3, 2023

1. Invitation

All adjoining neighbors were sent the letter attached as **Exhibit A**. The letter included (a) a site description snipped from the city's prepared information (b) the mandatory statement about the zoning process; (c) a full description of why the rezoning was requested; and (d) ways the neighbors could personally contact me or Zack Kosofsky if they had questions or concerns.

Because this is essentially the same zoning district in an area dominated by uses allowed in the GB district, I decided not to have an in-person meeting.

Recipients of the letter are the neighbors listed on **Exhibit B**.

2. Responses and Other Communications.

On February 28th, I received a call from my friend Jeff Powers, whose family owns the building where Snow Studio is located. We discussed the proposal, and he was very supportive. He thought having a thriving business next door would create a better environment.

I also received emails from long-time and respected High Point resident Cam Cridlebaugh and neighbor Ben Frizzell. Both of them support the rezoning. The emails from Mr. Cridlebaugh and Mr. Frizzell are attached as **Exhibit C** and **Exhibit D**.

EXHIBIT A



Fox Rothschild LLP
ATTORNEYS AT LAW

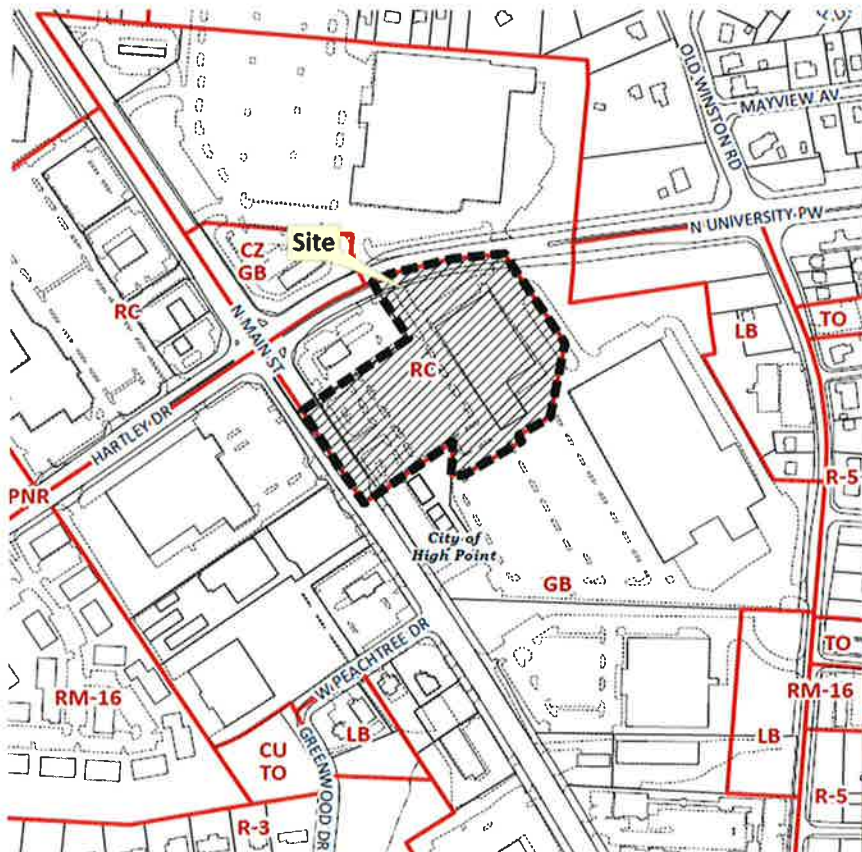
230 N. Elm St.
Suite 1200
Greensboro, NC 27401
Tel 336.378.5200 Fax 336.378.5400
www.foxrothschild.com

TOM TERRELL
Direct No: 336.378.5412
Email: TTerrell@Foxrothschild.com

February 21, 2023

Dear Neighbor,

I am writing because you own property near or adjacent to the 5.7 acres shown in the image below. Woodhaven Development Group has filed an application with the City of High Point to rezone the shaded parcel from “Retail Center” to “General Business.”



A Pennsylvania Limited Liability Partnership



Fox Rothschild LLP
ATTORNEYS AT LAW

You might have seen an article in the *High Point Enterprise* that Woodhaven has been working with Tesla to establish a dealership where Gold's Gym formerly was located. However, this application allows all "general business" uses similar to the many dozens of different uses on the Main Street Corridor.

To be rezoned, this application must be reviewed by the High Point Planning and Zoning Commission and the City Council. Because your property lies within 300 feet, you will later receive an official notice from the city that informs you of the time and place of these meetings. For further information on this process, I enclose an information sheet written and prepared by the city. You will have a right to speak at each meeting.

With only a couple exceptions, all owners receiving this letter are out-of-town commercial business owners. Accordingly, Woodhaven will not hold an in-person meeting for you to come to ask questions. Instead, I am pleased to give you my cell phone (336-847-2000) and email (tterrell@foxrothschild.com) so that you can personally reach out to me if you have questions or concerns.

Sincerely,

Thomas E. Terrell, Jr.

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

EXHIBIT B

List of Neighbors for Woodhaven Development Group 2.21.2023

C AND G PROPERTIES NORTH MAIN LLC
1033 ROCKFORD RD
HIGH POINT, NC 27262

CHICK-FIL-A INC
5200 BUFFINGTON RD
ATLANTA, GA 30349

BEN M FRIZZELL, JR.
PATSY B FRIZZELL
PO BOX 3292
BRISTOL, TN 37625

MY Y HOANG
906 AVALON ACRES LN
HIGH POINT, NC 27265

DAVID L HOOKER, TRUSTEE
STEVEN G. PACE
DAVID L HOOKER REVOCABLE LIVING TRUST
601 EASTCHESTER DR UNIT E
HIGH POINT, NC 27265

KRUPA INVESTMENTS LLC
618B GUILFORD COLLEGE RD
GREENSBORO, NC 27409

B F MORTON, JR
JAMES C WHITLEY
PO BOX 6359
HIGH POINT, NC 27262

NORWOODS 1 LLC
5617 HARVEST GROVE LN
WILMINGTON, NC 28409

PARK PLACE EQUITY FUND LLC
2220 E CESAR CHAVEZ ST
AUSTIN, TX 78702

PILOT MOUNTAIN PROPERTY MANAGEMENT INC
PO BOX 58
PILOT MOUNTAIN, NC 27041

JAMES RAYMOND POWERS JR
JUDY H POWERS
2616 N MAIN ST
HIGH POINT, NC 27265

SRA/NORTH MAIN PLACE LLC
5345 PINE TREE DR
MIAMI BEACH, FL 33140

STARRPOINT L P
2401 KEITH ST STE 101
CLEVELAND, TN 37311

TRASON-LOWES LLC
1000 LOWES BLVD
MOORESVILLE, NC 28117

WAL-MART REAL ESTATE BUSINESS PROPERTY TAX #0555
PO BOX 8050
BENTONVILLE, AR 72712

EXHIBIT C

Terrell, Tom

From: Cam Cridlebaugh III <atlantic@northstate.net>
Sent: February 28, 2023 8:36 AM
To: Terrell, Tom
Subject: [EXT] Old Winston and Hartley (because I'm still going to call it Hartley)...

Good Morning,

If there's anything that I can do to speak in favor of subject project as property owner in that area let me know. I also manage property for several others in that immediate area and can rally them too.

Kindly,

Cam Cridlebaugh III
President / Realtor®
Atlantic Realty & Property Management Co. "Serving High Point for 100 years"
2015 President of the High Point Regional Association of Realtors®
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EXHIBIT D

Terrell, Tom

From: bf00000000@aol.com
Sent: February 28, 2023 2:20 PM
To: Terrell, Tom
Subject: [EXT] City of High Point Rezoning

Mr. Terrell,

We received your letter dated February 21, 2023. We have no objection to the zoning change.

Thank you,

Ben Frizzell, Jr.
423-764-5107



City of High Point

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

Master

File Number: 2023-165

File ID: 2023-165

Type: Zoning Map Amendment

Status: To Be Introduced

Version: 1

Reference:

In Control: City Council

File Created: 04/06/2023

File Name:

Final Action:

Title: Wynnfield Properties, Inc., Zoning Map Amendment 23-05

A request by Wynnfield Properties, Inc. to rezone approximately 3.6 acres from the Residential Single Family - 5 (R-5) District to a Conditional Zoning Residential Multifamily - 26 (CZ RM-26) District. The site is located at the northwest corner of Old Winston Road and N. University Parkway (503, 601 and 701 Old Winston Road).

Notes:

Sponsors:

Enactment Date:

Attachments: Staff Report ZA-23-05.pdf

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name: genine.solis@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 2023-165

CITY OF HIGH POINT

AGENDA ITEM



Title: Zoning Map Amendment 23-05
Wynnfield Properties, Inc.

From: Sushil Nepal, AICP
Planning & Development Director

Meeting Date: April 17, 2023

Public Hearing: Yes

Advertising Date: April 5, 2023, and
April 12, 2023

Attachments: A. Staff Report
B. Zoning Ordinance

Advertised By: Planning & Development

PURPOSE:

A request by Wynnfield Properties, Inc. to rezone approximately 3.6 acres from the Residential Single Family – 5 (R-5) District to a Conditional Zoning Residential Multifamily – 26 (CZ RM-26) District. The site is located at the northwest corner of Old Winston Road and N. University Parkway (503, 601 and 701 Old Winston Road).

BACKGROUND:

The Planning and Zoning Commission reviewed this request at their March 28, 2023 public hearing. All members of the Commission were present except for Mr. Ray Wheatley and Mrs. Angela Jiménez. Mr. Herbert Shannon, Senior Planner, presented the case and recommended approval of the request as outlined in the staff report.

Speaking on the request:

Speaking in favor of the request was the applicant, Mr. Craig Stone, Wynnfield Properties, 5614 Riverdale Road, Jamestown. He provided an overview of the proposal to rezone this site, located behind the Walmart Super Center, to support a multifamily development. He also provided a summary of some of the positive feedback they received from their neighborhood meeting and outlined the conditions they have offered to ensure compatibility with abutting parcels.

The following members of the public spoke regarding this request.

- Mr. Matthew Stafford, 120 James Road, High Point, supported more affordable housing being provided near the N. Main Street commercial corridor.
- Ms. Linda Gomez, 2019 Arden Place, High Point, spoke neither in favor nor opposition. She had general questions about the proposed development.
- Mr. Greg Shepard, 709 Old Winston Road, noted this is a valuable piece of land at a key intersection. It is going to be developed one day and he would rather see a multifamily use on this corner rather than a commercial use.
- A letter in opposition was received from William and Connie Barnett, 100 Oakview Road, High Point. They live across the street from the site and are in opposition to the zoning request. They express concerns about current traffic volumes on Old Winston Road, lack of noise barrier and difficulties they already have entering and exiting their property. Additional development would only increase these issues.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

A. Staff Recommendation

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

B. Planning and Zoning Commission Action

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

2. Consistency and Reasonableness Statements

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

That Zoning Map Amendment 23-05 is consistent with the City's adopted policy guidance because the requested CZ RM-26 District supports several goals and objectives of the Community Growth Vision Statement and the Land Use Plan by providing for higher-density residential developments at appropriate locations, such as this signalized intersection of two thoroughfare streets. Furthermore, adopted land use policies support the establishment of higher intensity commercial and/or residential development for land at the northwestern and southwestern intersections of N. University Parkway and Old Winston Road.

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

**STAFF REPORT
ZONING MAP AMENDMENT ZA-23-05
March 28, 2023**

Request	
Applicant: Wynnfield Properties, Inc.	Owners: Willard J. Akes, Ben Anderson Walton, and Norwoods 1 LLC (Lannie Kirby – Manager)
Zoning Proposal: To rezone approximately 3.6 acres	From: R-5 Residential Single Family–5 District
	To: CZ RM-26 Conditional Zoning Residential Multifamily – 26 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 at the northwest corner of Old Winston Road and N. University Parkway (503, 601 and 701 Old Winston Road).
Tax Parcel Number:	Guilford County Tax Parcels 197806, 197807 and 197812
Site Acreage:	Approximately 3.6 acres
Current Land Use:	The site is currently developed with three single family homes.
Physical Characteristics:	The site has a level to moderately sloping terrain with no noteworthy physical features.
Water and Sewer Proximity:	There are 12-inch City water lines adjacent to the site along Old Winston Road and N. University Parkway. Also, a 8-inch City sewer line lie adjacent to the site along Old Winston Road.
General Drainage and Watershed:	The site drains in a westerly direction and is within the Yadkin Pee-Dee (non-water supply) watershed. Dependent upon total site acreage, development intensity (including new structures or grading activity), stormwater control measures may be required.
Overlay District:	None

Adjacent Property Zoning and Current Land Use			
North:	R-5	Residential Single Family – 5 District	Single family dwelling
South:	LB	Limited Business District	Undeveloped parcel (across N. University Parkway)
East:	R-5	Residential Single Family–5 District	Single family dwellings (across Old Winston Road)
West:	GB	General Business District	Large Retail Use (retail use exceeding 150,000 sq. ft.)

Relevant Land Use Policies and Related Zoning History	
Community Growth Vision Statement:	Goal 2: Improve High Point's older urban neighborhoods, while ensuring better future neighborhoods. <u>Obj. 2B:</u> Stabilize older neighborhoods by offering a range of new housing types, cost ranges, and both rental and purchase options, with an emphasis on affordable housing and neighborhood character. <u>Obj. 2D:</u> Develop an extensive network of sidewalks throughout all neighborhoods, and provide greenways where opportunities exist.
Land Use Plan Map Classification:	Most of the site has a Community/Regional Commercial land use designation. A small portion of the northern area of the site has a Low-Density Residential land use designation. • The Community/Regional Commercial classification includes a wider range of retail or service uses intended to serve the entire community and nearby regional customers. • The Low-Density Residential land use classification includes primarily single family detached dwellings on individual lots. Development densities in these areas shall not exceed five dwelling units per gross acre.
Land Use Plan Goals, Objectives & Policies:	The following goals and objectives of the Land Use Plan are relevant to this request: Goal #3: Provide a wide range of housing opportunities for families of all income levels. Goal #5: Promote an urban growth pattern that occurs in an orderly fashion and conserves the land resources of the city and its planning area. Obj. #3. Provide opportunities for an adequate supply of affordable housing at appropriate locations convenient to employment, shopping and service areas. Obj.#4. Protect the City's older, established neighborhoods, and promote their revitalization through needed infrastructure improvements and new residential investment. 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. #11. Enhance the aesthetic appearance of High Point by preserving the scenic quality of its major gateway streets and travel corridors and by providing appropriate landscaped buffers and transitional uses between low and high-intensity land uses.
Relevant Area Plan:	Not applicable
Zoning History:	Previously established commercial zoning on parcels to the west and to the south were revised in 2019 and 2020 as part of the Comprehensive Zoning Map Amendment Project. These rezonings removed old Conditional Use (CU) zoning conditions established in 1986 and 1998, which have been met or are now governed by current Development Ordinance standards.

Transportation Information			
Adjacent Streets:	Name	Classification	Approx. Frontage
	N. University Parkway Old Winston Road	Major Thoroughfare Minor Thoroughfare	380 ft. 500 ft.
Vehicular Access:	Via driveway access from Old Winston Road. If more than fifty dwelling units are proposed, a second point of access may be installed from N. University Parkway.		
Traffic Counts: (Average Daily Trips)	N. University Parkway Old Winston Road	10,500 AADT (NCDOT 2021 Traffic Counts) 4,400 AADT (NCDOT 2021 Traffic Counts)	
Estimated Trip Generation:	A 72-unit multifamily development is proposed. Such a development is anticipated to generate approximately 527 daily trips during a 24-hour time period) with approximately 40 AM peak-hour trips (6am – 9am) and approximately 48 PM peak-hour trips (4pm – 7pm).		
Traffic Impact Analysis (TIA):	Required		TIA Comments
	<u>Yes</u>	<u>No</u> X	A TIA is not required. This analysis is only required for developments that generate more than 150 trips within the AM or PM peak hours.
Conditions:	Vehicular Access and Improvements: a. One (1) point of vehicular access shall be permitted to Old Winston Road. This access point shall align with Oakview Road, and the property owner shall provide for signal modification as required by the City of High Point Transportation Department. b. In the event a second point of vehicular access is required, it is to be provided from N. University Parkway, this access point shall be restricted to right-in/right out access with existing median and include installation of a right turn lane and appropriate taper.		

School District Comment				
Guilford County School District				
Local Schools:	Enrollment: 2022 – 2023 (20 th day of class)	Maximum Design Built Capacity: (2022 – 2023):	Mobile Classrooms:	Projected Additional Students:
Shadybrook Elementary	306	500	10	20 - 22
Ferndale Middle	541	1,272	0	10 - 12
High Point Central High	1,092	1,213	0	9 - 11
School District Remarks: With the implementation of General Statute 115C-301 mandating reduced K-3 class sizes, elementary schools will experience annual reductions in capacity through 2021 – 2022. Elementary built capacity assumes reduced K-3 class sizes per applicable core academic classroom as of the stated year. Middle and high school built capacity assumes 30 students per core academic classroom.				

Details of Proposal
The applicant is requesting rezoning of three parcels located at the northwestern corner of N. University Parkway and Old Winston Road to support development of a multifamily project. The parcels currently have a Residential Single Family – 5 (R-5) District zoning designation. However,

since 1992, the adopted Land Use Plan has designated this corner as a Community Regional Commercial land use classification. This commercial land use classification would support a wide range of retail or service uses similar to what has been developed along the N. Main Street Corridor. Although there are commercial zoning districts that allow multifamily development at a density of 26 units per acre, a mixed use development consisting of commercial and multifamily uses is not being considered. Thus, the applicant has requests rezoning to a Conditional Zoning Residential Multifamily –26 (CZ RM-26) District.

In conjunction with this application, a Conditional Zoning Ordinance has also been submitted in which the applicant has offered conditions pertaining to landscaping/buffering, pedestrian access and vehicular access.

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.

The requested CZ RM-26 District supports several goals and objectives of the Community Growth Vision Statement and the Land Use Plan by providing for higher-density residential developments at appropriate locations, such as this signalized intersection of two thoroughfare streets.

Reasonableness/Public Interest:

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

Adopted land use policies support the establishment of higher intensity commercial and/or residential development for land at the northwestern and southwestern intersections of N. University Parkway and Old Winston Road.

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.

- ❖ The zoning site is separated from the residential neighborhood to the east by the Old Winston Road right-of-way. This is a multilane 60 to 80 foot-wide minor thoroughfare roadway.
- ❖ Condition offered by the applicant to require access from Old Winston Road to align with Oakview Road will 1) ensure access will be from a signalized intersection, and 2) provide separation between multifamily structures and the single family dwelling to the north.
- ❖ Condition offered by the applicant for higher landscaping standards along the northern boundary of the zoning site will further assist to ensure compatibility with the abutting single family dwelling.

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. Required standards of the Development Ordinance pertaining to landscaping, screening of trash receptacles, perimeter parking lot landscaping and exterior lighting will further mitigate impacts on adjacent property
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 Yadkin Pee-Dee (non-water supply) watershed. If development, grading and site improvements exceeds one acre in area, the stormwater watershed regulations may require stormwater controls to be provided to mitigate runoff.
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 combination of conditions offered by the applicant and standards of the Development Ordinance will mitigate adverse effects to adjacent lands. Staff has found no evidence that the requested CZ RM-26 District, as conditioned by the applicant, would adversely affect adjacent properties.

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.

Major roadway projects over the past 20 years have changed the character of this intersection to support higher intensity development. This consists of the completion of the Intermediate Loop Project in 1999, which was a 4-lane major thoroughfare extension of N. University Parkway (former E. Hartley Drive) from N. Main Street to Johnson Street and the widening (upgrading) of Old Winston Road in 2012 to a minor thoroughfare.

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.

The zoning site abuts an existing regional serving commercial development and sits at the signalized intersection of a major and minor thoroughfare. The establishment of higher density residential uses is preferred at locations where they can act as a transitional land use between higher intensity commercial uses and lower intensity residential neighborhoods.

Recommendation

Staff Recommends Approval:

The Planning and Development Department recommends approval of the request to rezone this 3.6 acre tract of land to the CZ RM-26 District. As conditioned, the requested CZ RM-26 District will be compatible with the surrounding area and in conformance with adopted plans.

Required Action

Planning and Zoning Commission:

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

City Council:

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

Report Preparation

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

LOCATION MAP

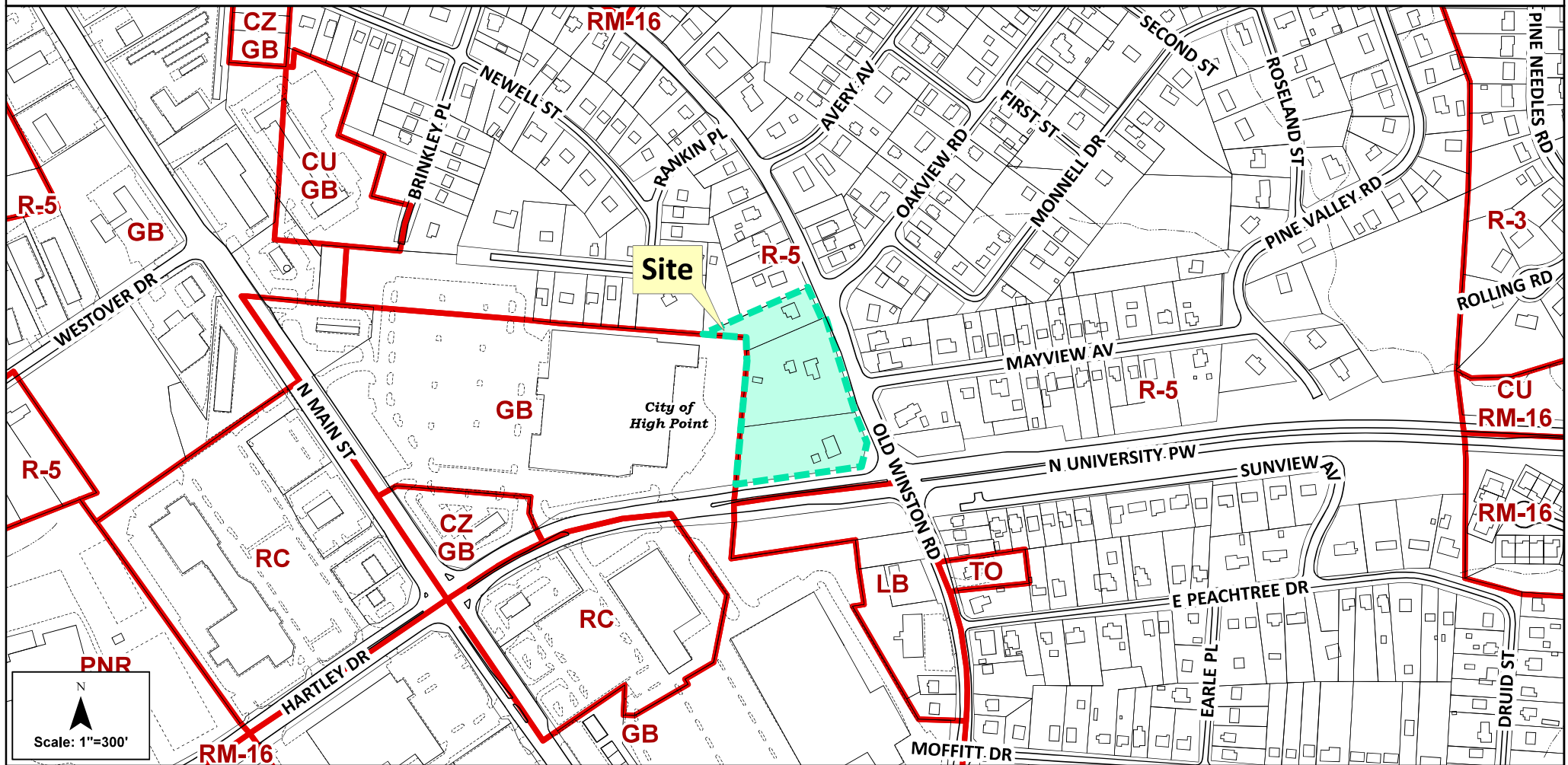
ZONING MAP AMENDMENT: ZA-23-05
Applicant: Wynnfield Properties, Inc.

Vicinity Map



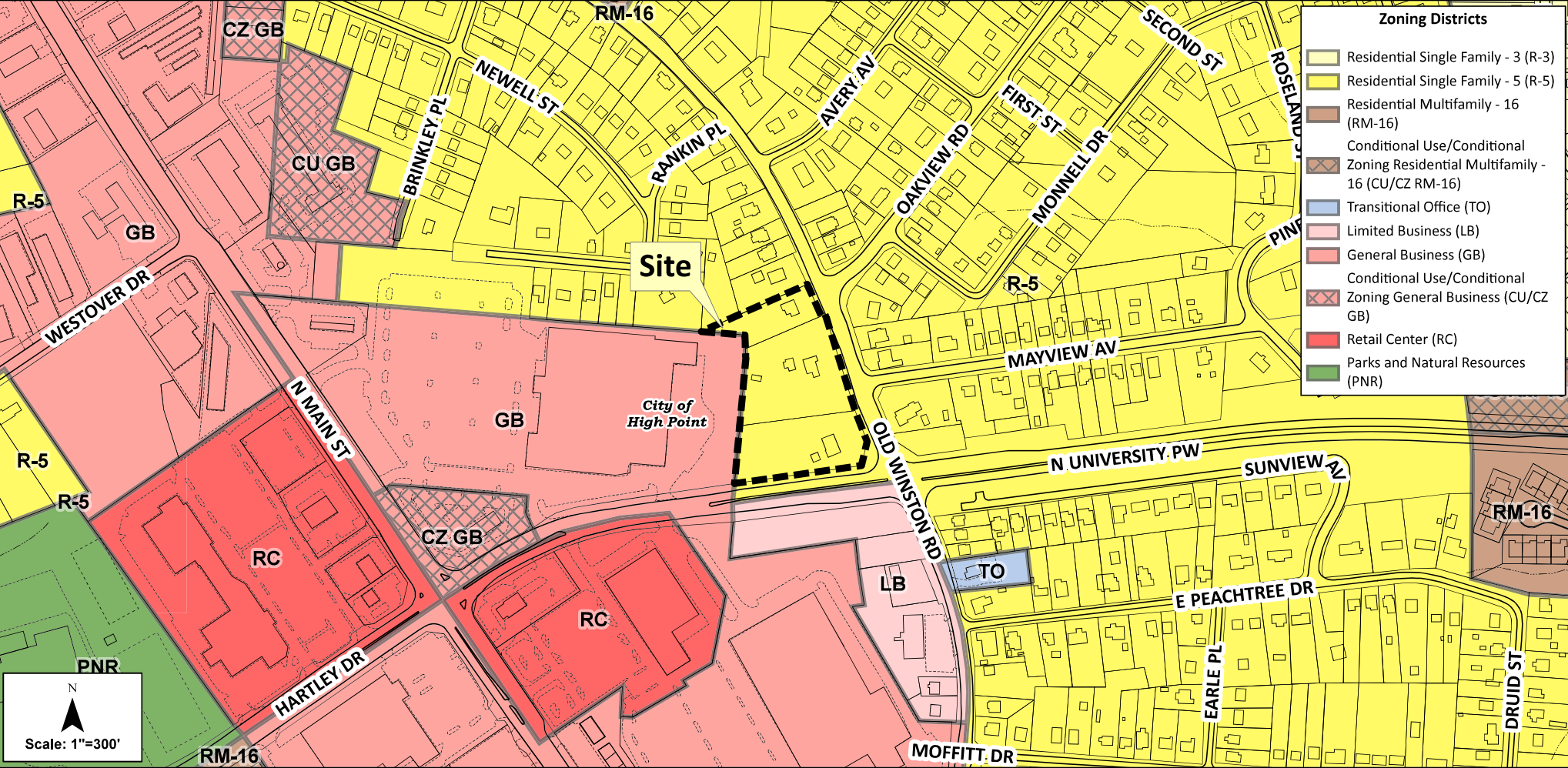
ZONING MAP AMENDMENT: ZA-23-05

ZONING MAP



ZONING MAP AMENDMENT: ZA-23-05

COLOR-CODED ZONING MAP



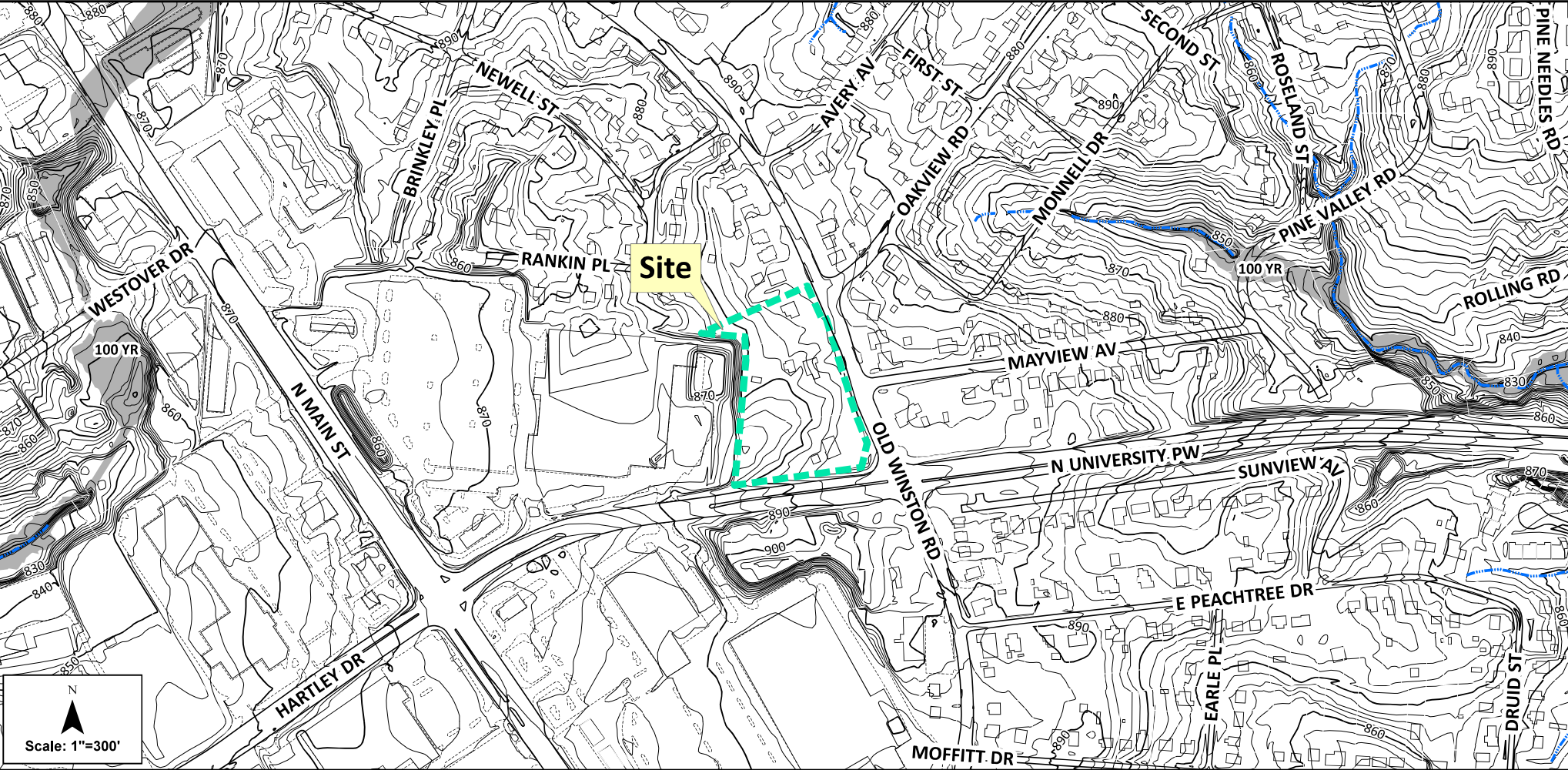
ZONING MAP AMENDMENT: ZA-23-05

AERIAL PHOTOGRAPHY (FEB. 2022)



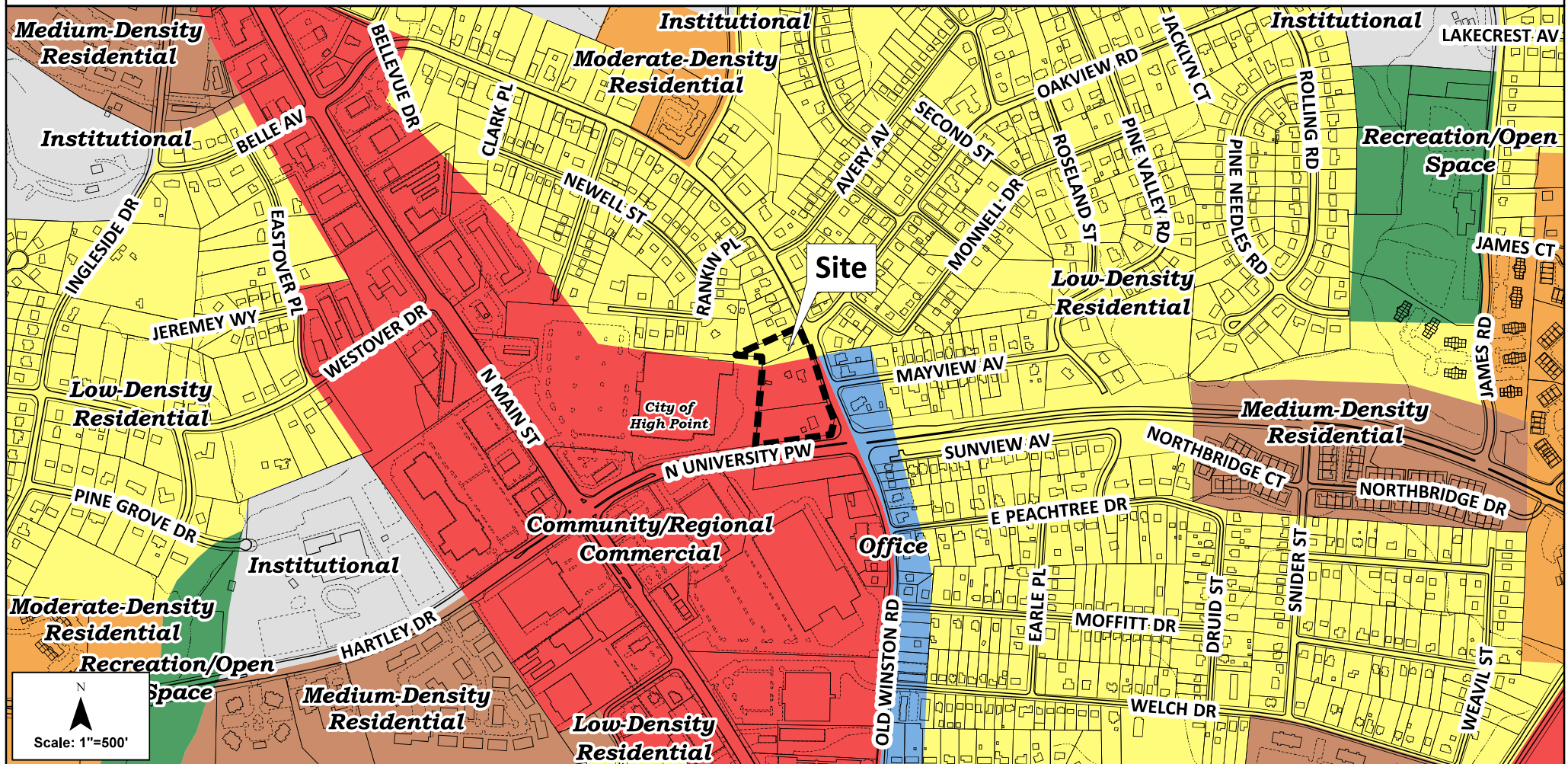
ZONING MAP AMENDMENT: ZA-23-05

TOPOGRAPHY



ZONING MAP AMENDMENT: ZA-23-05

LAND USE PLAN MAP



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 March 28, 2023 and before the City Council of the City of High Point on April 17, 2023 regarding **Zoning Map Amendment Case 23-05 (ZA-23-05)** 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 March 18, 2022, for the Planning and Zoning Commission public hearing and on April 5, 2023 and April 12, 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 **April 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: **Conditional Zoning Residential Multifamily-26 (CZ RM-26) District**. The property is approximately 3.6 acres, located at the northwest corner northwest corner of Old Winston Road and N. University Parkway (503, 601 and 701 Old Winston Road). The property is also known as Guilford County Tax Parcels 197806, 197807 and 197812.

SECTION 2

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

Part I. **USES**: Any uses allowed in the Residential Multifamily – 26 (RM-26) District shall be permitted, subject to the standards of the Development Ordinance and the specific conditions listed in this ordinance.

Part II. **CONDITIONS**:

A. **Lot Combination**: All parcels of the rezoning site shall be combined into one lot prior to resubdivision or any new development.

B. Landscaping, Buffers and Screening:

1. Old Winston Road Frontage: As part of development permit approval, a Type C Perimeter Landscape Yard shall be installed and maintained along the Old Winston Road frontage of the zoning site.
2. N. University Parkway Frontage: As part of development permit approval, a Type C Perimeter Landscape Yard shall be installed and maintained along the N. University Parkway frontage of the zoning site.
3. Western boundary of the zoning site:
 - a. As part of development permit approval, a Type C Perimeter Landscape Yard, planted to the Type B rate, shall be installed and maintained along the western boundary of the zoning site abutting Guilford County Tax Parcel 197813 (703 Old Winston Road). This higher landscaping standard shall not apply in the event the single family dwelling use on the abutting property is removed or zoning of this parcel is changes to a non-single family zoning district.
 - b. An alternate Landscape Plan, as noted in Section 5.5.13 of the Development Ordinance, may be sought to address installation of vehicular access as required by Condition II.D.1.a (vehicle access and improvements aligning with Oakview Road).
4. In the event utility easement(s) exist or will be established in the above noted planting yards, the plating yards shall be reestablished outside the easement area.

C. Pedestrian Access: As a part of development permit approval, the property owner shall install a minimum six (6) foot wide concrete or asphalt pedestrian connection from the internal pedestrian circulation area(s), within the zoning site to the perimeter sidewalks along Old Winston Road and N. University Parkway.

D. Transportation Conditions:

1. Vehicular Access and Improvements:
 - a. One (1) point of vehicular access shall be permitted to Old Winston Road. This access point shall align with Oakview Road, and the property owner shall provide for signal modification as required by the City of High Point Transportation Department.
 - b. In the event a second point of vehicular access is required, it is to be provided from N. University Parkway, this access point shall be restricted to right-in/right out access with existing median and include installation of a right turn lane and appropriate taper.
2. Other Transportation Conditions The City of High Point Transportation Director and the North Carolina Department of Transportation (if applicable)

shall approve the exact location and design of all access points and improvements.

SECTION 3

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

SECTION 4

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

SECTION 5

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

SECTION 6.

This ordinance shall become effective upon the date of adoption.

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

By: _____

Jay W. Wagner, Mayor

ATTEST:

Sandra R. Keeney, City Clerk

Citizens Information Meeting Report

503, 601 & 701 Old Winston Road

Submitted by: Wynnefield Properties, Inc

City of High Point
503, 601 & 701 Old Winston Road Rezoning Case
Wynnefield Properties, Inc
3.8 +/- acres located at 503, 601 & 701 Old Winston Road, High Point

Report
Citizen Information Meeting
Held March 6, 2023

The meeting was held at the Hartley YMCA, 150 W. Hartley Drive, High Point, NC, which is in close proximity to the site. The meeting consisted of neighbors from throughout the community as well as Wynnefield Properties, Inc. representatives. Those in attendance are detailed on the sign in sheet provided at the meeting (ATTACHMENT 1).

Also in attendance were Craig Stone, President of Wynnefield Properties, Inc.; Davis Ray, Wynnefield Properties, Inc.

A notification letter dated and mailed on February 23, 2023 was sent to 42 parties as supplied by the High Point Planning Department. The list of parties/addresses to which it was mailed is labeled as Attachment 2. The notification letter is attached as Attachment 3 along with the required statement provided by the High Point Planning Department.

Wynnefield Properties, Inc. displayed three easels which included a preliminary site plan layout and two photos of existing buildings (Kirkwood Crossing) to provide examples of the building materials and quality. All presentation easels were 24" X 36". All three presentation pieces are provided as Attachment 4.

Mr. Stone opened the meeting with a brief introduction and welcomed each of the attendees. He then went on to inform the attendees the purpose of the meeting and welcomed any and all questions and conversation regarding the proposed use. Once the information regarding the proposed project had been given, Mr. Stone proceeded to give some background of Wynnefield Properties, Inc. and the company's history in development, construction and property management.

After discussing the proposed use and the company's plans for development on the site, Mr. Stone reinforced the fact that all of the plans currently in place were preliminary

and no development would proceed without approval through all of the appropriate channels with the City of High Point.

The meeting was then opened up to the citizens and attendees for questions/comments:

- *Do you have copies of the site plan you could give us?* We do not have copies with us but those can be emailed to you at your request.
- *Do you have a set number of parking spaces?* We allocate 1.75 spaces/unit as required by the North Carolina Housing Finance Agency.
- *Do you have only 1 access point?* We have 1 access point shown on our proposal at this time (Off Old Winston Road) but have received comments back from the City of High Point and will require a second one off of University. This will be required unless we reduce our unit count below 50 units.
- *Who decides the number of units?* Our firm decides which unit count makes the most sense. We will likely adjust the number down but cannot go up at this time.
- *Will the buildings all be 3-story?* At this time that is what we have proposed, yes.
- *Area is zoned single family, if you rezone won't that impact our property values?* We have reviewed multiple studies that state our use will not negatively impact property values but also have seen an improvement in the areas around our properties once developed.
- *Have there been any studies for the traffic and Schools?* That is a part of the review process at the city level as well as the NC DOT.
- *What is the price range?* We are currently proposing around \$500-1200 per unit.
- *There is a problem in the area is drugs and how do you prevent your project becoming infested with drugs?* Our on-site management team works to monitor activity on the site and will work in partnership with the High Point Police Department
- *Thank you for coming to High Point, we need more affordable housing and I appreciate you.* We appreciate the support and will do the best to earn the respect of the neighborhood.
- *Will apartments be handicap accessible?* Yes, we reserve 10% of our units to meet full ADA accessibility.
- *I rode to three of your properties and no one was on site, how would your residents notify of an emergency or issue on site?* All of our sites do have on-site staff some part time and others full time. We also provide all residents with an 'after hours emergency number' in the event of an issue after hours.

- *Have you looked at the property behind Biscuitville on Main Street?* We have not.
- *How do we know you won't acquire land across University and build more apartments in the neighborhood?* We are currently evaluating multiple properties throughout the city and will be required to go through the same process on all sites.
- *Are these for rent or for sale?* All for rent
- *If Old Winston Road is widened, will this impact my yard?* That is something we're not able to answer you would need to talk with the DOT departments.
- *Will you install fencing?* Rather than fencing we lean towards using increased landscape buffers on our property boundaries.
- *There's a lot of foot traffic and homeless camp behind the Walmart.* Our experience proves that the foot traffic is cut down when you remove a vacant property and replace it with a well-lit community.
- *How do you keep felons out of the property?* Our tenant selection process and certification process utilizes multiple background checks, credit checks, etc. to eliminate the possibility of those folks being lease-holders. In the event someone is living in the property without being a lease-holder, the management company would then proceed with lease violations and potentially eviction.
- *Do you have maintenance on site?* We have a team of maintenance technicians designated for the area of properties in High Point.
- *Will the landscaping of the property be native plantings?* Yes our firm utilizes local varieties to be in concert with the community.
 - o *Have you ever used Low Impact Development Techniques?* We have not but will definitely look into how we can incorporate on this property and others going forward, thank you.
- *What is the lighting going to be like?* A lighting plan is also a part of the approval process with the various departments at the time of permitting.
- *Do you install surveillance cameras?* We do not and do not have any on going security patrol on properties.
- *We do you plan to start construction?* If the property is awarded in August 2023 – we would likely start the construction process in 12-14 months from now, which would be the late spring/summer 2024.
- *How will the stormwater practices on site help my property?* Our experience has been that our process which is a requirement, helps runoff of other properties because it implements a mechanism that is not currently existing on the single family site.
- *Do you get tax breaks because this is tax credit housing?* The tax credits are a form of financing.

- *Do you have a curfew on site?* We do not implement a curfew, per se but do have provisions in our lease that require the quiet enjoyment for other tenants. If violated, this could lead to eviction.
- *Are you proceeding with the site on Sunset in High Point?* At this time we are not.
- *On 2/27/2023 we received a phone call from the owner at 400 Old Winston Road asking 'why are you rezoning my property?' – Davis Ray explained that the rezoning only applied to 503, 601 and 701 Old Winston Road properties.*

The meeting adjourned around 7:15 pm.

Submitted by

Wynnefield Properties, Inc.

Citizen Information Meeting

March 6, 2023

FLATS AT OLD WINSTON

Name	Address
Greg & Tamra Shepherd	709 Old Winston Rd H.P. NC 27265
Matt Stafford	120 James Rd. H.P. 27265
Ben A. Walton	701 Old Winston Road (paved) 27265
Kathy + Ronald Smith	3429 Pine Valley Rd.
Mike BARNETT	100 Oakview Rd. 27265 336.869.786
Kristy + Jeremy Ford	600 Old Winston Rd
Ron & Alice Linville (Linville Properties LLC)	402 Old Winston Rd H.P.

ADAMS, GENE;ADAMS, DEVON LEIGH
111 RANKIN PL
HIGH POINT, NC 27265

ALVAREZ- NERI, INES
704 OLD WINSTON RD
HIGH POINT, NC 27265

BARNETT, WILLIAM M;BARNETT, CONNIE R
100 OAKVIEW RD
HIGH POINT, NC 27265

DALLAS J SANDER JR & C ELIZABETH DALLAS
DAVIS CO- VICKI S DALLAS TRUST
110 SCOTT AVE
HIGH POINT, NC 27262

DOWNIE PROPERTIES LLC
PO BOX 5252
HIGH POINT, NC 27262

FINCHER, DONNA GAIL HARRISON
801 SHAMROCK RD
HIGH POINT, NC 27265

FLYNN, PATSY S;ROOK, JOSEPH CLARK;COLEMAN,
AUDRA ROOK;FLYNN, DAVID ALLEN
125 S. CAMEO DR
THOMASVILLE, NC 27360

FORD, KRISTY L
600 OLD WINSTON RD
HIGH POINT, NC 27265

FYR SFR BORROWER LLC
5100 TAMARIND REEF
CHRISTIANSTED, VI 00820

GANDY, JACQUELINE
705 OLD WINSTON RD
HIGH POINT, NC 27265

GATES, GILBERT L JR
PO BOX 2608
HIGH POINT, NC 27261

HARRISON, CHERL THERESA
3510 PINE VALLEY RD
HIGH POINT, NC 27265

HOANG, MY Y
906 AVALON ACRES LN
HIGH POINT, NC 27265

JDS HPN LLC;CTL LLC
5826 SAMET DR STE 105
HIGH POINT, NC 27265

JMJ PARTNERS
908 NORTHSHORE CT
HIGH POINT, NC 27265

KEATON, NELLIE MAE L/T;ALLISON, RICKY LINVILLE
102 OAKVIEW RD
HIGH POINT, NC 27265

KEC PROPERTIES LLC
1058 NATIONAL HWY
THOMASVILLE, NC 27360

LINTHICUM, MICHAEL P
4833 LAUREN TAYLOR DR
TRINITY, NC 27370

LINVILLE PROPERTIES LLC
3855 IDLEWILD RD
KERNERSVILLE, NC 27284

LUNA- MENDEZ, FELIX
706 OLD WINSTON RD
HIGH POINT, NC 27265

MARTIN, DAVID CHARLES
2456 CANTER LN
HIGH POINT, NC 27263

MCCAIG, CHRIS
RR 4 10550 ROUTE 217
,

MORGAN, CHARLES A JR
9126 US HIGHWAY 220 BUS N
RANDLEMAN, NC 27317

MORRIS, STEPHEN;MORRIS, LISA
210 KINGSTON CIR
GOLDSBORO, NC 27530

OCAMPO, JUAN CARLOS ABUNDIS
201 RANKIN PL
HIGH POINT, NC 27265

PHILLIPS, COLIN
703 OLD WINSTON RD
HIGH POINT, NC 27265

REYNOLDS, DONALD SCOTT L/T;GROOMS, PENNY
MARIE;GROOMS, LEVERNE JR
9830 MCNEIL RD
KERNERSVILLE, NC 27284

SANDOVAL, ANA;ZAPATA, NASTANAEL
3110 N CENTENNIAL ST
HIGH POINT, NC 27265

SAUNDERS, ALBERT HENRY II;SAUNDERS, ALISA L
101 MAYVIEW AVE
HIGH POINT, NC 27265

SHEPHERD, GREGORY L
709 OLD WINSTON RD
HIGH POINT, NC 27265

SHREVE, KRISTEN K;SHREVE, TROY V
602 OLD WINSTON RD
HIGH POINT, NC 27265

SMITH, KIRBY L;DOBBINS, GARY E
212 CANTERBURY RD
HIGH POINT, NC 27262

SOLTANI PROPERTIES LLC
3103 HONOR CT
JAMESTOWN, NC 27282

SOUTHERLAND, TASHA MICHELLE
102 AVERY AVE
HIGH POINT, NC 27265

TERRY PROPERTY MANAGEMENT LLC
1034 SNOWDOWN CT
ASHEBORO, NC 27023

THING, SOE;KHAING, KHIN THAN DAR
203 OAKVIEW RD
HIGH POINT, NC 27265

THOMAS, SANDRA C;BARNES, MARY K;THOMAS,
COY LAVERNE
710 OLD WINSTON RD
HIGH POINT, NC 27265

TOLLIVER, CHRISTOPHER;TOLLIVER, CECELIA
102 SUNVIEW AVE
HIGH POINT, NC 27265

TRASON-LOWES LLC
1000 LOWES BLVD
MOORESVILLE, NC 28117

UMAIR, ALI;ABRAR, SUNDAS
400 OLD WINSTON RD
HIGH POINT, NC 27265

WALL, KELLY ANDREW
101 MONNELL DR
HIGH POINT, NC 27265

WAL-MART REAL ESTATE BUSINESS PROPERTY
TAX #0555
PO BOX 8050
BENTONVILLE, AR 72712

WELCH, LINDA TURNEY
201 OAKVIEW RD
HIGH POINT, NC 27265

WHITAKER, JOSEPH R JR
702 OLD WINSTON RD
HIGH POINT, NC 27260

Wynnefield Properties

February 23, 2023

Re: Property located at Old Winston Road

Dear Neighbor:

Wynnefield Properties, Inc is a local real estate development firm dedicated to developing and managing quality "Class A" housing throughout the state of North Carolina. Realizing there is a strong need in the High Point area for this type housing, our group is considering the purchase, development and ongoing management of a 3.80 acre site located at the intersection of Old Winston Road and N. University Parkway (503, 601 & 701 Old Winston Rd., High Point, NC). Our proposed design will be based on previous developed properties that have been very successful and well received by their communities. These properties are available for review.

This proposed 72-unit family property will be attractive, well designed and constructed to very high standards and the landscaping details will be extensive. Our Property Management firm, with over 30 years' experience will provide assurance of a well-maintained community.

We would like to know how you, as a local area resident, feel regarding our proposed facility being located in your area. This letter is to serve as notification of our request to rezone this property to accommodate our proposed development. We will hold a Citizen Information Meeting on Monday, March 6th, 2023 at 6:00pm located at Hartley Drive Family YMCA (150 W. Hartley Drive, High Point, NC). This meeting is open to the public and your participation is encouraged.

We are available by telephone (336) 822-0765 and will be happy to personally meet with you should you choose to consider this matter or you may contact the City of High Point Planning Department at (336) 883-3328.

Sincerely,



Davis Ray

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.

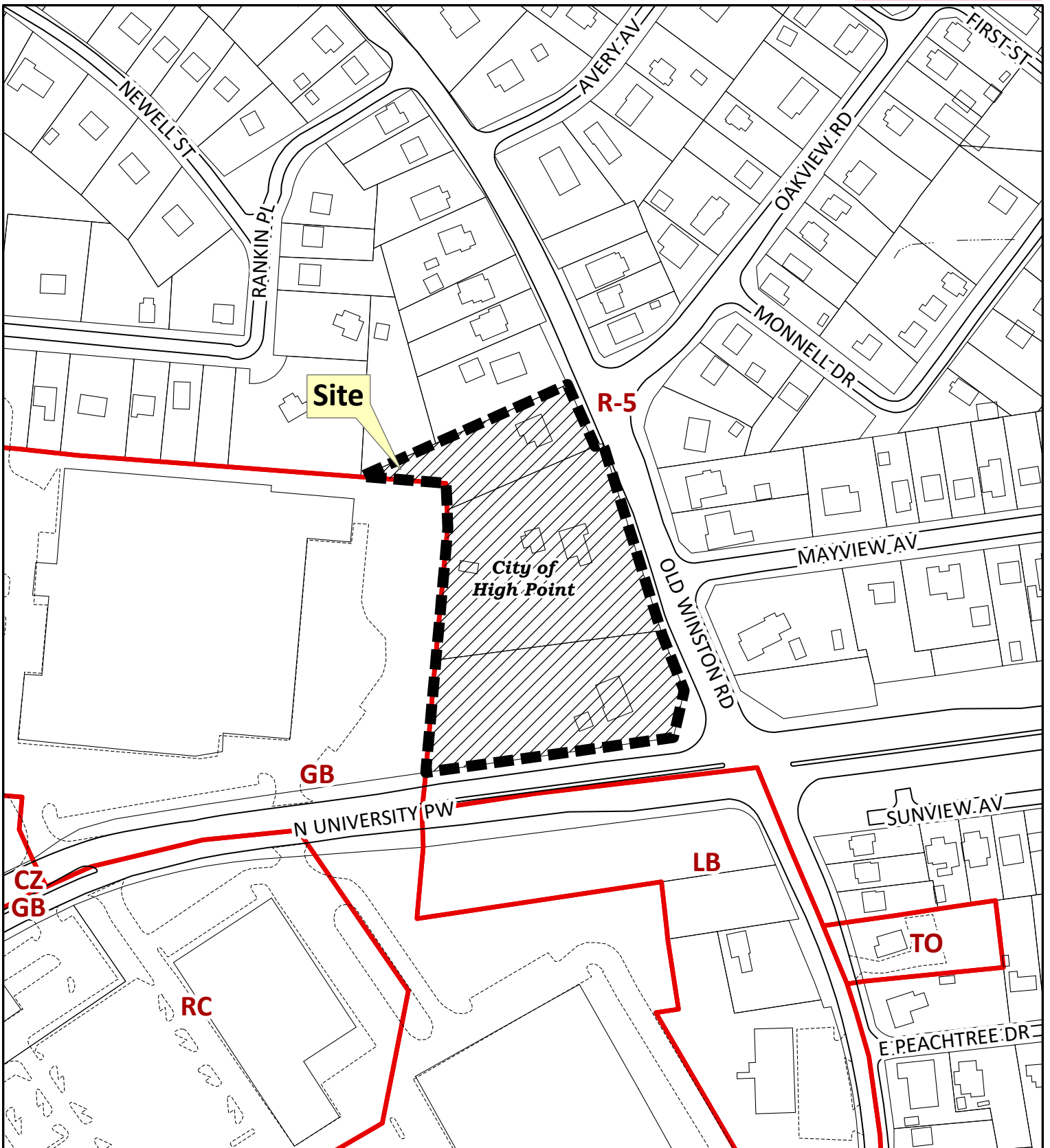
Citizens are strongly encouraged to contact the City's Planning & Development Department and visit the website below for additional information on the City's zoning process, and for information about specific development proposals.

Contact:

Planning & Development Department 336-883-3328

www.buildhighpoint.com

Revised 09-05-17



ZONING MAP AMENDMENT ZA-23-05

From: Residential Single Family - 5 (R-5)
To: Conditional Zoning Residential Multifamily - 26 (CZ RM-26)



Planning & Development Department

N



Scale: 1" = 200'

Existing Zoning Boundary
Subject Property Boundary



FLATS AT OLD WINSTON

HIGH POINT, NC

SITE INFORMATION:

SITE:	3.6 +/- ACRES
DENSITY:	20 UNITS/ACRES
BUILDINGS:	(1) 1 STORY CLUBHOUSE (3) 3-STORY APARTMENT BUILDINGS
SPRINKLERS:	13R
PARKING SPACES:	126 SPACES REQUIRED @ 1.75 SPACES / UNIT 126 SPACES PROVIDED
SETBACKS:	FRONT = 25' SIDE = 25' REAR = 25'

SITE NOTES:

- SITE TO BE GRADED TO ASSUME 5% SLOPE AWAY FROM BUILDINGS IN FIRST 10'.
- NO RETAINING WALLS ANTICIPATED.
- NO FLOOD PLAINS.

UNIT INFORMATION:

Unit Type	Unit Rental Area (Square Feet)	Unit Rent Area*	No. of Units	Unit Rental Total (Square Feet)	Unit Rent Total
1 BEDROOM "A1"	715	750	12	8580	9072
2 BEDROOM "B1"	980	1,025	36	35300	36936
3 BEDROOM "C1"	1,150	1,205	24	27480	28872
Total			72	71360	74880

ACCESSIBLE UNITS "a)" OR "a5)": TOTAL OF (8) UNITS

- (1) 1-BEDROOM UNIT WITH TUB
- (1) 1-BEDROOM UNIT WITH ROLL-IN SHOWER
- (2) 2-BEDROOM UNIT WITH TUB
- (2) 2-BEDROOM UNIT WITH ROLL-IN SHOWER AND EQUIPPED FOR THE SIGHT AND HEARING IMPAIRED
- (1) 3-BEDROOM UNIT WITH TUB
- (1) 3-BEDROOM UNIT WITH ROLL-IN SHOWER AND EQUIPPED FOR THE SIGHT AND HEARING IMPAIRED

REQUIRED SITE AMENITIES:

- A** PLAYGROUND - (W/ MIN. 1 BENCH)
- B** MULTI-PURPOSE ROOM (MIN. 250 SQ. FT.)
- C** COVERED PICNIC AREA - (150 SQ.FT. W/ 2 TABLES & GRILL)

ADDITIONAL AMENITIES:

- D** OUTDOOR SITTING AREAS W/ BENCHES - (MIN. 3 LOCATIONS)
- E** SCREENED PORCH - (MIN. 150 SQ. FT.)
- F** RESIDENT COMPUTER CENTER - (MIN. 2 COMPUTERS)

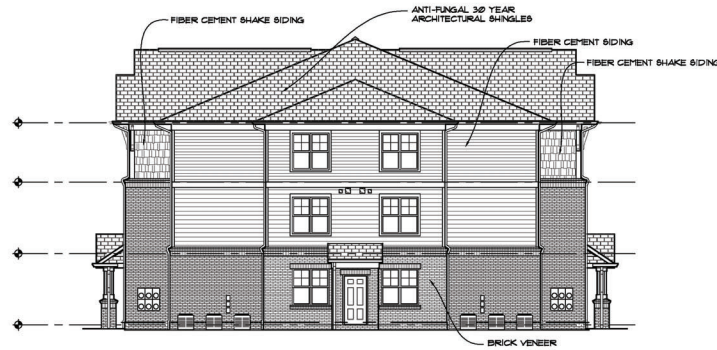


MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
25 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3329 404-370-2800

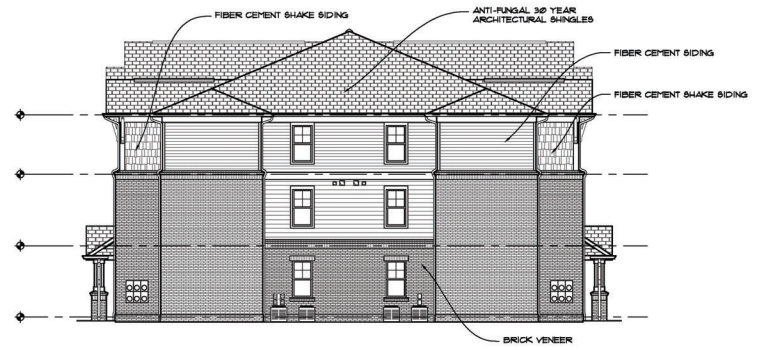
FLATS AT OLD WINSTON
HIGH POINT, NC



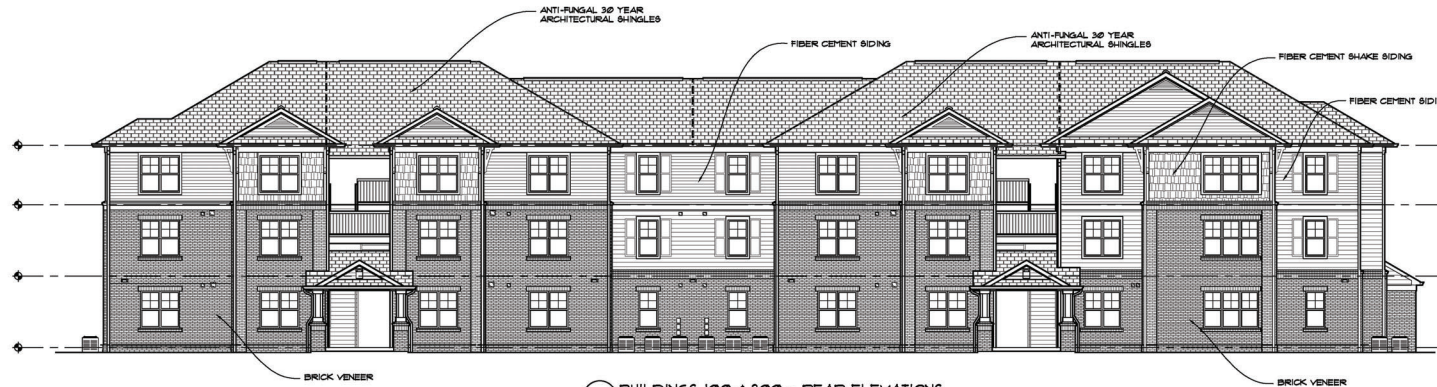
CSP.1



4 BUILDINGS 100 & 200 - SIDE ELEVATION
1/8" = 1'-0"



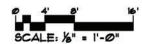
3 BUILDINGS 100 & 200 - SIDE ELEVATION
1/8" = 1'-0"



2 BUILDINGS 100 & 200 - REAR ELEVATIONS
1/8" = 1'-0"



1 BUILDINGS 100 & 200 - FRONT ELEVATIONS (PARKING LOT)
1/8" = 1'-0"



MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
25 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3329 404-377-2800
FLATS AT OLD WINSTON
HIGH POINT, NC



A31







City of High Point

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

Master

File Number: 2023-166

File ID: 2023-166

Type: Zoning Map Amendment

Status: To Be Introduced

Version: 1

Reference:

In Control: City Council

File Created: 04/06/2023

File Name:

Final Action:

Title: Wynnfield Properties, Inc., Zoning Map Amendment 23-06

A request by Wynnfield Properties, Inc. to rezone approximately 6.7 acres from a Conditional Use Office Institutional (CU-OI) District to a Conditional Zoning Residential Multifamily - 26 (CZ RM-26) District. The site is located south of E. Russell Avenue, between Brentwood Street and Worth Street (*1400 Brentwood Street*).

Notes:

Sponsors:

Enactment Date:

Attachments: Staff Report ZA-23-06.pdf

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name: genine.solis@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 2023-166

CITY OF HIGH POINT

AGENDA ITEM



Title: Zoning Map Amendment 23-06
Wynnfield Properties, Inc.

From: Sushil Nepal, AICP
Planning & Development Director

Meeting Date: April 17, 2023

Public Hearing: Yes

Advertising Date: April 5, 2023, and
April 12, 2023

Attachments: A. Staff Report
B. Zoning Ordinance

Advertised By: Planning & Development

PURPOSE:

A request by Wynnfield Properties, Inc. to rezone approximately 6.7 acres from a Conditional Use Office Institutional (CU-OI) District to a Conditional Zoning Residential Multifamily – 26 (CZ RM-26) District. The site is located south of E. Russell Avenue, between Brentwood Street and Worth Street (*1400 Brentwood Street*).

BACKGROUND:

The Planning and Zoning Commission reviewed this request at their March 28, 2023 public hearing. All members of the Commission were present except for Mr. Ray Wheatley and Mrs. Angela Jiménez. Mr. Herbert Shannon, Senior Planner, presented the case and recommended approval of the request as outlined in the staff report.

Speaking on the request:

Speaking in favor of the request was the applicant, Mr. Craig Stone, Wynnfield Properties, 5614 Riverdale Road, Jamestown. He provided an overview of the proposal to rezone this site to support redevelopment of this property for a 120-unit multifamily development. He concluded by noting the site (a former school) has been vacant since the 1990s and this would be a good reuse of this long-standing vacant property.

Speaking in opposition to this request was Mr. Victor McCullen, 2006 E. Russell Street, High Point. He noted that he lives behind this site and unless this is a 60 or older senior community, he does not support rezoning for a multifamily development. He also has concerns with the speed of vehicles that travel along E. Russell Avenue and that traffic calming devices need to be installed. In conclusion, Mr. McCullen noted this is a quiet neighborhood and he does not support development that will disrupt the area.

Mr. Matthew Stafford, 120 James Road, High Point, spoke in favor of have more affordable housing being developed.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

A. Staff Recommendation

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

B. Planning and Zoning Commission Action

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

2. Consistency and Reasonableness Statements

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

That Zoning Map Amendment 23-06 is consistent with the City's adopted policy guidance because the requested CZ RM-26 District is supported by several goals and objectives of adopted policy guidance. Furthermore, the zoning site is within the Core City Area, includes most of a city-block where the land use plan supports multifamily uses, and it is situated at the outer edge of a neighborhood along a 4-lane major thoroughfare.

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

**STAFF REPORT
ZONING MAP AMENDMENT ZA-23-06
March 28, 2023**

Request	
Applicant: Wynnfield Properties, Inc.	Owner: Williams Memorial Christian Methodist Episcopal Church
Zoning Proposal: To rezone approximately 6.7 acres	From: CU-OI Conditional Use Office Institutional District
	To: CZ RM-26 Conditional Zoning Residential Multifamily – 26 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 south of E. Russell Avenue, between Brentwood Street and Worth Street (<i>1400 Brentwood Street</i>).
Tax Parcel Number:	Guilford County Tax Parcel 186432
Site Acreage:	Approximately 6.7 acres
Current Land Use:	The site is developed with a vacant 44,000± square-foot structure.
Physical Characteristics:	The site has a level to moderately sloping terrain. A 71-foot wide Duke Power Easement, with electrical towers, run across the northwestern portion of the site.
Water and Sewer Proximity:	There are 6-inch City water lines and 8-inch City sewer lines adjacent to the site along Brentwood Street, E. Russell Avenue and Worth Street.
General Drainage and Watershed:	The site drains in a westerly direction and development is subject to the Randleman Lake General Watershed Area (GWA) requirements. Primary stormwater control measures are required for residential development that is greater than one (1) dwelling unit per acre or for multifamily and non-residential development with an impervious surface area that exceeds 12% or more of the site.
Overlay Districts:	Core City Area

Adjacent Property Zoning and Current Land Use			
North:	RM-16	Residential Multifamily – 16 District	Church and single family dwellings
South:	R-5	Residential Single Family -5 District	Single family dwellings
East:	TO	Transitional Office District	Public Park (Brentwood Park)
West:	R-5	Residential Single Family -5 District	Single family dwellings

Relevant Land Use Policies and Related Zoning History	
Community Growth Vision Statement:	Goal 2: Improve High Point's older urban neighborhoods, while ensuring better future neighborhoods. <u>Obj. 2B:</u> Stabilize older neighborhoods by offering a range of new housing types, cost ranges, and both rental and purchase options, with an emphasis on affordable housing and neighborhood character. <u>Obj. 2H:</u> Redirect a portion of High Point's future residential growth to the Core City to revitalize the area. Goal 4: Make Downtown High Point and its environs a vibrant, diverse and mixed use environment. <u>Obj. 4E:</u> Create more rental and for-purchase housing, both as new development and within existing older buildings.
Land Use Plan Map Classification:	The site has a Moderate-Density Residential land use designation. This classification includes a variety of detached or attached dwellings, generally including single family homes, cluster homes, duplexes and townhouses. Development densities shall range from 5 – 8 dwelling units per gross acre.
Land Use Plan Goals, Objectives & Policies:	The following goals and objectives of the Land Use Plan are relevant to this request: Goal #3: Provide a wide range of housing opportunities for families of all income levels. Goal #5: Promote an urban growth pattern that occurs in an orderly fashion and conserves the land resources of the city and its planning area. Obj.#4. Protect the City's older, established neighborhoods, and promote their revitalization through needed infrastructure improvements and new residential investment. 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. #11. Enhance the aesthetic appearance of High Point by preserving the scenic quality of its major gateway streets and travel corridors and by providing appropriate landscaped buffers and transitional uses between low and high-intensity land uses.
Relevant Area Plan:	<u>Core City Plan</u> Approved in 2007, this plan makes recommendations for improving the 11-sq. mi. area in the central area of the city. The site is in what was delineated broadly as the Macedonia neighborhood. The plan makes several recommendations for this neighborhood, including the development of new infill housing. While this particular former school property was identified for an improved recreational facility, those plans never came to fruition.
Zoning History:	<u>Zoning Map Amendment 08-10.</u> In 2008, the site was rezoned from the former Residential Multifamily – 8 (RM-8) District (<i>converted to the RM-16 District under the current Development Ordinance</i>) to a Conditional Use Office/Institutional (CU-OI) District. That zoning approval proposed the Brentwood frontage of the site be used for office or institutional related uses and the rear half of the site be used for an assisted living facility.

Transportation Information				
Adjacent Streets:	Name		Classification	Approx. Frontage
	Brentwood Street		Major Throughfare	469 ft.
	E. Russell Avenue		Collector Street	575 ft.
	Worth Avenue		Local Street	490 ft.
Vehicular Access:	Via driveway access from Brentwood Street and E. Russell Avenue.			
Traffic Counts: (Average Daily Trips)	Brentwood Street—————9,300 AADT (2021 NCDOT Traffic Count) E. Russell Avenue—————1,100 AADT (2021 NCDOT Traffic Count) Worth Avenue—————Not applicable, traffic counts are not typically taken along local streets.			
Estimated Trip Generation:	A 120-unit multifamily complex is proposed to be developed. Such a development is anticipated to generate approximately 878 daily trips during a 24-hour time period) with approximately 67 AM peak-hour trips (6am – 7pm) and approximately 80 PM peak-hour trips (4pm – 7pm).			
Traffic Impact Analysis (TIA):	Required		TIA Comments	
	<u>Yes</u>	<u>No</u> X	A TIA is not required. This analysis is only required for developments that generate more than 150 trips within the AM or PM peak hours.	
Conditions:	Right-of-way dedication along E. Russell Avenue and Worth Street to ensure minimum total right-of-way width of 50 feet. The property owner shall dedicate 25 feet of right-of-way, as measured from the centerline of the E. Russell Avenue and Worth Street.			

School District Comment				
Guilford County School District				
Local Schools:	Enrollment: 2022 – 2023 (20 th day of class)	Maximum Design Built Capacity: (2022 – 2023):	Mobile Classrooms:	Projected Additional Students:
Fairview Elementary	443	730	0	33 - 35
Ferndale Middle	541	1,272	0	17 - 19
High Point Central High	1,092	1,213	0	15 - 17
School District Remarks: With the implementation of General Statute 115C-301 mandating reduced K-3 class sizes, elementary schools will experience annual reductions in capacity through 2021 – 2022. Elementary built capacity assumes reduced K-3 class sizes per applicable core academic classroom as of the stated year. Middle and high school built capacity assumes 30 students per core academic classroom.				

Details of Proposal
The applicant is requesting rezoning to support redevelopment of the property for a multifamily project. The site is currently developed with a vacant 44,000± square-foot former elementary school building (former Elementary Brentwood School), which closed in 1984. The Land Use Plan supports use of the site for multifamily uses, at a density of up to 16 units per acre. The current CU-OI District zoning allows the existing school structure to be used for office uses with an assisted living facility on the rear half of the site.

In conjunction with this application, a Conditional Zoning Ordinance has also been submitted in which the applicant has offered conditions pertaining to building setback, landscaping/buffering, pedestrian access and vehicular access.

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.

The requested CZ RM-26 District is supported by several goals and objectives of adopted policy guidance.

Reasonableness/Public Interest:

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

The zoning site is within the Core City Area, includes most of a city-block where the land use plan supports multifamily uses, and it is situated at the outer edge of a neighborhood along a 4-lane major thoroughfare.

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.
- ❖ The current zoning conditions governing this site, from its 2008 zoning approval, require higher landscaping buffers and building setbacks along the southern boundary of this site. Although the Core City Plan promotes higher development intensity, conditions offered by the applicant still provide some form of higher landscaping and setback standards to ensure compatibility with abutting single family homes to the south of the zoning site.
 - ❖ As most of the site consists of this city block, the rights-of-way of abutting streets provide separation between the proposing multifamily development and adjacent single family neighborhoods to the north and west.

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 surrounding public street configuration assists to separate the site from abutting residential neighborhoods and provides for multiple access options. ❖ Required standards of the Development Ordinance pertaining to screening of trash receptacles, perimeter parking lot landscaping and exterior lighting will further mitigate impacts on adjacent property.
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 is subject to the Randleman Lake General Watershed Area (GWA) requirements. Primary stormwater control measures are required for residential development that is greater than one-dwelling unit per acre or for multifamily and non-residential development with an impervious surface area that exceeds 12% or more of the site to mitigate stormwater runoff.
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. As conditioned, to provide for higher perimeter landscaping and wider building setback standards, staff has found no evidence that the requested CZ RM-26 District would adversely affect adjacent properties.

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.

Roadway projects in the late 1990s through the mid-2000s, including the construction of the I-74/E. Green Drive interchange, extension of E. Green Drive and widening of Brentwood Street, have promoted changes in the land use policy to support higher intensity land uses near the E. Green Street/Brentwood Drive intersection.

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.

The former elementary school structure on the site has been vacant for approximately 29 years. Redevelopment to support higher intensity residential development is encouraged in the Core City Area where most of a city block is being rezoned and when situated at the outer edge of a neighborhood, along a thoroughfare roadway.

Recommendation

Staff Recommends Approval:

The Planning and Development Department recommends approval of the request to rezone this 6.7 acre tract of land to the CZ RM-26 District. As conditioned, the request will be compatible with the surrounding area and in conformance with adopted plans.

Required Action

Planning and Zoning Commission:

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

City Council:

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

Report Preparation

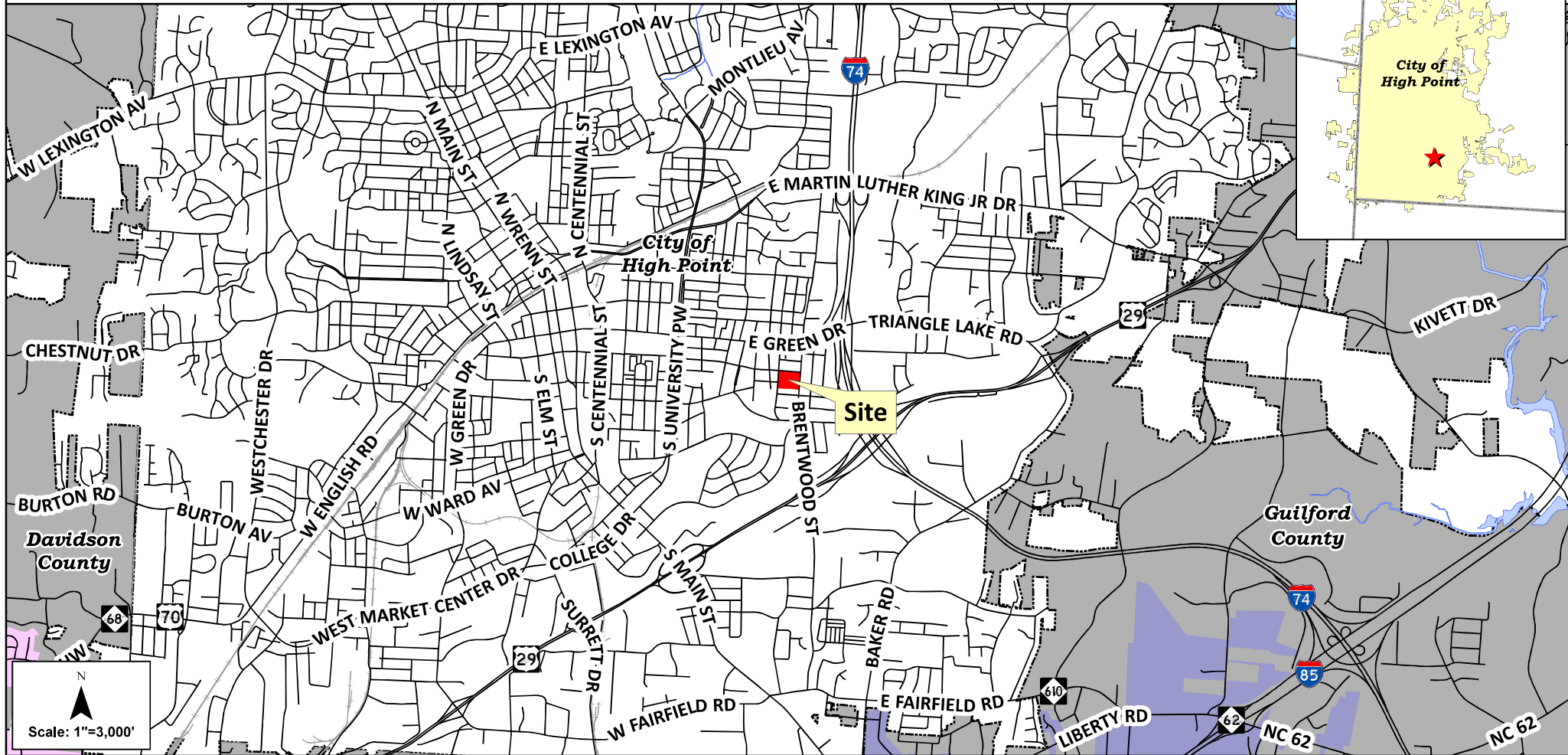
This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner and reviewed by Christopher Andrews AICP, Development Administrator, and Sushil Nepal AICP, Planning and Development Director.

LOCATION MAP

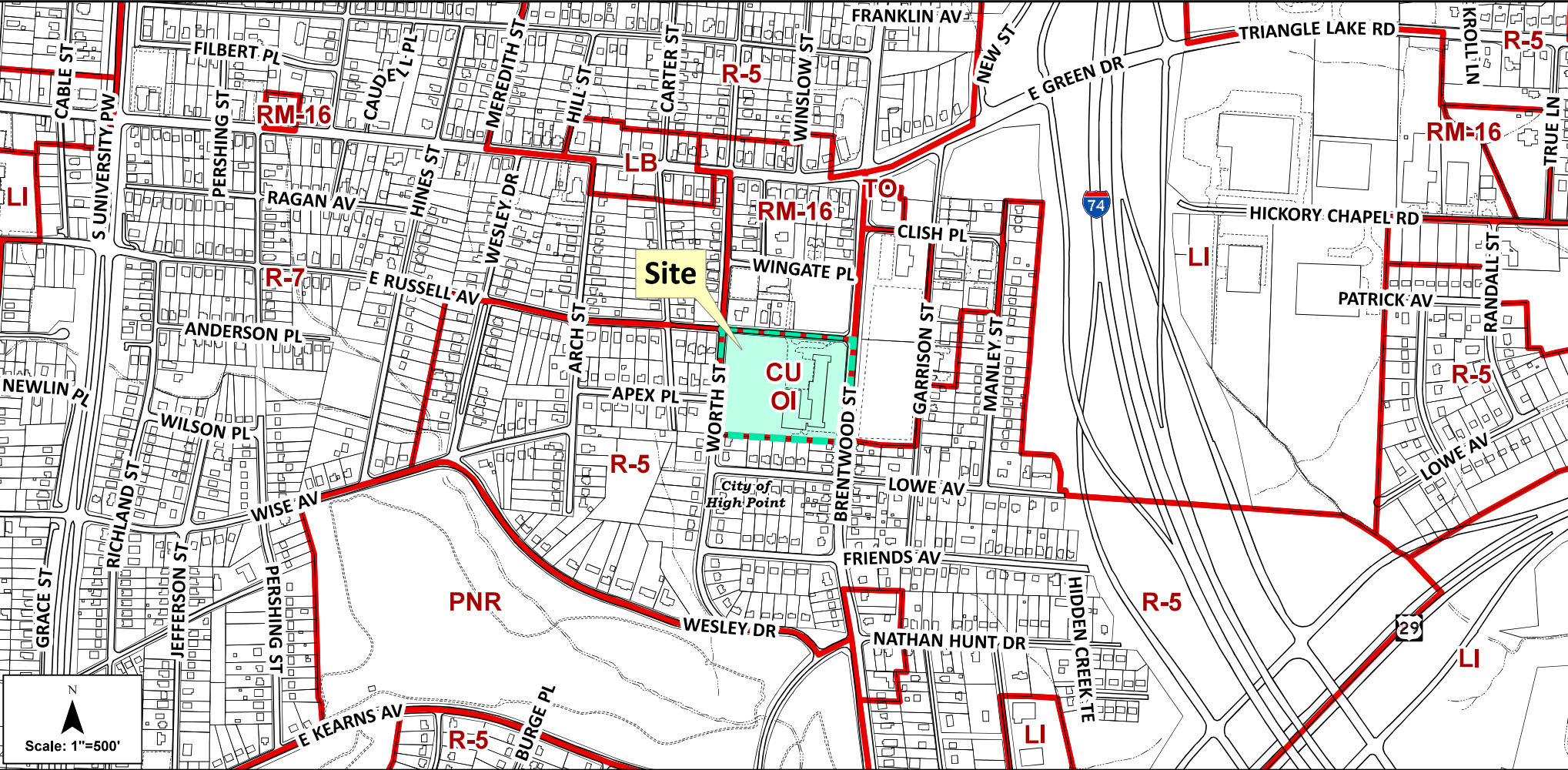
ZONING MAP AMENDMENT: ZA-23-06
Applicant: Wynnfield Properties, Inc.

Vicinity Map

City of
High Point

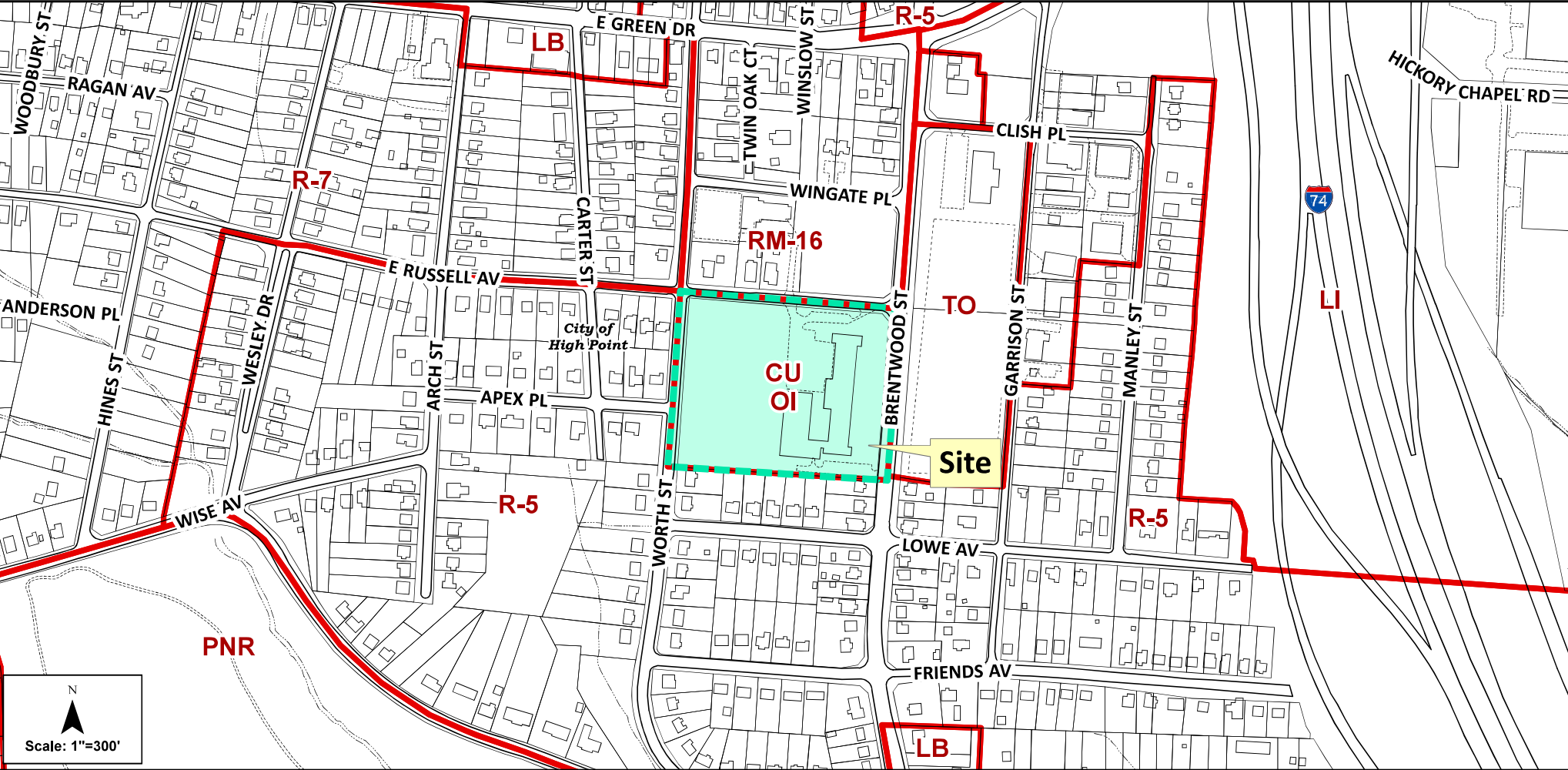


ZONING MAP AMENDMENT: ZA-23-06
ZONING MAP



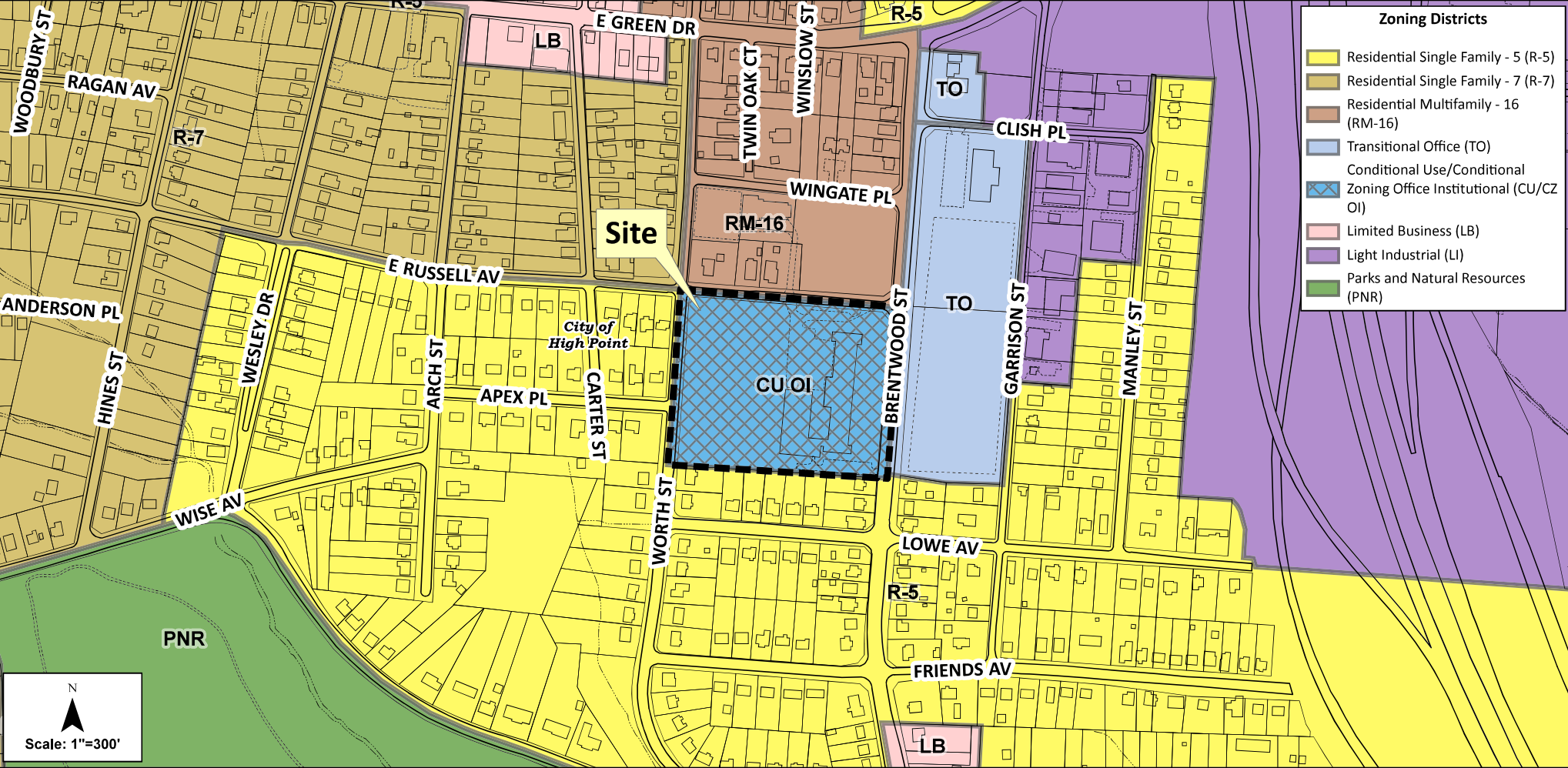
ZONING MAP AMENDMENT: ZA-23-06

ZONING MAP



ZONING MAP AMENDMENT: ZA-23-06

COLOR-CODED ZONING MAP



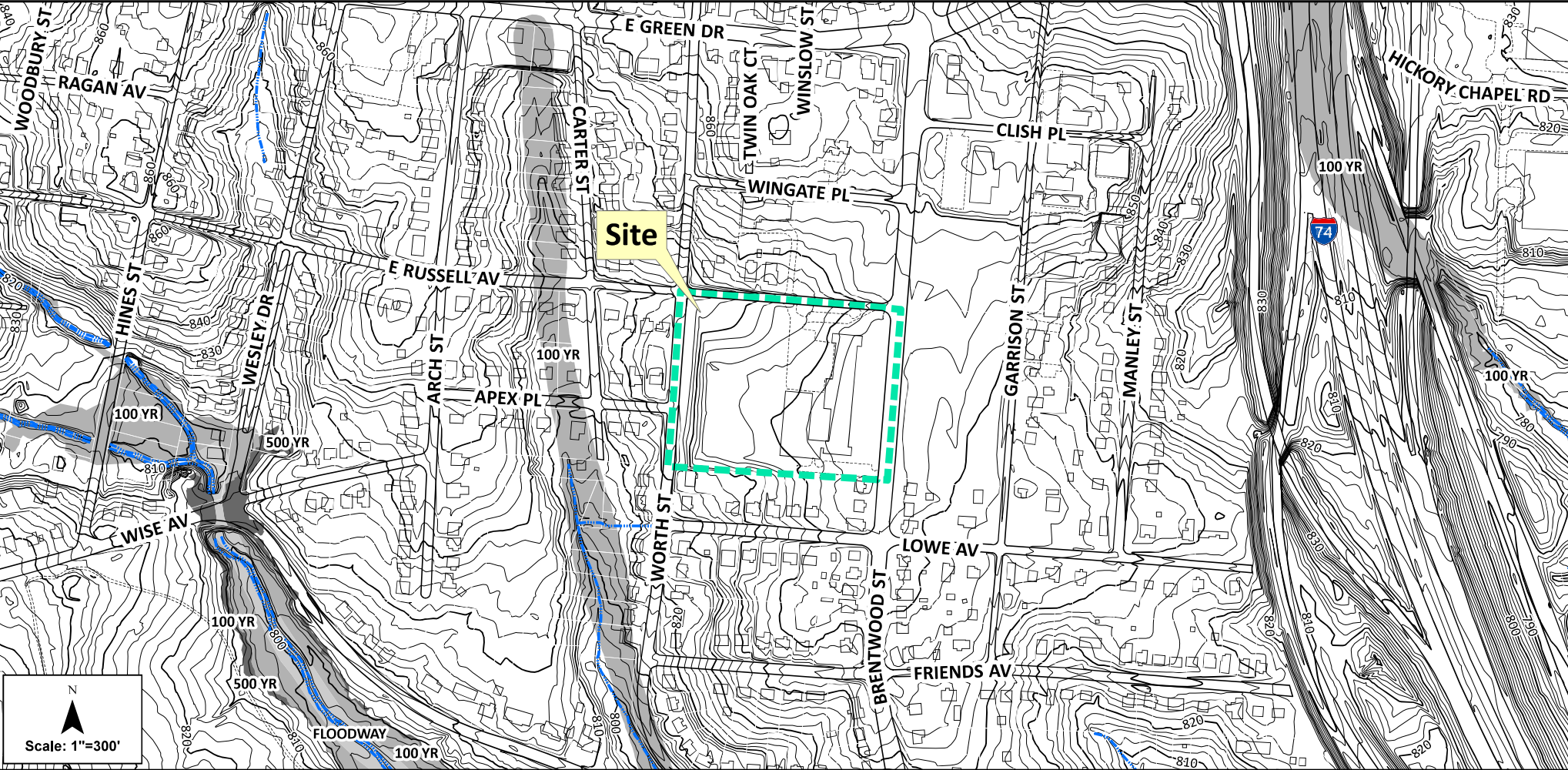
ZONING MAP AMENDMENT: ZA-23-06
AERIAL PHOTOGRAPHY (FEB. 2022)



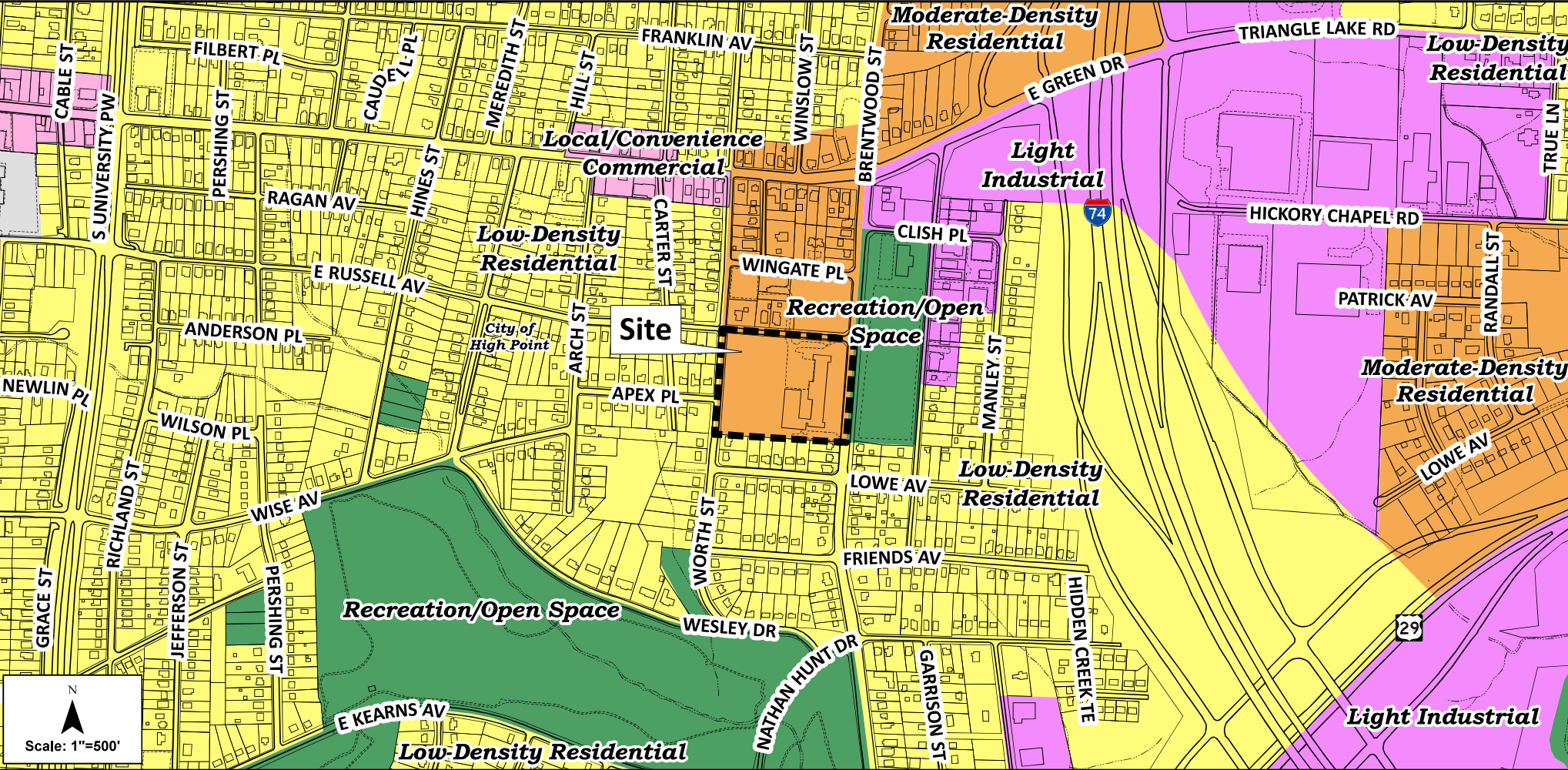
City of High Point Planning Board Action Case/Zoning Map Amendment 2023 Zoning Map Amendments 2023.aprx

ZONING MAP AMENDMENT: ZA-23-06

TOPOGRAPHY



ZONING MAP AMENDMENT: ZA-23-06
LAND USE PLAN MAP



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 March 28, 2023 and before the City Council of the City of High Point on April 17, 2023 regarding **Zoning Map Amendment Case 23-06 (ZA-23-06)** 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 March 18, 2022, for the Planning and Zoning Commission public hearing and on April 5, 2023 and April 12, 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 **April 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: **Conditional Zoning Residential Multifamily-26 (CZ RM-26) District**. The property is approximately 6.7 acres, located south of E. Russell Avenue, between Brentwood Street and Worth Street (*1400 Brentwood Street*). The property is also known as Guilford County Tax Parcel 186432.

SECTION 2

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

Part I. **USES**: Any uses allowed in the Residential Multifamily – 16 (RM-16) District shall be permitted, subject to the standards of the Development Ordinance and the specific conditions listed in this ordinance.

Part II. CONDITIONS:

A. Development and Dimensional Standards:

1. Multifamily Dwelling Use Type Development Standards: A minimum forty (40) foot building setback shall be provided along the southern boundary of the zoning site for any multifamily dwelling structure.

B. Landscaping, Buffers and Screening:

1. Brentwood Street Frontage: As part of development permit approval, a Type C Perimeter Landscape Yard shall be installed and maintained along the Brentwood Street frontage of the zoning site.
2. Southern boundary of the zoning site: As part of development permit approval, a minimum 40 foot wide Type B Perimeter Landscape Yard shall be installed and maintained along the southern boundary of the zoning site. No vehicular parking or solid waste/recycling pick-up areas shall encroach into this planting yard.
3. In the event utility easement(s) exist or will be established in the above noted planting yards, the planting yard shall be reestablished outside the easement area.

C. Pedestrian Access: As a part of development permit approval, the property owner shall install a minimum six (6) foot wide concrete or asphalt pedestrian connection from the internal pedestrian circulation area(s), within the zoning site to the perimeter sidewalks along Brentwood Street and Russell Avenue.

D. Transportation Conditions:

1. Right-of-Way Dedication:

- a. E. Russell Avenue: As part of Development Permit approval, the property owner shall dedicate twenty-five (25) feet of right-of-way, as measured from the centerline of Russell Avenue, along the entire street frontage of the rezoning site.
- b. Worth Street: As part of Development Permit approval, the property owner shall dedicate twenty-five (25) feet of right-of-way, as measured from the centerline of Worth Street, along the entire street frontage of the rezoning site.

2. Other Transportation Conditions: The City of High Point Transportation Director and the North Carolina Department of Transportation (if applicable) shall approve the exact location and design of all access points and improvements.

SECTION 3

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

SECTION 4

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

SECTION 5

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

SECTION 6.

This ordinance shall become effective upon the date of adoption.

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

By: _____
Jay W. Wagner, Mayor

ATTEST:

Sandra R. Keeney, City Clerk

Citizens Information Meeting Report
1400 Brentwood Street

Submitted by: Wynnefield Properties, Inc

City of High Point
1400 Brentwood Street Rezoning Case
Wynnefield Properties, Inc
6.69+/- acres located at 1400 Brentwood Street, High Point

Report
Citizen Information Meeting
Held March 2, 2023

The meeting was held at the Springfield Friends Meeting, 555 E. Springfield Road, High Point, NC, which is in close proximity to the site. The meeting consisted of neighbors from throughout the community as well as Wynnefield Properties, Inc. representatives. Those in attendance are detailed on the sign in sheet provided at the meeting (ATTACHMENT 1).

Also in attendance were Craig Stone, President of Wynnefield Properties, Inc.; Davis Ray, Wynnefield Properties, Inc.

A notification letter dated and mailed on February 21, 2023 was sent to 62 parties as supplied by the High Point Planning Department. The list of parties/addresses to which it was mailed is labeled as Attachment 2. The notification letter is attached as Attachment 3 along with the required statement provided by the High Point Planning Department.

Wynnefield Properties, Inc. displayed three easels which included a preliminary site plan layout and two photos of existing buildings (Kirkwood Crossing) to provide examples of the building materials and quality. All presentation easels were 24" X 36". All three presentation pieces are provided as Attachment 4.

Mr. Stone opened the meeting with a brief introduction and welcomed each of the attendees. He then went on to inform the attendees the purpose of the meeting and welcomed any and all questions and conversation regarding the proposed use. Once the information regarding the proposed project had been given, Mr. Stone proceeded to give some background of Wynnefield Properties, Inc. and the company's history in development, construction and property management.

After discussing the proposed use and the company's plans for development on the site, Mr. Stone reinforced the fact that all of the plans currently in place were preliminary

and no development would proceed without approval through all of the appropriate channels with the City of High Point.

The meeting was then opened up to the citizens and attendees for questions/comments:

Only one individual showed up wanting to learn more about the project. Teodora Flores Martinez (1223 Carter Street, High Point, NC). She used an interpreter (Gabriel Gutierrez, 1208 Carter Street) (over the phone) to ask questions and wanted to know if we could meet in the future to discuss the project once they had time to review and look at other questions that may come up. We informed both Ms. Martinez and Mr. Gutierrez that we should make ourselves available for a meeting at a time and location convenient to them for a meeting.

The meeting adjourned around 7:00 pm.

Submitted by

Wynnefield Properties, Inc.

TEODORA FLORES MARTINEZ

1223 CARTER ST HIGH POINT NC 27260.

BECK PROPERTY MANAGEMENT INC
PO BOX 464
TRINITY, NC 27370

BMRS PROPERTIES LLC
1713 W LEXINGTON AVE
HIGH POINT, NC 27262

BOULWARE, ROSALIND FAYE
720 GARRISON ST
HIGH POINT, NC 27260

BROADIE, ROBERT A
2807 EARLHAM PL
HIGH POINT, NC 27263

BYERLY, JOHN BISHOP JR
1004 BRANSON MILL RD
PLEASANT GARDEN, NC 27313

CITY OF HIGH POINT
PO BOX 230
HIGH POINT, NC 27261

CONTRERAS, IGNACIO
901 ARCH ST
HIGH POINT, NC 27260

CORTEZ, LUIS ENRIQUE SORIANO;LLAMAZARES,
STEPHANIE ESTRADA
1422 BRENTWOOD ST
HIGH POINT, NC 27260

CRIDLEBAUGH, JR E C;CRIDLEBAUGH, HILDA H
PO BOX 5252
HIGH POINT, NC 27262

CRUZ, IGNACIA MARTINEZ;MARTINEZ, TEODORA
FLORES
1223 CARTER ST
HIGH POINT, NC 27260

DAVIS, LONNIE P;DAVIS, DERRICK J
1227 CARTER ST
HIGH POINT, NC 27260

DOUGLAS, JERRY
6458 FLINTLOCK CT
HIGH POINT, NC 27265

ELBERT, ERICKIA D;ELBERT, TROY A
4395 WILLISTON CT
KERNERSVILLE, NC 27284

EPPS, COLOSSIE JR;EPPS, LOUISE
2111 LOWE AVE
HIGH POINT, NC 27260

FAULKNER, JIMMIE DEAN L/T;AUMAN, TERRI
LYNN;AUMAN, LEE SCOTT
1602 WORTH ST
HIGH POINT, NC 27260

GANN, THOMAS WADE;GANN, AUDREY D
117 ENGLEWOOD DR UNIT B
ARCHDALE, NC 27263

GIBSON, MICHAEL
1097 FRIENDSHIP LEDFORD RD
WINSTON SALEM, NC 27107

HUNTER HP LLC
1659 W LEXINGTON AVE
HIGH POINT, NC 27262

IRVIN, KENNETH THOMAS
300 N SCIENTIFIC ST
HIGH POINT, NC 27260

JOHNSON, CARL WAYNE
508 DANIEL PAUL DR
ARCHDALE, NC 27263

KEEL, BILLY;ROGERS, LETHA
2113 LOWE AVE
HIGH POINT, NC 27260

KRIGER, LEON JAMES
4503 KNOLLWOOD DR
ARCHDALE, NC 27263

LAND MANAGEMENT 1ST INC
PO BOX 1535
GREENSBORO, NC 27402

LEHRER PROPERTIES LLC
2618 BATTLEGROUND AVE #A BOX 299
GREENSBORO, NC 27408

LITTLE, YVETTE
2006 E RUSSELL AVE
HIGH POINT, NC 27260

LIVING WATERS BAPTIST CHURCH INC OF AMERICA
1300 BRENTWOOD ST
HIGH POINT, NC 27260

LONDON, JOSEPH JR
1601 WORTH ST
HIGH POINT, NC 27260

LUCAS, CRYSTAL;LUCAS, ROGER D
1334 HUNTER RD
LEXINGTON, NC 27295

LUCAS, ROGER
1334 HUNTER RD
LEXINGTON, NC 27295

MALACHI, WILLIE WILSON;MALACHI, ELSIE E
2105 E RUSSELL AVE
HIGH POINT, NC 27260

MARTINEZ, JUANA
1313 BENCINI PL
HIGH POINT, NC 27260

MATHENY, BETTY J
129 ETHANS GLEN CT
CARY, NC 27513

MAYNARD, RICKEY R
1507 WORTH ST
HIGH POINT, NC 27260

MCCALL, MARY S
1425 BRENTWOOD ST
HIGH POINT, NC 27260

MCCRIMMON, PENNY A;JOHNSON, JEREMIAH
8 AGGIE CT
GREENSBORO, NC 27401

MCINTYRE, LEROY
1414 GUYER ST
HIGH POINT, NC 27265

MORGAN, NANH;MORGAN, ONECHANH
PRAPHATSALANG
1506 WORTH ST
HIGH POINT, NC 27260

PARNELL, KEVIN H;PARNELL, GENA J
1757 CULBERTSON AVE
MYRTLE BEACH, SC 29577

PARSON, MARY CALDWELL
2309 LOWE AVE
HIGH POINT, NC 27260

PEARSON, FRANK LEE;PEARSON, MARY ANN
2003 APEX PL
HIGH POINT, NC 27260

PFEFFER, DAVID J;PFEFFER, GWENDOLYN M
1309 WORTH ST
HIGH POINT, NC 27260

POWELL, LOUIS;POWELL, DOROTHY M
1600 WORTH ST
HIGH POINT, NC 27260

PRAPHATSALANG, ONECHANH L;PRAPHATSALANG,
NANH MORGAN
1508 WORTH ST
HIGH POINT, NC 27260

PRIMUS, JOSEPH BRIAN;PRIMUS, GERALDINE
WALLS
2110 LOWE AVE
HIGH POINT, NC 27260

PUAC, MATIAS GOMEZ
1300 WORTH ST
HIGH POINT, NC 27260

RENTDOG LLC
PO BOX 6461
HIGH POINT, NC 27262

RICHARDSON, VONDELL
2107 LOWE AVE
HIGH POINT, NC 27260

ROCHA FAMILY INVESTMENTS LTD
2404 FOSTERDALE LN
WINSTON SALEM, NC 27107

ROMERO, MARIA ESTELA PRIETO
2502 FRIENDS AVE
HIGH POINT, NC 27260

RUSSELL KINGDOM INVESTMENTS LLC
952 GOLF HOUSE RD W STE I 218
WHITSETT, NC 27377

RUSSELL, LARRY CHANDRUS TRUSTEE;RUSSELL,
MARY MAGDALENE TRUSTEE;RUSSELL FAMILY
IRREVOCABLE TRUST
1302 WORTH ST
HIGH POINT, NC 27260

S&L DEVELOPMENT AND PROPERTIES LLC
1811 CEDROW DR
HIGH POINT, NC 27260

SNYDER, ELIZABETH ANDREWS
1121 BECKS NURSERY RD
LEXINGTON, NC 27292

THOMPSON, CARRIE L
1916 E RUSSELL AVE
HIGH POINT, NC 27260

TILLMAN, FLORA ETHEL
1916 APEX PL
HIGH POINT, NC 27260

TONIL, MANUEL;MARTINEZ, ARACELI FLORES
1225 CARTER ST
HIGH POINT, NC 27260

TORRENCE, EDDIE MITCHELL;TORRENCE, RENEE B
2104 LOWE AVE
HIGH POINT, NC 27260

TORRES, LORENA HERNANDEZ
1421 BRENTWOOD ST
HIGH POINT, NC 27260

VIAR, JAMES W JR
2008 E RUSSELL AVE
HIGH POINT, NC 27260

WALDO, BRIDGET MONIQUE
2506 CORK ST
GREENSBORO, NC 27401

WATSON, HAYWOOD J;WATSON, YVETTE Q
2000 APEX PL
HIGH POINT, NC 27260

WILLIAMS, CHRISTOPHER;WILLIAMS, JENNIFER L
2109 LOWE AVE
HIGH POINT, NC 27260

Wynnefield Properties

February 21, 2023

Re: Property located at 1400 Brentwood Street

Dear Neighbor:

Wynnefield Properties, Inc is a local real estate development firm dedicated to developing and managing quality "Class A" housing throughout the state of North Carolina. Realizing there is a strong need in the High Point area for this type housing, our group is considering the purchase, development and ongoing management of a 6.69 acre site located at 1400 Brentwood Street, High Point, NC. Our proposed design will be based on previous developed properties that have been very successful and well received by their communities. These properties are available for review.

This proposed 120-unit family property will be attractive, well designed and constructed to very high standards and the landscaping details will be extensive. Our Property Management firm, with over 30 years' experience will provide assurance of a well-maintained community.

We would like to know how you, as a local area resident, feel regarding our proposed facility being located in your area. This letter is to serve as notification of our request to rezone this property to accommodate our proposed development. We will hold a Citizen Information Meeting on Thursday, March 2nd, 2023 at 5:30pm located at Springfield Friends Meeting (555 E. Springfield Road, High Point, NC). This meeting is open to the public and your participation is encouraged.

We are available by telephone (336) 822-0765 and will be happy to personally meet with you should you choose to consider this matter or you may contact the City of High Point Planning Department at (336) 883-3328.

Sincerely,



Davis Ray

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

Page 10 of 10

THE LOFTS AT BRENTWOOD

HIGH POINT, NC

SITE INFORMATION:

SITE: 6.8 +/- ACRES
DENSITY: 17.65 UNITS/ACRES
BUILDINGS: (1) 1-STORY CLUBHOUSE
(4) 3-STORY APARTMENT BUILDINGS
SPRINKLERS: 13R
PARKING SPACES: 210 SPACES REQUIRED @ 1.75 SPACES / UNIT
210 SPACES PROVIDED
SETBACKS: FRONT =20'
SIDE =20'
REAR =20'

SITE NOTES:

- SITE TO BE GRADED TO ASSUME 5% SLOPE AWAY FROM BUILDINGS IN FIRST 10'.

UNIT INFORMATION:

Unit Type	Unit Heated Area (Paint to Paint)	Unit Net Area*	No. of Units	Unit Heated Total (Paint to Paint)	Unit Net Total
1 BEDROOM "A1"	715	756	18	12870	13608
2 BEDROOM "B1"	980	1026	60	58800	61560
3 BEDROOM "C1"	1,152	1,203	30	34560	36090
3 BEDROOM "C2"	1,152	1,203	12	13824	14436
Total			120	120054	125694

ACCESSIBLE UNITS "(a)" OR "(as)": TOTAL OF (12) UNITS

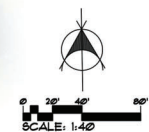
- (1) 1-BEDROOM UNIT WITH TUB
- (1) 1-BEDROOM UNIT WITH ROLL-IN SHOWER
- (2) 2-BEDROOM UNIT WITH TUB
- (3) 2-BEDROOM UNIT WITH ROLL-IN SHOWER AND EQUIPPED FOR THE SIGHT AND HEARING IMPAIRED
- (3) 3-BEDROOM UNIT WITH TUB
- (2) 3-BEDROOM UNIT WITH ROLL-IN SHOWER AND EQUIPPED FOR THE SIGHT AND HEARING IMPAIRED

REQUIRED SITE AMENITIES:

- A PLAYGROUND - (W/ MIN. 1 BENCH)
- B MULTI-PURPOSE ROOM (MIN. 250 SQ. FT.)
- C COVERED PICNIC AREA - (150 SQ.FT. W/ 2 TABLES & GRILL)

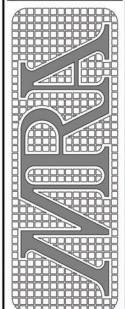
ADDITIONAL AMENITIES:

- D OUTDOOR SITTING AREAS W/ BENCHES - (MIN. 3 LOCATIONS)
- E SCREENED PORCH - (MIN. 150 SQ. FT.)
- F RESIDENT COMPUTER CENTER - (MIN. 2 COMPUTERS)

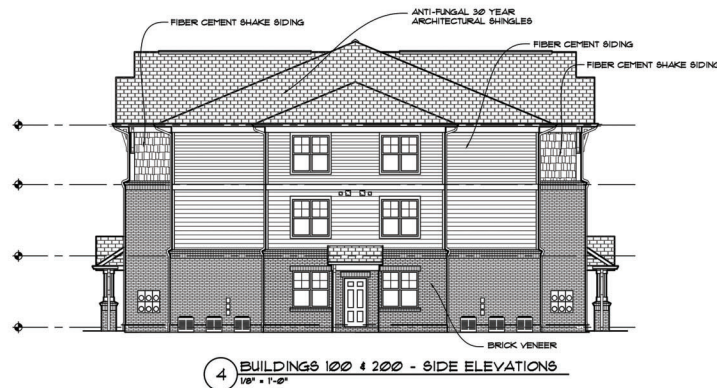


MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
25 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3309 404-573-2800

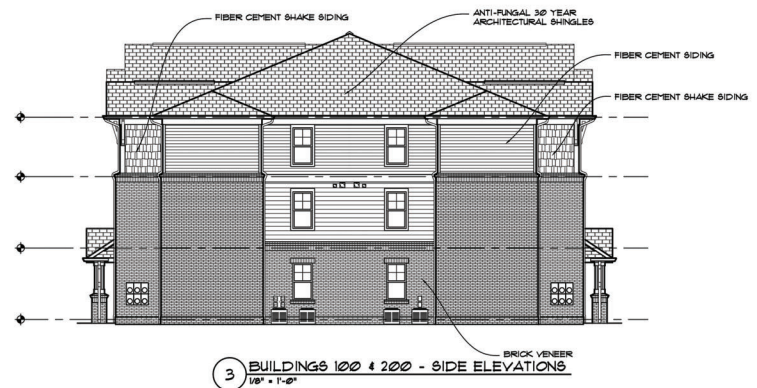
THE LOFTS AT BRENTWOOD
HIGH POINT, NC



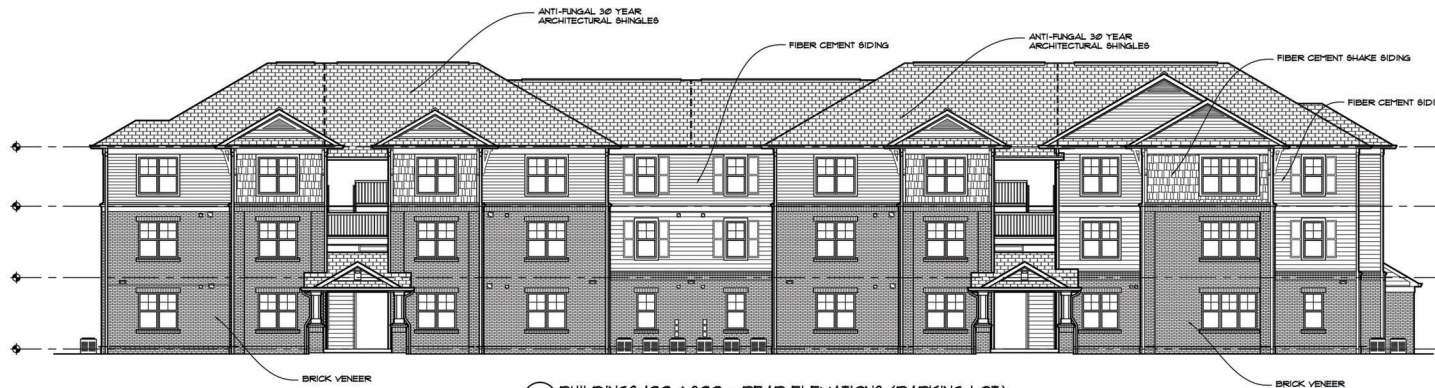
CSP.1



4 BUILDINGS 100 & 200 - SIDE ELEVATIONS
1/8" = 1'-0"



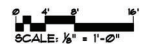
3 BUILDINGS 100 & 200 - SIDE ELEVATIONS
1/8" = 1'-0"



2 BUILDINGS 100 & 200 - REAR ELEVATIONS (PARKING LOT)
1/8" = 1'-0"



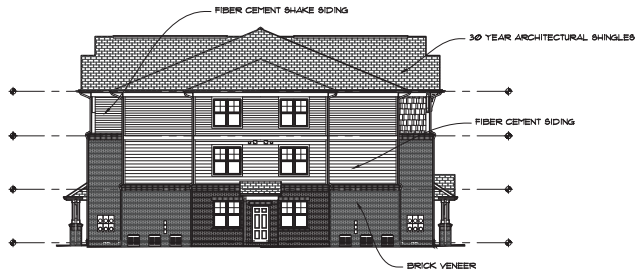
1 BUILDINGS 100 & 200 - FRONT ELEVATIONS (PARKING LOT)
1/8" = 1'-0"



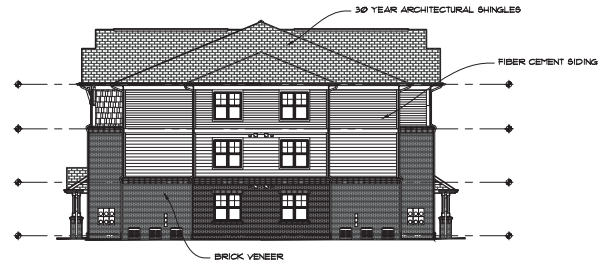
MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
25 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3329 404-377-2800
THE LOFTS AT BRENTWOOD
HIGH POINT, NC
BUILDINGS 100 & 200 - ELEVATIONS



A31



4 BUILDING 300 - SIDE ELEVATION
1/16" = 1'-0"



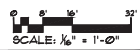
3 BUILDING 300 - SIDE ELEVATION
1/16" = 1'-0"



2 BUILDING 300 - REAR ELEVATION
1/16" = 1'-0"



1 BUILDING 300 - FRONT ELEVATION (PARKING LOT)
1/16" = 1'-0"









City of High Point

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

Master

File Number: 2023-167

File ID: 2023-167

Type: Zoning Map Amendment

Status: To Be Introduced

Version: 1

Reference:

In Control: City Council

File Created: 04/06/2023

File Name:

Final Action:

Title: Keystone Group, Inc., Zoning Map Amendment 23-07

A request by Keystone Group, Inc. to rezone approximately 114.79 acres from a Planned Unit Development - Residential (PDR) District to an amended Planned Unit Development - Residential (PDR) District. The site is located south of Boylston Road, approximately 1,300 feet west of Adkins Road.

Notes:

Sponsors:

Enactment Date:

Attachments: Staff Report ZA-23-07.pdf

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name: genine.solis@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 2023-167

CITY OF HIGH POINT

AGENDA ITEM



Title: Zoning Map Amendment 23-07
Keystone Group, Inc.

From: Sushil Nepal, AICP
Planning & Development Director

Meeting Date: April 17, 2023

Public Hearing: Yes

Advertising Date: April 5, 2023, and
April 12, 2023

Attachments: A. Staff Report
B. Zoning Ordinance

Advertised By: Planning & Development

PURPOSE:

A request by Keystone Group, Inc. to rezone approximately 114.79 acres from a Planned Unit Development - Residential (PDR) District to an amended Planned Unit Development – Residential (PDR) District. The site is located south of Boylston Road, approximately 1,300 feet west of Adkins Road.

BACKGROUND:

The Planning and Zoning Commission reviewed this request at their March 28, 2023 public hearing. All members of the Commission were present except for Mr. Ray Wheatley and Mrs. Angela Jiménez. 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, 3735 Admiral Drive, High Point, and the applicant, Mr. Scott Wallace, 3708 Alliance Drive, Greensboro, with Keystone Development, spoke in favor of the request. The speakers outlined their proposed adjustment to the Northborough Subdivision zoning conditions, to allow minor encroachments into the flood zone area. An environmental study, for the road crossing of this stream, has been submitted and approved by the Federal Emergency Management Agency (FEMA) and to the North Carolina Floodplain Mapping Program. This study documents that the flood zone mapping of this area should be amended. In conclusion, the applicant noted that the proposed amendment to the environmental condition is minor and only for the last phase of this subdivision.

Speaking in opposition was Mr. Jim Hedgecock 8857 Boylston Road. He lives north of the site and this stream flows from north to south through his property, then through the zoning site. He is concerned that a culvert is being used to cross the stream rather than a bridge. He has already seen erosion along that portion of the stream running through his property. He is concerned that if a culvert, rather than a bridge, is used, the stream will back-up during storm events, and will create more flooding and stream bank erosion problems on his property.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

A. Staff Recommendation

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

B. Planning and Zoning Commission Action

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

2. Consistency and Reasonableness Statements

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

That Zoning Map Amendment 23-07 is consistent with the City's adopted policy guidance because the land use policy for this area has not changed since the property was annexed 2016. The requested amendment still supports development that will be in keeping with adopted policy guidance documents. Furthermore, based upon FEMA's issuance of a Conditional Letter of Map Revision, which could revise the effective Flood Insurance Study Report and Flood Insurance Rate Map of this area, the requested amendment to environmental conditions is reasonable.

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

**STAFF REPORT
ZONING MAP AMENDMENT ZA-23-07
March 28, 2023**

Request	
Applicant: Keystone Group, Inc.	Owners: Keystone Group, Inc. and various property owners within the Northborough Subdivision
Zoning Proposal: To amend zoning for 114.79-acres	From: PDR Planned Unit Development – Residential District
	To: PDR Planned Unit Development – Residential 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 lying along the south side of Boylston Road, approximately 1,300 feet west of Adkins Road.
Tax Parcel Number:	Guilford County Tax Parcels 168988, 227973 thru 228010, 229940 thru 229963, 230746 thru 230755, 231310, 231312, 231313, 231314, 231316 thru 231320, 231362 thru 231395, 232216 thru 232219, 232860 thru 233074, 234127 thru 234153, 234629 thru 234639; and 235628 thru 235638.
Site Acreage:	114.79 acres
Current Land Use:	Single family detached dwellings, twin home dwellings, townhome dwellings and undeveloped parcels
Physical Characteristics:	The site has a moderate to severely sloping terrain. A perennial stream, the W. Fork Deep River, bisects the western third of the site and a FEMA classified floodway; 100-year & 500-year flood plains lie along both sides of the stream.
Water and Sewer Proximity:	A 16-inch City water line lies adjacent to the site along Boylston Road and an 18-inch City sewer line runs through the site along the east side of the stream. As part of development of the various phases of this subdivision, City water and sewer lines have been installed throughout this development.
General Drainage and Watershed:	The eastern two-thirds of the site drain in a general southwesterly direction toward the stream and the western third of the site drains in an easterly directly toward the stream. Development is subject to the Oak Hollow Lake GWA requirements. Engineered storm water treatment measures are required for development with a total impervious surface area greater than 24% of the site, and for single family development over two-units per acre.
Overlay Districts:	• Oak Hollow Lake General Watershed (GWA) • Airport Overlay – Zone 4 (eastern half of the subdivision)

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

Relevant Land Use Policies and Related Zoning History	
Community Growth Vision Statement	The following objective of the Community Growth Vision Statement is relevant to this request: <u>Obj. 1B:</u> Preserve and link environmentally sensitive lands such as floodplains, wetlands and steep slopes.
Land Use Plan Map Classification:	The site currently has three land use designations: • Low Density Residential: These areas include primarily single family detached dwellings on individual lots. Development densities in these areas shall not exceed five dwelling units per gross acre. • Recreation/Open Space: Lands for recreation or open space are included in this classification, offering either active use or passive enjoyment and environmental protection. • Future Growth Area: This classification includes environmentally sensitive lands, rural subdivisions and agricultural or undeveloped areas lacking public water and sewer and other municipal facilities, infrastructure and services. With the extension of public water and sewer lines along the stream corridor, northward to I-40, the Future Growth Area classification of this area will be reevaluation as part of the Comprehensive Plan Amendment Project that is scheduled to be completed in 2014.
Land Use Plan Goals, Objectives & Policies:	The following goal and objective of the Land Use Plan are relevant to this request: Goal #1: Ensure that development respects the natural environment. Obj. #2. Protect and preserve environmentally sensitive locations including designated open space and watershed critical areas from inappropriate development.
Relevant Area Plan:	<u>Northwest Area Plan:</u> This plan, adopted in 2011, recommends that the ultimate land use designation for the developable portions of the site be Low Density Residential. The following goal from the plan is relevant to this request: <u>Goal 1:</u> Protect the natural environment and its many features. • Obj. 1a: Preserve streams, wetlands and steep slopes through the siting of development in appropriate locations.
Zoning History:	Lands associated with this subdivision were part of three previous zoning map amendment requests: • <u>Zoning Map Amendment ZA-15-16:</u> Proposed annexation and rezoning to establish a PDR District for a 450-unit mixed residential development. The application was denied.

	• <u>Zoning Map Amendment ZA-15-21</u>: Annexation and rezoning request to establish a PDR District for a 300-unit mixed residential development (2.6 units per acre). The application was approved. • <u>Zoning Map Amendment ZA-20-07</u>: Amendment to the PDR District to increase the maximum allowable units from 300 to 450 units (3.5 units per acre). This request was approved because it would not trigger a new TIA or new road improvements.
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Transportation Information				
Adjacent Streets:	Name		Classification	Approx. Frontage
	Boylston Road		Minor Thoroughfare	400 feet
	Sweetmeadow Road			70 feet
	Quail Meadow Lane			80 feet
Vehicular Access:	Via recently installed public street connection from Boylston Road, Sweetmeadow Road and Quail Meadow Lane			
Traffic Counts: <i>(Average Daily Trips)</i>	Boylston Road		1,300 ADT (NCDOT 2019 trip count)	
Estimated Trip Generation:	At build-out, the proposed 402-unit subdivision is anticipated to generate 3,174 trips per day.			
Traffic Impact Analysis (TIA):	Required		TIA Comments	
	<u>Yes</u>	<u>No</u> X	This amendment does not change development density or previously adopted transportation-related conditions.	
Conditions:	All transportation-related conditions from ZA-20-07 shall still be required to be met.			

School District Comment
Not applicable, this amendment pertains to impacts to environmental sensitive areas in the subdivisions. There is no change to development density.

Planned Development District Overview

The purpose of the Planned Development (PD) zoning district is to encourage the most economical and efficient development (or redevelopment) of land under unified ownership. This is an optional form of land development designed to permit multiple housing types or land uses that are planned for and controlled by a master plan. The main advantage of a PD zoning district is the design flexibility afforded it through the Development Ordinance. However, the scale and setbacks of buildings and structures within 150 feet of the perimeter of the PD District shall be in harmony with development on adjacent lands.

Prior zoning approvals have established the following mixture of residential uses for this subdivision.

Tracts	Acreage	Uses	Units
Tract A	12.2± ac	Single family dwellings or Clubhouse and amenity area	40 dwelling units
Tract B	24± ac	Single family dwellings	120 dwelling units
Tract C	11.9± ac	Single family, twin home or townhome dwellings	80 dwelling units
Tract D	13.8± ac	Single family, twin home or townhome dwellings	110 dwelling units
Tracts E-1 & E-2	24.5± ac	Single family, twin home or townhome dwellings	160 dwelling units

Tract F	3.9± ac	Clubhouse and amenity area or single family, twin home or townhome dwellings	30 dwelling units
Approximately 90.3 acres are within the individual tracts. The remaining 24.4 acres consist of road right-of ways and environmentally sensitive areas that will be in common areas. Although the sum of all units listed above exceeds 402 units, the overall development is limited to a maximum of 402 dwelling units. This allows the developer flexibility in the way individual tracts may be developed.			

Details of Proposal

The applicant is requesting to amend environmental related conditions for the western portion of the Northborough Subdivision. Specifically for Tracts E-1 and E-2 that lie west of the perennial stream (West Fork Deep River) that bisects the subdivision. Initially established conditions from 2015 required any portion of the site that is within a floodway, floodway fringe, steep slope, wetlands or within the 100-year flood plain area are to remain as undisturbed areas. The applicant's subdivision design for Tract E-1 and E-2 depicts encroachment and grading into the 500 and 100 year flood plain areas, to the extent that several of the proposed lots and their future residential structures would be totally within a flood zone area.

The applicant argues that the design of the future public street stream crossing into Tracts E-1 and E-2, will result in the flood zone area being reduced. The applicant submitted a study to the Federal Emergency Management Agency (FEMA) and to the North Carolina Floodplain Mapping Program documenting that the official flood zone mapping of this area should be amended. The resulting comments and conditional approval from FEMA, known as a Conditional Letter of Map Revision (CLOMAR) agreed with the applicant's engineering findings in that the proposed culvert crossing for the public street, being ¼ to ½ miles upstream of the confluence with two separate tributaries to the West Fork Deep River, will reduce the width or impact of the flood zone areas on the zoning site.

When this reduced impact area is laid over the subdivision plans for Tracts E-1 and E-2, it shows that impacts to the environmentally sensitive area has been reduced. There will be impact at the edges of the flood zone area from proposed grading to create lots. Furthermore, several lots that were initially shown to be completely within the flood zones are now only impacted at their outer edges, outside of buildable area of future homes. Thus, the applicant is requesting amendment to environmental zoning condition to allow the limited impacts, as shown on the preliminary plan for Tract E-1 and E-2. All other areas of the subdivision are still governed by the condition of no encroachment into environmentally sensitive areas.

Staff Analysis

The advisability of establishing a planned development district 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 planned development district, the City Council shall weigh the relevance of and consider the following items noted below. 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.

Land use policy for this area has not changed since the property was annexed 2016. The requested amendment still supports development that will be in keeping with adopted policy guidance documents.

Reasonableness/Public Interest:

Why a decision to approve, or to deny, the proposed planned development district would be reasonable and in the public interest.

Based upon FEMA's issuance of a Conditional Letter of Map Revision, which could revise the effective Flood Insurance Study Report and Flood Insurance Rate Map of this area, the requested amendment to environmental conditions is reasonable.

Consistency with PD District Standards

This proposal for an amended PDR District meets the standards of the Development Ordinance.

Compatibility with Surrounding Areas

- Whether the proposed PD 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 master plan map, statement of intent and the standards document 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.

The requested amendment does not change previously approved compatibility findings from the initial zoning approval. Furthermore, there is no change in the type of residential uses, no changes in development standards and no changes in the maximum number of dwelling units permitted.

Mitigation of Impacts: Whether the applicant's proposed PD district, including the proposed use(s), standards and PD master plan, will satisfactorily:

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 requested amendment does not change vehicular access, does not change the configuration of various tracts, and does not increase previously approved development density.

Minimize or effectively mitigate any identified adverse environmental impact on water and air resources, minimize land disturbance, preserve trees, and protect habitat.

- ❖ Based upon the CLOMAR (environmental study), the proposed development of Tracts E1 and E-2 will have minimal impact or encroachment into environmental sensitive areas of the site.

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 served by City of High Point utilities and services. public streets, water and sewer services will be extended internally into the site to serve the various tracts.

Minimize or effectively mitigate any identified adverse effect on the use, enjoyment, or value of adjacent lands.

- ❖ Except for the requested clarification of environmental impacts, this requested amended PDR District carries forward all the previously adopted zoning conditions.

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 PD zoning district that support the application.

Primary changes in this portion of the City's Planning Area have been the extension of City utility lines (water and sewer lines) in 2009 and the revision of the Airport Overlay District in 2022. These changes have opened this northwestern portion of the City's Planning Area to development.

Promotes a Preferred Development Patterns

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

The adopted Land Use Plan and Northwest Area Plan both support residential development at a density up to five units per acre for this area.

Recommendation

Staff Recommends Approval

The Planning and Development Department recommends approval of the request to amend this 114.79-acre PDR 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:

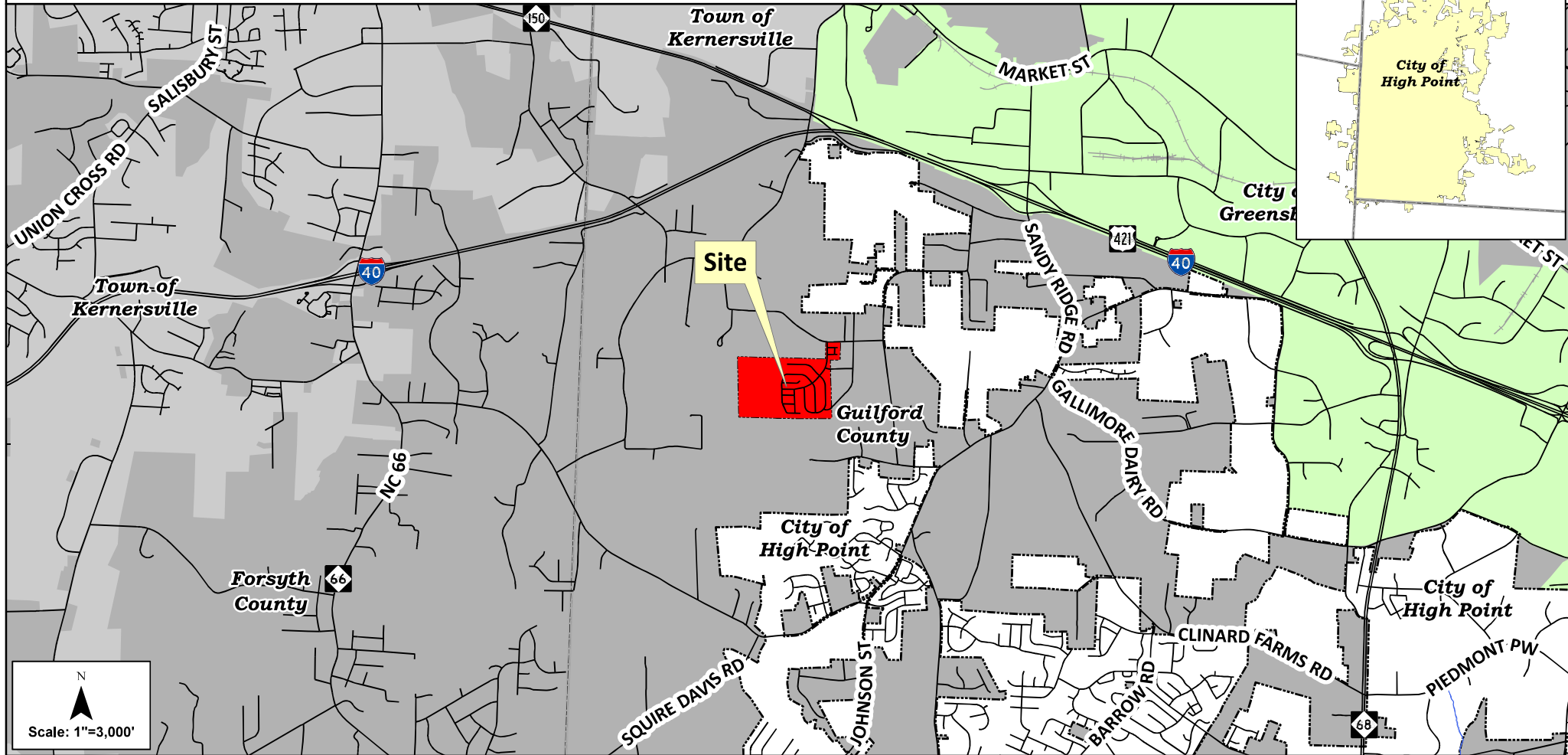
The NC General Statutes require that the City Council also place in the official record a statement of consistency with the City's adopted plans, and explain why the action taken is considered to be reasonable and in the public interest when rendering its decision in this case. This may be accomplished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

Report Preparation

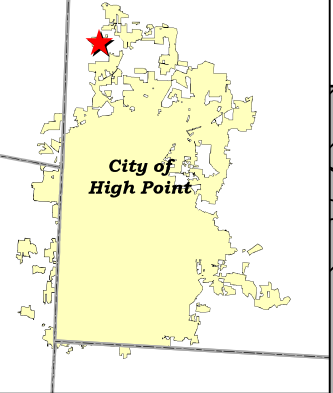
This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner and reviewed by Christopher Andrews AICP, Development Administrator, and Sushil Nepal AICP, Planning and Development Director.

LOCATION MAP

ZONING MAP AMENDMENT: ZA-23-07
Applicant: Keystone Group, Inc.

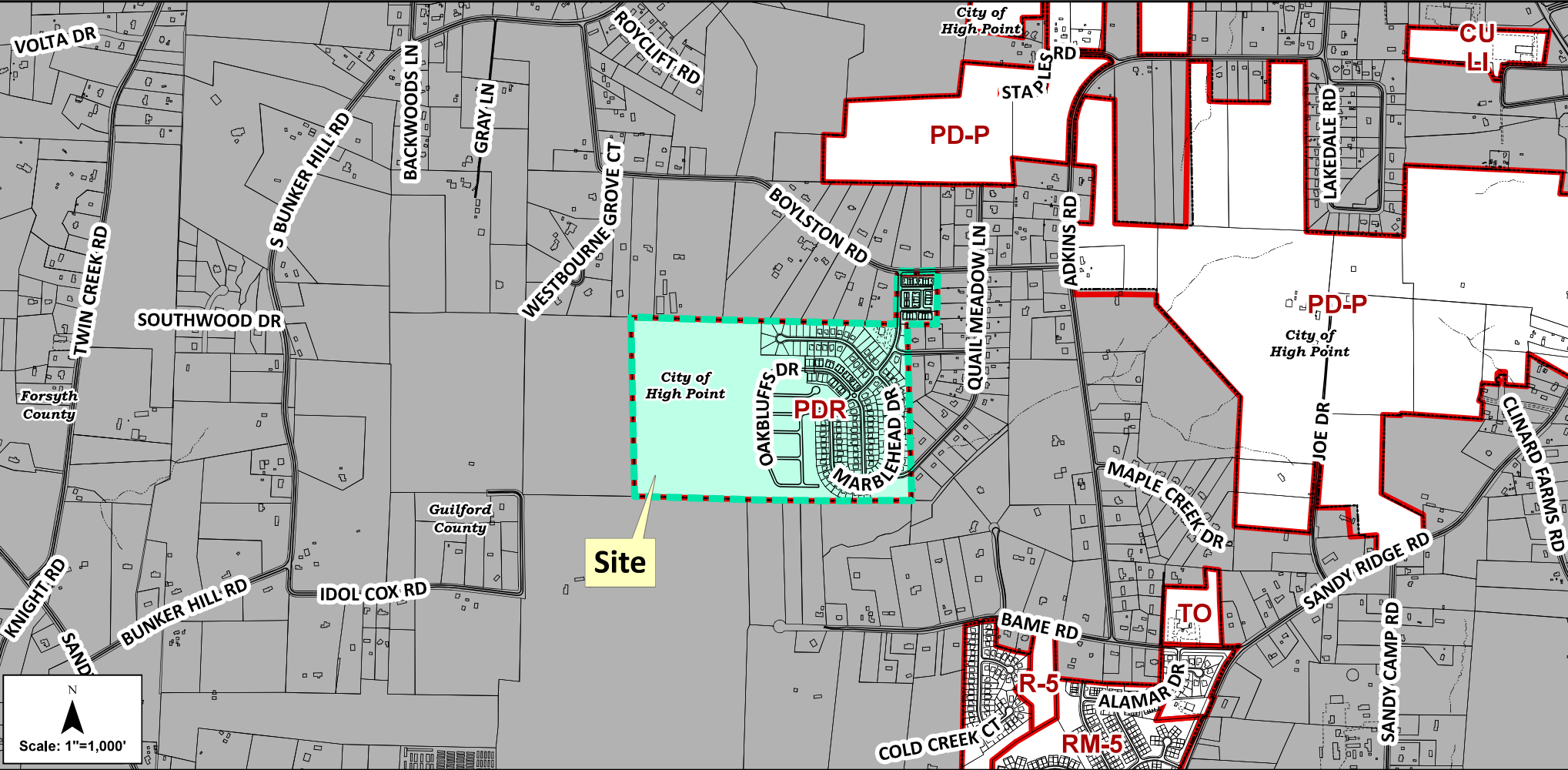


Vicinity Map



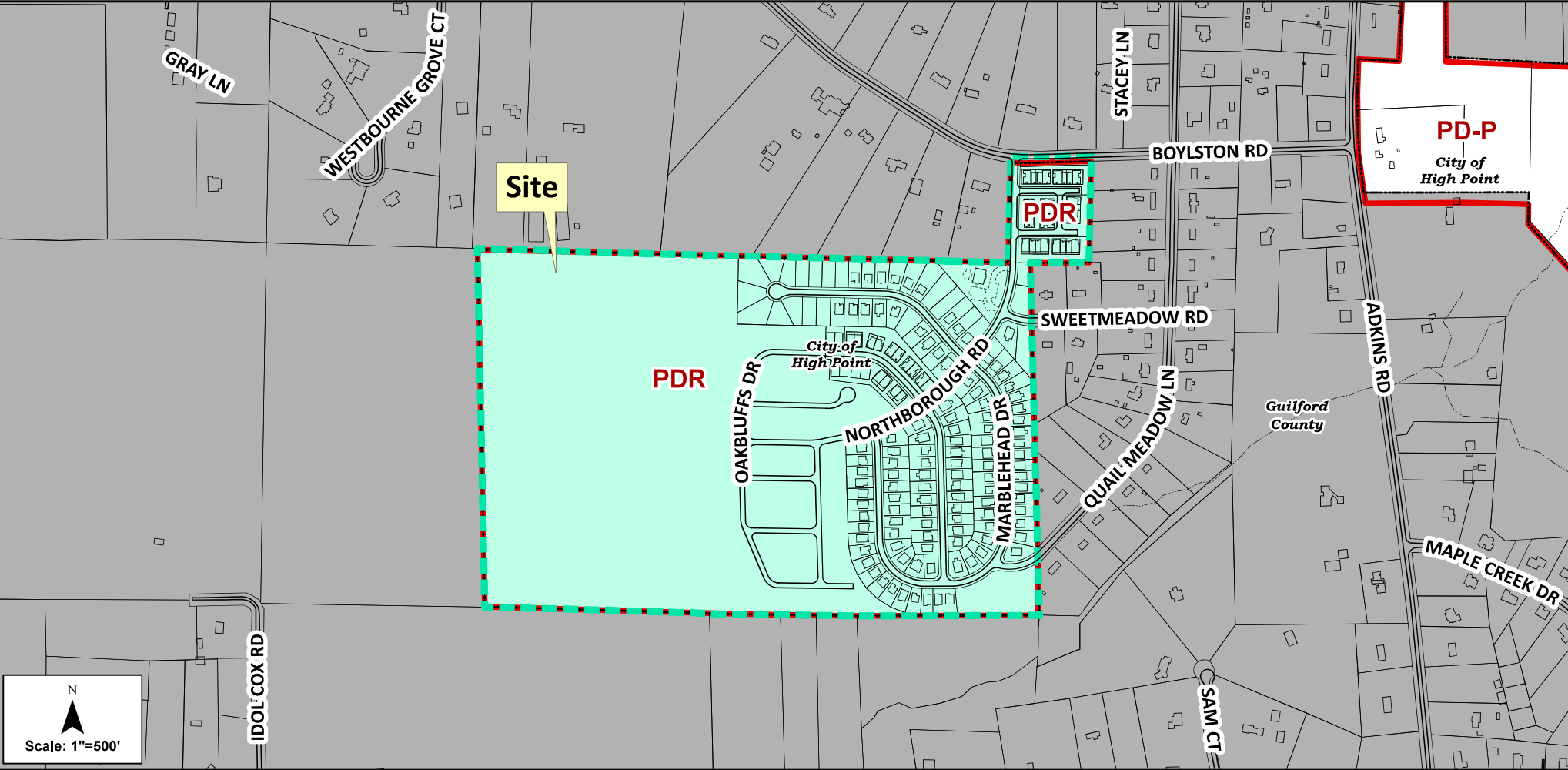
ZONING MAP AMENDMENT: ZA-23-07

ZONING MAP



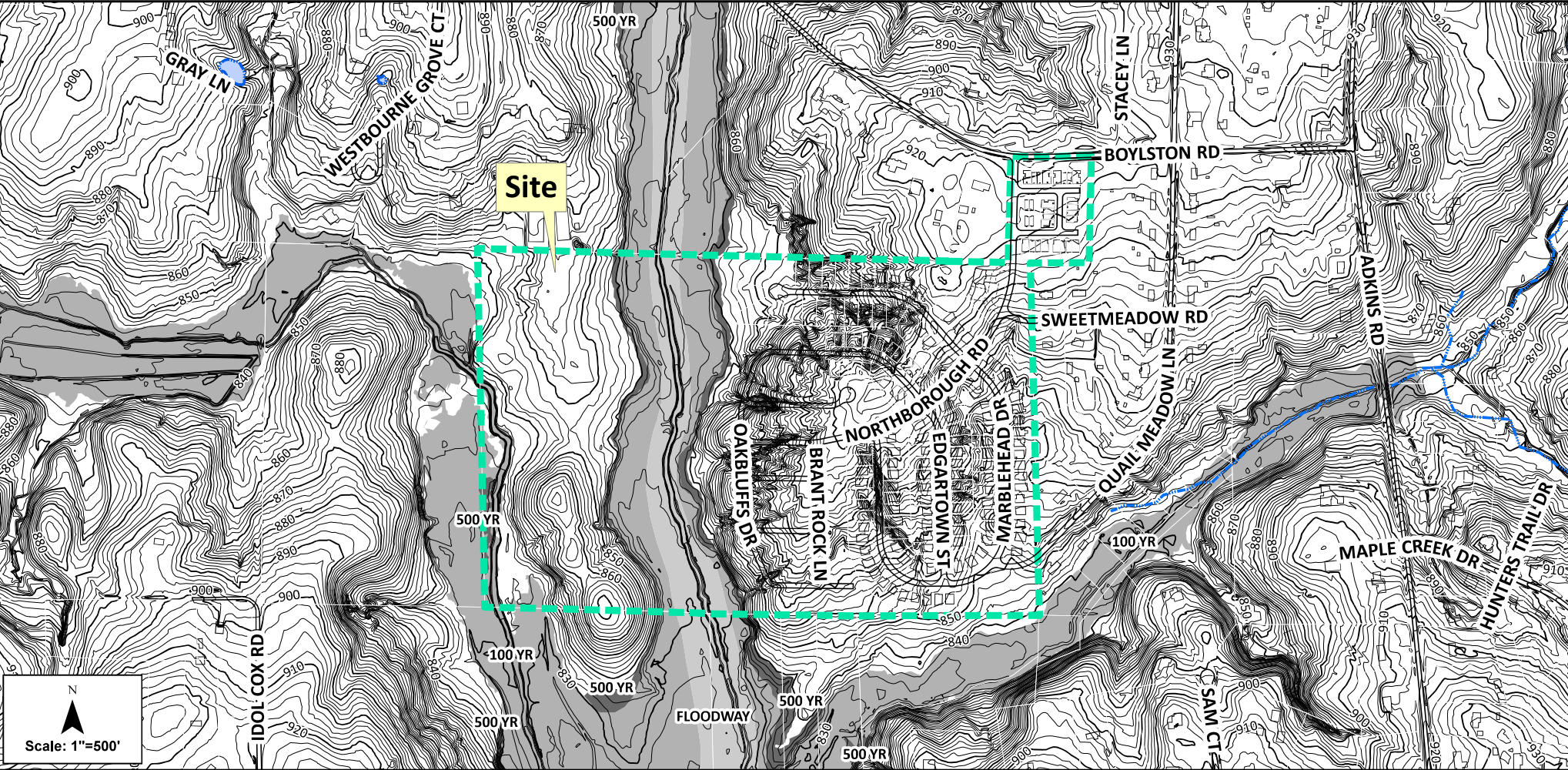
ZONING MAP AMENDMENT: ZA-23-07

ZONING MAP

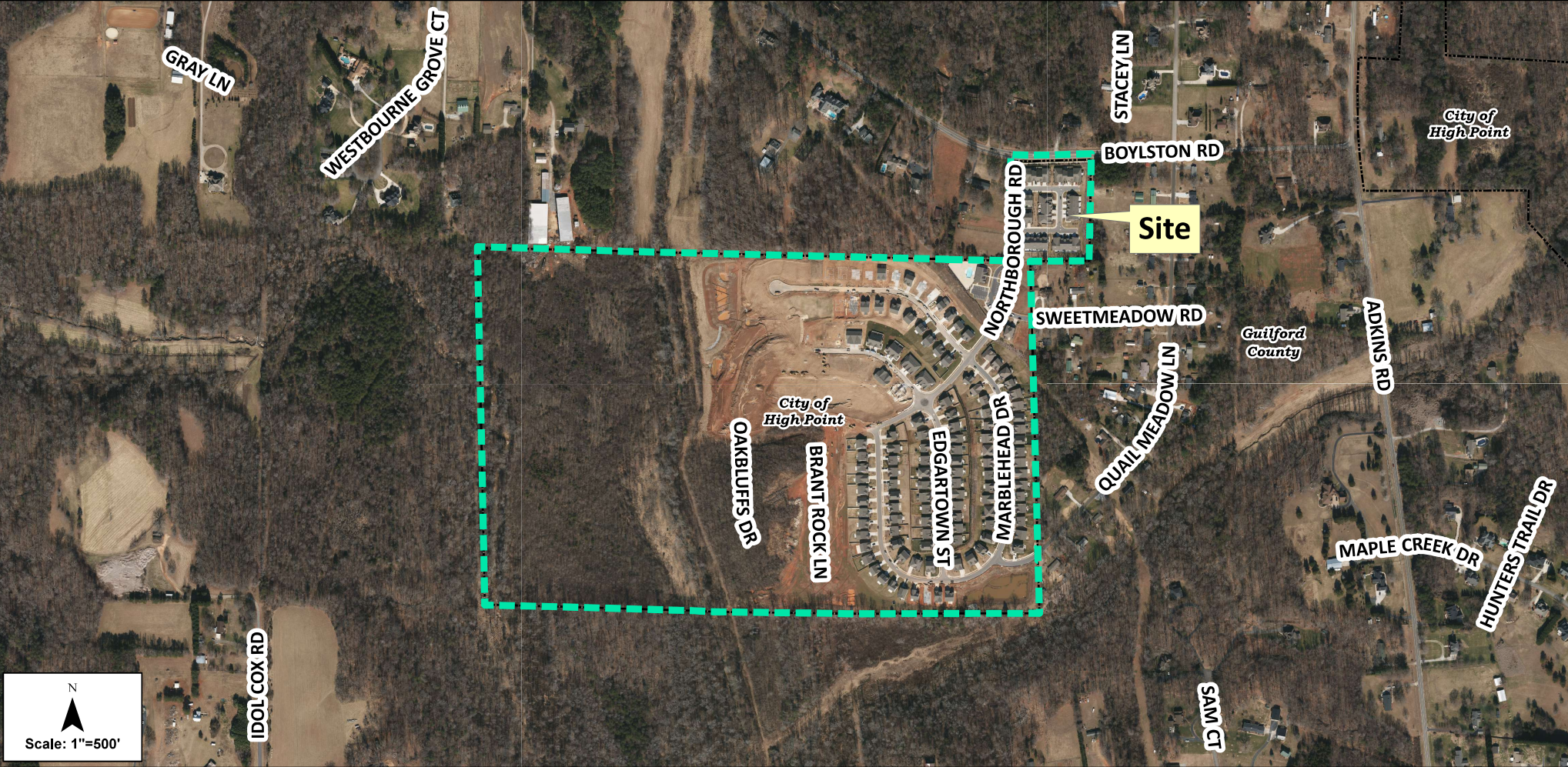


ZONING MAP AMENDMENT: ZA-23-07

TOPOGRAPHY

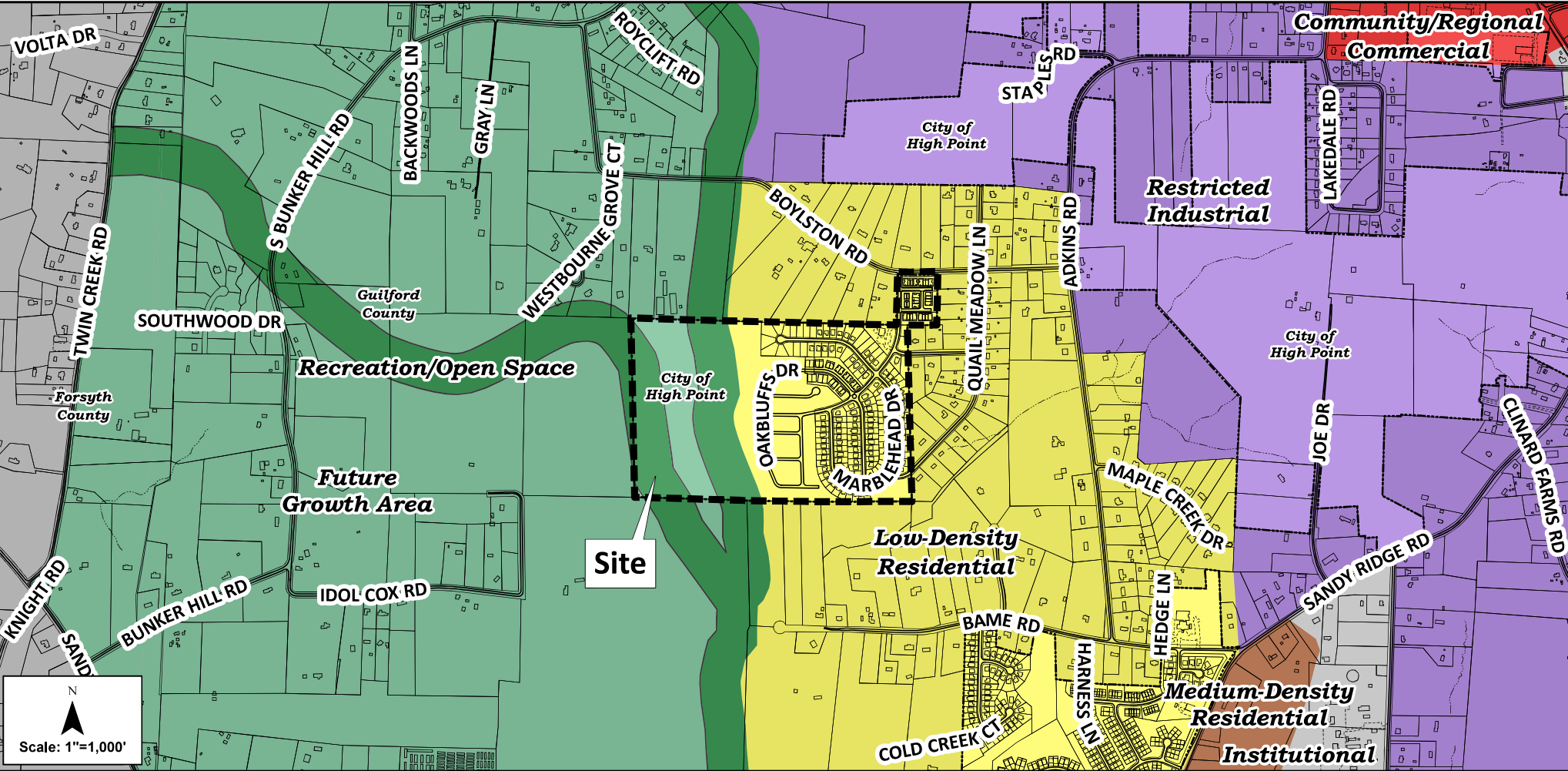


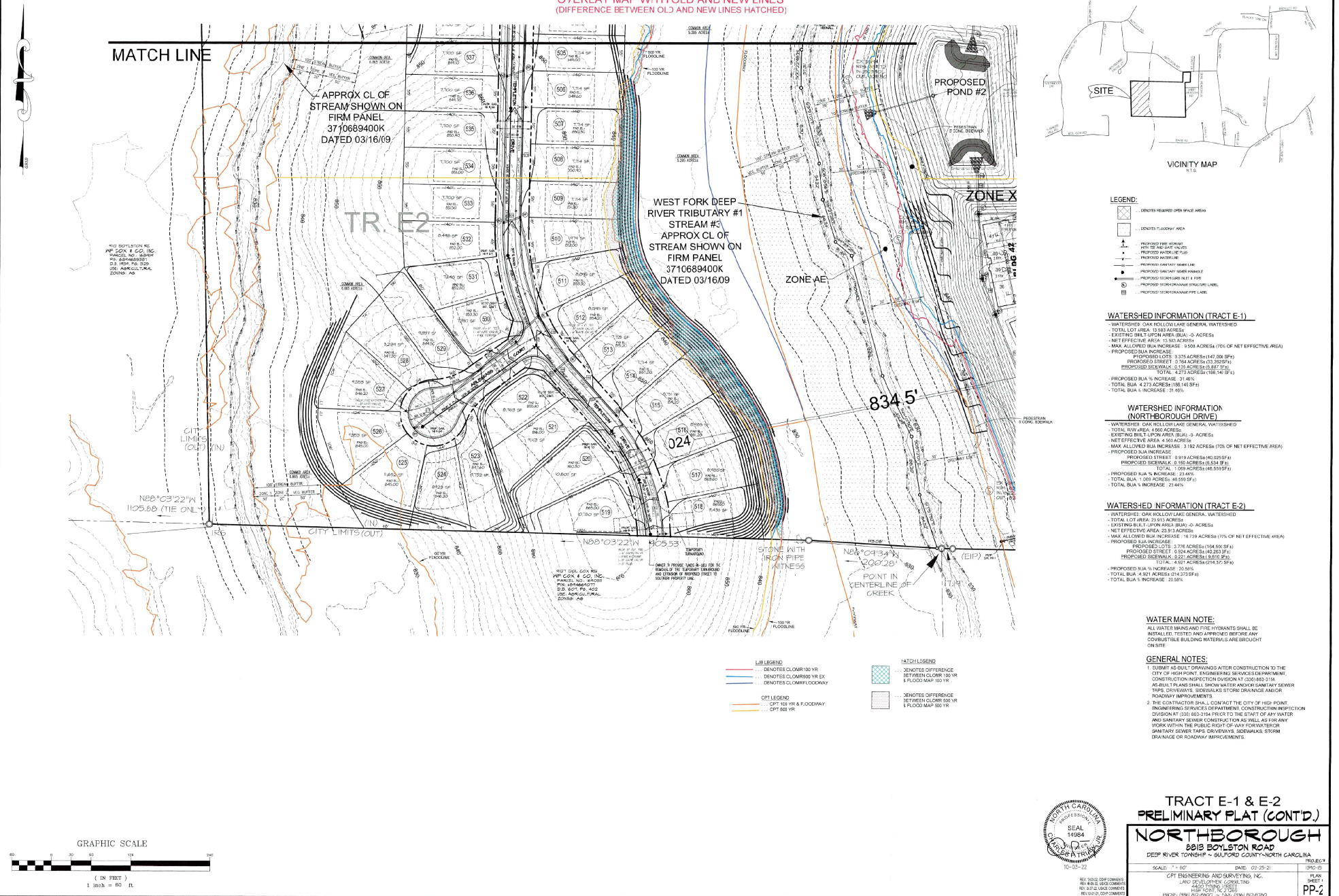
ZONING MAP AMENDMENT: ZA-23-07
AERIAL PHOTOGRAPHY (FEB. 2022)



ZONING MAP AMENDMENT: ZA-23-07

LAND USE PLAN MAP





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 March 28, 2023 and before the City Council of the City of High Point on April 17, 2023 regarding **Zoning Map Amendment Case 23-07 (ZA-23-07)** a proposed amendment to the Official Zoning Map of the “City of High Point Development Ordinance”;

WHEREAS, notice of the public hearings were published in the High Point Enterprise on March 18, 2023, for the Planning and Zoning Commission public hearing and on April 5, 2023 and April 12, 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 **April 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 **Planned Unit Development – Residential (PDR) District**. The property is approximately 114.79 acres lying along the south side of Boylston Road, approximately 1,300 feet west of Adkins Road. The property consists of all of the Northborough Subdivision and is also known as Guilford County Tax Parcels 168988, 169013, 227973, 227974, 227975, 227976, 227977, 227978, 227979, 227980, 227981, 227982, 227983, 227984, 227985, 227986, 227987, 227988, 227989, 227990, 227991, 227992, 227993, 227994, 227995, 227996, 227997, 227998, 227999, 228000, 228001, 228002, 228003, 228004, 228005, 228006, 228007, 228008, 228009, 228010, 229940, 229941, 229942, 229943, 229944, 229945, 229946, 229947, 229948, 229949, 229950, 229951, 229952, 229953, 229954, 229955, 229956, 229957, 229958, 229959, 229960, 229961, 229962, 229963, 230746, 230747, 230748, 230749, 230750, 230751, 230752, 230753, 230754, 230755, 231310, 231312, 231313, 231314, 231316, 231317, 231318, 231319, 231320, 231362, 231363, 231364, 231365, 231366, 231367, 231368, 231369, 231370, 231371, 231372, 231373, 231374, 231375, 231376, 231377, 231378, 231379, 231380, 231381, 231382, 231383, 231384, 231385, 231386, 231387, 231388, 231389, 231390, 231391, 231392, 231393, 231394, 231395, 232216, 232217, 232218, 232219, 232860, 232861, 232862, 232863, 232864, 232865, 232866, 232867, 233067, 233068, 233069, 233070, 233071, 233072, 233073, 233074, 234127, 234128, 234129, 234130, 234131, 234132, 234133, 234134, 234135, 234136, 234137, 234138, 234139, 234140, 234141, 234142, 234143, 234144, 234145, 234146, 234147, 234148, 234149, 234150, 234151, 234152, 234153, 234629, 234630, 234631, 234632, 234633, 234634, 234635,

234636, 234637, 234638, 234639, 235628, 235629, 235630, 235631, 235632, 235633, 235634, 235635, 235636, 235637 and 235638.

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. Tract A:

1. Only single family detached dwelling units as allowed in the Residential Single Family - 5 (R-5) District and their customary accessory uses shall be permitted, subject to the development and dimensional requirements of the Development Ordinance, and the specific conditions listed in this Ordinance.
2. Clubhouse and recreational amenities customary to residential uses.

B. Tract B: Only single family detached dwelling units as allowed in the Residential Single Family - 5 (R-5) District and their customary accessory uses shall be permitted, subject to the development and dimensional requirements of the Development Ordinance, and the specific conditions listed in this Ordinance.

C. Tract C:

1. Only single family detached dwelling units as allowed in the Residential Single Family - 5 (R-5) District and their customary accessory uses shall be permitted, subject to the development and dimensional requirements of the Development Ordinance, and the specific conditions listed in this Ordinance.

OR

2. Only twin homes and townhomes as allowed in the Residential Multi-Family - 16 (RM-16) District and their customary accessory uses shall be permitted, subject to the development and dimensional requirements of the Development Ordinance except Minimum Street Setback (front and side) shall be 15 feet and 20 feet for minimum driveway length as measured from property line, and the specific conditions listed in this Ordinance.
3. The tract shall be developed in its entirety as either a single family subdivision (with single family detached dwellings); or as a townhome/twin home subdivision. There shall be no mixture of dwelling types.

D. Tract D: Only twin homes and townhomes as allowed in the Residential Multi-Family - 16 (RM-16) District and their customary accessory uses shall be permitted, subject to the development and dimensional requirements of the Development Ordinance except Minimum Street Setback (front and side) shall be 15 feet and 20 feet for minimum driveway length as measured from property line, and the specific conditions listed in this Ordinance.

E. Tract E-1:

1. Only single family detached dwelling units as allowed in the Residential Single Family - 5 (R-5) District and their customary accessory uses shall be permitted, subject to the development and dimensional requirements of the Development Ordinance, and the specific conditions listed in this Ordinance.

OR

2. Only twin homes and townhomes as allowed in the Residential Multi-Family - 16 (RM-16) District and their customary accessory uses shall be permitted, subject to the development and dimensional requirements of the Development Ordinance except Minimum Street Setback (front and side) shall be 15 feet and 20 feet for minimum driveway length as measured from property line, and the specific conditions listed in this Ordinance.
3. The tract shall be developed in its entirety as either a single family subdivision (with single family detached dwellings); or as a townhome/twin home subdivision. There shall be no mixture of dwelling types.

F. Tract E-2:

1. Only single family detached dwelling units as allowed in the Residential Single Family - 5 (R-5) District and their customary accessory uses shall be permitted, subject to the development and dimensional requirements of the Development Ordinance, and the specific conditions listed in this Ordinance.

OR

Only twin homes and townhomes as allowed in the Residential Multi-Family - 16 (RM-16) District and their customary accessory uses shall be permitted, subject to the development and dimensional requirements of the Development Ordinance except Minimum Street Setback (front and side) shall be 15 feet and 20 feet for minimum driveway length as measured from property line, and the specific conditions listed in this Ordinance.

2. The tract shall be developed in its entirety as either a single family subdivision (with single family detached dwellings); or as a townhome/twin home subdivision. There shall be no mixture of dwelling types.

G. Tract F:

1. Clubhouse and recreational amenities customary to residential uses.
2. Only single family detached dwelling units as allowed in the Residential Single Family - 5 (R-5) District and their customary accessory uses shall be permitted, subject to the development and dimensional requirements of the Development Ordinance, and the specific conditions listed in this Ordinance.

OR

3. Only twin homes and townhomes as allowed in the Residential Multi-Family - 16 (RM-16) District and their customary accessory uses shall be permitted, subject to the development and dimensional requirements of the Development Ordinance except Minimum_Street Setback (front and side) shall be 15 feet and 20 feet for minimum driveway length as measured from property line, and the specific conditions listed in this Ordinance. Twin homes and townhomes will face the internal street, provide a higher perimeter rear setback, and be limited to four homes per structure.
3. The tract shall be developed in its entirety as either a single family subdivision (with single family detached dwellings); or as a townhome/twin home subdivision. There shall be no mixture of dwelling types

Part II. CONDITIONS:

A. Development, Dimensional & Density Standards:

- 1 A maximum of 402 dwelling units shall be permitted. Development intensity within each tract shall be as follows:
 - a. Tract A:
 - 1) A maximum of forty (40) residential dwelling units shall be permitted.
 - 2) Amenity area may be included in this tract.
 - b. Tract B: A maximum of ninety-six (96) residential dwelling units shall be permitted.
 - c. Tract C:
 - 1) A maximum of eighty (80) residential dwelling units shall be permitted.
 - 2) Townhome uses shall be limited to a maximum of eight (8) dwelling units per structure.
 - 3) Building Setback for Townhome/twinhomes - Townhomes and Twin homes shall meet setback requirements of the RM-16 District, except that Minimum Street Setback (front and side) shall be fifteen (15) feet. However, a minimum driveway length of twenty (20) feet, as measured from the property line, shall be provided.
 - d. Tract D:
 - 1) A maximum of one hundred and ten (110) residential dwelling units shall be permitted.
 - 2) Townhome uses shall be limited to a maximum of eight (8) dwelling units per structure.
 - 3) Building Setback for Townhome/twinhomes - Townhomes and Twin homes shall meet setback requirements of the (RM-16) District, except that Minimum Street Setback (front and side) shall be fifteen (15) feet. However, a minimum driveway length of twenty (20) feet, as measured from the property line, shall be provided.

e. Tracts E-1 and E-2:

- 1) A combined maximum of one hundred and sixty (160) residential dwelling units shall be permitted.
- 2) Townhome uses shall be limited to a maximum of eight (8) dwelling units per structure.
- 3) Building Setback for Townhome/twinhomes - Townhomes and Twin homes shall meet setback requirements of the RM-16 District, except that Minimum Street Setback (front and side) shall be fifteen (15) feet. However, a minimum driveway length of twenty (20) feet, as measured from the property line, shall be provided.

f. Tract F:

- 1) A maximum of twenty-eight (28) residential dwelling units shall be permitted.
- 2) Amenity area may be included in this tract.
- 3) Principal structure(s) shall face the internal streets of the tract.
- 4) A minimum fifty (50) foot building setback shall be required from the eastern and southern boundary of Tract F.
- 5) Townhome building(s) shall be restricted to a maximum of four (4) units per building.
- 6) Building Setback for Townhome/twinhomes - Townhomes and Twin homes shall meet setback requirements of the RM-16 District, except that Minimum Street Setback (front and side) shall be fifteen (15) feet. However, a minimum driveway length of twenty (20) feet, as measured from the property line, shall be provided.

B. Open Space and Common Recreation Facilities:

1. The overall development shall have a clubhouse/recreation area in Tract A or F. This shall not preclude the development of additional recreational amenities within other tracts.
2. A minimum 20-foot access easement shall be provided to all common areas.
3. Final plat approval for no more than 200 lots (single family, twin homes and townhomes lots) shall be allowed until such time as open space and common recreational facilities, as required by Section 3.7.3.F.2 (Standards Applied to All Planned Development District – Development Standards (Open Space) of the Development Ordinance, are installed. Acreage of open space and common recreational facilities shall be based on number of dwelling units noted in Section II.A of this ordinance.

C. Landscaping, Setback and Buffers

1. A minimum twenty (20) foot wide Type C Planting yard shall be provided along the Boylston Road frontage of the zoning site. This planting yard shall be within or part of a common area separate from individual residential lots and exclusive

of any utility easements, except for perpendicular crossings by utilities and roadways.

D. Fencing & Screening: If fencing is erected along the common areas abutting the Boylston Road right-of-way, then a common fencing plan shall be provided. A common fencing plan shall be provided prior Preliminary Plat approval on the rezoning site.

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

F. Exterior Lighting: All exterior common area lighting shall be directed away from adjacent properties to avoid spillover lighting.

G. Transportation

1. Vehicular Access:

- a. One point of vehicular access shall be provided to Boylston Road. This access shall extend through the zoning site providing access to the various tracts as generally depicted on the PUD Master Plan.
- b. Construction Entrance/Traffic - Construction traffic to and from the site shall use an approved construction entrance on Boylston Road.
- c. One point of vehicular access shall be provided to Quail Meadow Lane consisting of an extension of this public street as generally depicted on the PUD Master Plan. This access shall be installed with the development of Tract B.
- d. One point of vehicular access shall be provided to Sweetmeadow Drive consisting of an extension of this public street as generally depicted on the PUD Master Plan. This access shall be installed with the development of Tract B.
- e. Individual tract with more than 50 dwelling units shall provide at least two point of access to said tract.
- f. The location and number of stub streets to the western portions of the site (from Tract E1 & E2) shall be determined and approved by the Technical Review Committee (TRC) at the time of Preliminary Plan approval for Tract E.

2. Pedestrian Access:

- a. A pedestrian access system shall be provided so as to provide safe and convenient pedestrian access to open space/common for all dwelling units.
- b. A pedestrian access plan shall be submitted as part of the Preliminary Plat approval for each tract. The location of all sidewalks shall be indicated on plans submitted for approval.

- c. The property owner shall dedicate to the City of High Point a greenway easement for the development of a public greenway trail. Said easement shall be a minimum of fifty (50) feet in width, be a minimum of thirty (30) feet from the top of bank of the streams running through the site. The dedicated area shall also be depicted on the approved development plats for the site.
 - d. Internal pedestrian access shall be provided to the Greenway.
- 3. Roadway and Intersection Improvements
 - a. Boylston Road at Site Access Point: The developer or property owners shall install a westbound left turn lane with a minimum of one hundred (100) feet of storage and appropriate bay taper.
 - b. All roadway and intersection improvements shall be completed and approved by the City of High Point prior to issuance of Certificate of Occupancy
- 4. The City of High Point Director of Transportation and the North Carolina Department of Transportation (NCDOT) shall approve all construction and improvements.
- H) Signage: The location of signage on the rezoning site shall conform to the approved Common Signage Plan. An overall Common Signage Plan shall be submitted and approved prior to approval of the first preliminary plat approval for this development.
- I) Environmental Sensitive Areas:
 - 1. **Except for impacts as depicted in PUD Master Plan (Exhibit C – Preliminary Plat for Tracts E-1 and E-2 encroachment into Environmental Sensitive Ares);** any portion of the rezoning site that is within a floodway, floodway fringe, steep slope, wetlands or any other environmentally sensitive areas shall be left in its natural state and undisturbed, except to provide access to the common area, greenways, approved utility extensions, erosion control and stormwater control devices.
 - 2. **Except for impacts as depicted in PUD Master Plan (Exhibit C – Preliminary Plat for Tracts E-1 and E-2 encroachment into Environmental Sensitive Ares);** any portion of the zoning site within the 100-year flood plain area, and required stream buffers shall remain as undisturbed areas. However, required water quality devices may be permitted within that portion of the 100-year flood plain area lying outside any stream buffers, subject to the watershed regulations.
- J) Owners Association: An owners' association shall be established, in accordance with Section 7.3 of the Development Ordinance, prior to the recording of any final plat(s) and shall be responsible for the common areas of the development.
- K) Relationship of Permit to Development Ordinance: The use and development of this site shall be subject to the uses and conditions within this Conditional Zoning Ordinance. The City of High Point Development Ordinance shall govern issues not addressed within this Conditional Zoning Ordinance.

- L) Construction Entrance: Construction Entrance and construction traffic to be restricted to utilizing the Boylston Road Access Point to the site.

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 17th day of April, 2023

By: _____

Jay W. Wagner, Mayor

ATTEST:

Sandra R. Keeney, City Clerk

State of North Carolina
JEFFERY L. CAISON
County
Certify that this plot was
drawn from an actual survey made under my supervision.
(Deed description recorded in Book _____ Page _____ etc.);
that the boundary not surveyed are dashed and clearly indicated as
drawn from information found in Deed Book _____ AS Page SHOWN
that the ratio of Precision as calculated is 1:10,000+
that this Plot was prepared in accordance with G.S. 47-30
as amended. Witness my original Signature, Registration number
and Seal this 31st Day of AUGUST, A.D., 2015

Stamp or Seal



Approval for Recordation (GUILFORD COUNTY)

Approved by the Planning Department of Guilford County,
N.C., effective on the _____ day of _____, 2015,
pursuant to Article V of the Guilford County development
ordinance.

Planning Director

Date

State of North Carolina
County of Guilford

I, _____, Review Officer of
Guilford County, certify that the map or plat to which this
certification is affixed meets all statutory requirements for recording.

Date

Review Officer

THIS MAP DOES NOT REQUIRE A CERTIFICATE
OF APPROVAL BY THE DIVISION OF HIGHWAYS
AS PROVIDED IN G.S. 136-102.6, SUBSECTION (g).

Date

Planning Director

8854 BOYLSTON RD.
JAMES DONNIE & SUSAN E.
SHIELDS
PARCEL: 0169016
PIN: 6894471942
DB: 2059, PG. 341
ZONED: AG
AREA: 8.07 AC.±

8857 BOYLSTON RD.
JAMES S. & ELIZABETH A.
HEDGECOCK
PARCEL: 0169017
PIN: 6894471947
DB: 2137, PG. 693
ZONED: AG
AREA: 22.11 AC.±

BUNKER HILL
FOREST
SUBDIVISION
(P.B. 47 PG. 55)

(S.R. 1854)
BOYLSTON ROAD
60' PUBLIC R/W

N87°36'43"W
CH. 78.68
AL. 78.73
R. 690.40
(320.82)

AREA: 4.531 AC.±
LOT LINE TO BE REMOVED

BUNKER HILL
FOREST
SUBDIVISION
(P.B. 47 PG. 55)

AREA: 4.531 AC.±
LOT LINE TO BE REMOVED

QUAILMEADOWS
SECTION II
(P.B. 45 PG. 86)

QUAILMEADOWS
SECTION IV
(P.B. 48 PG. 61)

QUAILMEADOWS
SECTION III
(P.B. 47 PG. 51)

QUAILMEADOWS
SECTION I
(P.B. 47 PG. 51)

QUAILMEADOWS
SECTION V
(P.B. 48 PG. 61)

QUAILMEADOWS
SECTION VI
(P.B. 48 PG. 61)

QUAILMEADOWS
SECTION VII
(P.B. 48 PG. 61)

QUAILMEADOWS
SECTION VIII
(P.B. 48 PG. 61)

QUAILMEADOWS
SECTION IX
(P.B. 48 PG. 61)

QUAILMEADOWS
SECTION X
(P.B. 48 PG. 61)

QUAILMEADOWS
SECTION XI
(P.B. 48 PG. 61)

QUAILMEADOWS
SECTION XII
(P.B. 48 PG. 61)

QUAILMEADOWS
SECTION XIII
(P.B. 48 PG. 61)

QUAILMEADOWS
SECTION XIV
(P.B. 48 PG. 61)

QUAILMEADOWS
SECTION XV
(P.B. 48 PG. 61)

QUAILMEADOWS
SECTION XVI
(P.B. 48 PG. 61)

QUAILMEADOWS
SECTION XVII
(P.B. 48 PG. 61)

QUAILMEADOWS
SECTION XVIII
(P.B. 48 PG. 61)

QUAILMEADOWS
SECTION XIX
(P.B. 48 PG. 61)

QUAILMEADOWS
SECTION XX
(P.B. 48 PG. 61)

QUAILMEADOWS
SECTION XXI
(P.B. 48 PG. 61)

QUAILMEADOWS
SECTION XXII
(P.B. 48 PG. 61)

QUAILMEADOWS
SECTION XXIII
(P.B. 48 PG. 61)

QUAILMEADOWS
SECTION XXIV
(P.B. 48 PG. 61)

QUAILMEADOWS
SECTION XXV
(P.B. 48 PG. 61)

SITE INFORMATION:

1. PIN: 6894484333 (094650 AC.±)
6894484333 (2.214 AC.±)
6894484333 (2.251 AC.±)
2. PARCEL: 0169016 (094650 AC.±)
0169016 (2.214 AC.±)
0169016 (2.251 AC.±)
3. CURRENT OWNERS: PARCEL: 0169016
BESSIE S. IDOL HEIRS
4780 ELLSBORO RD.
STOKESDALE, NC 27351
PARCEL: 0169014
MAXINE H. WALLACE
PO BOX 171
COLFAX, NC 27235
PARCEL: 0169013
MAXINE H. WALLACE
PO BOX 171
COLFAX, NC 27235
4. DEED REFERENCE: DB: 1956, PG. 50 (PARCEL: 0169016)
DB: 2647, PG. 305 (PARCEL: 0169014)
DB: 2601, PG. 435 (PARCEL: 0169013)
5. PLAT REFERENCE: P.B. 47, PG. 55 (PARCELS: 0169013 & 0169014)
6. ZONING: AG (AGRICULTURAL)
7. AREA: 109,650 AC.± (PARCEL: 0169016)
2,214 AC.± (PARCEL: 0169014)
2,251 AC.± (PARCEL: 0169013)
8. A PORTION OF THIS SITE IS LOCATED IN A 100 YEAR FLOOD PLAIN
AREA AS DETERMINED BY FLOOD INSURANCE RATE MAP, NORTH CAROLINA,
MAP NUMBER 37060400K, EFFECTIVE DATE, 3/16/2009.
9. EXISTING USE: RESIDENTIAL & FARM
10. TOTAL LOTS: 3
11. THIS SITE IS LOCATED IN THE UPPER RANDELMAN
LAKE GENERAL WATERSHED

PURPOSE STATEMENT:
THE PURPOSE OF THIS PLAT IS TO COMBINE LOTS 1 AND 2
OF PLAT BOOK 47, PAGE 55 INTO ONE LOT AND TO SHOW
THE EXISTING ACREAGE TRACT OF THE BESSIE S. IDOL HEIRS

EXEMPT AND
RECOMBINATION
PLAT

PROPERTIES OF
8809, 8813 & 8819 RI BOYLSTON RD
DEEP RIVER TOWNSHIP ~ GUILFORD COUNTY
NORTH CAROLINA

CPT ENGINEERING AND SURVEYING, INC.

LAND DEVELOPMENT CONSULTING

CORPORATE LICENSE NUMBER C-1375

4400 TYNING STREET

HIGH POINT, NORTH CAROLINA 27265

PHONE: (336) 812-8800 ~ FAX: (336) 812-8180

PROJECT: 1390-15

DATE: AUG. 31, 2015



DRAWN BY: JCL/JJ
SCALE: 1" = 200'

LEGEND:

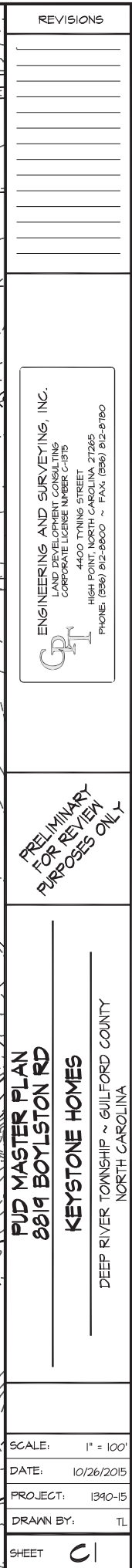
- D.B. ... DEED BOOK
- E.R. ... EXISTING IRON ROD
- I.R.S. ... IRON ROD SET
- N.P. ... NEW IRON PIN
- E.I.P. ... EXISTING IRON PIN
- E.I.P. ... EXISTING IRON PIPE (ONLINE)
- R.W. ... RIGHT-OF-WAY
- C. ... CENTERLINE
- T.C.A. ... TREE CONSERVATION AREA

DATE	OWNER/PRESERVE PRES BESSIE S. IDOL HEIRS	DATE	OWNER/PRESERVE PRES MAXINE H. WALLACE
DATE	ATTEST	DATE	ATTEST

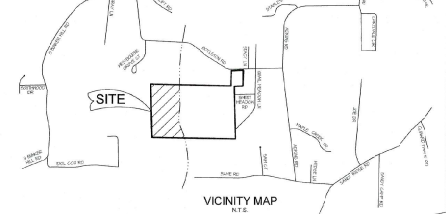
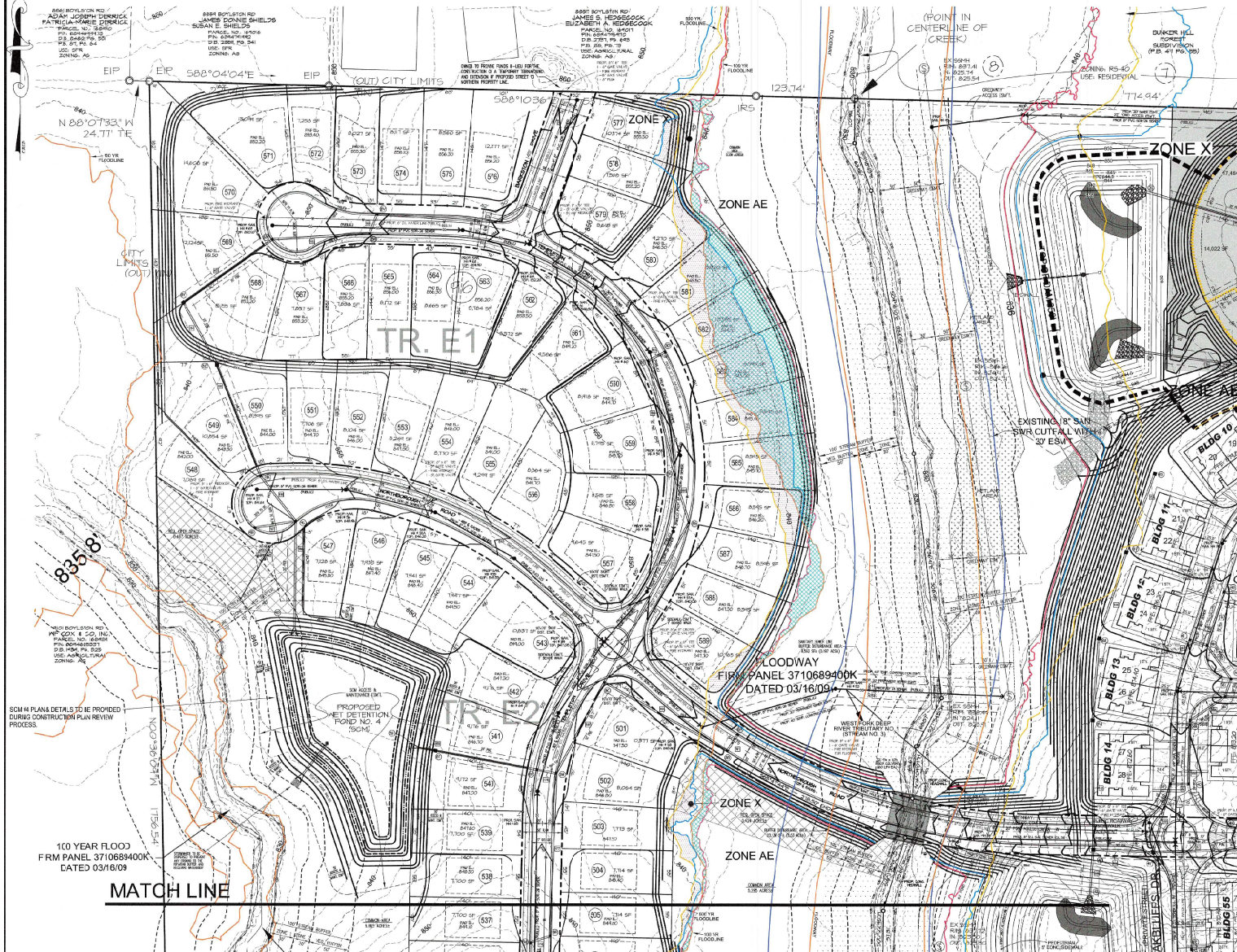
OWNER CERTIFICATE FOR EXCEPTION PLATS

KNOW ALL MEN BY THESE PRESENTS, THAT I (WE) HEREBY CERTIFY THAT I AM
(WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND
THAT I (WE) HEREBY ACKNOWLEDGE THIS PLAT AND ALLOTMENT TO BE MY FREE
ACT AND DEED.





GARBAGE DISPOSAL NOTE:
GARBAGE PICK UP BY CITY OF HIGH POINT
USING ROLLOUT GARBAGE CANS.

[illegible]

Adequate Drainage for Building Pads (standard note)

All new construction sites shall provide adequate drainage from the building foundation. For residential construction the grades shall slope a minimum of 1/4 inches within the first 10 feet from the foundation as referenced in NC State Building Code. Adequate drainage shall also be provided for new commercial construction in compliance with the NC State Building Code.

Replacement of sidewalks and curb and gutter (standard note)

LEGEND:

-  ... CONCRETE REQUIRED OPEN SPACE AREAS
-  ... CONCRETE FLOOR AREA
-  ... PROPOSED TIE WITHOUT PROPOSED WALLS (SEE PLAN)

1) Any unused curb openings/driveways will be closed with standard curb and gutter on curbs and gutter streets. On-board paved streets the driveway and any pipe shall be removed.

2) Damage to existing sidewalks shall be repaired to meet current City sidewalk standards.

PLAN LEGEND

- DENOTES CLOSMR 100 YR
- DENOTES CLOSMR 500 YR/EX
- DENOTES CLOSMR FLOODWAY
- DENOTES CLOSMR FLOODWAY
- CPT LEGEND
- CPT 100 YR & FLOODWAY

HATCH LEGEND

- PROPOSED WATER LINE
- PROPOSED VARIETY OTHER LINE
- PROPOSED VARIETY OTHER MANHOLE
- PROPOSED STORM GARD INLET & PIPE
- PROPOSED STORM DRAINAGE SHOULDER LANE
- PROPOSED STORM DRAINAGE FIRST LANE

Diagram illustrating the delineation of a Zone 2 vegetative buffer for a water body. The diagram shows a cross-section of a water body with a vegetative buffer extending from its edge. The buffer is divided into three zones: Zone 1 (innermost, hatched), Zone 2 (middle, cross-hatched), and Zone 3 (outermost, white). The buffer is defined by a 50-foot vegetative buffer from the water body edge, a 50-foot vegetative buffer from the Zone 1 boundary, and a 50-foot vegetative buffer from the Zone 2 boundary. The buffer is also defined by a 50-foot vegetative buffer from the water body edge, a 50-foot vegetative buffer from the Zone 1 boundary, and a 50-foot vegetative buffer from the Zone 2 boundary. The buffer is also defined by a 50-foot vegetative buffer from the water body edge, a 50-foot vegetative buffer from the Zone 1 boundary, and a 50-foot vegetative buffer from the Zone 2 boundary.

STREAM CROSSING NOTE:
ALL OF THE NECESSARY APPROVALS HAVE BEEN OBTAINED FROM THE STATE & CORPS. FOR ANY WETLAND & STREAM CROSSING DISTURBANCE.

SITE INFORMATION:
1. SITE STREET ADDRESS: 8411 NW 15TH ST. RD.

PERENNIAL STREAM
HIGH DENSITY DEVELOPMENT
NOT TO SCALE

STREAM BUFFER SECTION DETAIL:
ZONE 1 - UNDISTURBED AREA OF VEGETATION (EXTENDING A MINIMUM OF 30 FEET FROM TOP OF STREAM BANK (SEE 1-7-90D))

2. PARCEL NUMBER: 109586
3. PIN: 6948451430
4. DEED REF.: D-B 7859; PG 252
5. PLAT REF.: P-137; PG 192; P-138; PG 007 &
P-139; PG 024
6. AREA: TR. E1 & E2: 39.063 ACRES (+14.175 ACRES) "OT"
7. ZONING: C2D (ZON# 0207) (TRACT E-1 & E-2)
8. A PORTION OF THIS SITE IS LOCATED IN A 100 YR.
FLOOD PLAIN AREA AS DETERMINED BY FIRM

PRELIMINARY SUBDIVISION INFORMATION

1. TRACT E-1 RESIDENTIAL: 380.57 ABAL L=5 A-1, A-2, A-3, B-1, B-2, B-3, B-4, B-5, B-6, B-7, B-8, B-9, B-10, B-11, B-12, B-13, B-14, B-15, B-16, B-17, B-18, B-19, B-20, B-21, B-22, B-23, B-24, B-25, B-26, B-27, B-28, B-29, B-30, B-31, B-32, B-33, B-34, B-35, B-36, B-37, B-38, B-39, B-40, B-41, B-42, B-43, B-44, B-45, B-46, B-47, B-48, B-49, B-50, B-51, B-52, B-53, B-54, B-55, B-56, B-57, B-58, B-59, B-60, B-61, B-62, B-63, B-64, B-65, B-66, B-67, B-68, B-69, B-70, B-71, B-72, B-73, B-74, B-75, B-76, B-77, B-78, B-79, B-80, B-81, B-82, B-83, B-84, B-85, B-86, B-87, B-88, B-89, B-90, B-91, B-92, B-93, B-94, B-95, B-96, B-97, B-98, B-99, B-100, B-101, B-102, B-103, B-104, B-105, B-106, B-107, B-108, B-109, B-110, B-111, B-112, B-113, B-114, B-115, B-116, B-117, B-118, B-119, B-120, B-121, B-122, B-123, B-124, B-125, B-126, B-127, B-128, B-129, B-130, B-131, B-132, B-133, B-134, B-135, B-136, B-137, B-138, B-139, B-140, B-141, B-142, B-143, B-144, B-145, B-146, B-147, B-148, B-149, B-150, B-151, B-152, B-153, B-154, B-155, B-156, B-157, B-158, B-159, B-160, B-161, B-162, B-163, B-164, B-165, B-166, B-167, B-168, B-169, B-170, B-171, B-172, B-173, B-174, B-175, B-176, B-177, B-178, B-179, B-180, B-181, B-182, B-183, B-184, B-185, B-186, B-187, B-188, B-189, B-190, B-191, B-192, B-193, B-194, B-195, B-196, B-197, B-198, B-199, B-200, B-201, B-202, B-203, B-204, B-205, B-206, B-207, B-208, B-209, B-210, B-211, B-212, B-213, B-214, B-215, B-216, B-217, B-218, B-219, B-220, B-221, B-222, B-223, B-224, B-225, B-226, B-227, B-228, B-229, B-230, B-231, B-232, B-233, B-234, B-235, B-236, B-237, B-238, B-239, B-240, B-241, B-242, B-243, B-244, B-245, B-246, B-247, B-248, B-249, B-250, B-251, B-252, B-253, B-254, B-255, B-256, B-257, B-258, B-259, B-260, B-261, B-262, B-263, B-264, B-265, B-266, B-267, B-268, B-269, B-270, B-271, B-272, B-273, B-274, B-275, B-276, B-277, B-278, B-279, B-280, B-281, B-282, B-283, B-284, B-285, B-286, B-287, B-288, B-289, B-290, B-291, B-292, B-293, B-294, B-295, B-296, B-297, B-298, B-299, B-300, B-301, B-302, B-303, B-304, B-305, B-306, B-307, B-308, B-309, B-310, B-311, B-312, B-313, B-314, B-315, B-316, B-317, B-318, B-319, B-320, B-321, B-322, B-323, B-324, B-325, B-326, B-327, B-328, B-329, B-330, B-331, B-332, B-333, B-334, B-335, B-336, B-337, B-338, B-339, B-340, B-341, B-342, B-343, B-344, B-345, B-346, B-347, B-348, B-349, B-350, B-351, B-352, B-353, B-354, B-355, B-356, B-357, B-358, B-359, B-360, B-361, B-362, B-363, B-364, B-365, B-366, B-367, B-368, B-369, B-370, B-371, B-372, B-373, B-374, B-375, B-376, B-377, B-378, B-379, B-380, B-381, B-382, B-383, B-384, B-385, B-386, B-387, B-388, B-389, B-390, B-391, B-392, B-393, B-394, B-395, B-396, B-397, B-398, B-399, B-400, B-401, B-402, B-403, B-404, B-405, B-406, B-407, B-408, B-409, B-410, B-411, B-412, B-413, B-414, B-415, B-416, B-417, B-418, B-419, B-420, B-421, B-422, B-423, B-424, B-425, B-426, B-427, B-428, B-429, B-430, B-431, B-432, B-433, B-434, B-435, B-436, B-437, B-438, B-439, B-440, B-441, B-442, B-443, B-444, B-445, B-446, B-447, B-448, B-449, B-450, B-451, B-452, B-453, B-454, B-455, B-456, B-457, B-458, B-459, B-460, B-461, B-462, B-463, B-464, B-465, B-466, B-467, B-468, B-469, B-470, B-471, B-472, B-473, B-474, B-475, B-476, B-477, B-478, B-479, B-480, B-481, B-482, B-483, B-484, B-485, B-486, B-487, B-488, B-489, B-490, B-491, B-492, B-493, B-494, B-495, B-496, B-497, B-498, B-499, B-500, B-501, B-502, B-503, B-504, B-505, B-506, B-507, B-508, B-509, B-510, B-511, B-512, B-513, B-514, B-515, B-516, B-517, B-518, B-519, B-520, B-521, B-522, B-523, B-524, B-525, B-526, B-527, B-528, B-529, B-530, B-531, B-532, B-533, B-534, B-535, B-536, B-537, B-538, B-539, B-540, B-541, B-542, B-543, B-544, B-545, B-546, B-547, B-548, B-549, B-550, B-551, B-552, B-553, B-554, B-555, B-556, B-557, B-558, B-559, B-560, B-561, B-562, B-563, B-564, B-565, B-566, B-567, B-568, B-569, B-570, B-571, B-572, B-573, B-574, B-575, B-576, B-577, B-578, B-579, B-580, B-581, B-582, B-583, B-584, B-585, B-586, B-587, B-588, B-589, B-590, B-591, B-592, B-593, B-594, B-595, B-596, B-597, B-598, B-599, B-600, B-601, B-602, B-603, B-604, B-605, B-606, B-607, B-608, B-609, B-610, B-611, B-612, B-613, B-614, B-615, B-616, B-617, B-618, B-619, B-620, B-621, B-622, B-623, B-624, B-625, B-626, B-627, B-628, B-629, B-630, B-631, B-632, B-633, B-634, B-635, B-636, B-637, B-638, B-639, B-640, B-641, B-642, B-643, B-644, B-645, B-646, B-647, B-648, B-649, B-650, B-651, B-652, B-653, B-654, B-6

9. THIS SITE IS LOCATED IN THE OAK HOLLOW LAKE GENERAL WATERSHED.
 10. NO C/O LOTS: 69 TOTAL LOTS (R-5 STANDARDS)
 11. LINEAR FEET OF PUBLIC STREETS TOTAL - E1 & E2: 3,700ft
 12. ROW DEDICATION AREA: 4.560 ACRES
 13. OPEN SPACE REQUIRED: 435 SF / LOT
 14. RESIDENTIAL DEVELOPMENT 5 ACRES OR MORE: 435 SF / 89 LOTS = 38.116 SF (0.866 ACRES)

ROW AREA: 3.80 ACRES TOTAL
 COMMON AREA: 3.96 ACRES TOTAL
 TRACT E-2: RESIDENTIAL SINGLE-FAMILY ACRES TOTAL: 3.90 ACRES TOTAL
 LOTS AREA: 924 ACRES TOTAL
 ROW AREA: 3.84 ACRES TOTAL
 RECORDED OPEN SPACE: 435 SF ACRES TOTAL
 COMMON AREA: 3.96 ACRES TOTAL

NORTHBOUNDING: 100' AHEAD 1.357 ACRES TOTAL
 2.00 AC OF LOTS (TRACT E-1) OF 1.00 AC OF 2.000 LOTS TOTAL
 3.000 ACRES AT THE CLUBHOUSE DRIVE, THE ENTIRE DEVELOPMENT

SECTION 2

15. PROPERTY IS LOCATED IN ZONE 4 OF _____ PLANNED AREA(S) _____.

THE APPLICANT OVERLAYS ZONING DISTRICT _____.

OPEN SPACE NOTE:
OPEN SPACE AREA(S) SHALL BE OWNED AND MAINTAINED BY THE HOME OWNER OR PROPERTY OWNER'S ASSOCIATION.

PART 5. USES:

E. TRACT 1: 1-1
1. ONLY SINGLE FAMILY DETACHED DWELLING UNITS AS ALLOWED IN THE RESIDENTIAL SINGLE FAMILY ZONE (RESIDENTIAL) AND THEIR CUSTOMARY ACCESSORY USES SHALL BE PERMITTED. SUBJECT TO THE DEVELOPMENT AND CONSTRUCTION REQUIREMENTS OF THE DEVELOPMENT ORDINANCE, AND THE SPECIFIC CONDITIONS SET FORTH IN THIS ORDINANCE.

2. THE TRACT SHALL BE DEVELOPED TO ITS DEEPEST AND FURTHEST A SINGLE UNIT LOCATION WITHIN THE TRACT. THERE SHALL BE A MINIMUM OF 10 FEET OF OPEN SPACE BETWEEN THE TRACT AND THE TRACT'S ADJACENT HOME SUBDIVISION. THERE SHALL BE NO SHADING OF ADJACENT TRACTS.

E. TRACT 1: 2-1
1. ONLY SINGLE FAMILY DETACHED DWELLING UNITS AS ALLOWED IN THE RESIDENTIAL SINGLE FAMILY ZONE (RESIDENTIAL) AND THEIR CUSTOMARY ACCESSORY USES SHALL BE PERMITTED.

[illegible]

R-5 ZONING DISTRICT
 DIMENS. REQUIREMENTS:
 - MIN. LOT AREA: 7,000 SF
 - MIN. LOT WIDTH: 50'
 - CORNER LOT WIDTH: 60'
 - MIN. STREET SETBACK (FRONT): 25'
 (SIDE): 10'
 - MIN. SIDE SETBACK: 5'

(DRAWING OF THIS PLAN IS PERMITTED)

TRACT E-1 & E-2
PRELIMINARY PLAN

NORTHBOROUGH

- MIN. REAR SETBACK: 20'
 - MAX. BUILDING HEIGHT: 50'
 ER:
 ENGINEERING & SURVEYING, INC.
 2705 E. STREET
 SUITE 2725
 CHARLOTTE, NC 28205
 PH: 704.375.1700
 FAX: 704.375.1701
 WWW.ERINC.COM
 REV: 10-01-02 COOP COMMENTS
 REV: 09-04-02 GRACE COMMENTS
 REV: 04-02-02 GRACE COMMENTS
 REV: 02-01-02 GRACE COMMENTS
 REV: 01-01-02 GRACE COMMENTS

2013 BOYLSTON ROAD
 DEEP RIVER TOWNSHIP ~ GUILFORD COUNTY~NORTH CAROLINA
 SCALE: 1" = 60' DATE: 02-25-21
 CPT ENGINEERING AND SURVEYING, INC.
 LAND DEVELOPMENT CONSULTING
 4405 TYING LANE
 HART POINTE, NC 27020
 PROJECT #
 PLAN SHEET #
 PR-1

TEL: (330) 624-0481 FAX: (330) 624-0000 ~ FAX: (330) 624-0329

Citizens Information Meeting Report

Zoning Map Amendment 23-07

Submitted by: Judy Stalder, Development Consultant, on
behalf of Keystone Group, Inc.

Citizen Information Meeting Report
Northborough Planned Unit Development
Zoning Case ZA-23-07

A Citizen Information Meeting was held for property owners in Northborough Planned Unit Development and the surrounding area. An informational letter dated February 27, 2023, was sent by US Mail to the 183 addresses supplied by the City of High Point Planning and Development Department. The letter invited property owners to a Zoom meeting on March 7 at 5:30 pm. The mailing also included the *City of High Point Conditional Zoning Citizen Information Meetings* statement and the Northborough PUD Master Plan Map. A copy of the letter and list of addressees is attached. The letter provided a general description of the property, the proposed change to wording of the conditions and an explanation of what could be expected at the meeting. The meeting was hosted by Scott Wallace and Judy Stalder.

Attendees:

Marie Povec, 5607 Edgartown St, Colfax, NC 27235

Laura Vogt, 1575 Oakbluffs Drive, Colfax, NC 27235

Presentation:

Ms. Stalder explained that the purpose of this request was to change wording of the conditions to allow construction of the road shown on the Master Plan Map. No changes to the number of units or type of housing is proposed.

Questions and comments concerning the rezoning:

Will this extension route traffic along Oakbluffs Drive? *No. This is an extension of Northborough Road.*

Will the number of homes be changed because of this request? *The number of homes will not change as a result of this request.*

Will the homes be patio homes? *The developer has the option of single family homes or townhomes. At this time, we expect the homes will be single family.*

Will the new homes be built by Keystone? *Yes.*

Other questions and comments:

How far does my property extend beyond the brick wall behind my townhome? *We will pull the plat and get that information to you.*

When I bought my home there was no mention of water. Now there is a dirty retention pond near my property. *The retention pond is a water quality device that is currently maintained by the developer and will eventually be maintained by the homeowners' association. As construction nears completion the water in the pond will clear up.*

February 27, 2023

Dear Neighbor,

This letter is to notify you of a request for a minor amendment to the zoning conditions for Northborough subdivision. In compliance with City of High Point standards, a Citizen Information meeting is set up on Zoom for Tuesday, March 7 at 5:30 pm to answer any questions you may have about this amendment. Please refer to the enclosed statement from the High Point Planning and Development Department concerning Citizen Information Meetings.

ZOOM INFO

Join Zoom Meeting

<https://us02web.zoom.us/j/88555055362?pwd=ZGw0VjFUZDU0T0pWVi9YeXZ0bEhTZz09>

Meeting ID: 885 5505 5362

Passcode: 153524

One tap mobile

+13126266799,88555055362# *153524# US (Chicago)

+16465588656,88555055362# *153524# US (New York)

You may email me at jstalder@northstate.net for a direct link to the meeting.

Northborough is a Planned Unit Development (PUD) consisting of seven tracts. **Specifications of home types, setbacks and density will STAY THE SAME.** The only change is in a condition affecting Tracts E-1 and E-2 to accommodate the construction of public streets shown on the approved Planned Unit Development Master Plan. Please review the condition as proposed below. The change is shown in bold underline type.

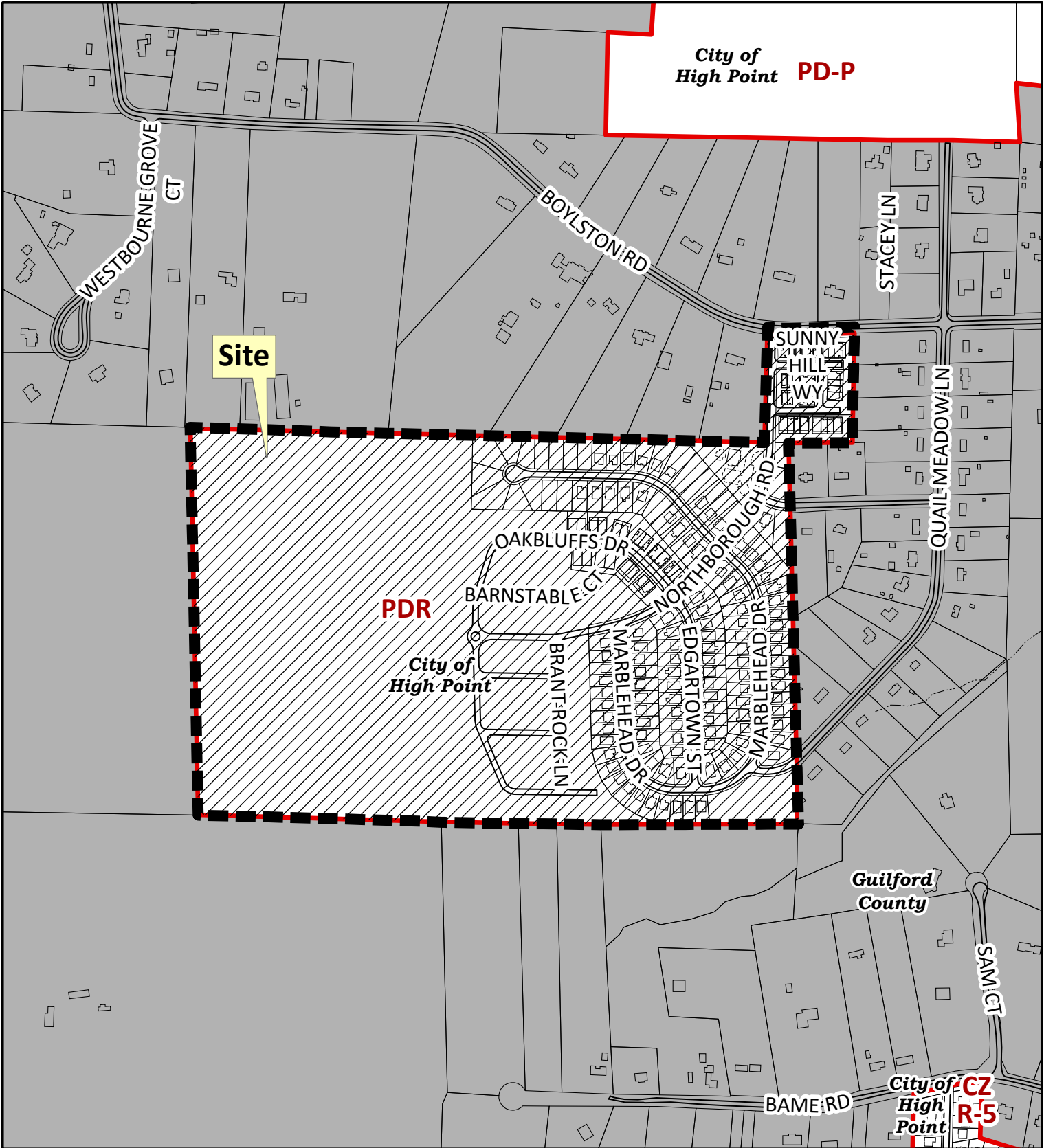
Except for approved stream crossings for public streets as depicted in the PUD Master Plan (Exhibit C – Preliminary Plat for Tracts E-1 and E-2 encroachment into Environmental Sensitive Areas); any portion of the rezoning site that is within a floodway, floodway fringe, steep slope, wetlands or any other environmentally sensitive areas shall be left in its natural state and undisturbed, except to provide access to the common area, greenways, approved utility extensions, erosion control and stormwater control devices.

The Planning and Zoning Commission public hearing to consider this change is scheduled for Tuesday, March 28 at 6:00 pm in Council Chambers at 211 South Hamilton Street.

If you are unable to attend the Zoom meeting, you may call or text 336.688.2204 or email me at jstalder@northstate.net with your questions.

Sincerely,

Judy Stalder
Development Consultant



City of
High Point PD-P

Site

PDR

City of
High Point

Guilford
County

City of
High Point
R-5

ZONING MAP AMENDMENT ZA-23-07

From: Planned Unit Development - Residential (PDR)
To: Planned Unit Development - Residential (PDR)



Planning & Development Department



Scale: 1" = 600'

Existing Zoning Boundary
Subject Property Boundary



ABBAS, SOHAIL;AZIZ, TAYYEBA
5541 MARBLEHEAD DR
COLFAX, NC 27235

ABDUL-SALAAM, SCOTT V
5537 MARBLEHEAD DR
COLFAX, NC 27235

ACOSTA, REFUGIO LANDIN;VARGAS, EVELYN
BERMUDEZ
4723 CRICKLEWOOD RD
GREENSBORO, NC 27407

ADAMS, GEORGE EDWIN;ADAMS, SHERRI L B
ADAMS
801 WESTBOURNE GROVE CT
COLFAX, NC 27235

ALGARIN, NESTOR;ALGARIN, JOAN M
5623 EDGARTOWN ST
COLFAX, NC 27235

ALI FARZAN, ISBAH;MOMENI, EHSAN
5632 MARBLEHEAD DR
COLFAX, NC 27235

ALLEN, DANIEL L
1607 CEDAR HILL WAY
COLFAX, NC 27235

AMBROGI-SWAIM, MICHELE;SWAIM, TRAVIS S
926 SAM CT
COLFAX, NC 27235

ANNADE, VENKATA RAMANA REDDY
5605 MARBLEHEAD DR
COLFAX, NC 27235

AQUARO, DAVID JOSEPH;AQUARO, SANDRA ANN
1607 SUNNY HILL WAY
COLFAX, NC 27235

BAER, RONALD J;PIERCE, JAYE M
712 STACEY LN
COLFAX, NC 27235

BAL, EMILY J;BAL, FORTINO N;CRUZ, ELIZABETH T
8706 SWEETMEADOW RD
COLFAX, NC 27235

BAME, BETTY W
8610 ADKINS RD
COLFAX, NC 27235

BEAM, JOSEPH VINCENT;BEAM, ALEXANDRA ELYSE
5597 MARBLEHEAD DR
COLFAX, NC 27235

BELLOWS, MARLEY POSTON
1587 OAKBLUFFS DR
COLFAX, NC 27235

BENNETT, ALEXIS LORRAINE;DEVER, TALISA
RENEE
5625 MARBLEHEAD DR
COLFAX, NC 27235

BENNETT, TIMOTHY
1609 SUNNY HILL WAY
COLFAX, NC 27235

BENUR, SATISH;MAHAJAN, SUCHITA
5552 MARBLEHEAD DR
COLFAX, NC 27235

BJURSTROM, ANTOINETTE C
5622 EDGARTOWN ST
COLFAX, NC 27235

BLINN, KAMILE J;BLINN, KEITH ALLAN
5639 EDGARTOWN ST
COLFAX, NC 27235

BLOUNT, BARRY T SR;BLOUNT, JULIE L
5624 MARBLEHEAD DR
COLFAX, NC 27235

BOWLIN, STACY;BOWLIN, ANDY M
8744 BAME RD
COLFAX, NC 27235

BOWMAN, MEGUMI K;BOWMAN, VANCE J
1581 OAKBLUFFS DR
COLFAX, NC 27235

BRACKETT, STEVEN C;BRACKETT, PEGGY Y
8831 BOYLSTON RD
COLFAX, NC 27235

BROWN, ALISON D;BROWN, MICAH A
8704 SWEETMEADOW RD
COLFAX, NC 27235

BROWN, ANDREW SCOTT;BROWN, KAMI N
5592 MARBLEHEAD DR
COLFAX, NC 27235

BUI, QUY;LY, TAM THANH;LY, NHU Q
5700 MARBLEHEAD DR
COLFAX, NC 27235

BULLOCK, JOHN AHA III;BULLOCK, SUSAN
HARRISON
5707 WASHBURN LN
COLFAX, NC 27235

CAMACHO, LUIS D;BONET, MARISEL
1622 CEDAR HILL WAY
COLFAX, NC 27235

CANLAS, DOMINIQUE;CANLAS, FLORDELIZA MAE
5576 MARBLEHEAD DR
COLFAX, NC 27235

CARTER, CHARLES R;CARTER, KATHY C
7829 CLINARD FARMS RD
HIGH POINT, NC 27265

CARTER, GRAYLIN W;CARTER, GINGER BYRD
8705 SWEETMEADOW RD
COLFAX, NC 27235

CAUDLE, SHELTON O;CAUDLE, RICHARDINE
5581 MARBLEHEAD DR
COLFAX, NC 27235

CE, FLAVIO CUHNA
5664 MARBLEHEAD DR
COLFAX, NC 27235

CHAN, YIN HA
3203 MORRIS FARM DR
JAMESTOWN, NC 27282

CHANG, BAOHE;LIN, HUI
5628 MARBLEHEAD DR
COLFAX, NC 27235

CHARLTON, NATASHA RENEE;CHARLTON,
DONNELL ISAAC
5572 MARBLEHEAD DR
COLFAX, NC 27235

CHELLEW, JOHN ALAN;CHELLEW, ELIZABETH E
910 QUAILMEADOW LN
COLFAX, NC 27235

CHEN, JESSICA D;CHEN, HSIAO S
5653 MARBLEHEAD DR
COLFAX, NC 27235

CHERRY, BRANDON J;CHERRY, ERIN E
5557 MARBLEHEAD DR
COLFAX, NC 27235

CHILDERS, JASON;CHILDERS, TARA
5596 MARBLEHEAD DR
COLFAX, NC 27235

CHO, HYE YOUNG;CHO, SUNG SOO
5629 MARBLEHEAD DR
COLFAX, NC 27235

COLUMBRES, RONNIE AGUAYO;COLUMBRES,
SONIA SISON
5641 MARBLEHEAD DR
COLFAX, NC 27235

CONNOR, THOMAS;CONNOR, KHADIJAH N
5603 EDGARTOWN ST
COLFAX, NC 27235

CORDOVA, MARCOS LLOYD;CORDOVA, LILI ANA
SANCHEZ
5525 MARBLEHEAD DR
COLFAX, NC 27235

COULTRESS, LANCE E;COULTRESS, LORI M
5634 EDGARTOWN ST
COLFAX, NC 27235

COUNCILMAN, KATHERINE;COUNCILMAN, KENNETH
T
5588 MARBLEHEAD DR
COLFAX, NC 27235

CRAIG, CYNTHIA LYNN;WILSON, CLIFFORD KIRK
1612 CEDAR HILL WAY
COLFAX, NC 27235

CRAVEN, LAURA C
1610 CEDAR HILL WAY
COLFAX, NC 27235

DEFRATIS, GLENN EDWARD;DEFRATIS, STEPHANIE
DAWN
5621 MARBLEHEAD DR
COLFAX, NC 27235

DERRICK, ADAM JOSEPH;DERRICK, PATRICIA
MARIE
8861 BOYLSTON RD
COLFAX, NC 27235

DHAKAL, YUBA RAJ;DEVKOTA, SUJANA DHAKAL
5532 MARBLEHEAD DR
COLFAX, NC 27235

DODLA, LINGASWAMY;KONDA, SHRUTHI
5540 MARBLEHEAD DR
COLFAX, NC 27235

DOSU, LIVINA;DOSU, GEORGE
1585 OAKBLUFFS DR
COLFAX, NC 27235

DUNN, NICOLE;DUNN, ZACHARY
5533 MARBLEHEAD DR
COLFAX, NC 27235

EDWARDS, DAVID K
904 QUAILMEADOW LN
COLFAX, NC 27235

ESHIET, IMO;ESHIET, MARESHA
5708 WASHBURN LN
COLFAX, NC 27235

FKH SFP PROPCO G LP
1850 PARKWAY PL #900
MARIETTA, GA 30067

FKH SFR L LP
1850 PARKWAY PL STE 900
MARIETTA, GA 30067

FOSTER, JEREMIAH LEE;FOSTER, LAUREL
ELISHEVA
5548 MARBLEHEAD DR
COLFAX, NC 27235

FRANKLIN, KYLE R;FRANKLIN, SARAH H
5644 MARBLEHEAD DR
COLFAX, NC 27235

FUNDERBURK, CANTRELL M;FUNDERBURK,
MARTESHIA DENISE
5657 MARBLEHEAD DR
COLFAX, NC 27235

GALERIU, MIHAIL B
1597 OAKBLUFFS DR
COLFAX, NC 27235

GANDAPODI, VIJAYKUMAR;MADANKUMAR,
RADHIKADEVI
5741 MARBLEHEAD DR
COLFAX, NC 27235

GEORGE, SHANDA LYNN
5615 EDGARTOWN ST
COLFAX, NC 27235

GIBSON, SARA MARIE STEPHENS;GIBSON, COLE R
5652 MARBLEHEAD DR
COLFAX, NC 27235

GIRASE, BHUPENDRASING BHOJUSING;DESHMUKH,
PALLAVI
5656 MARBLEHEAD DR
COLFAX, NC 27235

GOINS, ROBIN N
1605 SUNNY HILL WAY
COLFAX, NC 27235

GOODIN, JAMES JOSEPH
5529 MARBLEHEAD DR
COLFAX, NC 27235

GORRELL, LESTER R
919 QUAILMEADOW LN
COLFAX, NC 27235

GRAHAM, CODY ALLEN;GRAHAM, CASEY LYNN
5536 MARBLEHEAD DR
COLFAX, NC 27235

GUILFORD COUNTY
PO BOX 3427
GREENSBORO, NC 27402

HALL, DAVID P;HALL, JENNIFER G
5631 EDGARTOWN ST
COLFAX, NC 27235

HAMZE, ABDUL K;NABULSI, LANA
5660 MARBLEHEAD DR
COLFAX, NC 27235

HARALDSON, AARON R
5617 MARBLEHEAD DR
COLFAX, NC 27235

HARDING, JEFFREY ALLAN;HARDING, LUEALICE P
912 QUAILMEADOW LN
COLFAX, NC 27235

HARTSFELD, EARL G;HARTZFELD, MILDRED
M;HARTSFELD, MARK ALAN
8827 BOYLSTON RD
COLFAX, NC 27235

HAYES, LAVELLE F;HAYES, TAMIQUA L
5524 MARBLEHEAD DR
COLFAX, NC 27235

HAYES, PAUL VERNON
5618 EDGARTOWN ST
COLFAX, NC 27235

HEDGECOCK, JAMES S;HEDGECOCK, ELIZABETH A
8857 BOYLSTON RD
COLFAX, NC 27235

HILL, EUGENE R;HILL, LINDA K
8818 BOYLSTON RD
COLFAX, NC 27235

HILL, YOLANDA;ROBINSON, MARK K
5664 MARBLEHEAD DR
COLFAX, NC 27235

HIXSON, ROGER DEAN
808 QUAILMEADOW LN
COLFAX, NC 27235

HOLBROOK, CHARLES MICHAEL
8738 BAME RD
COLFAX, NC 27235

HOLM, CYNTHIA;ADU, BEVERLY Y
5701 MARBLEHEAD DR
COLFAX, NC 27235

HOOVER, CHRISTOPHER P;HOFFMAN, AUDREY C
5611 EDGARTOWN ST
COLFAX, NC 27235

HORTON, ROY WEBSTER JR
1593 OAKBLUFFS DR
COLFAX, NC 27235

HUTCHENS, GILBERT R;HUTCHENS, ANNIE B
8760 BAME RD
COLFAX, NC 27235

IRVIN, ARIA C;IRVIN, ANTHONY T
5649 MARBLEHEAD DR
COLFAX, NC 27235

JACKSON, THOMAS C;JACKSON, BRENDA L
8814 BOYLSTON RD
COLFAX, NC 27235

JONES, DANNY R;WOODBURN, BEVERLY G
5648 MARBLEHEAD DR
COLFAX, NC 27235

KALAF, OMAR K
5708 MARBLEHEAD DR
COLFAX, NC 27235

KANDEL, SAGAR P
5654 EDGARTOWN ST
COLFAX, NC 27235

KEYSTONE GROUP INC
3708 ALLIANCE DR
GREENSBORO, NC 27407

KING, ALBERT
1599 OAKBLUFFS DR
COLFAX, NC 27235

KINOSHITA, GUSTAVO BERTUZZO;DA SILVA,
PAMELA RUIZ FRANCO
5638 EDGARTOWN ST
COLFAX, NC 27235

KISH-SHAFFER, AMY
5705 WASHBURN LN
COLFAX, NC 27235

KIVETT, VIRGINIA E HEIRS
P O BOX 1411
SHARPSBURG, NC 27878

KOCH, RAFAEL L;KOCH, GIULIANA BASSANI
5620 MARBLEHEAD DR
COLFAX, NC 27235

KORDSMEIER, HANNAH T;KORDSMEIER, RYAN
KEITH
5608 MARBLEHEAD DR
COLFAX, NC 27235

LASZLO, DANIEL W
3704 TUXFORD LN
JAMESTOWN, NC 27282

LEWIS, SCOTT;WEI, MINXIA
5709 WASHBURN LN
COLFAX, NC 27235

LIN, SHANBIN
5668 MARBLEHEAD DR
COLFAX, NC 27235

LOPEZ, SARAH ELIZABETH RIVERA
5568 MARBLEHEAD DR
COLFAX, NC 27235

LOUREIRO, FLAVIO
5626 EDGARTOWN ST
COLFAX, NC 27235

LY, QUAN H;SEO, ANN J
5636 MARBLEHEAD DR
COLFAX, NC 27235

MADRIAGA, ELEANOR DE MESA
1573 OAKBLUFFS DR
COLFAX, NC 27235

MAKOR, ANGELA M;MEUNIER, KATHLEEN J
1618 CEDAR HILL WAY
COLFAX, NC 27235

MANN, CASANDRA C
800 QUAILMEADOW LN
COLFAX, NC 27235

MARTIN, MOLLY C;MARTIN, KYLE
5564 MARBLEHEAD DR
COLFAX, NC 27235

MARWAHA, ANIL K;MARWAHA, RICH
5612 MARBLEHEAD DR
COLFAX, NC 27235

MAZZA, KIRSTEN
8707 SWEETMEADOW RD
COLFAX, NC 27235

MIDDLEBROOKS, AKEEM N
5705 MARBLEHEAD DR
COLFAX, NC 27235

MUDGE, JAMES E;MUDGE, MARY L
5703 WASHBURN LN
COLFAX, NC 27235

MULLEN, BRETT;MULLEN, ALEXANDRA
5732 MARBLEHEAD DR
COLFAX, NC 27235

NDINGWAN, COLINS N
5593 MARBLEHEAD DR
COLFAX, NC 27235

NEWSOME, LINUS WILSON;NEWSOME, VICKI S
8817 BOYLSTON RD
COLFAX, NC 27235

NICKERSON, ALVIN D
1579 OAKBLUFFS DR
COLFAX, NC 27235

NORMAN, HULDA A
1270 OLD PLANTATION RD
WALNUT COVE, NC 27052

OVG PROPERTIES CORP
130 WINSTON CHURCHILL AVE STE 1 PMB 140
SAN JUAN, PR 00926

PADILHA, LUIZ DANIEL SIZANOSKI;KARAM,
MANOELA ZCHOERPER
5646 EDGARTOWN ST
COLFAX, NC 27235

PANEDA, ROGELIO LAROCO;PANEDA, JESSICA V
5609 MARBLEHEAD DR
COLFAX, NC 27235

PAPNEJA, JITENDRA KUMAR;PAPNEJA, SUMAN
5560 MARBLEHEAD DR
COLFAX, NC 27235

PARK, JEONGGU;BAIK, CHANMI
5584 MARBLEHEAD DR
COLFAX, NC 27235

PATEL, ANSHUMAN M;PATEL, MEGHA
5639 EDGARTOWN ST
COLFAX, NC 27235

PATEL, MONEL;SHAH, SNEHA
5643 EDGARTOWN ST
COLFAX, NC 27235

PATTERSON, CARL DR;PATTERSON, TRINA T
5619 EDGARTOWN ST
COLFAX, NC 27235

PEREZ, ALEXANDER RUBEN;PEREZ, VERONICA
SIMPSON
806 QUAILMEADOW LN
COLFAX, NC 27235

POLAK, LYNN
5704 WASHBURN LN
COLFAX, NC 27235

POVEC, CATHERINE MARIE;POVEC, KEVIN E
5607 EDGARTOWN ST
COLFAX, NC 27235

PUTNAM, GREGORY L;PUTNAM, MAUREEN O
917 QUAILMEADOW LN
COLFAX, NC 27284

RAYAPATI, HANUMANTHARAO;CHIRUMAMILLA,
AMALA
5627 EDGARTOWN ST
COLFAX, NC 27235

RICHARDSON, REMONE M;RICHARDSON, TONIA R
5565 MARBLEHEAD DR
COLFAX, NC 27235

ROBARDS, JULIE JOINER
5712 MARBLEHEAD DR
COLFAX, NC 27235

RODRIGUES, WARREN BRYAN
1606 CEDAR HILL WAY
COLFAX, NC 27235

ROSEBOROUGH, SHARON D;BYRD, BRENT L
5545 MARBLEHEAD DR
COLFAX, NC 27235

ROWE, BRIAN A;ROWE, ANTOINETTE R
5573 MARBLEHEAD DR
COLFAX, NC 27235

SALNIKOV, DENNIS LEONID;SALNIKOV, KELLY JEAN
5589 MARBLEHEAD DR
COLFAX, NC 27235

SAXENA, CHANDNI;SHAH, MONIK R
5630 EDGARTOWN ST
COLFAX, NC 27235

SAYERS, DENNIS M;SAYERS, CORNELIA G
1606 SUNNY HILL WAY
COLFAX, NC 27235

SCHOLTZ, ADAM B;SCHOLTZ, ELIZABETH C
8823 BOYLSTON RD
COLFAX, NC 27235

SCHOLTZ, QUENTIN E III;SCHOLTZ, REBECCA B
1616 CEDAR HILL WAY
COLFAX, NC 27235

SEO, SOON J
5710 WASHBURN LN
COLFAX, NC 27235

SHACKLETON, ASHLEY MITCHELL
HLADIK;SHACKLETON, SCOTT MICHAEL
5606 EDGARTOWN ST
COLFAX, NC 27235

SHIELDS, ELIZABETH B;SHIELDS, RICHARD
1505 MINERAL SPRINGS RD
MADISON, NC 27025

SHIELDS, JAMES DONNIE;SHIELDS, SUSAN E
8859 BOYLSTON RD
COLFAX, NC 27235

SHUTTS, NICOLE ELIZABETH;MACDOWELL, DANIEL
JAMES JR
5642 EDGARTOWN ST
COLFAX, NC 27235

SILVA, LUCAS CAMACHO FERREIRA;VALADAO F C,
ALCANTATA
5645 MARBLEHEAD DR
COLFAX, NC 27235

SIMBAQUEBA, JAIRO E;RODRIGUEZ, JENNIFER N
ROMERO
1604 SUNNY HILL WAY
COLFAX, NC 27235

SLAUGHTER, CHARLES M;SLAUGHTER, SUSAN D
5604 MARBLEHEAD DR
COLFAX, NC 27235

SONI, MOUNISH;SONI, ALKESHKUMAR A
5733 MARBLEHEAD DR
COLFAX, NC 27235

SONI, MUKESH;SONI, KAMINI
5610 EDGARTOWN ST
COLFAX, NC 27235

STEIGERWALD, JENNIFER L
5616 MARBLEHEAD DR
COLFAX, NC 27235

STEWART, KRISTINA L;STEWART, CHESTER
5706 WASHBURN LN
COLFAX, NC 27235

STOUT, ROBERT M;STOUT, CAROLE B
804 QUAILMEADOW LN
COLFAX, NC 27235

SUBEDI, REMLAL
5737 MARBLEHEAD DR
COLFAX, NC 27235

SUNDARARAMAN, HARISSH;GAMINI, DIVYA
SHOBANA
5549 MARBLEHEAD DR
COLFAX, NC 27235

TACKETT, JOHN D;TACKETT, JOAN LAVONNE
5713 MARBLEHEAD DR
COLFAX, NC 27235

TACKETT, JONATHAN K;ELISEO, SAVANNAH ROSE
5640 MARBLEHEAD DR
COLFAX, NC 27235

THE SPEER FAMILY TRUST
P O BOX 700
COLFAX, NC 27235

TOOMEY, JAMES PAUL;CARTER-TOOMEY, CHELSEA
5633 MARBLEHEAD DR
COLFAX, NC 27235

TRUESDALE, NATALIE OAKLEY;TRUESDALE,
WENDELL RUSSELL
1615 SUNNY HILL WAY
COLFAX, NC 27235

VALADE, MARY J;VALADE, KURT C
5613 MARBLEHEAD DR
COLFAX, NC 27235

VESSELLA, KENDALL W;VESSELLA, THOMAS A
1605 CEDAR HILL WAY
COLFAX, NC 27235

VOGT, GUY;VOGT, LAURA
1575 OAKBLUFFS DR
COLFAX, NC 27235

W F COX & CO INC
PO BOX 1774
KERNERSVILLE, NC 27285

WEST, DARLENE P
5650 EDGARTOWN ST
COLFAX, NC 27235

WHITE, RYAN C;WHITE, KYLEE E
5637 MARBLEHEAD DR
COLFAX, NC 27235

WHITE, STEPHANIE BLAIR
5528 MARBLEHEAD DR
COLFAX, NC 27235

WILBORNE, JAMES R;WILBORNE, PATRICIA
M;WILBORNE, JOHN ROBERT
802 QUAILMEADOW LN
COLFAX, NC 27235

WITZLEBEN, JAMIE LEE;WITZLEBEN, MEAGAN
WEISS
1620 CEDAR HILL WAY
COLFAX, NC 27235

WOOD, ROBERT ALLISON;WOOD, SYLVIA M
1611 SUNNY HILL WAY
COLFAX, NC 27235

WOODARD, LARRY M;WOODARD, SANDRA S
906 QUAILMEADOW LN
COLFAX, NC 27235

WYATT, ALAN D;WYATT, LAUREN
1621 SUNNY HILL WAY
COLFAX, NC 27235

XQ CHEN PROPERTIES LLC
3704 BRASSFIELD OAK DR
GREENSBORO, NC 27410

YANCEY, LILLIE ELLEN
915 QUAILMEADOW LN
COLFAX, NC 27235

YARBOROUGH, DONNA G
908 QUAILMEADOW LN
COLFAX, NC 27235

YU, LIN;YE, RUI
1608 CEDAR HILL WAY
COLFAX, NC 27235

ZHANG, YANG;LIU, LIU
5580 MARBLEHEAD DR
COLFAX, NC 27235

ZHAO, XIA;ZHENG, RICKY
5724 MARBLEHEAD DR
COLFAX, NC 27235

ZHOU, NIANQING;YUAN, YUWEI
5709 MARBLEHEAD DR
COLFAX, NC 27235

ZHU, JINDE
205 LASALLE WAY
GREENSBORO, NC 27406

ZHU, YIFEI;NI, FANGE
5704 MARBLEHEAD DR
COLFAX, NC 27235

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: 2023-168

File ID: 2023-168

Type: Zoning Map Amendment

Status: To Be Introduced

Version: 1

Reference:

In Control: City Council

File Created: 04/06/2023

File Name:

Final Action:

Title: **Solution Architects, Inc., Zoning Map Amendment 23-09**

A request by Solution Architects, Inc. to rezone approximately 18.4 acres from the Institutional (I) District to a Conditional Zoning Residential Multifamily - 16 (CZ RM-16) District and a Conditional Zoning General Business (CZ-GB) District. The site is located north of Jamestown Parkway (formerly Greensboro Road), between Deep River Road and I-74.

Notes:

Sponsors:

Enactment Date:

Attachments: Staff Report ZA-23-09.pdf, Staff Report ZA-23-09.pdf

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name: genine.solis@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 2023-168

CITY OF HIGH POINT

AGENDA ITEM



Title: **Zoning Map Amendment 23-07**
Solution Architects, Inc.

From: Sushil Nepal, AICP
Planning & Development Director

Meeting Date: April 17, 2023

Public Hearing: Yes

Advertising Date: April 5, 2023, and
April 12, 2023

Attachments: A. Staff Report
B. Zoning Ordinance

Advertised By: Planning & Development

PURPOSE:

A request by Solution Architects, Inc. to rezone approximately 18.4 acres from the Institutional (I) District to a Conditional Zoning Residential Multifamily - 16 (CZ RM-16) District and a Conditional Zoning General Business (CZ-GB) District. The site is located north of Jamestown Parkway (formerly Greensboro Road), between Deep River Road and I-74.

BACKGROUND:

The Planning and Zoning Commission reviewed this request at their March 28, 2023 public hearing. All members of the Commission were present except for Mr. Ray Wheatley and Mrs. Angela Jiménez. Mr. Herbert Shannon, Senior Planner, presented the case and recommended approval of the request as outlined in the staff report.

Speaking on the request:

Speaking in favor of the request was the applicant's representative, Mr. Tom Terrell, attorney, Fox Rothschild LLP, 230 N. Elm Street; Suite 1200, Greensboro. Mr. Terrell provided an overview of the proposal to reuse this site for multifamily development, with accessory commercial uses. He stated that the Jamestown Parkway frontage of the site has been vacant since 2011 and that the proposed renovation of the existing multistory building would be a catalyst for the Five Points commercial area as it would stabilize and promote future revitalization of this area.

Also, speaking in favor were Mr. Tom Cross, 225 Spencer Street, High Point and Mrs. Connie Valderrey 2905 McLaurin Court, High Point. These speakers stress that the reuse of this vacant structure will be a positive development project for this area. They stated that the city needs to support the redevelopment of long-standing vacant buildings along our commercial corridors.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

A. Staff Recommendation

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

B. Planning and Zoning Commission Action

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

2. Consistency and Reasonableness Statements

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

That Zoning Map Amendment 23-09 is consistent with the City's adopted policy guidance because the combination of uses of the requested rezoning is supported by the Mixed Use Development land use designation governing the site, as well as the existing development pattern of the abutting Five Points area. Furthermore, the requested CZ RM-16 and CZ-GB Districts will further advance the goals for redevelopment envisioned for this area by the Jamestown Bypass Land Use Assessment, Core City Plan and US 311 Bypass Interchange Study.

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

**STAFF REPORT
ZONING MAP AMENDMENT ZA-23-09
March 28, 2023**

Request	
Applicant: Solution Architects, Inc.	Owner: Solution Architects, Inc.
Zoning Proposal: To rezone approximately 18.4 acres	From: I Institutional District
	To: CZ RM-16 Conditional Zoning Residential Multifamily - 16 District CZ GB Conditional Zoning General Business 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 north of Jamestown Parkway (formerly Greensboro Road), between Deep River Road and I-74.
Tax Parcel Number:	Guilford County Tax Parcel 182090
Site Acreage:	Approximately 18.4 acres
Current Land Use:	The northern portion of the site is developed with multifamily/townhome dwellings. The southern portion of the site is developed with a 160,000 square foot multi-story (4 – 5 stories) vacant structure.
Physical Characteristics:	The site has a level to moderately sloping terrain with no noteworthy physical features.
Water and Sewer Proximity:	A 6-inch & 10-inch City water lines, along with a 8-inch City sewer line, lie adjacent to the site along Deep River Road and Jamestown Parkway.
General Drainage and Watershed:	The site drains in a general northerly direction and development is subject to the City Lake General Watershed Area (GWA) requirements. Primary stormwater control measures are required for development with a total impervious surface area greater than 24% of the site.
Overlay District:	City Lake General Watershed Area

Adjacent Property Zoning and Current Land Use			
North:	I	Institutional District	Undeveloped parcel and I-74 corridor
	R-5	Residential Single Family – 5 District	
South:	I	Institutional District	Undeveloped parcel, commercial retail uses and vacant commercial structures
	GB	General Business District	
East:	GB	General Business District	Undeveloped parcel and single family dwellings (<i>across I-74 corridor</i>)
	R-5	Residential Single Family – 5 District	

West:	LB TO R-5 RM-16	Limited Business District Transitional Office Residential Single Family – 5 District Residential Multifamily 16 District	Commercial retail uses, single family dwelling, church and multifamily apartment complex
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Relevant Land Use Policies and Related Zoning History	
Community Growth Vision Statement:	Goal 3: Create more mixed use areas, while reinforcing existing ones, to minimize traffic, maximize the utilization of infrastructure, and so people can live, work and play in one location. <u>Obj. 3A</u>: Revitalize and expand existing mixed use areas through building rehabilitations and new infill development. <u>Obj. 3C</u>: Attract commercial tenants that will offer daily goods and services to nearby neighborhoods. <u>Obj. 3D</u>: Include high-density residential development as a component of existing and new mixed use areas for the purposes of utilizing land efficiently, pairing people with convenient goods and services, supporting the commercial uses, and minimizing traffic.
Land Use Plan Map Classification:	The site has a Mixed Use Development land use designation. This classification provides for the siting of a variety of land uses in close proximity to each other where this is desirable due to existing land use patterns, environmental constraints, the need to preserve open space.
Land Use Plan Goals, Objectives & Policies:	The following goals and objectives of the Land Use Plan are relevant to this request: Goal #2: Encourage development that enhances and preserves established neighborhoods. Goal #3: Provide a wide range of housing opportunities for families of all income levels. Goal #5: Promote an urban growth pattern that occurs in an orderly fashion and conserves the land resources of the city and its planning area. Obj. #3. Provide opportunities for an adequate supply of affordable housing at appropriate locations convenient to employment, shopping and service areas. Obj. #4. Protect the City's older, established neighborhoods, and promote their revitalization through needed infrastructure improvements and new residential investment. Obj. #8. Stimulate more efficient use of the City's land resources by encouraging in-fill, mixed-use, cluster development and higher residential densities at appropriate locations.
Relevant Area Plans:	<u>Jamestown Bypass Land Use Assessment</u> The main objectives of this assessment completed in May 2021 were to evaluate the impacts of the new Jamestown Bypass, examine existing land uses, and provide policy guidance for potential future development. Recommendations for the Five Points area near the former Presbyterian Homes site that is the subject of this request include creating a pedestrian-friendly gateway with new commercial buildings pulled close to the street and streetscapes with broad sidewalks, street trees, pedestrian streetlights,

	and benches. It also recommended the Land Use Plan designation for approximately 19 acres in the area be amended to Mixed Use Development, which occurred in January 2023, although the subject site already had this designation following a Land Use Plan amendment approved in 2011. <u>Core City Plan</u> Approved in 2007, this plan makes recommendations for improving the 11-square-mile in the central area of the city. The subject site is located just outside the Core City Plan boundary, but within the five-minute walking radius identified for the proposed Five Points mixed use center. The plan makes several recommendations for this area, including redeveloping properties in a more urban and pedestrian-friendly manner and higher-density housing. <u>US 311 Bypass Interchange Study</u> This study of the interchanges along what is now Interstate 74 was prepared for the City of High Point, City of Archdale, and Town of Jamestown in 2002. It makes several recommendations for the area around the interchange at what is now Jamestown Parkway. For the Five Points area near the subject site this includes redeveloping the area to incorporate a reconfigured street network with driveway access controls, additional open space, a revitalized shopping center to serve as an activity center with unique shops and restaurants, an enhanced pedestrian environment, and a transit stop.
Zoning History:	There has been no significant zoning activity in this general area. The site obtained its current Institutional District zoning in 1984 (Zoning Map Amendment Case 84-04) when the property was a continuing care retirement facility operated by the Presbyterian Homes Inc.

Transportation Information				
Adjacent Streets:	Name		Classification	Approx. Frontage
	Jamestown Parkway Deep River Road		Major Thoroughfare Minor Thoroughfare	1,600 ft. 1,735 ft.
Vehicular Access:	Via existing drive access point from Jamestown Parkway and Deep River Road.			
Traffic Counts: <i>(Average Daily Trips)</i>	Jamestown Parkway Deep River Road		15,500 AADT (NCDOT 2021 traffic counts) 6,200 AADT (NCDOT 2021 traffic counts)	
Estimated Trip Generation:	The former multistory assisted living facility is proposed to be converted into a 128-unit multifamily development, along with some accessory uses (20,000-sq. ft. internal self-storage facility and approximately 8,000-sq. ft. of retail uses). At build-out, approximately 1,012 daily trips during a 24-hour time period are it is anticipated, with approximately 82 AM peak-hour trips and approximately 103 PM peak-hour trips			
Traffic Impact Analysis (TIA):	Required		TIA Comments	
	<u>Yes</u>	<u>No</u> X	Reuse of the existing structure would be of a similar use, a TIA will not be required at this time. However, in the event any new building or building expansion are proposed in the future, a TIA will be required.	

Conditions:	<u>Access Improvements:</u> The easternmost driveway along Jamestown Parkway shall be modified to be a right-in / right-out driveway via extension of the existing median in the Jamestown Parkway right-of-way.
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School District Comment				
Guilford County School District				
Local Schools:	Enrollment: 2022 – 2023 (20 th day of class)	Maximum Design Built Capacity: (2022 – 2023):	Mobile Classrooms:	Projected Additional Students:
Montlieu Elementary	490	771	3	63 - 65
Welbourne Middle	424	690	0	32 - 34
Andrews High	725	1,254	0	29 - 31
<u>School District Remarks:</u> With the implementation of General Statute 115C-301 mandating reduced K-3 class sizes, elementary schools will experience annual reductions in capacity through 2022 – 2023. Elementary built capacity assumes reduced K-3 class sizes per applicable core academic classroom as of the stated year. Middle and high school built capacity assumes 30 students per core academic classroom.				

Details of Proposal

The applicant is requesting rezoning of this 18.4 acre tract of land to support revitalization of the property and its existing structures as a mixed-use development. The northern two-thirds of the site (Tract A) has been repurposed as a multifamily development consisting of 88-townhome units. Thus, a RM-16 District zoning is being sought for this portion of the site to match the manner that area is being used. The southern third of the site (Tract B) contains a 160,000 square foot multi-story (3 – 5 stories) structure that has been vacant since 2005. This applicant is proposing GB District zoning for this area to support renovating this structure to allow:

- 128 multifamily dwelling units
- 20,000 square foot internal self-storage facility (temporary use during renovation)
- Minor retail sales establishment (4,000 square feet per establishment) on the first floor for the convenience of the residences (i.e. barber shop, beauty parlor, small grocery or retail sale uses)

A conditional zoning ordinance has been submitted in conjunction with this zoning request in which conditions have been offered pertaining to access improvements and the prohibition of specific uses.

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.

The combination of uses of the requested rezoning is supported by the Mixed Use Development land use designation governing the site, as well as the existing development pattern of the abutting Five Points area.

Reasonableness/Public Interest:

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

The requested CZ RM-16 and CZ-GB Districts will further advance the goals for redevelopment envisioned for this area by the Jamestown Bypass Land Use Assessment, Core City Plan and US 311 Bypass Interchange Study.

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.

Adjacent uses along Jamestown Parkway (formerly Greensboro Road) and Deep River Road consists of various commercial, personal service, institutional, and multifamily uses. The zoning request for RM-16 district uses to the rear and some GB District uses to the front of the site will support a similar mixture of land uses as exist along the opposite sides of these abutting roads.

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.
	Rezoning is being sought to revitalize this former retirement center. Existing buildings and driveway access points are to be used. The applicant has offered a condition to improved one of the existing access points to account for proximity to the interstate off-ramp.
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 two thoroughfare roadways and an interstate highway. These roads separate the site from adjacent parcels, thus ensuring redevelopment 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 various road improvement projects over the past 20 years adjacent to the zoning site consisting of the extension of I-74 through this western portion of the city, establishment of the I-74 interchange at Jamestown Parkway and the recent completion of the Jamestown Parkway throughfare extension through the eastern portion of the city to Guilford College Road. These projects have changed the character and driving patterns of this area to support a higher intensity and a wider range of land uses at this intersection.

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.

The zoning request promotes the objectives of the Mixed Use Development land use classification that was established for this intersection in 2011 with adoption of the Core City Plan.

Recommendation

Staff Recommends Approval:

The Planning and Development Department recommends approval of the request to rezone this 18.4 acre tract of land to a CZ RM-16 District and a CZ-GB 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

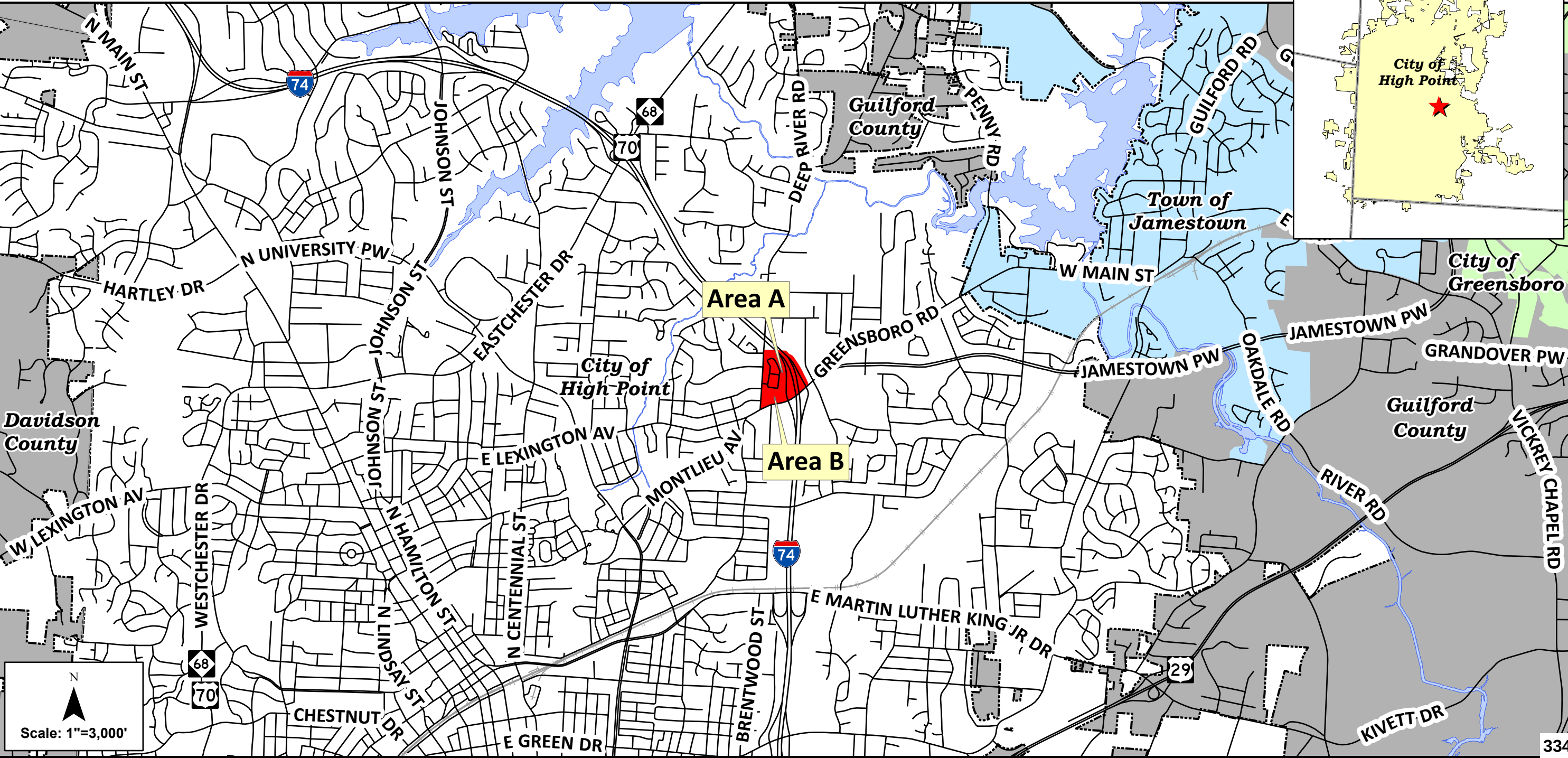
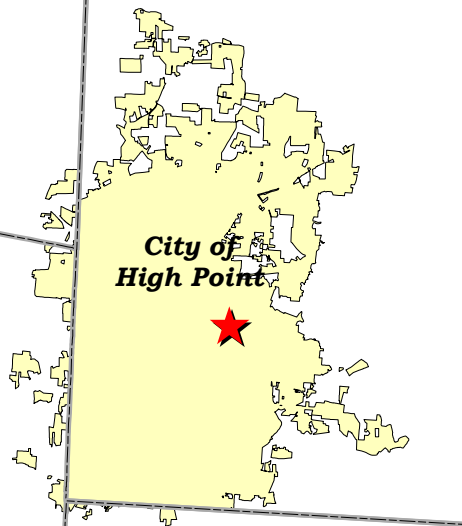
This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner and reviewed by Christopher Andrews AICP, Development Administrator, and Sushil Nepal AICP, Planning and Development Director.

LOCATION MAP

ZONING MAP AMENDMENT: ZA-23-09

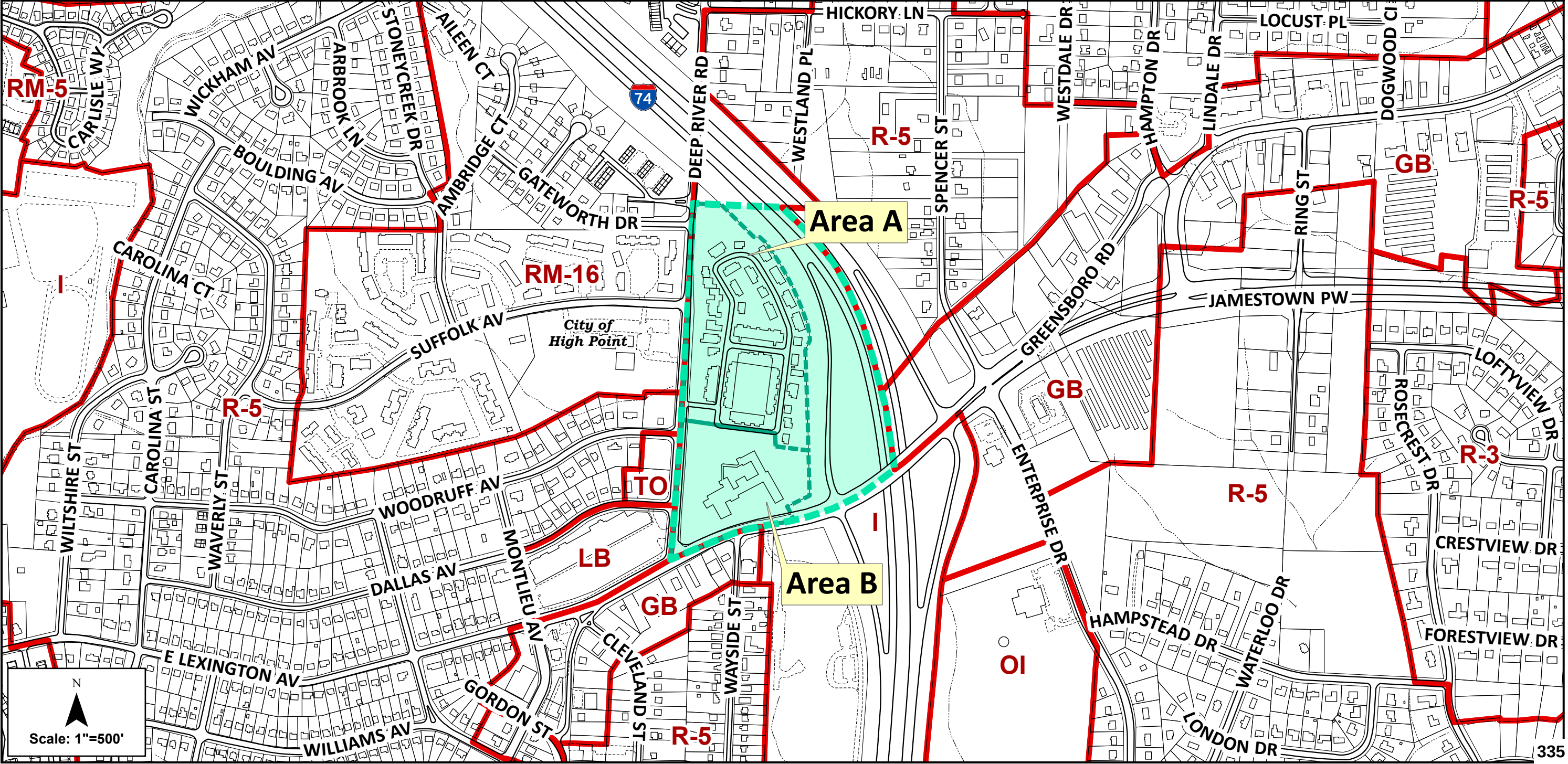
Applicant: Solution Architects, Inc.

Vicinity Map



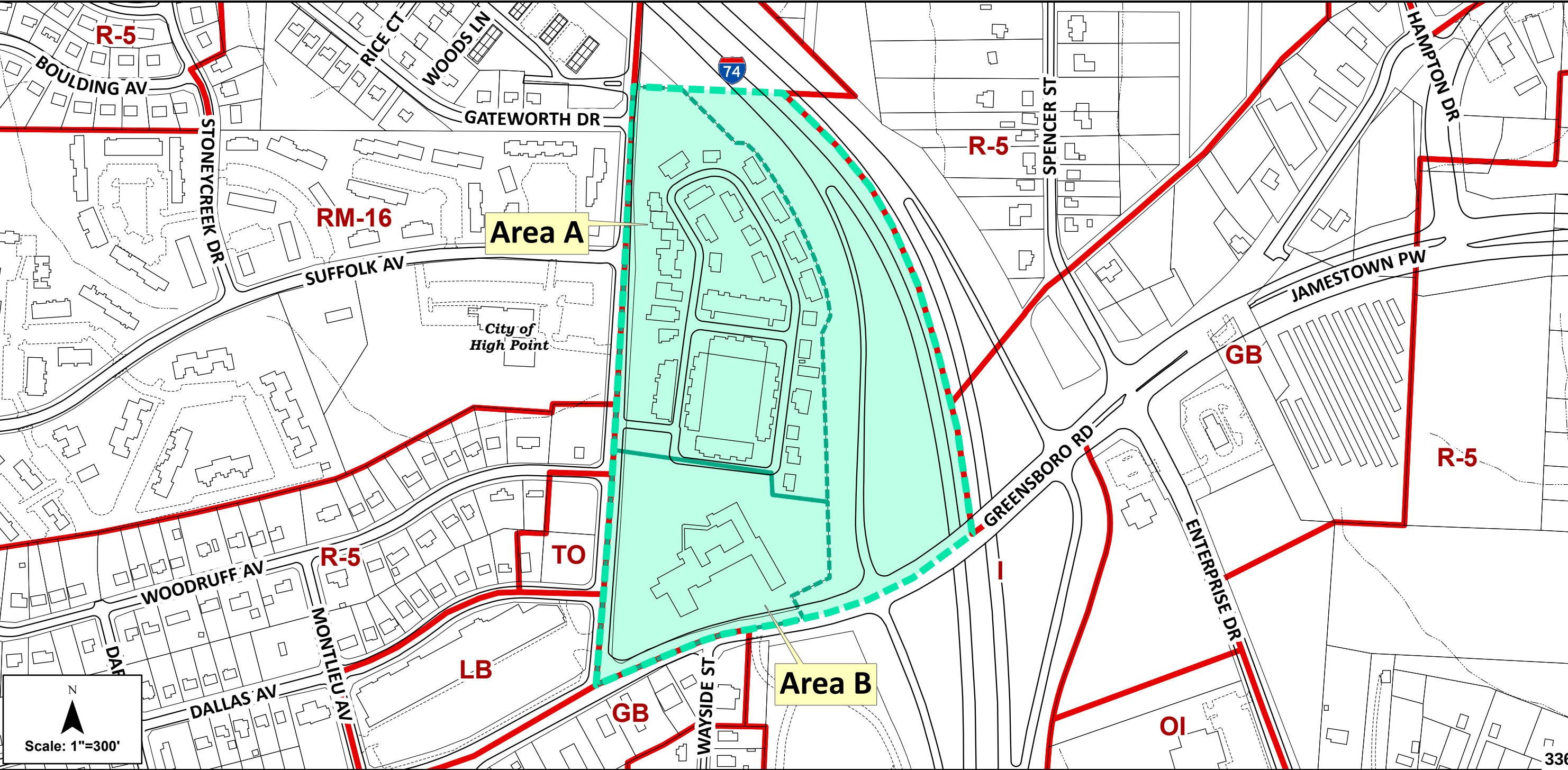
ZONING MAP AMENDMENT: ZA-23-09

ZONING MAP



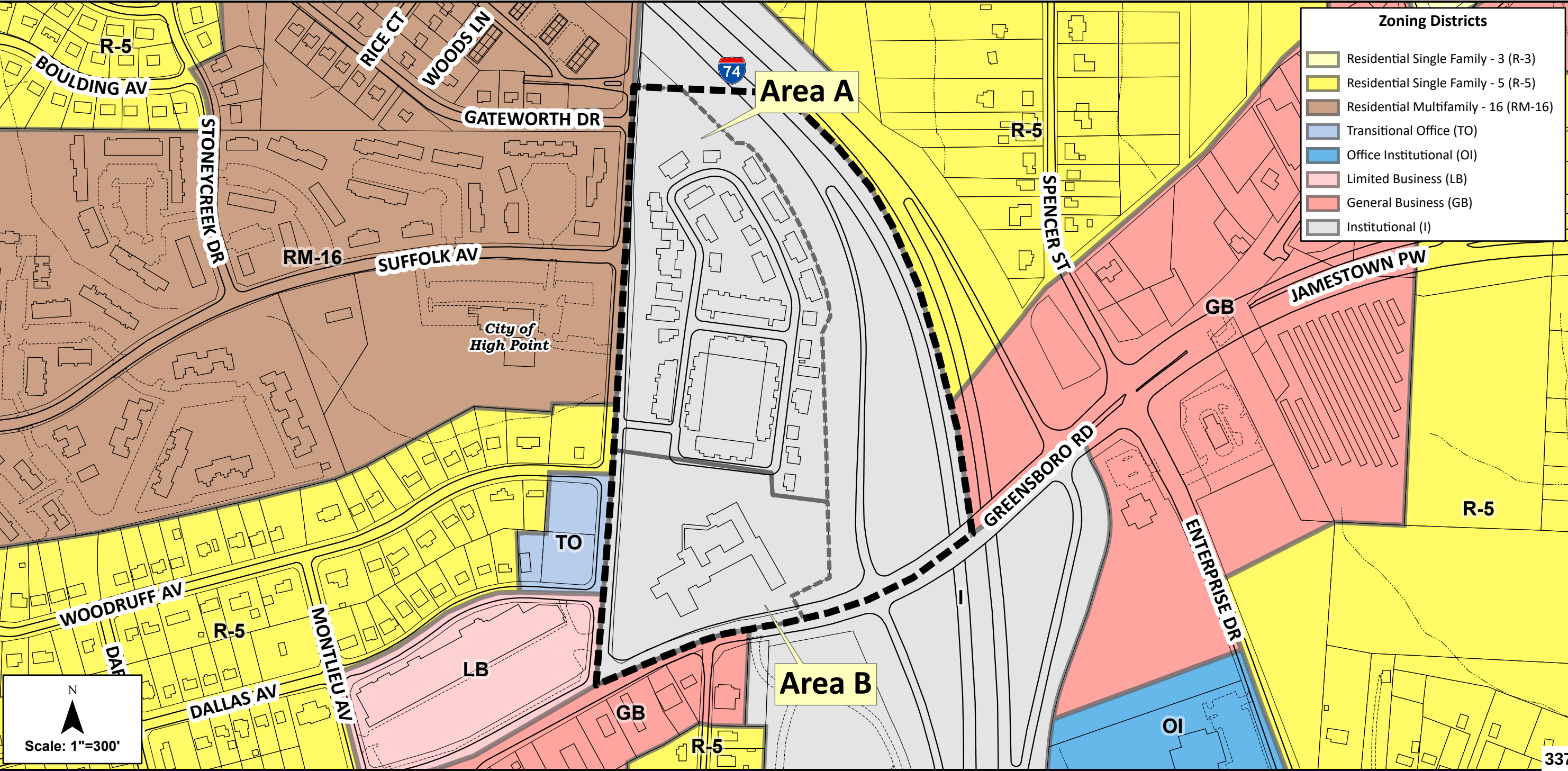
ZONING MAP AMENDMENT: ZA-23-09

ZONING MAP



ZONING MAP AMENDMENT: ZA-23-09

COLOR-CODED ZONING MAP



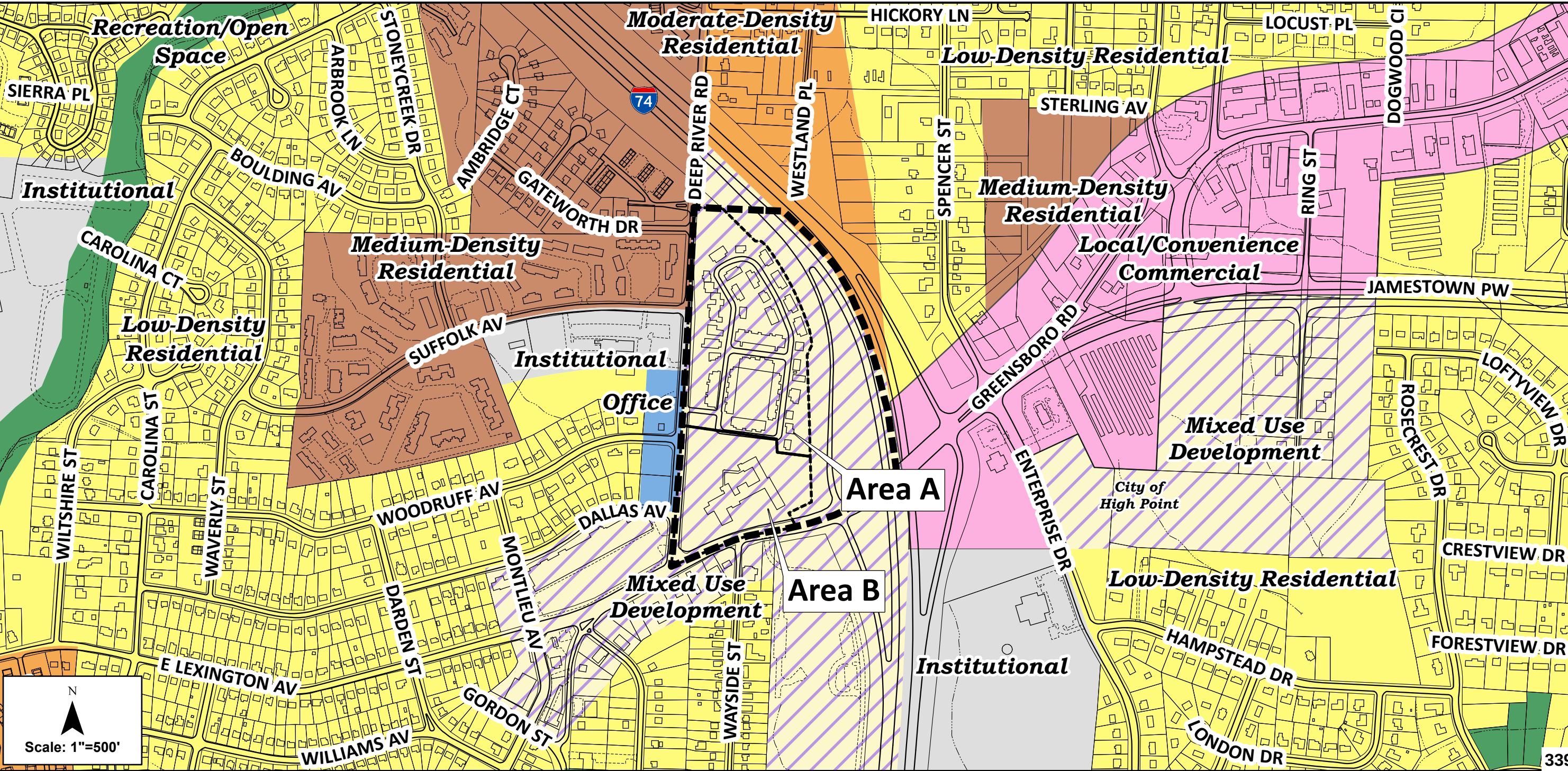
ZONING MAP AMENDMENT: ZA-23-09

AERIAL PHOTOGRAPHY (FEB. 2022)



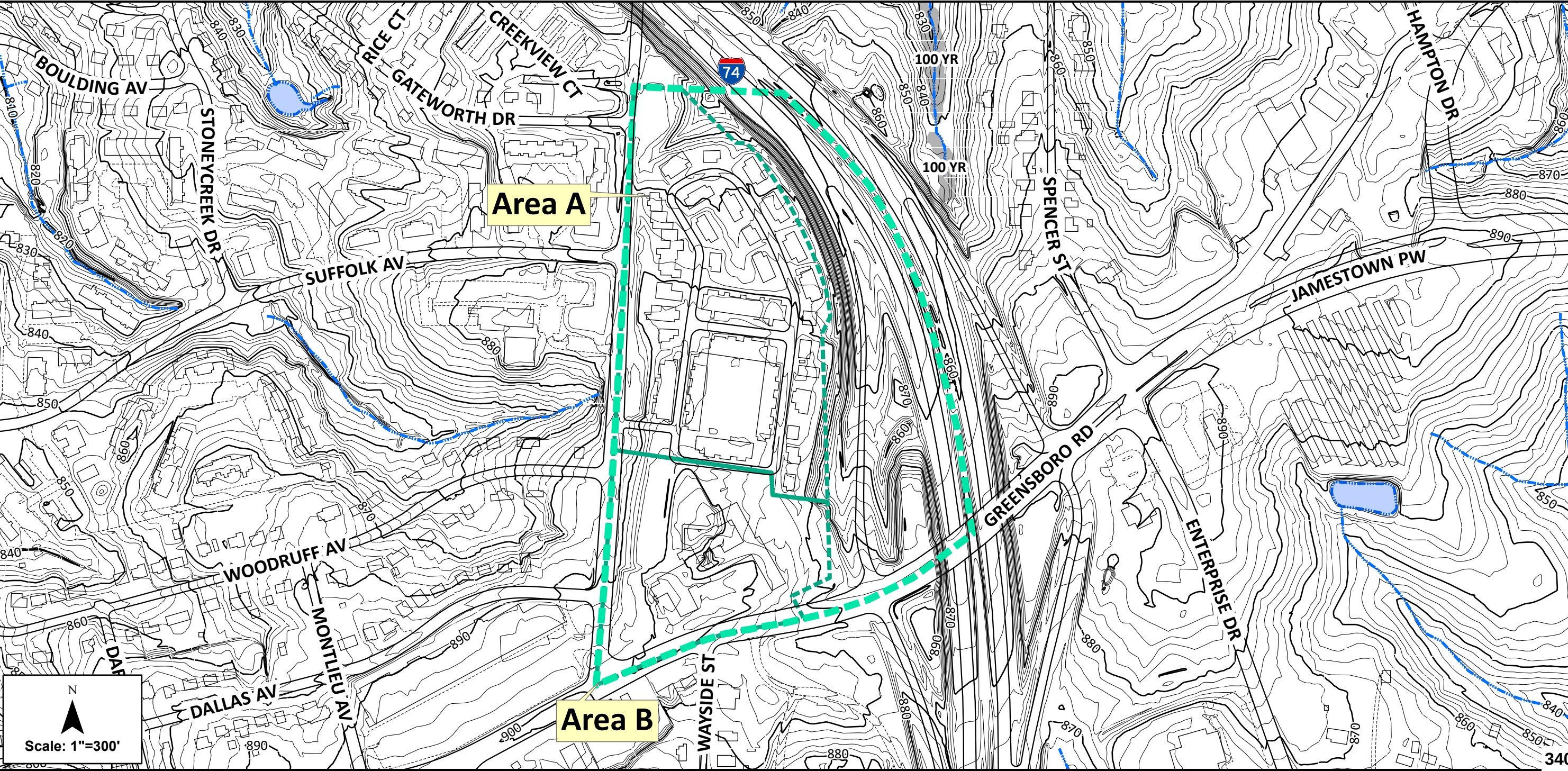
ZONING MAP AMENDMENT: ZA-23-09

LAND USE PLAN MAP



ZONING MAP AMENDMENT: ZA-23-09

TOPOGRAPHY



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 March 28, 2023 and before the City Council of the City of High Point on April 17, 2023 regarding **Zoning Map Amendment Case 23-09 (ZA-23-09)** 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 March 18, 2022, for the Planning and Zoning Commission public hearing and on April 5, 2023 and April 12, 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 **April 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:

The property (Tract A and B) is also known as Guilford County Tax Parcel 182090.

Tract A: Conditional Zoning Residential Multifamily – 16 (CZ RM-16) District.

Consisting of the northern 12.343 acres of Guilford County Tax Parcel 182090. The CZ-GB District zoned area is more specifically described as follows:

Starting from the Ex. Nail in the southwest-most corner (being at the southwest corner of Guilford County Tax Parcel 182090), proceed N 05° 42’ 10” E for 243.92 feet to the EIP. From the EIP, proceed N 05° 53’ 20” E for 369.46 feet to the indicated point, **Being the Point of Beginning**. From the indicated point (Point of Beginning), proceed N 05° 53’ 20” E for 140.65 feet to the EIP. From the EIP, proceed N 05° 35’ 34” E for 776.67 feet to the EIP. From the EIP proceed N 86° 50’ 26” E for 30.03 feet, thence N 06° 14’ 39” E for 157.38 feet to the EIP. From the EIP, proceed S 86° 00’ 01” E for 135.50 feet to the ROW CAP. From ROW CAP, proceed S 45° 07’ 20” E for 233.13 feet to the ROW CAP. From ROW CAP, proceed S 38° 39’ 28” E for 90.61 feet; thence 524.07 feet along a chord to the ROW CAP. From ROW CAP, proceed S 02° 52’ 20” W for 189.52 feet to the ROW CAP; thence S 04° 49’ 57” W for 318.11 feet to the ROW CAP. Thence N 74° 50’ 22” W for 150.09 feet, thence N 03° 10’ 56” W for 50.21; thence N 78° 28’ 44” W for 429.91 feet to **The Point of Beginning**.

Tract B: Conditional Zoning General Business (CZ-GB) District.

Consisting of the southern 6.051 acres of Guilford County Tax Parcel 182090. The CZ RM-16 District zoned area is more specifically described as follows:

The Point of Beginning being at the southwest corner of Guilford County Tax Parcel 182090, starting from the Ex. Nail in the southwest-most corner, proceed N 05° 42' 10" E for 243.92 feet to the EIP. From the EIP, proceed N 05° 53' 20" E for 369.46 feet to the indicated point, from the indicated point, proceed S 78° 28' 44" E for 429.91 feet to the indicated point in Bergamot Loop. From the indicated point in Bergamot Loop, proceed S 03° 10' 56" E for 50.21 feet to the indicated point in Bergamot Loop. From the indicated point in Bergamot Loop, proceed S 74° 50' 22" E for 150.09 feet to the ROW CAP. From ROW CAP, proceed S 16° 41' 29" E for 194.84 feet to the IP & CAP. From the IP & CAP, proceed S 19° 58' 55" W for 65.59 feet to the ROW CAP. From ROW CAP, proceed S 78° 14' 25" W along the chord for 194.84 feet to the EIP. From the EIP, proceed S 82° 41' 00" W for 133.72 feet to the EIP. From the EIP, proceed S 73° 23' 20" along the chord for 238.66 feet to the EIP. From the EIP, proceed S 64° 05' 40" W for 150.01 feet to **The Point Of Beginning**, the Ex. Nail in the southwest-most corner.

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. **Tract A:** Any uses allowed in the Residential Multifamily – 16 (RM-16) District shall be permitted, subject to the standards of the Development Ordinance and the specific conditions listed in this ordinance.
- B. **Tract B:**
 - 1. **Permitted Uses:** Except as listed below in Condition I.B.2, any uses allowed in the General Business (GB) District shall be permitted, subject to the standards of the Development Ordinance and the specific conditions listed in this ordinance.
 - 2. **Prohibited Uses:** The following uses enumerated in Principal Use Table (Table 4.1.9) of the Development Ordinance shall not be permitted.
 - a) **Commercial Use Classification**
 - i. Bar and nightclub, major and minor
 - ii. Restaurant, major
 - iii. Tattoo, body piercing
 - iv. Bulky item sales
 - v. Convenience stores with fuel pumps
 - vi. Pawn shops

- vii. Retail sales, large
- viii. Retail Sales, major
- ix. Flea market/antique mall, indoor
- x. Vehicle establishment, major
- xi. Vehicle establishment, minor
- xii. Hotels and motels
- xiii. Recreational Vehicle Park

- b) Industrial Use Classification
 - i. Self-storage, external access
 - ii. Warehouse and distribution
 - iii. Wholesale, minor

Part II. CONDITIONS:

- A. Conditional Zoning Plan: The purpose of the conditional zoning plan is to illustrate the boundary of Tracts A and B as referred in this ordinance.
- B. Transportation Conditions.
 - 1. Improvements: Site access from the easternmost driveway along Jamestown Parkway shall be modified to be a right-in / right-out driveway via extension of the existing median in the Jamestown Parkway right-of-way. Prior to issuance of Certificate of Occupancy for the reuse of the existing multistory building in Tract B, the existing concrete median in the Jamestown Parkway right-of-way shall be extended a minimum of 75-feet to the west, or as required by the North Carolina Department of Transportation, to prevent left turns in and left turns out of this easternmost driveway.
 - 2. Other Transportation Conditions: The City of High Point Transportation Director and the North Carolina Department of Transportation (NCDOT) shall approve the exact location and design of the median extension improvements.

SECTION 3

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

SECTION 4

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

SECTION 5

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

SECTION 6.

This ordinance shall become effective upon the date of adoption.

Adopted by the City Council
City of High Point, North Carolina

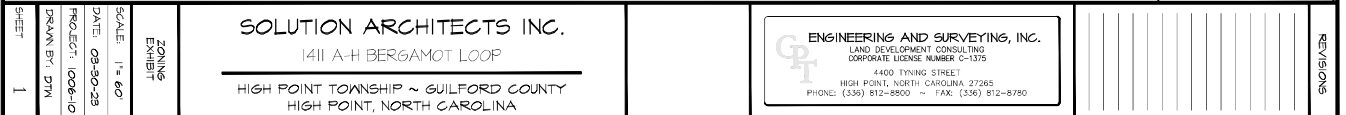
The 17th day of April, 2023

By: _____

Jay W. Wagner, Mayor

ATTEST:

Sandra R. Keeney, City Clerk



Neighborhood Communications Report

Solution Architects

Submitted by
Thomas E. Terrell, Jr.
March 7, 2023

1. Invitation

All adjoining neighbors were sent the letter attached as **Exhibit A**. The letter included (a) a site description snipped from the Guilford County GIS website (b) the mandatory statement about the zoning process; (c) a full description of why the rezoning was requested; (d) ways the neighbors could personally contact me or John Hannon if they had questions or concerns; and (e) notification of where a neighborhood meeting would be held.

Recipients of the letter are the neighbors listed on **Exhibit B**.

2. Neighborhood Meeting

The neighborhood meeting was held in the ambulance bays behind the main building – easy to find and close to all neighbors – from 5:00 to 6:30 on March 7th.

The only attendees were Penny Hodge and Tom Cross (225 Spencer Street), Earl Schrock (2622 Woodruff Avenue), and Brian Stroud (206 Spencer Street). Present for the project were John and Bonnie Hannon and Tom Terrell.

Each guest was enthusiastically in favor of the project, glad that something was being done to reduce crime and bring the building back into shape, and each expressed gratitude to the Hannons for restoring a prominent landmark in their neighborhood. All guests agreed to come to P&Z and city council to speak in favor of the project.

Exhibit A



230 N. Elm St.
Suite 1200
Greensboro, NC 27401
Tel 336.378.5200 Fax 336.378.5400
www.foxrothschild.com

TOM TERRELL
Direct No: 336.378.5412
Email: TTerrell@Foxrothschild.com

February 24, 2023

Dear Neighbor,

I represent Solution Architects, owner of what many refer to as “the old Presbyterian Home site” on Greensboro Road. The entire property is shown below:



A Pennsylvania Limited Liability Partnership

You are receiving this letter because you own property that lies near the site. And as a nearby owner, you are probably aware that the large building on Greensboro Road has been vacant and occasionally vandalized – not a situation you would want in your neighborhood.

Solution Architects has filed an application with the City of High Point to rezone the front six acres of the property – the portion that contains the tall building – so that it can be renovated and used (1) primarily for housing (seniors 55 years old and older, similar to the cottages in the rear of the property); but including (2) a small section for internal, climate-controlled self-storage; and (3) a small amount of community commercial on the first floor. The commercial area would be limited to a total of 8,000 square feet and no single user would be larger than 4,000 square feet. The building that would contain these uses is shown in the photo below:



“Rezoning” is a term used to describe how the uses allowed on certain tracts of land can be used. This property formerly was zoned “institutional,” and the request is for rezoning to a “general business” use with several restrictions imposed so that the uses described above are the allowed uses.

Solution Architects hopes that this new conversion will be a positive enhancement to the community. The traffic generated should be less than what was previously generated when it was the Presbyterian Home.



Fox Rothschild ^{LLP}
ATTORNEYS AT LAW

You will soon receive a notice from the City about a public hearing which you may attend. There is also an official information sheet enclosed that explains this process. In the meantime, owners of Solution Architects (John and Bonnie Hannon) invite you to stop by the building on March 7 from 5:00 to 6:30 if you have questions. This meeting will be held in the old ambulance garage at the back of the building. You may enter from Bergamont Loop off of Deep River Road and drive around the backside of the building (directional signs will be posted). This will be a drop-in meeting. If a neighbor did not receive this letter, it is probably because their property is greater than 300 feet away or because they are not the owner, but they are warmly invited if they wish to come.

In the meantime, if you have questions, please feel free to email me at tterrell@foxrothschild.com or call me at 336-378-5412 (my direct line). Or email John and Bonnie Hannon at john.hannon3@gmail.com or call 336-558-6025.

Sincerely,

Thomas E. Terrell, Jr.

Exhibit B

ALVAREZ, DANIEL LOPEZ
1489 BROMWICH DR
WINSTON SALEM, NC 27127

BIEL, FRANK S;BIEL, BEVERLY J;TOTIN, DEBBIE J
4288 PLANTATION RIDGE LN
GREENSBORO, NC 27409

BLUE, OZELLA C
2618 INGRAM RD
HIGH POINT, NC 27263

BREWER, RANDY V TRUSTEE;BREWER, LORI A
TRUSTEE;THE RANDY AND LORI BREWER LIVING
TRUST
PO BOX 598
HILMAR, CA 95324

CARDWELL, ERIN MARIE
410 E VANDALIA RD
GREENSBORO, NC 27406

CLOISTERS FOXFIRE OWNER LLC;CLOISTERS
FOXFIRE TIC II OWNER LLC;CLOISTERS FOXFIRE
TIC III OWNER LLC
400 BOULEVARD OF THE AMERICAS STE 405
LAKEWOOD, NJ 08701

COMMUNITY HOUSING OF HIGH POINT LLC
5826 SAMET DR STE 105
HIGH POINT, NC 27265

D&D MARKETING OF OAK RIDGE INC
6507 PEPPERMILL DR
OAK RIDGE, NC 27310

DANCEY, LORRAINE
2787 GATEWORTH DR
HIGH POINT, NC 27260

DE LA CRUZ, EDWARD ELIAS
1147 WAYSIDE ST
HIGH POINT, NC 27260

DEPARTMENT OF TRANSPORTATION
1505 MAIL SERVICE CENTER
RALEIGH, NC 27699

DEPARTMENT OF TRANSPORTATION
PO BOX 25201
RALEIGH, NC 27611

DEWEESE PROPERTIES LLC
310 E MAIN ST
THOMASVILLE, NC 27360

DIGGS, PATRICIA S
2615 DALLAS AVE
HIGH POINT, NC 27265

FIRST UNITED BAPTIST CHURCH INC
1409 DEEP RIVER RD
HIGH POINT, NC 27265

GARCIA, FANCISCO REYES;ZALDIVAR, ISABEL
BAUTISTA
1143 WAYSIDE ST
HIGH POINT, NC 27260

GRACE CHURCH OF HIGH POINT INC
1141 ENTERPRISE DR
HIGH POINT, NC 27260

GRIMES, LAWRENCE;GRIMES, EVELYN
6607 MUDDY CREEK RD
HIGH POINT, NC 27263

GUILFORD COUNTY
PO BOX 3427
GREENSBORO, NC 27402

HAMMONS, RAY ALLAN;THORSON, ALLEN EUGENE
2627 WOODRUFF AVE
HIGH POINT, NC 27265

HASZ, FAYE A TRUSTEE;HASZ, RICHARD D
TRUSTEE;HASZ, RICHARD D JR TRUSTEE;RICHARD
D HASZ AND FAYE A HASZ LIVING TRUST
2275 SOUTHPOINT DR
HUMMELSTOWN, PA 17036

HGHP HOLDINGS LLC
4113 RIDGEBROOK BLUFF DR
RALEIGH, NC 27603

HIBISTU, SOLOMON H;TATEK, SEBEL W
4301 CHILTON WAY
HIGH POINT, NC 27265

HICKORY PROPERTY INC
1648 MEMORIAL DR
BURLINGTON, NC 27215

HODGE, PENNY LYNN TURNER
225 SPENCER ST
HIGH POINT, NC 27265

HOOTS, BETTY T
2601 WILLARD RD
HIGH POINT, NC 27265

INTHISANE, INTHAVA;INTHISANE, PATTHOUMMA
213 SPENCER ST
HIGH POINT, NC 27265

JOHNSON, JOHN;JOHNSON, JERTIE
4216 QUINCE RD
PORTSMOUTH, VA 23703

KANA ACCOUNTING & TAX SERVICES LLC
116 GREENSBORO RD
HIGH POINT, NC 27260

KHOO, PAW EH;MEE, TAR PLAR
2791 GATEWORTH DR
HIGH POINT, NC 27265

MCDONALDS CORPORATION
120 ALYDAR PL
LYNCHBURG, VA 24503

MIDDLEBROOKS, VERONICA LAVON
PO BOX 1016
HIGH POINT, NC 27261

MORRIS, MEGAN L;GANN, THOMAS W II
1145 WAYSIDE ST
HIGH POINT, NC 27266

MUTUAL INVESTMENT PROPERTIES INC
PO BOX 2246
JAMESTOWN, NC 27282

NANJ CORPORATION, INC
PO BOX 2246
JAMESTOWN, NC 27282

NC DEPT OF TRANSPORTATION
PO BOX 14996
GREENSBORO, NC 27415

NEEDHAM, RICHARD L;NEEDHAM, MARY T
PO BOX 10241
GREENSBORO, NC 27404

OAKMONT HOMEOWNERS ASSN
PO BOX 669
HIGH POINT, NC 27261

OSBURN, PAMELA MICHELLE;OSBURN, MICHAEL
LEWIS
112 SPENCER ST
HIGH POINT, NC 27265

PATEL, DHARMENDRAKUMAR K
3733 SINGLE LEAF CIR
HIGH POINT, NC 27265

PRETLOW, CURRELL TIFFANY;PRETLOW, MARY K
314 HICKORY LN
HIGH POINT, NC 27265

RAYMOND W CHAMBERS JR REAL ESTATE
HOLDINGS LLC
1708 HEATHCLIFF RD
HIGH POINT, NC 27262

REHMAN, BRENDA
2625 WOODRUFF AVE
HIGH POINT, NC 27265

RICHARDSON, NORMA GREY
PO BOX 834
KERNERSVILLE, NC 27285

ROOT, DONNY S;ROOT, SARAH REBEKAH
5519 STIGALL RD
KERNERSVILLE, NC 27284

SCHROCK, EARL B
2622 WOODRUFF AVE
HIGH POINT, NC 27265

SEA2SKY PROPERTIES LLC
1400 SANDY BOTTOM DR NW
CONCORD, NC 28027

SELLERS, JAMIL
302 OLD WINSTON RD
HIGH POINT, NC 27265

SNPK PROPERTIES LLC
1920 VIA CENTRE STE A
VISTA, CA 92081

SPRUCE BUILDERS INC
PO BOX 5588
HIGH POINT, NC 27262

STINSON, COREY DARNELL
2058 CHAPEL CREEK RD SW
CONCORD, NC 28025

STRICKLAND, DUSTIN MICHAEL
1146 WAYSIDE ST
HIGH POINT, NC 27260

STROUD, MARY F
205 SPENCER ST
HIGH POINT, NC 27265

STROUD, MICHAEL WAYNE
203 SPENCER ST
HIGH POINT, NC 27265

STROUD, MICHAEL;STROUD, LAURA
203 SPENCER ST
HIGH POINT, NC 27265

STROUD, RANDALL H
206 SPENCER ST
HIGH POINT, NC 27265

TATE, JOYCE VAUGHN
2617 DALLAS AVE
HIGH POINT, NC 27265

THORSON, ALLEN EUGENE;HAMMONS, RAY
ALLAN;WREN, RUTH LAW
2627 WOODRUFF AVE
HIGH POINT, NC 27265

TOMES, JANICE ANN
212 SPENCER ST
HIGH POINT, NC 27265

WELCH, JAMES ROGER;KNIGHT, TRACI D
235 SPENCER ST
HIGH POINT, NC 27265

CITY OF HIGH POINT

AGENDA ITEM



Title: Zoning Map Amendment 23-09
Solution Architects, Inc.

From: Sushil Nepal, AICP
Planning & Development Director

Meeting Date: April 17, 2023

Public Hearing: Yes

Advertising Date: April 5, 2023, and
April 12, 2023

Attachments: A. Staff Report
B. Zoning Ordinance

Advertised By: Planning & Development

PURPOSE:

A request by Solution Architects, Inc. to rezone approximately 18.4 acres from the Institutional (I) District to a Conditional Zoning Residential Multifamily - 16 (CZ RM-16) District and a Conditional Zoning General Business (CZ-GB) District. The site is located north of Jamestown Parkway (formerly Greensboro Road), between Deep River Road and I-74.

BACKGROUND:

The Planning and Zoning Commission reviewed this request at their March 28, 2023 public hearing. All members of the Commission were present except for Mr. Ray Wheatley and Mrs. Angela Jiménez. Mr. Herbert Shannon, Senior Planner, presented the case and recommended approval of the request as outlined in the staff report.

Speaking on the request:

Speaking in favor of the request was the applicant's representative, Mr. Tom Terrell, attorney, Fox Rothschild LLP, 230 N. Elm Street; Suite 1200, Greensboro. Mr. Terrell provided an overview of the proposal to reuse this site for multifamily development, with accessory commercial uses. He stated that the Jamestown Parkway frontage of the site has been vacant since 2011 and that the proposed renovation of the existing multistory building would be a catalyst for the Five Points commercial area as it would stabilize and promote future revitalization of this area.

Also, speaking in favor were Mr. Tom Cross, 225 Spencer Street, High Point and Mrs. Connie Valderrey 2905 McLaurin Court, High Point. These speakers stress that the reuse of this vacant structure will be a positive development project for this area. They stated that the city needs to support the redevelopment of long-standing vacant buildings along our commercial corridors.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

A. Staff Recommendation

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

B. Planning and Zoning Commission Action

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

2. Consistency and Reasonableness Statements

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

That Zoning Map Amendment 23-09 is consistent with the City's adopted policy guidance because the combination of uses of the requested rezoning is supported by the Mixed Use Development land use designation governing the site, as well as the existing development pattern of the abutting Five Points area. Furthermore, the requested CZ RM-16 and CZ-GB Districts will further advance the goals for redevelopment envisioned for this area by the Jamestown Bypass Land Use Assessment, Core City Plan and US 311 Bypass Interchange Study.

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

**STAFF REPORT
ZONING MAP AMENDMENT ZA-23-09
March 28, 2023**

Request	
Applicant: Solution Architects, Inc.	Owner: Solution Architects, Inc.
Zoning Proposal: To rezone approximately 18.4 acres	From: I Institutional District
	To: CZ RM-16 Conditional Zoning Residential Multifamily - 16 District CZ GB Conditional Zoning General Business 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 north of Jamestown Parkway (formerly Greensboro Road), between Deep River Road and I-74.
Tax Parcel Number:	Guilford County Tax Parcel 182090
Site Acreage:	Approximately 18.4 acres
Current Land Use:	The northern portion of the site is developed with multifamily/townhome dwellings. The southern portion of the site is developed with a 160,000 square foot multi-story (4 – 5 stories) vacant structure.
Physical Characteristics:	The site has a level to moderately sloping terrain with no noteworthy physical features.
Water and Sewer Proximity:	A 6-inch & 10-inch City water lines, along with a 8-inch City sewer line, lie adjacent to the site along Deep River Road and Jamestown Parkway.
General Drainage and Watershed:	The site drains in a general northerly direction and development is subject to the City Lake General Watershed Area (GWA) requirements. Primary stormwater control measures are required for development with a total impervious surface area greater than 24% of the site.
Overlay District:	City Lake General Watershed Area

Adjacent Property Zoning and Current Land Use			
North:	I	Institutional District	Undeveloped parcel and I-74 corridor
	R-5	Residential Single Family – 5 District	
South:	I	Institutional District	Undeveloped parcel, commercial retail uses and vacant commercial structures
	GB	General Business District	
East:	GB	General Business District	Undeveloped parcel and single family dwellings (<i>across I-74 corridor</i>)
	R-5	Residential Single Family – 5 District	

West:	LB TO R-5 RM-16	Limited Business District Transitional Office Residential Single Family – 5 District Residential Multifamily 16 District	Commercial retail uses, single family dwelling, church and multifamily apartment complex
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Relevant Land Use Policies and Related Zoning History	
Community Growth Vision Statement:	Goal 3: Create more mixed use areas, while reinforcing existing ones, to minimize traffic, maximize the utilization of infrastructure, and so people can live, work and play in one location. <u>Obj. 3A</u>: Revitalize and expand existing mixed use areas through building rehabilitations and new infill development. <u>Obj. 3C</u>: Attract commercial tenants that will offer daily goods and services to nearby neighborhoods. <u>Obj. 3D</u>: Include high-density residential development as a component of existing and new mixed use areas for the purposes of utilizing land efficiently, pairing people with convenient goods and services, supporting the commercial uses, and minimizing traffic.
Land Use Plan Map Classification:	The site has a Mixed Use Development land use designation. This classification provides for the siting of a variety of land uses in close proximity to each other where this is desirable due to existing land use patterns, environmental constraints, the need to preserve open space.
Land Use Plan Goals, Objectives & Policies:	The following goals and objectives of the Land Use Plan are relevant to this request: Goal #2: Encourage development that enhances and preserves established neighborhoods. Goal #3: Provide a wide range of housing opportunities for families of all income levels. Goal #5: Promote an urban growth pattern that occurs in an orderly fashion and conserves the land resources of the city and its planning area. Obj. #3. Provide opportunities for an adequate supply of affordable housing at appropriate locations convenient to employment, shopping and service areas. Obj. #4. Protect the City's older, established neighborhoods, and promote their revitalization through needed infrastructure improvements and new residential investment. Obj. #8. Stimulate more efficient use of the City's land resources by encouraging in-fill, mixed-use, cluster development and higher residential densities at appropriate locations.
Relevant Area Plans:	<u>Jamestown Bypass Land Use Assessment</u> The main objectives of this assessment completed in May 2021 were to evaluate the impacts of the new Jamestown Bypass, examine existing land uses, and provide policy guidance for potential future development. Recommendations for the Five Points area near the former Presbyterian Homes site that is the subject of this request include creating a pedestrian-friendly gateway with new commercial buildings pulled close to the street and streetscapes with broad sidewalks, street trees, pedestrian streetlights,

	and benches. It also recommended the Land Use Plan designation for approximately 19 acres in the area be amended to Mixed Use Development, which occurred in January 2023, although the subject site already had this designation following a Land Use Plan amendment approved in 2011. <u>Core City Plan</u> Approved in 2007, this plan makes recommendations for improving the 11-square-mile in the central area of the city. The subject site is located just outside the Core City Plan boundary, but within the five-minute walking radius identified for the proposed Five Points mixed use center. The plan makes several recommendations for this area, including redeveloping properties in a more urban and pedestrian-friendly manner and higher-density housing. <u>US 311 Bypass Interchange Study</u> This study of the interchanges along what is now Interstate 74 was prepared for the City of High Point, City of Archdale, and Town of Jamestown in 2002. It makes several recommendations for the area around the interchange at what is now Jamestown Parkway. For the Five Points area near the subject site this includes redeveloping the area to incorporate a reconfigured street network with driveway access controls, additional open space, a revitalized shopping center to serve as an activity center with unique shops and restaurants, an enhanced pedestrian environment, and a transit stop.
Zoning History:	There has been no significant zoning activity in this general area. The site obtained its current Institutional District zoning in 1984 (Zoning Map Amendment Case 84-04) when the property was a continuing care retirement facility operated by the Presbyterian Homes Inc.

Transportation Information				
Adjacent Streets:	Name		Classification	Approx. Frontage
	Jamestown Parkway Deep River Road		Major Thoroughfare Minor Thoroughfare	1,600 ft. 1,735 ft.
Vehicular Access:	Via existing drive access point from Jamestown Parkway and Deep River Road.			
Traffic Counts: <i>(Average Daily Trips)</i>	Jamestown Parkway Deep River Road		15,500 AADT (NCDOT 2021 traffic counts) 6,200 AADT (NCDOT 2021 traffic counts)	
Estimated Trip Generation:	The former multistory assisted living facility is proposed to be converted into a 128-unit multifamily development, along with some accessory uses (20,000-sq. ft. internal self-storage facility and approximately 8,000-sq. ft. of retail uses). At build-out, approximately 1,012 daily trips during a 24-hour time period are it is anticipated, with approximately 82 AM peak-hour trips and approximately 103 PM peak-hour trips			
Traffic Impact Analysis (TIA):	Required		TIA Comments	
	<u>Yes</u>	<u>No</u> X	Reuse of the existing structure would be of a similar use, a TIA will not be required at this time. However, in the event any new building or building expansion are proposed in the future, a TIA will be required.	

Conditions:	<u>Access Improvements:</u> The easternmost driveway along Jamestown Parkway shall be modified to be a right-in / right-out driveway via extension of the existing median in the Jamestown Parkway right-of-way.
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School District Comment				
Guilford County School District				
Local Schools:	Enrollment: 2022 – 2023 (20 th day of class)	Maximum Design Built Capacity: (2022 – 2023):	Mobile Classrooms:	Projected Additional Students:
Montlieu Elementary	490	771	3	63 - 65
Welbourne Middle	424	690	0	32 - 34
Andrews High	725	1,254	0	29 - 31
<u>School District Remarks:</u> With the implementation of General Statute 115C-301 mandating reduced K-3 class sizes, elementary schools will experience annual reductions in capacity through 2022 – 2023. Elementary built capacity assumes reduced K-3 class sizes per applicable core academic classroom as of the stated year. Middle and high school built capacity assumes 30 students per core academic classroom.				

Details of Proposal

The applicant is requesting rezoning of this 18.4 acre tract of land to support revitalization of the property and its existing structures as a mixed-use development. The northern two-thirds of the site (Tract A) has been repurposed as a multifamily development consisting of 88-townhome units. Thus, a RM-16 District zoning is being sought for this portion of the site to match the manner that area is being used. The southern third of the site (Tract B) contains a 160,000 square foot multi-story (3 – 5 stories) structure that has been vacant since 2005. This applicant is proposing GB District zoning for this area to support renovating this structure to allow:

- 128 multifamily dwelling units
- 20,000 square foot internal self-storage facility (temporary use during renovation)
- Minor retail sales establishment (4,000 square feet per establishment) on the first floor for the convenience of the residences (i.e. barber shop, beauty parlor, small grocery or retail sale uses)

A conditional zoning ordinance has been submitted in conjunction with this zoning request in which conditions have been offered pertaining to access improvements and the prohibition of specific uses.

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.

The combination of uses of the requested rezoning is supported by the Mixed Use Development land use designation governing the site, as well as the existing development pattern of the abutting Five Points area.

Reasonableness/Public Interest:

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

The requested CZ RM-16 and CZ-GB Districts will further advance the goals for redevelopment envisioned for this area by the Jamestown Bypass Land Use Assessment, Core City Plan and US 311 Bypass Interchange Study.

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.

Adjacent uses along Jamestown Parkway (formerly Greensboro Road) and Deep River Road consists of various commercial, personal service, institutional, and multifamily uses. The zoning request for RM-16 district uses to the rear and some GB District uses to the front of the site will support a similar mixture of land uses as exist along the opposite sides of these abutting roads.

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.
	Rezoning is being sought to revitalize this former retirement center. Existing buildings and driveway access points are to be used. The applicant has offered a condition to improved one of the existing access points to account for proximity to the interstate off-ramp.
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 two thoroughfare roadways and an interstate highway. These roads separate the site from adjacent parcels, thus ensuring redevelopment 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 various road improvement projects over the past 20 years adjacent to the zoning site consisting of the extension of I-74 through this western portion of the city, establishment of the I-74 interchange at Jamestown Parkway and the recent completion of the Jamestown Parkway throughfare extension through the eastern portion of the city to Guilford College Road. These projects have changed the character and driving patterns of this area to support a higher intensity and a wider range of land uses at this intersection.

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.

The zoning request promotes the objectives of the Mixed Use Development land use classification that was established for this intersection in 2011 with adoption of the Core City Plan.

Recommendation

Staff Recommends Approval:

The Planning and Development Department recommends approval of the request to rezone this 18.4 acre tract of land to a CZ RM-16 District and a CZ-GB 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.

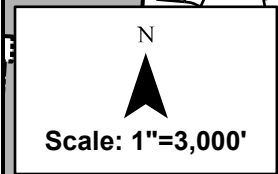
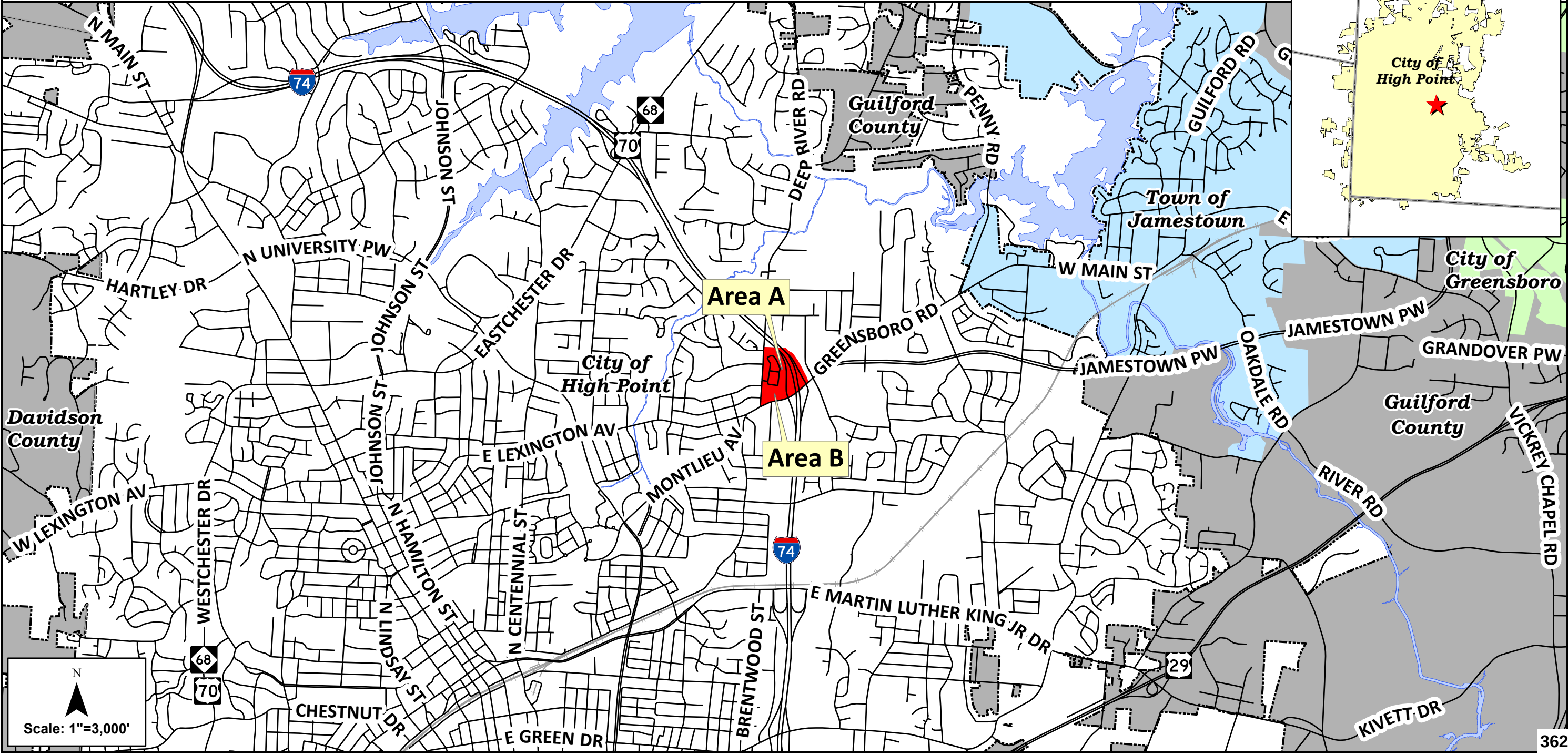
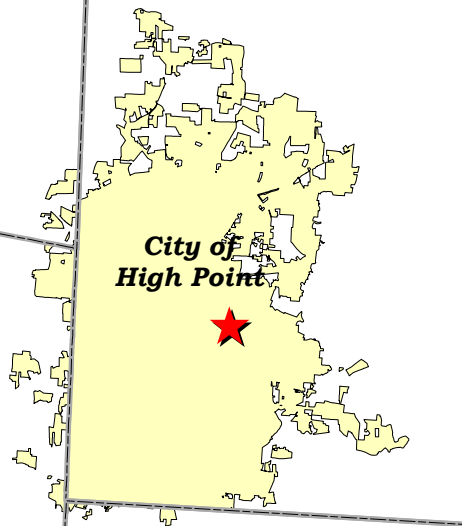
Report Preparation

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

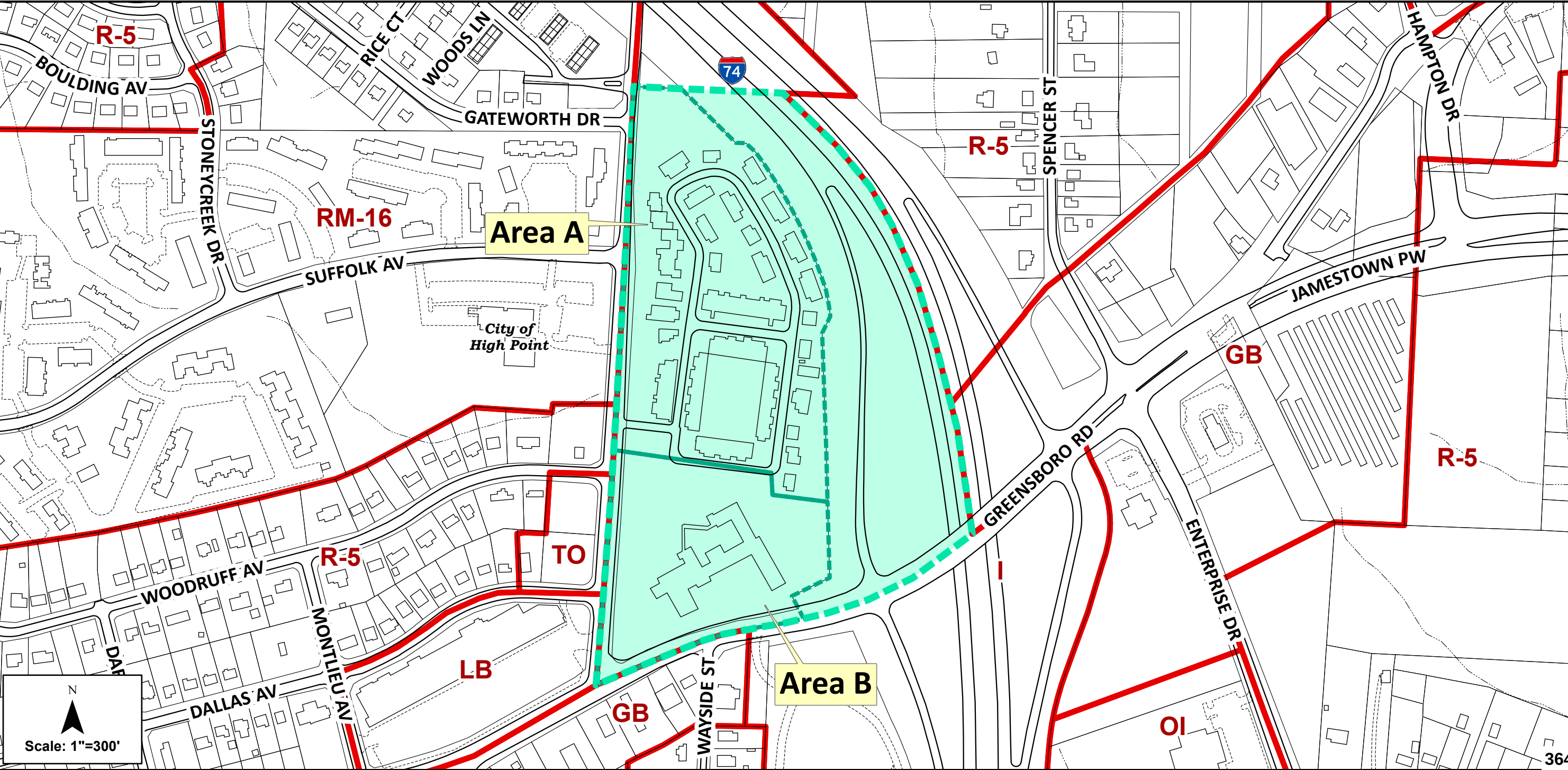
ZONING MAP AMENDMENT: ZA-23-09
Applicant: Solution Architects, Inc.

Vicinity Map



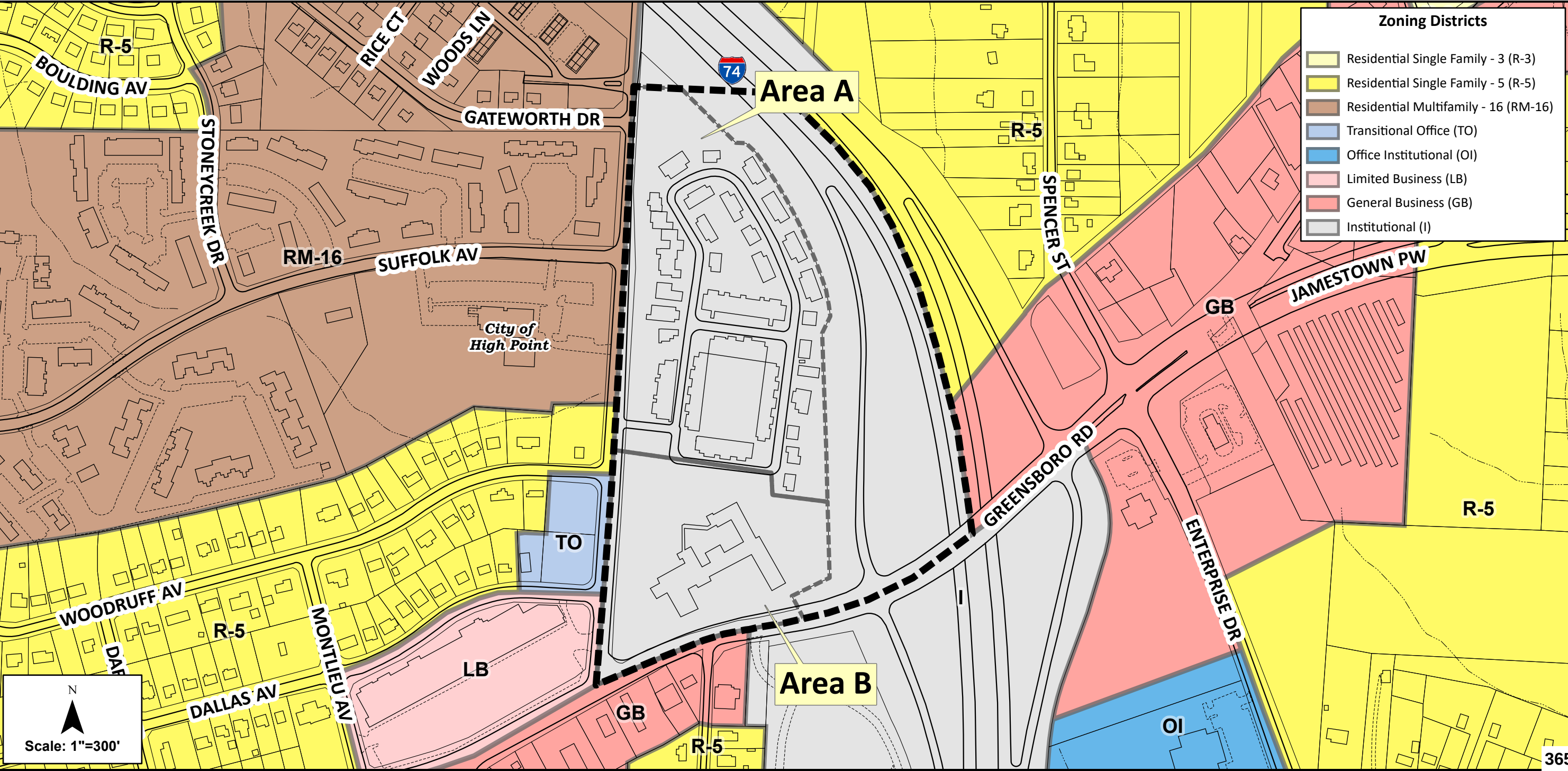
ZONING MAP AMENDMENT: ZA-23-09

ZONING MAP



ZONING MAP AMENDMENT: ZA-23-09

COLOR-CODED ZONING MAP



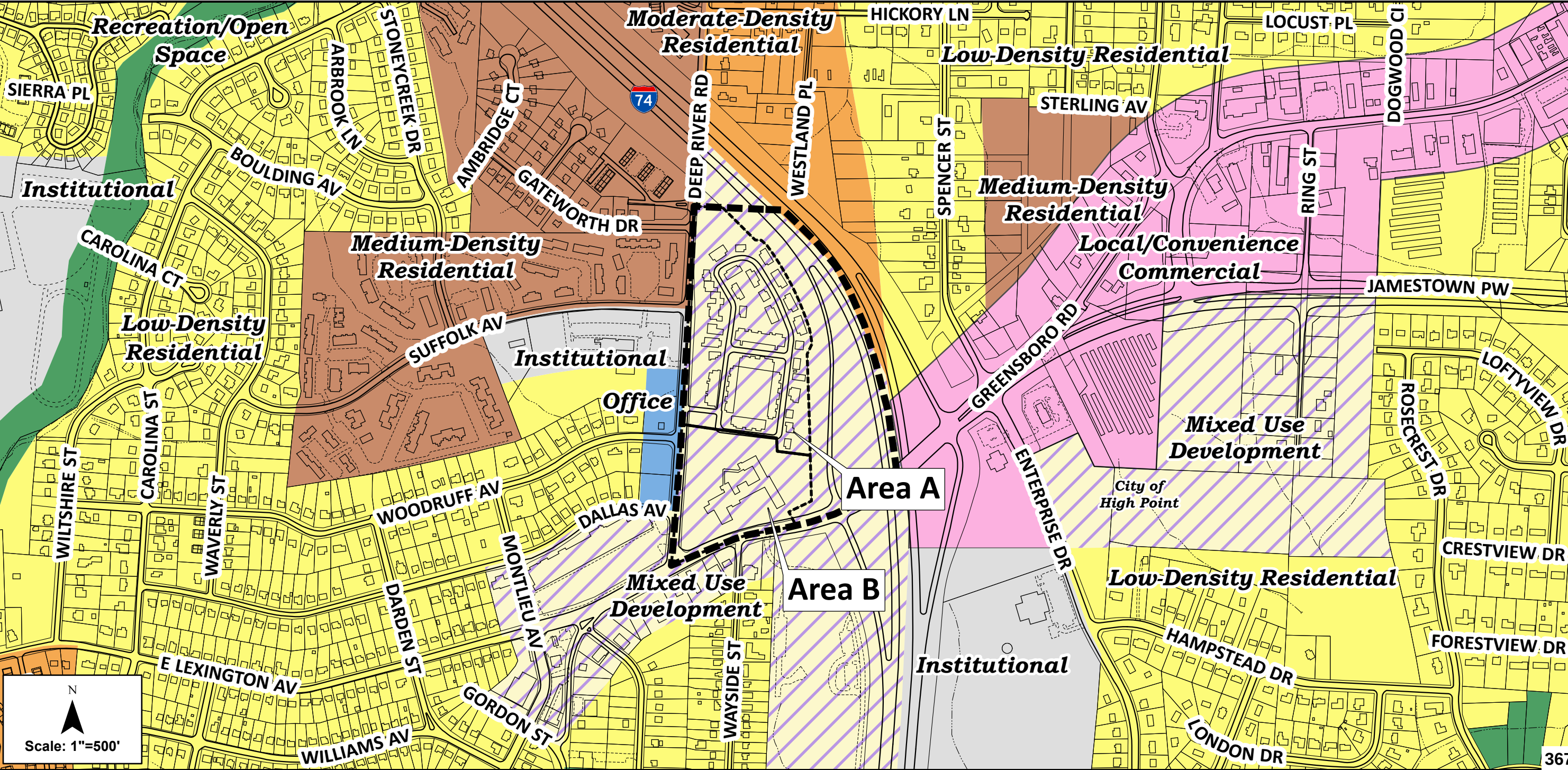
ZONING MAP AMENDMENT: ZA-23-09

AERIAL PHOTOGRAPHY (FEB. 2022)



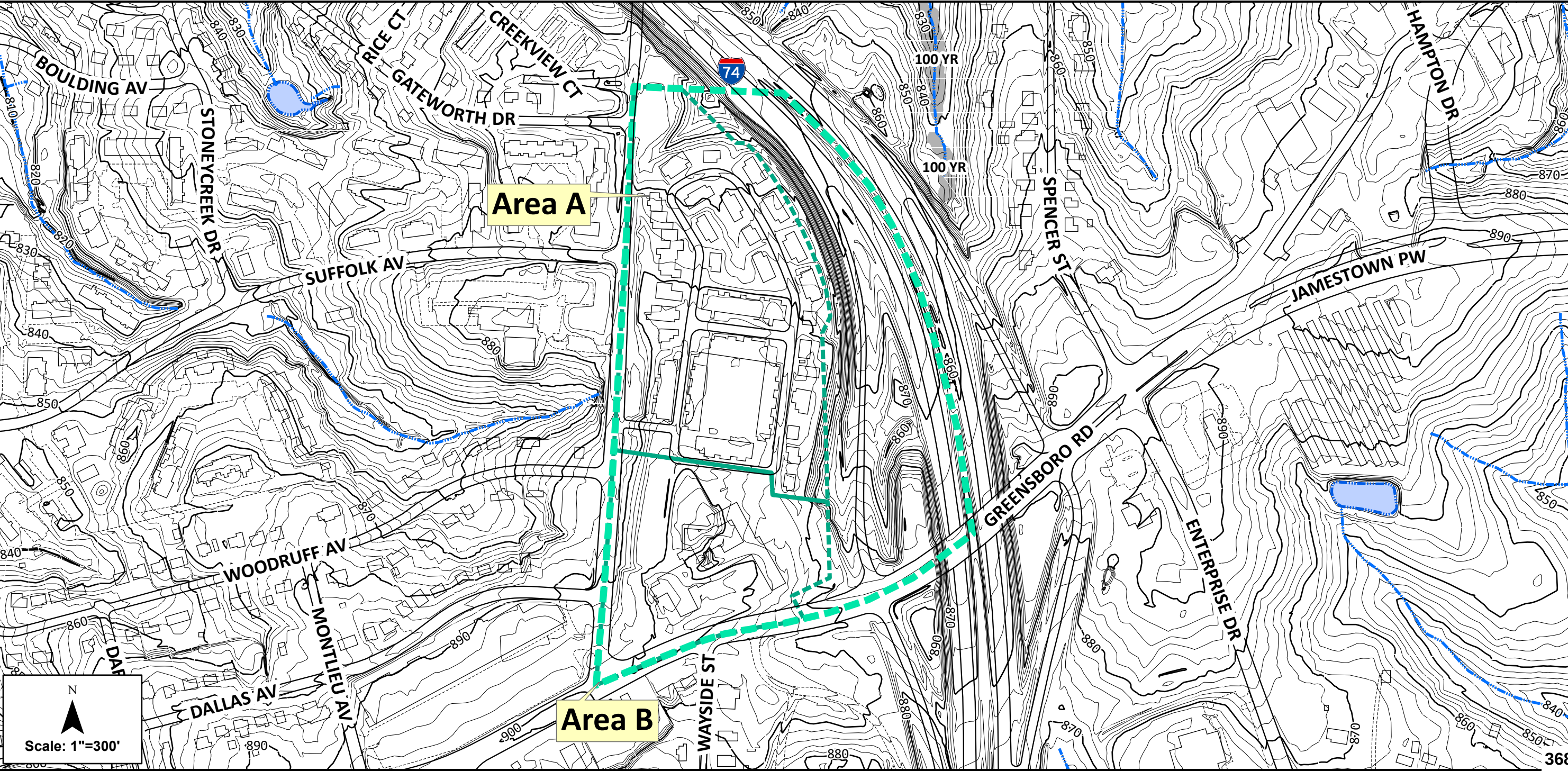
ZONING MAP AMENDMENT: ZA-23-09

LAND USE PLAN MAP



ZONING MAP AMENDMENT: ZA-23-09

TOPOGRAPHY



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 March 28, 2023 and before the City Council of the City of High Point on April 17, 2023 regarding **Zoning Map Amendment Case 23-09 (ZA-23-09)** 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 March 18, 2022, for the Planning and Zoning Commission public hearing and on April 5, 2023 and April 12, 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 **April 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:

The property (Tract A and B) is also known as Guilford County Tax Parcel 182090.

Tract A: Conditional Zoning Residential Multifamily – 16 (CZ RM-16) District.

Consisting of the northern 12.343 acres of Guilford County Tax Parcel 182090. The CZ-GB District zoned area is more specifically described as follows:

Starting from the Ex. Nail in the southwest-most corner (being at the southwest corner of Guilford County Tax Parcel 182090), proceed N 05° 42’ 10” E for 243.92 feet to the EIP. From the EIP, proceed N 05° 53’ 20” E for 369.46 feet to the indicated point, **Being the Point of Beginning**. From the indicated point (Point of Beginning), proceed N 05° 53’ 20” E for 140.65 feet to the EIP. From the EIP, proceed N 05° 35’ 34” E for 776.67 feet to the EIP. From the EIP proceed N 86° 50’ 26” E for 30.03 feet, thence N 06° 14’ 39” E for 157.38 feet to the EIP. From the EIP, proceed S 86° 00’ 01” E for 135.50 feet to the ROW CAP. From ROW CAP, proceed S 45° 07’ 20” E for 233.13 feet to the ROW CAP. From ROW CAP, proceed S 38° 39’ 28” E for 90.61 feet; thence 524.07 feet along a chord to the ROW CAP. From ROW CAP, proceed S 02° 52’ 20” W for 189.52 feet to the ROW CAP; thence S 04° 49’ 57” W for 318.11 feet to the ROW CAP. Thence N 74° 50’ 22” W for 150.09 feet, thence N 03° 10’ 56” W for 50.21; thence N 78° 28’ 44” W for 429.91 feet to **The Point of Beginning**.

Tract B: Conditional Zoning General Business (CZ-GB) District.

Consisting of the southern 6.051 acres of Guilford County Tax Parcel 182090. The CZ RM-16 District zoned area is more specifically described as follows:

The Point of Beginning being at the southwest corner of Guilford County Tax Parcel 182090, starting from the Ex. Nail in the southwest-most corner, proceed N 05° 42' 10" E for 243.92 feet to the EIP. From the EIP, proceed N 05° 53' 20" E for 369.46 feet to the indicated point, from the indicated point, proceed S 78° 28' 44" E for 429.91 feet to the indicated point in Bergamot Loop. From the indicated point in Bergamot Loop, proceed S 03° 10' 56" E for 50.21 feet to the indicated point in Bergamot Loop. From the indicated point in Bergamot Loop, proceed S 74° 50' 22" E for 150.09 feet to the ROW CAP. From ROW CAP, proceed S 16° 41' 29" E for 194.84 feet to the IP & CAP. From the IP & CAP, proceed S 19° 58' 55" W for 65.59 feet to the ROW CAP. From ROW CAP, proceed S 78° 14' 25" W along the chord for 194.84 feet to the EIP. From the EIP, proceed S 82° 41' 00" W for 133.72 feet to the EIP. From the EIP, proceed S 73° 23' 20" along the chord for 238.66 feet to the EIP. From the EIP, proceed S 64° 05' 40" W for 150.01 feet to **The Point Of Beginning**, the Ex. Nail in the southwest-most corner.

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. **Tract A:** Any uses allowed in the Residential Multifamily – 16 (RM-16) District shall be permitted, subject to the standards of the Development Ordinance and the specific conditions listed in this ordinance.
- B. **Tract B:**
 - 1. **Permitted Uses:** Except as listed below in Condition I.B.2, any uses allowed in the General Business (GB) District shall be permitted, subject to the standards of the Development Ordinance and the specific conditions listed in this ordinance.
 - 2. **Prohibited Uses:** The following uses enumerated in Principal Use Table (Table 4.1.9) of the Development Ordinance shall not be permitted.
 - a) **Commercial Use Classification**
 - i. Bar and nightclub, major and minor
 - ii. Restaurant, major
 - iii. Tattoo, body piercing
 - iv. Bulky item sales
 - v. Convenience stores with fuel pumps
 - vi. Pawn shops

- vii. Retail sales, large
- viii. Retail Sales, major
- ix. Flea market/antique mall, indoor
- x. Vehicle establishment, major
- xi. Vehicle establishment, minor
- xii. Hotels and motels
- xiii. Recreational Vehicle Park

- b) Industrial Use Classification
 - i. Self-storage, external access
 - ii. Warehouse and distribution
 - iii. Wholesale, minor

Part II. CONDITIONS:

- A. Conditional Zoning Plan: The purpose of the conditional zoning plan is to illustrate the boundary of Tracts A and B as referred in this ordinance.
- B. Transportation Conditions.
 - 1. Improvements: Site access from the easternmost driveway along Jamestown Parkway shall be modified to be a right-in / right-out driveway via extension of the existing median in the Jamestown Parkway right-of-way. Prior to issuance of Certificate of Occupancy for the reuse of the existing multistory building in Tract B, the existing concrete median in the Jamestown Parkway right-of-way shall be extended a minimum of 75-feet to the west, or as required by the North Carolina Department of Transportation, to prevent left turns in and left turns out of this easternmost driveway.
 - 2. Other Transportation Conditions: The City of High Point Transportation Director and the North Carolina Department of Transportation (NCDOT) shall approve the exact location and design of the median extension improvements.

SECTION 3

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

SECTION 4

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

SECTION 5

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

SECTION 6.

This ordinance shall become effective upon the date of adoption.

Adopted by the City Council
City of High Point, North Carolina

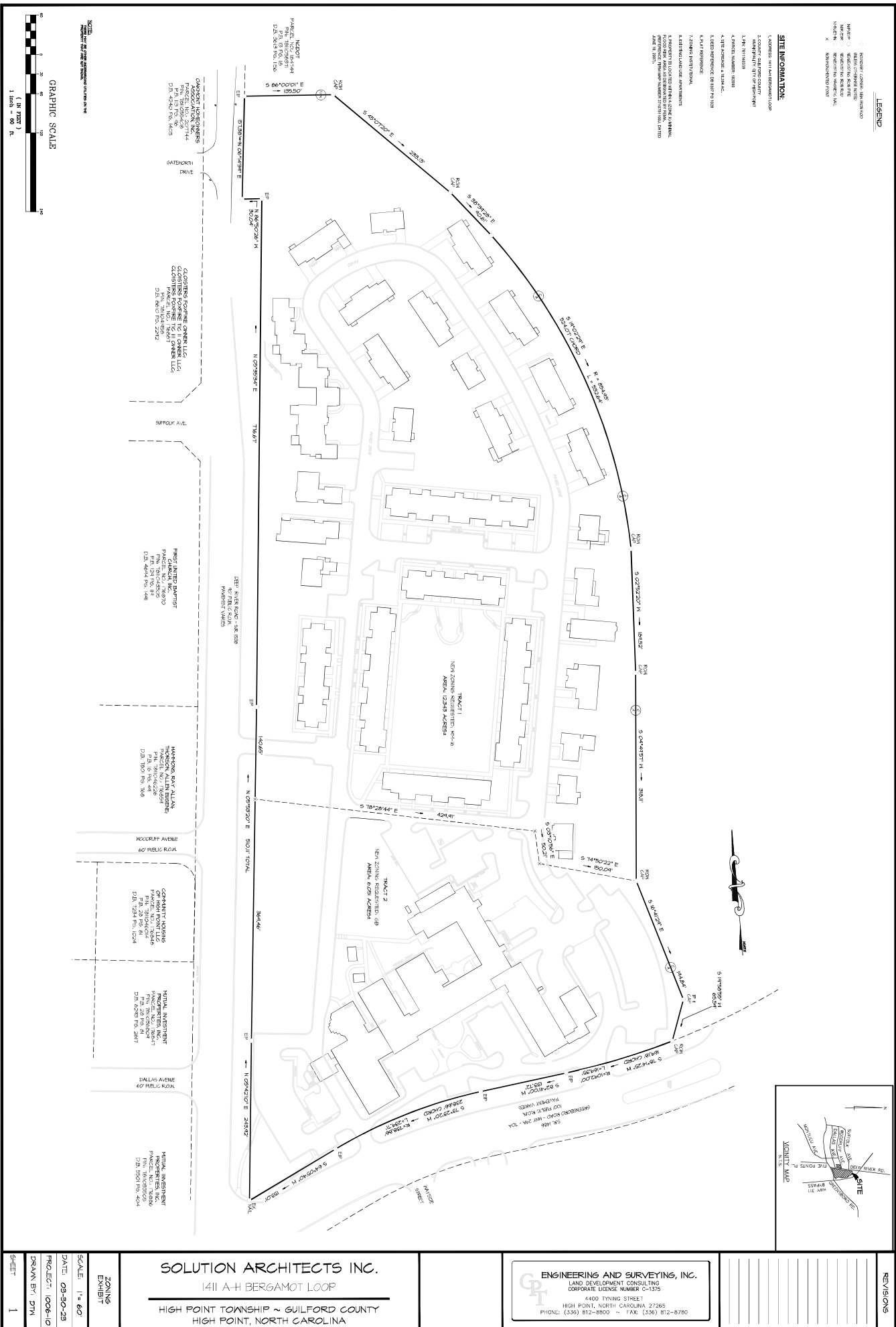
The 17th day of April, 2023

By: _____

Jay W. Wagner, Mayor

ATTEST:

Sandra R. Keeney, City Clerk



Neighborhood Communications Report

Solution Architects

Submitted by
Thomas E. Terrell, Jr.
March 7, 2023

1. Invitation

All adjoining neighbors were sent the letter attached as **Exhibit A**. The letter included (a) a site description snipped from the Guilford County GIS website (b) the mandatory statement about the zoning process; (c) a full description of why the rezoning was requested; (d) ways the neighbors could personally contact me or John Hannon if they had questions or concerns; and (e) notification of where a neighborhood meeting would be held.

Recipients of the letter are the neighbors listed on **Exhibit B**.

2. Neighborhood Meeting

The neighborhood meeting was held in the ambulance bays behind the main building – easy to find and close to all neighbors – from 5:00 to 6:30 on March 7th.

The only attendees were Penny Hodge and Tom Cross (225 Spencer Street), Earl Schrock (2622 Woodruff Avenue), and Brian Stroud (206 Spencer Street). Present for the project were John and Bonnie Hannon and Tom Terrell.

Each guest was enthusiastically in favor of the project, glad that something was being done to reduce crime and bring the building back into shape, and each expressed gratitude to the Hannons for restoring a prominent landmark in their neighborhood. All guests agreed to come to P&Z and city council to speak in favor of the project.

Exhibit A



230 N. Elm St.
Suite 1200
Greensboro, NC 27401
Tel 336.378.5200 Fax 336.378.5400
www.foxrothschild.com

TOM TERRELL
Direct No: 336.378.5412
Email: TTerrell@Foxrothschild.com

February 24, 2023

Dear Neighbor,

I represent Solution Architects, owner of what many refer to as “the old Presbyterian Home site” on Greensboro Road. The entire property is shown below:



A Pennsylvania Limited Liability Partnership

You are receiving this letter because you own property that lies near the site. And as a nearby owner, you are probably aware that the large building on Greensboro Road has been vacant and occasionally vandalized – not a situation you would want in your neighborhood.

Solution Architects has filed an application with the City of High Point to rezone the front six acres of the property – the portion that contains the tall building – so that it can be renovated and used (1) primarily for housing (seniors 55 years old and older, similar to the cottages in the rear of the property); but including (2) a small section for internal, climate-controlled self-storage; and (3) a small amount of community commercial on the first floor. The commercial area would be limited to a total of 8,000 square feet and no single user would be larger than 4,000 square feet. The building that would contain these uses is shown in the photo below:



“Rezoning” is a term used to describe how the uses allowed on certain tracts of land can be used. This property formerly was zoned “institutional,” and the request is for rezoning to a “general business” use with several restrictions imposed so that the uses described above are the allowed uses.

Solution Architects hopes that this new conversion will be a positive enhancement to the community. The traffic generated should be less than what was previously generated when it was the Presbyterian Home.



Fox Rothschild LLP
ATTORNEYS AT LAW

You will soon receive a notice from the City about a public hearing which you may attend. There is also an official information sheet enclosed that explains this process. In the meantime, owners of Solution Architects (John and Bonnie Hannon) invite you to stop by the building on March 7 from 5:00 to 6:30 if you have questions. This meeting will be held in the old ambulance garage at the back of the building. You may enter from Bergamont Loop off of Deep River Road and drive around the backside of the building (directional signs will be posted). This will be a drop-in meeting. If a neighbor did not receive this letter, it is probably because their property is greater than 300 feet away or because they are not the owner, but they are warmly invited if they wish to come.

In the meantime, if you have questions, please feel free to email me at tterrell@foxrothschild.com or call me at 336-378-5412 (my direct line). Or email John and Bonnie Hannon at john.hannon3@gmail.com or call 336-558-6025.

Sincerely,

Thomas E. Terrell, Jr.

Exhibit B

ALVAREZ, DANIEL LOPEZ
1489 BROMWICH DR
WINSTON SALEM, NC 27127

BIEL, FRANK S;BIEL, BEVERLY J;TOTIN, DEBBIE J
4288 PLANTATION RIDGE LN
GREENSBORO, NC 27409

BLUE, OZELLA C
2618 INGRAM RD
HIGH POINT, NC 27263

BREWER, RANDY V TRUSTEE;BREWER, LORI A
TRUSTEE;THE RANDY AND LORI BREWER LIVING
TRUST
PO BOX 598
HILMAR, CA 95324

CARDWELL, ERIN MARIE
410 E VANDALIA RD
GREENSBORO, NC 27406

CLOISTERS FOXFIRE OWNER LLC;CLOISTERS
FOXFIRE TIC II OWNER LLC;CLOISTERS FOXFIRE
TIC III OWNER LLC
400 BOULEVARD OF THE AMERICAS STE 405
LAKEWOOD, NJ 08701

COMMUNITY HOUSING OF HIGH POINT LLC
5826 SAMET DR STE 105
HIGH POINT, NC 27265

D&D MARKETING OF OAK RIDGE INC
6507 PEPPERMILL DR
OAK RIDGE, NC 27310

DANCEY, LORRAINE
2787 GATEWORTH DR
HIGH POINT, NC 27260

DE LA CRUZ, EDWARD ELIAS
1147 WAYSIDE ST
HIGH POINT, NC 27260

DEPARTMENT OF TRANSPORTATION
1505 MAIL SERVICE CENTER
RALEIGH, NC 27699

DEPARTMENT OF TRANSPORTATION
PO BOX 25201
RALEIGH, NC 27611

DEWEESE PROPERTIES LLC
310 E MAIN ST
THOMASVILLE, NC 27360

DIGGS, PATRICIA S
2615 DALLAS AVE
HIGH POINT, NC 27265

FIRST UNITED BAPTIST CHURCH INC
1409 DEEP RIVER RD
HIGH POINT, NC 27265

GARCIA, FANCISCO REYES;ZALDIVAR, ISABEL
BAUTISTA
1143 WAYSIDE ST
HIGH POINT, NC 27260

GRACE CHURCH OF HIGH POINT INC
1141 ENTERPRISE DR
HIGH POINT, NC 27260

GRIMES, LAWRENCE;GRIMES, EVELYN
6607 MUDDY CREEK RD
HIGH POINT, NC 27263

GUILFORD COUNTY
PO BOX 3427
GREENSBORO, NC 27402

HAMMONS, RAY ALLAN;THORSON, ALLEN EUGENE
2627 WOODRUFF AVE
HIGH POINT, NC 27265

HASZ, FAYE A TRUSTEE;HASZ, RICHARD D
TRUSTEE;HASZ, RICHARD D JR TRUSTEE;RICHARD
D HASZ AND FAYE A HASZ LIVING TRUST
2275 SOUTHPOINT DR
HUMMELSTOWN, PA 17036

HGHP HOLDINGS LLC
4113 RIDGEBROOK BLUFF DR
RALEIGH, NC 27603

HIBISTU, SOLOMON H;TATEK, SEBEL W
4301 CHILTON WAY
HIGH POINT, NC 27265

HICKORY PROPERTY INC
1648 MEMORIAL DR
BURLINGTON, NC 27215

HODGE, PENNY LYNN TURNER
225 SPENCER ST
HIGH POINT, NC 27265

HOOTS, BETTY T
2601 WILLARD RD
HIGH POINT, NC 27265

INTHISANE, INTHAVA;INTHISANE, PATTHOUMMA
213 SPENCER ST
HIGH POINT, NC 27265

JOHNSON, JOHN;JOHNSON, JERTIE
4216 QUINCE RD
PORTSMOUTH, VA 23703

KANA ACCOUNTING & TAX SERVICES LLC
116 GREENSBORO RD
HIGH POINT, NC 27260

KHOO, PAW EH;MEE, TAR PLAR
2791 GATEWORTH DR
HIGH POINT, NC 27265

MCDONALDS CORPORATION
120 ALYDAR PL
LYNCHBURG, VA 24503

MIDDLEBROOKS, VERONICA LAVON
PO BOX 1016
HIGH POINT, NC 27261

MORRIS, MEGAN L;GANN, THOMAS W II
1145 WAYSIDE ST
HIGH POINT, NC 27266

MUTUAL INVESTMENT PROPERTIES INC
PO BOX 2246
JAMESTOWN, NC 27282

NANJ CORPORATION, INC
PO BOX 2246
JAMESTOWN, NC 27282

NC DEPT OF TRANSPORTATION
PO BOX 14996
GREENSBORO, NC 27415

NEEDHAM, RICHARD L;NEEDHAM, MARY T
PO BOX 10241
GREENSBORO, NC 27404

OAKMONT HOMEOWNERS ASSN
PO BOX 669
HIGH POINT, NC 27261

OSBURN, PAMELA MICHELLE;OSBURN, MICHAEL
LEWIS
112 SPENCER ST
HIGH POINT, NC 27265

PATEL, DHARMENDRAKUMAR K
3733 SINGLE LEAF CIR
HIGH POINT, NC 27265

PRETLOW, CURRELL TIFFANY;PRETLOW, MARY K
314 HICKORY LN
HIGH POINT, NC 27265

RAYMOND W CHAMBERS JR REAL ESTATE
HOLDINGS LLC
1708 HEATHCLIFF RD
HIGH POINT, NC 27262

REHMAN, BRENDA
2625 WOODRUFF AVE
HIGH POINT, NC 27265

RICHARDSON, NORMA GREY
PO BOX 834
KERNERSVILLE, NC 27285

ROOT, DONNY S;ROOT, SARAH REBEKAH
5519 STIGALL RD
KERNERSVILLE, NC 27284

SCHROCK, EARL B
2622 WOODRUFF AVE
HIGH POINT, NC 27265

SEA2SKY PROPERTIES LLC
1400 SANDY BOTTOM DR NW
CONCORD, NC 28027

SELLERS, JAMIL
302 OLD WINSTON RD
HIGH POINT, NC 27265

SNPK PROPERTIES LLC
1920 VIA CENTRE STE A
VISTA, CA 92081

SPRUCE BUILDERS INC
PO BOX 5588
HIGH POINT, NC 27262

STINSON, COREY DARNELL
2058 CHAPEL CREEK RD SW
CONCORD, NC 28025

STRICKLAND, DUSTIN MICHAEL
1146 WAYSIDE ST
HIGH POINT, NC 27260

STROUD, MARY F
205 SPENCER ST
HIGH POINT, NC 27265

STROUD, MICHAEL WAYNE
203 SPENCER ST
HIGH POINT, NC 27265

STROUD, MICHAEL;STROUD, LAURA
203 SPENCER ST
HIGH POINT, NC 27265

STROUD, RANDALL H
206 SPENCER ST
HIGH POINT, NC 27265

TATE, JOYCE VAUGHN
2617 DALLAS AVE
HIGH POINT, NC 27265

THORSON, ALLEN EUGENE;HAMMONS, RAY
ALLAN;WREN, RUTH LAW
2627 WOODRUFF AVE
HIGH POINT, NC 27265

TOMES, JANICE ANN
212 SPENCER ST
HIGH POINT, NC 27265

WELCH, JAMES ROGER;KNIGHT, TRACI D
235 SPENCER ST
HIGH POINT, NC 27265



City of High Point

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

Master

File Number: 2023-169

File ID: 2023-169

Type: Miscellaneous Item

Status: To Be Introduced

Version: 1

Reference:

In Control: City Council

File Created: 04/06/2023

File Name:

Final Action:

Title: City of High Point, Request to Initiate Zoning Map Amendment

A request by the Planning and Development Department that City Council initiate a zoning map amendment for the establishment of a local historic overlay district for properties adjacent to and in the vicinity of Washington Street, in response to a petition and subsequently completed local designation report.

Notes:

Sponsors:

Enactment Date:

Attachments: Request to Initiate Zoning Map Amendment
(Washington Street Historic District).pdf

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name: genine.solis@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 2023-169

CITY OF HIGH POINT

AGENDA ITEM



Title: Request to Initiate Zoning Map Amendment
(Washington Street Local Historic Overlay District)

From: Sushil Nepal, AICP
Planning & Development Director

Meeting Date: April 17, 2023

Public Hearing: No

Advertising Date: Not Applicable

Advertised By: Not Applicable

Attachments: Map of Proposed Local Historic Overlay District
Washington Street Local Historic District Designation Process

PURPOSE:

This is a request that City Council to initiate a zoning map amendment for the establishment of a local historic overlay district for properties adjacent to and in the vicinity of Washington Street, in response to a petition and subsequently completed local designation report.

BACKGROUND:

The proposed district generally includes properties adjacent to Washington Street from N. Centennial Street to Moon Place, with additional properties located along N. Centennial Street, Fourth Street and Hobson Street. Attached is a petition map, showing the proposed district boundaries, as well as those property owners who signed in support of the petition.

On April 8, 2021, the City's Historic Preservation Commission (HPC) unanimously recommended proceeding with the local designation process after receiving a petition submitted by the Washington Street Historic Preservation Society. The Planning and Development Department held a community meeting on December 8, 2021 to discuss the proposed Washington Street Local Historic District with property owners and other interested persons. A local historic district designation report for Washington Street was prepared for the Washington Street Historic Preservation Society by Heather Fearnbach of Fearnbach History Services, Inc.

On January 11, 2023 the HPC unanimously recommended forwarding the designation report to the State Historic Preservation Office, which was given 30 days to review and provide comment. Initiating the zoning map amendment process is the next step in the process, allowing staff to hold a community meeting regarding the application, providing an opportunity for discussion and potential boundary revisions, prior to any consideration by the Planning and Zoning Commission and City Council.

BUDGET IMPACT:

N/A

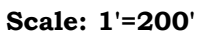
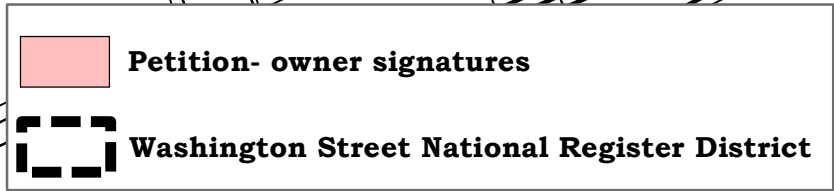
RECOMMENDATION / ACTION REQUESTED:

Staff recommends City Council initiate the zoning map amendment process, which is required to establish a local historic overlay district.

Washington Street Local Historic District Designation Process

1. The Historic Preservation Commission (HPC) reviews petition from the Washington Street Historic Preservation Society to designate Washington Street a Local Historic District on April 8, 2021 and unanimously recommends proceeding with local designation process.
2. City of High Point Planning & Development Department holds a Community Meeting on December 8, 2021 at the Community and Neighborhood Development Center to discuss proposed Washington Street Local Historic District.
3. City of High Point Planning & Development Department receives draft Washington Street Local Historic District Designation Report from Architectural Historian Heather Fearnbach working on behalf of the Washington Street Historic Preservation Society on December 5, 2022.
4. HPC is scheduled to review draft Washington Street Local Historic District Designation Report at its January 11, 2023 regular meeting. The HPC can recommend changes or decide to forward the local designation report to the NC Department of Cultural Resources (NCD CR) State Historic Preservation Office (SHPO).
5. Following review by the HPC, the local designation report is forwarded to NCD CR SHPO for review and comment. The SHPO makes an analysis of, and recommendation concerning the proposed local historic district within 30 days.
6. Following receipt of the of the SHPO's comments concerning the proposed district, the HPC will receive a summary of the SHPO's comments.
7. **City Council initiates zoning map amendment process for Washington Street Local Historic Overlay District.**
8. **Community Meeting is organized to discuss proposed Washington Street Local Historic District prior to initiating zoning map amendment process for proposed local historic district.**
9. **The HPC makes a formal recommendation on the proposed local historic district following Community Meeting.**
10. **The Planning and Zoning Commission (P&Z) shall review the application and make a recommendation on the proposed Washington Street Local Historic Overlay District that is forwarded to City Council for their consideration.**
11. **The City Council shall review and make a decision whether to approve the proposed Washington Street Local Historic District.**
12. **If the proposed Washington Street Local Historic Overlay District is approved by City Council, revisions to the City's Historic District Design Standards will be required, including a special character essay for the district and additional design standards that address commercial buildings.**

Proposed Washington Street Local Historic District





City of High Point

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

Master

File Number: 2023-175

File ID: 2023-175

Type: Miscellaneous Item

Status: To Be Introduced

Version: 1

Reference:

In Control: City Council

File Created: 04/11/2023

File Name:

Final Action:

Title: Minutes to be Approved

Special Meeting of the High Point City Council Minutes, November 3, 2022 @ 9:00 a.m.

Finance Committee Minutes, November 3, 2022 @ 4:00 p.m.

Finance Committee Minutes, March 30, 2023 @ 4:00 p.m.

Special Meeting of the High Point City Council Minutes, April 3, 2023

Regular Meeting of the High Point City Council Minutes, April 3, 2023

Prosperity & Livability Committee Minutes, April 5, 2023 @ 9:00 a.m.

Notes:

Sponsors:

Enactment Date:

Attachments: Memo - Minutes, November 3 2022 Special Meeting
Minutes Retreat, November 3 2022 Finance
Committee Minutes, Finance Committee Meeting
Minutes - March 30, 2023, Special Meeting Meeting
Minutes - April 3, 2023, City Council Meeting Minutes
- April 3, 2023, Prosperity Livability Committee
Minutes-April 5 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:
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Text of Legislative File 2023-175

CITY OF HIGH POINT

AGENDA ITEM



Title: Approval of Minutes

From: City Clerk's Office

Public Hearing: No

Attachments: Yes

Meeting Date: April 17, 2023

Advertising Date N/A

Advertised By:

PURPOSE: Minutes to be Approved

BACKGROUND: N/A

BUDGET IMPACT: N/A

RECOMMENDATION / ACTIONS REQUESTED:

Approval of the following minutes:

Special Meeting of the High Point City Council Minutes, November 3, 2022 @ 9:00 a.m.

Finance Committee Minutes, November 3, 2022 @ 4:00 p.m.

Finance Committee Minutes, March 30, 2023 @ 4:00 p.m.

Special Meeting of the High Point City Council Minutes, April 3, 2023 @ 4:00 p.m.

Regular Meeting of the High Pont City Council Minutes, April 3, 2023 @ 5:30 p.m.

Prosperity & Livability Committee Minutes, April 5, 2023 @ 9:00 a.m.

**HIGH POINT CITY COUNCIL
SPECIAL MEETING
COUNCIL RETREAT
NOVEMBER 3, 2022 – 9:00 A.M.
HIGH POINT CITY LAKE PARK**

MINUTES

CALL TO ORDER and ROLL CALL

Mayor Wagner called the meeting to order at 9:07 a.m.

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

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

Staff Present:

Tasha Logan Ford, City Manager; Greg Ferguson, Deputy City Manager; Eric Olmedo, Assistant City Manager; Damon Dequenne, Assistant City Manager; Jeron Hollis, Managing Director; JoAnne Carlye, City Attorney, Meghan Maguire, Deputy City Attorney; and Mary S. Brooks, Interim City Clerk

Also Present:

Pat Kimbrough, *High Point Enterprise*; and Judy Stalder; and Julie Brenman, COO/Senior Consultant; and Emily Wilson, Development & Project Manager with Fountainworks Consultants

PRESENTATION OF ITEMS

2022-519

City Council Retreat-Strategic Planning Session

Council Council will be discussing strategic goals for the City of High Point.

Tasha Logan Ford, City Manager welcomed everyone to the Council Retreat; and recognized the Fountainworks Consultants: Julie Brenman, COO/Senior; and Emily Wilson, Development & Project Manager to discuss strategic goals for the City of High Point (COHP).

Discussions as followed:

- **Welcome:** Presented by Fountainworks Consultants (Consultants): Ms. Brenman, and Ms. Wilson extended greetings; provided a brief background on their firm; and gave an outline regarding the agenda to be discussed for Council's Retreat as followed:

- ***What Success Looks Like:*** Each council member introduced themselves and shared three views regarding how they see the COHP; and discussed what success looked like to them professionally, and personally; and each provided a project objective.
- ***High Point Accomplishments:*** The Consultants provided a history map outlining goals from 2016 to present for the COHP. Some of the goals discussed for the timeframe 2016 to present were: focus on increasing the population of active, engaged entrepreneurial and working millennials living in the city, Family Justice Center up and running, successful award of Federal, State, and local grants; Skeet Club Road completed; Consistently reduced crime; progress on blight reduction, local codes; and successful recruitment of man of our leadership positions due to retirements and turnover.
- ***Break:*** 10:05 a.m. to 10:15 a.m.
- ***Where High Point is now:*** The Consultants reviewed the Context Map PESTLE (Political Trends, Economic Trends, Social Trends, Technology Factors, Legal Trends, Environmental Trends); below are some of the discussion points as followed:
 - *Political Trends:* Legislation changes that can reduce local capacity for decision-making and timelines, and anti-law enforcement movement asking to defund the police, promote bond reform and social justice, etc...
 - *Economic Trends:* Lack of funding, rise in homelessness, need for middle-income housing, and equitable economic development, etc...
 - *Social Trends:* Skills gap among rising workforce, people are seeking quality of life-we have to be ready, how do we reach all residents via social media, etc...
 - *Technology Factors:* Cryptocurrency, virtual reality, remote work and its impact on workforce/staff, virtual meetings, data usage, etc...
 - *Legal Trends:* Constant threat of litigation, renewable energy standards, and rules.
 - *Environmental Trends:* Unregulated contaminants such as PFAs, and unpredictable weather patterns.

DISCUSSION-What council would like to see as Trends, Strengths, and Weaknesses

Mayor Wagner spoke to maximizing innovation and being undaunted regarding ideas within organizations.

Council Member Jefferson spoke to best practices for innovations; to having public trust, to transparency; and to the strategic effective efforts from the High Point Police Department (HPPD) regarding crime statistics.

Tasha Logan Ford, City Manager spoke to learning experiences from failures; and to failing up regarding innovation and the Bloomberg experience.

Council Member Holmes spoke to having community outreach regarding opportunities; and taking risks.

Council Member Hudson spoke to the Bond Ratings for the COHP's Projects.

Council Member Moore spoke to creating opportunities and having prosperity for the COHP.

The Consultants noted that the 'Residents Survey' would be completed in early 2023.

- ***Transformative Ideas and Vision:*** *Each council member shared ideas that could transform the COHP.*

Discussion took place regarding showroom upgrades, expansions, vacant floors in showrooms, and having a world arts and design capital.

- ***Lunch:*** *11:50 a.m. to 12:20 p.m.*
- ***Facility & Grounds Tour (New Parks & Recreation's High Point City Lake Renovations):*** *Grounds Tour 12:20 p.m. to 1:15 p.m.*
- ***Transformative ideas vision continued:*** *The Consultants discussed long term ideas for the next five years.*

Discussion took place regarding affordable housing; inclusion; the use of city owned property; attracting furniture designers; housing development; and affordable housing.

- ***Break:*** *2:15 to 2:31 pm.*

Mayor Wagner advised council that there would be a closed session regarding personnel after discussion.

- ***Brainstorm Strategies and Tactics:***

Discussion took place regarding blight reductions; downtown catalyst projects; manufacturing corridor plans; and having a world arts and design capital-art strategic plan; enhancing the COHP's art's policy; having downtown walkability; sustaining greater downtown; the soccer stadium; the effects of short-term, and long-term goals for the COHP; efforts for increased housing availability; having statistics regarding housing needs; housing bonds; housing barriers; housing policies; timeframe for new construction homes; and investing in communities.

Ms. Logan Ford spoke to the investment for the soccer stadium to make it a multi-use facility; the catalyst project from staff's perspective regarding redevelopment, parking, and streetscape; and walkability related to uptown, and downtown projects.

The Consultants provided a summary regarding long term goals such as the Catalyst Project 2.0, Downtown Catalyst Project; enhancing the COHP's Culture for Art and Design; Blight Reduction; having an increase in quality and quantity of housing; and noted that discussions regarding the COHP's goal would continue at tomorrow's meeting.

Closed Session-Personnel

Council is requested to go into Closed Session pursuant to N.C.G.S. §143-318.11(a)(6) for Personnel.

At 3:32 p.m., Council Member Moore moved to enter Closed Session pursuant to N.C. General Statute 143-318.11(a)(6) for Personnel. Council Member Johnson made a second to the motion which carried by the following 9-0 unanimous vote:

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

Upon reconvening into Open Session at 3:51 p.m., Mayor Wagner announced there would be no action taken as a result of the Closed Session.

Note: The Interim City Clerk was not present during Closed Session.

ADJOURNMENT

There being no further business to come before Council, the meeting adjourned at 3:52 p.m.

Respectfully Submitted,

Jay W. Wagner, Mayor

Attest:

Mary S. Brooks, CMC
Interim City Clerk

FINANCE COMMITTEE
Chaired by Council Member Moore
Committee Members: Moore, Holmes, Jones, and Peters
NOVEMBER 3, 2022 – 4:00 P.M.
HIGH POINT CITY LAKE PARK

MINUTES

CALL TO ORDER

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

Following roll call by Chairman Moore, the following Committee Members were **Present (4)**:

Chairman Britt W. Moore
Committee Member Monica Peters
Committee Member Michael Holmes
Committee Member Victor Jones

Staff Members Present:

Greg Ferguson, Deputy City Manager; Eric Olmedo, Assistant City Manager; Damon Dequenne, Assistant City Manager; JoAnn Carlyle, City Attorney; Meghan Maguire, Deputy City Attorney; Jeron Hollis, Managing Director; Robby Stone, Public Services Director; Tyler Berrier, Electric Utilities Director; Mary S. Brooks, Interim City Clerk

PRESENTATION OF ITEMS

**2022-514 Resolution - Designation of Applicant's Agent - Hurricane Ian - HPFD Tim Layton
Emergency Management**

City Council is requested to approve a resolution to designate Amy Hughes, Grants Accountant II with the Financial Services Department and Tim Layton, Emergency Manager with the High Point Fire Department as the City's agents to apply for assistance and request reimbursement for costs related to Hurricane Ian.

Eric Olmedo, Assistant City Manager reported that FEMA and the NC Department of Emergency Management required that City Council adopt a resolution to designate primary and secondary agents for the purpose of applying for assistance and requesting reimbursement of eligible costs related to the Hurricane Ian; the city qualified for assistance for expenses incurred as a result of Hurricane Ian, which was declared a Major Disaster on October 1, 2022; this designation would enable staff to move forward with processing the reimbursement; the city would receive reimbursement for eligible expenses related to the disaster; and noted that at this point the city is eligible for reimbursement in the amount of

\$132,000.00. Staff is recommending approval of a resolution to designate Amy Hughes, Grants Accountant II with the Financial Services Department and Tim Layton, Emergency Manager with the Fire Department as the City's agents to apply for assistance and request reimbursement for costs related to Hurricane Ian.

Chairman Moore moved to forward this matter to the City Council with a favorable recommendation and place it on the November 7, 2022, City Council Finance Committee Consent Agenda for approval. Committee Member Peters made a second to the motion. Following a roll call vote by Chairman Moore, the motion carried by the following 4-0 unanimous vote:

Aye (4): Chairman Moore, Committee Member Peters, Committee Member Holmes, and Committee Member Jones

2022-515 Resolution - New Public Utility Regulatory Policy Act of 1978(PURPA) Standards - Infrastructure Investment and Jobs Act of 2021

City Council is requested to adopt a resolution for the following:

1. Direct the City Manager to formally commence consideration of the two regulatory standards added to Section 111(d) of PURPA by 40104(a)(2)(A) and 40431(b)(1) of the (IIJA) Infrastructure Investment and Jobs Act of 2021.
2. Direct and authorize the City Manager to appoint a panel to conduct the public hearing required by Public Utility Regulatory Policy Act of 1978(PURPA) for consideration of these standards, including adopting administrative procedures that would comply with the due process requirements of PURPA. These administrative procedures include holding the hearing in High Point, North Carolina; providing public notice of the hearing in newspapers and/or the City's website; and arranging for the preparation of a verbatim transcript of the testimony given at the hearing.
3. Direct that a copy of the hearing be furnished to each Council member, through the City Manager, together with a summary thereof prepared by the panel which conducted such a hearing and the recommendations of such panel.

Tyler Berrier, Electric Utilities Director reported the Federal Government had added 2 new regulatory standards pertaining to Public Utility Policy each qualifying utility had one year from the enactment of the IIJA (November 15, 2022) to formally commence consideration of each of the two new regulatory standards and had two years from the enactment of the IIJA (November 15, 2023) to decide whether or not to adopt each such standard. On November 15, 2021, President Biden signed into law the Infrastructure Investment and Jobs Act of 2021 (HJA). Embedded within the IIJA are sections 40104(a)(1) and 40431(a), which, in turn, amend Section 111(d) of the Public Utility Regulatory Policy Act of 1978 (PURPA) to add two new regulatory standards that each state regulatory commission and each "nonregulated electric utility," such as The City of High Point Electric Utilities Department, must formally consider and decide on whether or not to adopt. Staff is recommending approval to adopt a resolution for request.

Chairman Moore moved to forward this matter to the City Council with a favorable recommendation and place it on the November 7, 2022, City Council Finance Committee

Consent Agenda for approval. Committee Member Holmes made a second to the motion. Following a roll call vote by Chairman Moore, the motion carried by the following 4-0 unanimous vote:

Aye (4): Chairman Moore, Committee Member Peters, Committee Member Holmes, and Committee Member Jones

2022-516 Contract - Kemp Inc. - Ward Water Treatment Plant - Vacuum Tank Replacement
City Council is requested to award a contract to Kemp, Inc. in the amount of \$139,105.00 to replace the vacuum tank for the Green Leaf Filters (filters 5-8) at the Ward Water Plant.

Robby Stone, Public Services Director reported that this request was to hire a contractor to replace the vacuum tank for the Green Leaf Filters (filters 5-8) at the Ward Water Plant. The Green Leaf Filters at the Ward Water plant are crucial in filtering half (12 MGD) of the 24 MGD plant capacity that serves the citizens and customers for the City of High Point. The vacuum tank uses solenoids and vacuum pressure to siphon water through the filters as part of the water treatment process. The current tank is 26 years old and is near the end of its useful life. Funds for this are available in the FY 2022-2023 budget. The Public Services Department recommends awarding the contract to Kemp Inc. in the amount of \$139,105.00.

Committee Member Jones moved to forward this matter to the City Council with a favorable recommendation and place it on the November 7, 2022, City Council Finance Committee Consent Agenda for approval. Committee Member Holmes made a second to the motion. Following a roll call vote by Chairman Moore, the motion carried by the following 4-0 unanimous vote:

Aye (4): Chairman Moore, Committee Member Peters, Committee Member Holmes, and Committee Member Jones

2022-517 Contract -Sole Source- Brown & Morrison, Ltd. - Gear Box Replacement Eastside Wastewater Treatment Plant (WWTP)

City Council is requested to award a sole source contract to Brown & Morrison, Ltd. In the amount of \$207,150 for the purchase of ten (10) refurbished Chemineer gear boxes to replace the existing gear boxes that have failed and to serve as spare equipment.

Robby Stone, Public Services Director reported that this request was to purchase ten (10) refurbished Chemineer gear boxes at the Eastside Wastewater Treatment Plant (WWTP); the anaerobic/anoxic/aeration (AAA) tanks at the Eastside WWTP performed biological nutrient removal as part of the wastewater treatment process; there were a total of 53 gearboxes that were utilized for mixing within the AAA tanks at the Eastside WWTP; and that funds are available in the FY 2022-2023 budget. Staff is recommending that Brown and Morrison, Ltd be approved as a sole source vendor for the purchase of the refurbished Chemineer gear

boxes for the amount of \$207,150.00.

Chairman Moore moved to forward this matter to the City Council with a favorable recommendation and place it on the November 7, 2022, City Council Finance Committee Consent Agenda for approval. Committee Member Peters made a second to the motion. Following a roll call vote by Chairman Moore, the motion carried by the following 4-0 unanimous vote:

Aye (4): Chairman Moore, Committee Member Peters, Committee Member Holmes, and Committee Member Jones

ADJOURNMENT

The meeting was adjourned at 4:11 p.m. upon motion by Chairman Moore and second by Committee Member Holmes.

Respectfully Submitted,

Britt W. Moore, Chairman
Finance Committee

Attest:

Mary S. Brooks, CMC
Deputy City Clerk

FINANCE COMMITTEE

Chaired by Council Member Moore

Committee Members: Moore, Holmes, Jones, and Peters

March 30, 2023 – 4:00 P.M.

Council Chambers

211 S Hamilton Street

FINANCE COMMITTEE - Britt W. Moore, Chair

CALL TO ORDER

Committee Member Jones called the meeting to order at 4:06 p.m. and stated all members are present with the exception of Chairman Moore.

Present Committee Member Monica Peters, Committee Member Michael Holmes, and Committee Member Victor Jones

Absent Chairman Britt Moore

PRESENTATION OF ITEMS

2023-134 Contract - S&ME - Professional Engineering Services - Ward Water Treatment Plant (WWTP)

City Council is requested to award a contract to S&ME in the amount of \$98,600 for the professional engineering services for the rehabilitation of the I-74 elevated storage tank and the Ward WTP 10-million-gallon (MG) ground storage tank.

Robby Stone, Public Service Director, provided the staff report for this item. He stated this item is regarding a contract with S&ME for professional engineering services for the rehabilitation of the I-74 elevated storage tank and the Ward Water Treatment Plant 10-million-gallon ground storage tank. He reviewed the proposal from S&ME which includes developing tank rehabilitation specifications, provide assistance during the bidding process, ensure compliance with the NCDEQ permitting requirements for each tank, provide full time observation during tank upgrades, surface preparation, and coating application. He stated staff recommends approval to award the contract to S&ME in the amount of \$98,600 and noted funds are available in the fiscal year 2022-2023 budget.

A motion was made by Committee Member Jones, seconded by Committee Member Holmes, to approve agenda item 2023-134.

Motion carried with the following vote:

Aye: Committee Member Peters, Committee Member Holmes, and Committee Member Jones

Absent: Chairman Moore

2023-135 Contract - Sole Source - Precision Safe Sidewalks, LLC - Sidewalk Trip Hazard Removal

City Council is requested to award a sole source contract to Precision Safe Sidewalks, LLC in the amount not to exceed \$142,803.00 for the removal, replacement, or alternative repair of City of High Point maintained sidewalks.

Robby Stone, Public Service Director, provided the staff report for this item. He stated this item is regarding removal, replacement, or alternative repair of City of High Point maintained sidewalks. Precisions Safe Sidewalks has a non-intrusive repair method which consist of grinding the sidewalk which is faster and less expensive than replacing the sidewalks. He stated there are funds available in the fiscal year 2022-2023 budget and staff recommends approval of a sole source contract award to Precision Safe Sidewalks, LLC in the amount not to exceed \$142,803.00.

In response to Committee Member Jones, Mr. Stone stated there are well over 500 places throughout the city that need repair and noted that all the repairs will be done quickly.

In response to Committee Member Peters, Mr. Stone stated repairs will be done before the October Market.

In response to Committee Member Peters, Damon Dequenne, Assistant City Manager, stated Burton Road is still on schedule.

A motion was made by Committee Member Holmes, seconded by Committee Member Peters, to approve agenda item 2023-135.

Motion carried with the following vote:

Aye: Committee Member Peters, Committee Member Holmes, and Committee Member Jones

Absent: Chairman Moore

2023-138 Resolution - Filing Fees 2023 Municipal Election

Council is requested to adopt a resolution to set filing fees for the Mayor and City Council in the amount of \$96.00 for the upcoming 2023 Municipal Election.

Eric Olmedo, Assistant City Manager, provided the staff report for this item. He stated prior to each municipal election, the City Council is required to set a filing fee which can be set up to 1% of the annual salary of the office sought, which is currently \$108.00, but the fee may not be less than \$5.00. Staff is recommending adoption of the resolution setting the filing fees for \$96.00 for the upcoming 2023 Municipal Election.

A motion was made by Committee Member Jones, seconded by Committee Member Peters, to approve agenda item 2023-138.

Motion carried with the following vote:

Aye: Committee Member Peters, Committee Member Holmes, and Committee Member Jones

Absent: Chairman Moore

2023-140 Resolution - Supplemental Agreement - State of North Carolina & City of High Point - Settlement of Opioid Litigation

City Council is requested to adopt a resolution and approve a supplemental agreement between the State of North Carolina and the City of High Point on proceeds related to the settlement of opioid litigation and authorize appropriate city officials to execute all necessary documents.

Eric Olmedo, Assistant City Manager, provided the staff report for this item. He stated this item is for consideration of a resolution and agreement between the State of North Carolina and the City of High Point on proceeds related to the settlement of opioid litigation. In 2021 a Memorandum of Agreement was approved regarding the "Wave One" settlement which was for \$26 billion, in which the City of High Point will receive \$1.3 million dollars over the next 18 years. This resolution and agreement are being called "Wave Two" which is a \$21 billion dollar national settlement with CVS, Walgreens, Walmart, Allegan and Teva. He stated staff is recommending the City Council approve the supplemental resolution and agreement between the State of North Carolina and the City of High Point and authorize appropriate city officials to execute all necessary documents.

In response to Committee Member Jones, Mr. Olmedo explained the funds would be restrictive to expand services relating to opioid use disorders and the City would utilize a non-profit to distribute those funds.

In response to Committee Member Holmes, Mr. Olmedo stated reimbursement to the High Point Police Department for treatment of a known opioid overdose could be a possible appropriate expenditure.

A motion was made by committee Member Holmes, seconded by Committee Member Peters, to approve agenda item 2023-140.

Motion carried with the following vote:

Aye: Committee Member Peters, Committee Member Holmes, and Committee Member Jones

Absent: Chairman Moore

2023-141 Contract - Sole Source - Core & Main - Composite Water Meter Box Lids - Customer Service Department

City Council is requested to award a sole source contract to Core & Main in the amount of \$77,553.88 for the purchase of 2,000 Composite Water Meter Box Lids (1,000 - DFW1219MBX, 1,000- DFW1014) for the Customer Service Department.

Jeremy Coble, Customer Service Director provided the staff report for this item. He stated Core & Main is the sole source provider for the of City's water meter box and they have developed custom composite lids to replace the current meter boxes in the field. He showed the committee an example of the new lid and noted the lids are lighter, nonconductive, and are more durable. He stated staff is recommending the purchase of the lids in the amount of \$77,553.88 and funds are available in the fiscal year 2023 budget.

A motion was made by Committee Member Jones, seconded by Committee Member Holmes, to approve agenda item 2023-141.

Motion carried with the following vote:

Aye: Committee Member Peters, Committee Member Holmes, and Committee Member Jones

Absent: Chairman Moore

2023-142 Contract - OMNIA US Communities - Graybar - Security Access Controls - MOB City Hall Municipal Building

City Council is requested to award an OMNIA US Communities contract to Graybar in the amount of \$112,160.95 for the purchase of multiple physical access controls to improve physical security at City Hall.

Adam Ward, Assistant Director of Information Technology Services, provided the staff report for this item. He stated this item is to improve physical security at City Hall. The equipment that will be required will control access at the parameter of the building as well as access to individual departments. The access controls will comprise of proximity card readers, door access controllers, and intercom units. Total project cost is \$112,160.95 and the City will fund this project from the current year's budget. He noted the purchasing contract will occur under the OMNIA US COMMUNITIES purchasing contract and staff recommends Graybar, Inc. be awarded the project.

In response to Committee Member Jones, Mr. Ward stated the card readers will allow access to the doors.

In response to Committee Member Jones, Damon Dequenne, Assistant City Manager, stated the entrances will be accessible on both sides of the building as well as the front entrance to continue to meet ADA requirements. He stated the project should take about 90 days.

A motion was made by Committee Member Jones, seconded by Committee Member Peters, to approve agenda item 2023-142.

Motion carried with the following vote:

Aye: Committee Member Peters, Committee Member Holmes, and Committee Member Jones

Absent: Chairman Moore

2023-143 Contract - Samet Inc. GMP - Truist Point Stadium Modifications - (MLS)Major League Soccer

City Council is requested to approve the Construction Phase contract in an amount not to exceed \$5,296,970, for a total Guaranteed Maximum Price (GMP) of \$5,628,4751 and the itemized Guaranteed Maximum Price (GMP) statement for Samet Corporation for modifications to Truist Point Stadium Modifications in preparation for a Major League Soccer (MLS) team to begin play in Spring 2024.

Eric Olmedo, Assistant City Manager, provided the staff report on this item. He stated this is a request to approve the itemized Guaranteed Maximum Price (GMP) statement for Samet Corporation for modifications to Truist Point Stadium in preparation for a Major League Soccer (MLS) team to begin in Spring 2024. A request for Qualifications

was advertised and processed and Samet was selected for the Design-Build Services. This item is the next step of the process. He stated the total GMP from Samet for the stadium modifications is \$5,628,475 which includes the preconstruction/design service phase and includes the \$303,240 previously approved, and contingencies of \$234,698.

In response to Committee Member Holmes, Mr. Olmedo provided the timeline for the modifications.

A motion was made by Committee Member Jones, seconded by Committee Member Holmes, to approve agenda item 2023-143.

Motion carried with the following vote:

Aye: Committee Member Peters, Committee Member Holmes, and Committee Member Jones

Absent: Chairman Moore

2023-144 Municipal Agreement - (NDOT) North Carolina Department of Transportation - Schedule A

City Council is requested to approve a North Carolina Department of Transportation (NDOT) new reimbursement Schedule A municipal agreement to cover the maintenance costs of traffic control signs on state system roads within the City's municipal limits.

Greg Venable, Transportation Director provided the staff report for this item. He stated Schedule A will cover maintenance and replacement of damaged or obsolete signs on state-maintained roads. The agreement will be retro-active to July 1, 2022, and effective for one year and may be renewed annually by the City Manager for up to five additional years. Over the previous 5 years the city has received an annual reimbursement of \$10,250. These funds are included in the transportation budget.

A motion was made by Committee Member Jones, seconded by Committee Member Holmes, to approve agenda item 2023-144.

Motion carried with following vote:

Aye: Committee Member Peters, Committee Member Holmes, and Committee Member Jones

Absent: Chairman Moore

2023-145 Municipal Agreement - (NDOT) North Carolina Department of Transportation - Schedule B

City Council is requested to approve a North Carolina Department of Transportation (NDOT) new reimbursement Schedule B municipal agreement to cover the maintenance costs of pavement markings on state system roads within the City's municipal limits.

Greg Venable, Transportation Director provided the staff report for this item. He stated this item is similar to the previous item. This is agreement covers maintenance costs of pavement markings on state-maintained roads within City limits. This is retro-active to July 1, 2022, and effective for one year, and may be renewed annually by the City Manager for up to five additional years. Over the previous five years the city has received an annual reimbursement of \$13,100.

A motion was made by Committee Member Jones, seconded by Committee Member Peters, to approve agenda item 2023-145.

Motion carried with the following vote:

Aye: Committee Member Peters, Committee Member Holmes, and Committee Member Jones

Absent: Chairman Moore

ADJOURNMENT

There being no further business to come before the Committee, the meeting adjourned at 4:24 p.m.

Respectfully Submitted,

Victor Jones, Acting Chairman

Attest:

Sandra Keeney
City Clerk

**HIGH POINT CITY COUNCIL
SPECIAL MEETING
April 3, 2023 – 4:00 P.M.
COUNCIL CHAMBERS – MUNICIPAL BUILDING**

CALL TO ORDER, ROLL CALL

Mayor Wagner called the meeting to order at 4:07 and stated a quorum of the City Council was present.

Present: Mayor Jay Wagner, Mayor Pro Tem Wesley Hudson, Council Member Michael Holmes, Council Member Tyrone Johnson (arrived at 4:55 pm.), Council Member Christopher Williams, Council Member Monica Peters (arrived at 4:29 p.m.), Council Member Victor Jones, and Council Member Cyril Jefferson,

Absent: Council Member Britt Moore

PRESENTATIONS OF ITEMS

2023-154 Results of the 2022 Citizen Survey

Representatives from the ETC Institute will present the findings for the 2022 Citizen Survey for the City of High Point.

Stephen Hawryluk, Budget and Performance Manager stated every two years the city conducts a citizen survey and contracts with the ETC Institute to complete the survey. He introduced Jason Morado, Vice President of Community Research with ETC Institute.

Mr. Morado provided information regarding the ETC Institute, noting they are a marketing firm that specializes in conducting community surveys for local governments, and noted this is the ninth year conducting the survey for the City of High Point.

Mr. Morado stated this City is moving in the right direction. Satisfaction ratings have increased or stayed the same in 70 of the 113 areas since 2020. High Point rates 15% above the U.S. average in the overall quality of city services and 31% above the U.S. average in customer service provided by City Employees. He stated according to the survey the top five overall priorities are: city streets, sidewalks and infrastructure, economic development, police services, enforcing codes and ordinances, and traffic flow. The most important reasons in deciding where to live, the customers stated safety and security, quality of housing, and quality of health care were most important. He reviewed the overall perception of the city.

He stated the City increased in 58 of 113 areas, stayed the same in 12 of 113 areas, and decreased in 43 of the 113 areas. Notable increases included the library, safety, appearance of city facilities, image of the city, cultural and recreation opportunities, public safety education programs, and High Point Museum Programs. Notable decreases included leaf, yard waste, and brush removal, affordable housing, elderly and handicapped services, employees providing service in a timely manner, enforcement of traffic laws, sidewalk maintenance, and adequate street lighting. Mr. Morado stated the City is definitely moving in the right direction and should be proud of the results of the citizen survey.

Mayor Wagner thanked Mr. Morado and stated he was not surprised that City Staff does an outstanding job.

Council Member Jefferson stated it is clear where citizens want to see investments and changes made and thanked City Staff for their hard work.

2023-156 Presentation and consideration of a potential location for the new Center for Active Adults

City Council is requested to consider a potential location for the new Center for Active Adults

Lee Tillery, Parks and Recreation Director provided the staff report for this item. He stated the Parks and Recreation Department has been providing services for seniors since the 1960's and when considering the new location for active adults the focus was on city-owned properties. The property would need walking trails, outdoor space for activities such as pickle ball and tennis, and would need to be at least 25,000 to 30,000 square feet.

Council Member Monica Peters arrived at 4:29 p.m.

Mr. Tillery stated the Oakview Recreation Center met most of the need as the city owns 17 acres near the recreation center, it has relatively flat topography, it is a central location, there are opportunities for outdoor amenities, and is served by the High Point transit system. He provided sketches of the new center noting walking trails and room for expansion. He stated it is very important to get the public involved and conduct public meetings.

In response to Council Member Williams, Mr. Tillery stated over a dozen locations were considered.

In response to Council Member Peters, Mr. Tillery stated he would provide the top three location options.

Council Member Jefferson stated his support for the location noting an expansion of a greenway in the future.

Mayor Wagner noted a fence near the road would be needed.

Council Member Hudson stated he supports the location.

2023-157 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.

A motion was made by Council Member Hudson, seconded by Council Member Holmes, for Council to go into Closed Session pursuant to N.C. General Statute §143-318.11(a)(3) for Attorney-Client Privilege.

Motion carried following vote:

Aye: Mayor Jay Wagner, Mayor Pro Tem Wesley Hudson, Council Member Michael Holmes, Council Member Christopher Williams, Council Member Monica Peters, Council Member Victor Jones, and Council Member Cyril Jefferson,

Absent: Council Member Tyrone Johnson and Council Member Britt Moore

Council Member Hudson made a motion, seconded by Council Member Holmes, to end closed session and resume regular session.

The motion carried with the following vote:

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

Absent: Council Member Moore

ADJOURNMENT

There being no further business to come before the City Council, the Special Meeting adjourned at 5:07 p.m.

Respectfully Submitted,

Jay W. Wagner, Mayor

Attest:

Sandra Keeney
City Clerk

**HIGH POINT CITY COUNCIL
REGULAR MEETING
April 3, 2023 – 5:30 P.M.
Council Chambers – Municipal Building
211 S. Hamilton Street
High Point, N.C. 27261**

ROLL CALL, MOMENT OF SILENCE, AND PLEDGE OF ALLEGIANCE

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

Absent: Council Member Britt W. Moore, At Large

Mayor Wagner called the meeting to order at 5:30 p.m. He thanked everyone for sending condolences regarding the loss of his mother. He asked during the Moment of Silence to remember Council Member Britt Moore's family regarding the loss of his mother.

The Pledge of Allegiance followed.

RECOGNITIONS AND PRESENTATIONS

2023-146 Proclamation - Child Abuse Prevention Month

Mayor Wagner will present a proclamation recognizing April 2023 as Child Abuse Prevention Month and April 29 - May 6 as Resilient & Thriving Communities Week.

Mayor Wagner read the proclamation into the record and presented it to the Kellin Foundation.

Dr. Kelly Graves, Executive Director and Co-Founder of the Kellin Foundation stated 120,000 investigated child abuse cases were reported in North Carolina from 2021-2022 and noted some cases are not reported. She said when communities stand together we can prevent child abuse. She thanked the Mayor and City Council for their support in preventing child abuse.

2023-147 Proclamation - National Community Development Week

Mayor Wagner will present a proclamation to members of our Community Development Department, designating the week of April 10-15, 2023 as National Community Development Week.

Mayor Wagner read the proclamation into the record.

Mr. Oral Henry, Chair of the Citizens Advisory Council stated the grants received by the Community Development Department, helps the community in building affordable housing, acquiring homes, offering grants to nonprofits, food insecurities, and offering assistance with rental housing. He provided information regarding activities that will be taking place April 10-15th and thanked the Mayor and City Council for their support.

STRATEGIC PLAN UPDATE- Blight Reduction and Marketing & Branding Initiative**2023-148 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 Chris Williams provided the local code enforcement activities for the month of March which included:

Minimum Housing

- *12 New Citizen Complaints*
- *8 City-initiated Cases*
- *Demolition Ordinances*
 - o *9 properties out for bid for demolition*
 - o *2 Owner-initiated demolition*
 - o *6 Units pending repairs*

Public Nuisance

- *46 New Citizen Complaints*
- *42 New City-initiated Cases*
- *57 Cases Abated*
 - o *11 City abated*
 - o *46 Owner abated*

Zoning

- *15 New Citizen Complaints*
- *25 City-initiated Cases*
- *55 Signs Collected*

Total Active Cases (415)

- *241 Minimum Housing*
- *65 Public Nuisance*
- *109 Zoning*

Lori Loosemore, Code Enforcement Manager provided a chart for the local code enforcement for the month of March. She noted a case that originally began in 2017 has been repaired and completed and will be owner occupied.

Council Member Chris Williams stated the Community Development Committee scheduled for Tuesday, April 4, 2023, at 4:00 p.m. has been canceled.

Council Member Holmes provided an update on Marketing and Branding and announced that this week the proposed logo will be revealed and noted that over the next two weeks small groups of the task force will provide a preview to City Council Members and the full package should be presented by the first meeting in May.

PUBLIC COMMENT PERIOD

2023-149 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.

Tracy Mills Howell, 2503 Copperleaf Drive, shared information regarding the nonprofit Safezone High Point which provides safe spaces for residents of the LGBTQIA+ Community. She stated Safezone High Point has workshops on gender identity and inclusive classroom with Guilford County Technical College. She explained the training is an interactive and engaging workshop that is designed to bring awareness to LGBTQIA+ experiences and help eradicate bullying, violence, and unfair practices directed at the members of the community. The ultimate goal of Safezone High Point is to have a physical location in High Point but in the meantime, they will promote inclusion in the city which includes a Pride Walk. She asked for information regarding logistics to conduct a Pride Walk in High Point.

FINANCE COMMITTEE - Britt Moore, Chair

CONSENT AGENDA ITEMS

Council Member Jones stated the Finance Committee met at the regular scheduled time, and all Finance Consent Agenda items received an unanimous favorable recommendation by the Committee.

Council Member Jones, made a motion seconded by Council Member Holmes, to approve the Finance Consent Agenda.

The motion carried with the following vote:

Aye: Mayor Wagner, Mayor Pro Tempore Hudson, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Jones, and Council Member Holmes

Absent: Council Member Moore

2023-134 Contract - S&ME - Professional Engineering Services - Ward Water Treatment Plant (WWTP)

City Council is requested to award a contract to S&ME in the amount of \$98,600 for the professional engineering services for the rehabilitation of the I-74 elevated storage tank and the Ward WTP 10-million-gallon (MG) ground storage tank.

Approved by the Consent Vote.

2023-135 Contract - Sole Source - Precision Safe Sidewalks, LLC - Sidewalk Trip Hazard Removal

City Council is requested to award a sole source contract to Precision Safe Sidewalks, LLC in the amount not to exceed \$142,803.00 for the removal, replacement, or alternative repair of City of High Point maintained sidewalks.

Approved by the Consent Vote.

2023-138 Resolution - Filing Fees 2023 Municipal Election

Council is requested to adopt a resolution to set filing fees for the Mayor and City Council in the amount of \$96.00 for the upcoming 2023 Municipal Election.

Approved by the Consent Vote.

2023-140 Resolution - Supplemental Agreement - State of North Carolina & City of High Point - Settlement of Opioid Litigation

City Council is requested to adopt a resolution and approve a supplemental agreement between the State of North Carolina and the City of High Point on proceeds related to the settlement of opioid litigation and authorize appropriate city officials to execute all necessary documents.

Approved by the Consent Vote.

2023-141 Contract - Sole Source - Core & Main - Composite Water Meter Box Lids - Customer Service Department

City Council is requested to award a sole source contract to Core & Main in the amount of \$77,553.88 for the purchase of 2,000 Composite Water Meter Box Lids (1,000 - DFW1219MBX, 1,000- DFW1014) for the Customer Service Department.

Approved by the Consent Vote.

2023-142 Contract - OMNIA US Communities - Graybar - Security Access Controls - MOB City Hall Municipal Building

City Council is requested to award an OMNIA US Communities contract to Graybar in the amount of \$112,160.95 for the purchase of multiple physical access controls to improve physical security at City Hall.

Approved by the Consent Vote.

2023-143 Contract - Samet Inc. GMP - Truist Point Stadium Modifications - (MLS)Major League Soccer

City Council is requested to approve the Construction Phase contract in an amount not to exceed \$5,296,970, for a total Guaranteed Maximum Price (GMP) of \$5,628,4751 and the itemized Guaranteed Maximum Price (GMP) statement for Samet Corporation for modifications to Truist Point Stadium Modifications in preparation for a Major League Soccer (MLS) team to begin play in Spring 2024

Approved by the Consent Vote.

2023-144 Municipal Agreement - (NDOT) North Carolina Department of Transportation - Schedule A

City Council is requested to approve a North Carolina Department of Transportation (NDOT) new reimbursement Schedule A municipal agreement to cover the maintenance costs of traffic control signs on state system roads within the City's municipal limits.

Approved by the Consent Vote.

2023-145 Municipal Agreement - (NDOT) North Carolina Department of Transportation - Schedule B

City Council is requested to approve a North Carolina Department of Transportation (NDOT) new reimbursement Schedule B municipal agreement to cover the maintenance costs of pavement markings on state system roads within the City's municipal limits.

Approved by the Consent Vote.

REGULAR AGENDA ITEMS

PLANNING & DEVELOPMENT - Mayor Jay W. Wagner

PENDING ITEMS

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.

This item remained in Pending for further review.

GENERAL BUSINESS AGENDA

2023-136 Reappointment - High Point Board of Alcoholic Control (ABC Board) - David Wall

Mayor Wagner is recommending the reappointment of David Wall as chairman of the Alcoholic Beverage Control Board. Appointment will be effective immediately and will expire on November 15, 2025.

A motion was made by Mayor Wagner, seconded by Council Member Jones, to approve the reappointment of David Wall as Chair of the High Point Alcoholic Control Board.

Motion carried with the following vote:

Aye: Mayor Wagner, Mayor Pro Tempore Hudson, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Jones, and Council Member Holmes

Absent: Council Member Moore

Mayor Wagner made a motion, seconded by Council Member Johnson, to suspend the rules to add two items to the agenda regarding a real estate purchase.

Motion carried with the following vote:

Aye: Mayor Wagner, Mayor Pro Tempore Hudson, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Jones, and Council Member Holmes

Absent: Council Member Moore

2023-161 Property and Acquisition 405, 407, & 415 N. Main Street and 149 Church Avenue

Staff is requesting the City Council to authorize the purchase of four parcels located at 405, 407, & 415 N. Main Street and 149 Church Avenue for \$11,000,00 and approve the capital project ordinance for the property purchases at 405, 407, & 415 N. Main Street and 149 Church Avenue.

Mayor Wagner made a motion, seconded by Council Member Hudson, that the City purchase four parcels located at 405, 407, and 415 N. Main Street and 149 Church Avenue for the sum of \$11,000,000.

Motion carried with the following vote:

Aye: Mayor Wagner, Mayor Pro Tempore Hudson, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, and Council Member Holmes

Nay: Council Member Jones

Absent: Council Member Moore

A motion was made by Mayor Wagner, seconded by Council Member Peters, for approval of the Capital Project Ordinance for the property purchases at 405, 407, and 415 N. Main Street and 149 Church Avenue.

Motion carried with the following vote:

Aye: Mayor Wagner, Mayor Pro Tempore Hudson, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, and Council Member Holmes

Nay: Council Member Jones

Absent: Council Member Moore

2023-139 Minutes to be Approved
Public Safety Committee Minutes, October 19, 2022 @ 4:00 p.m.
Special Meeting Minutes, October 31, 2022 @ 10:00 a.m.
Public Safety Committee Minutes, March 15, 2023 @ 4:00 p.m.
Finance Committee Minutes, March 16, 2023 @ 4:00 p.m.
Manager's Briefing Minutes, March 20, 2023 @ 5:00 p.m.
City Council Meeting Minutes, March 20, 2023 @ 5:30 p.m.

A motion was made by Council Member Williams, seconded by Council Member Peters, to approve the minutes.

Motion carried with the following vote:

Aye: Mayor Wagner, Mayor Pro Tempore Hudson, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Jones, and Council Member Holmes

Absent: Council Member Moore

ADJOURNMENT

There being no further business to come before the City Council, the meeting adjourned at 5:58 p.m.

Respectfully Submitted,

Jay W. Wagner, Mayor

Attest:

Sandra Keeney
City Clerk

PROSPERITY & LIVABILITY COMMITTEE
Chaired by Council Member Hudson
Committee Members: Hudson, Holmes, Jefferson, and Peters
APRIL 5, 2023 – 9:00 A.M.
COUNCIL CHAMBERS – MUNICIPAL BUILDING

MINUTES

CALL TO ORDER

Chairman Hudson called the meeting to order at 9:05 a.m.

The following Committee Members were **Present (4)**:

Chairman Wesley Hudson, Committee Member Monica Peters, Committee Member Cyril Jefferson [arrived at 9:13 a.m.], and Committee Member Michael Holmes

Staff Present:

Tasha Logan Ford, City Manager, Greg Ferguson, Deputy City Manager, Damon Dequenne, Assistant City Manager; Jeron Hollis, Managing Director; Meghan Maguire, Interim City Attorney; Trevor Spencer, Engineering Services Director; Jelani Biggs, Diversity & Inclusion Officer; Sushil Nepal, Planning Director; Chris Andrews, Planning Administrator; Stephen Hawryluk, Budget & Performance Manager; Bobby Fitzjohn, Financial Services Director; and Mary S. Brooks, Deputy City Clerk

The following documents associated with the presentations, are hereby attached as a permanent part of these proceedings:

1. *PPP-General Text Amendment-Spring 2023.*
2. *Streetscape Concept Plan-N. Elm Street, Pattern #A1.*
3. *Proposed Draft Ordinance, Text Amendment 23-XX.*

PRESENTATION OF ITEMS

2023-137 Discussion Regarding General Development Ordinance Amendments-Spring 2023
Staff will discuss the General Development Ordinance Amendments-Spring 2023.

Chris Andrews, Planning Administrator extended greetings; made a PPP regarding the proposed General Text Amendment-Spring 2023; discussed the general amendments to the City's Development Ordinance, including the width standards for sidewalks within the city's Mixed Use zoning districts and ground floor use standards for multi-family residential use types with frontage along Main Street in the City's MS-B, MS-C, MX-D and CB Districts; said that the Planning and Development staff regularly assessed the

need for improvements, clarification and corrections to the City's Development Ordinance; this was the 10th round of general amendments to the City's Development Ordinance since it was rewritten in 2017; and that the draft amendments presented today would be presented to the Planning and Zoning Commission at their April 25, 2023 meeting, and presented to council in May.

Committee Member Jefferson arrived at the meeting at 9:13 a.m.

Mr. Andrews continued discussion and outlined the MX sidewalk width standards; said that staff walked the streets and conducted a review of the streets by context; discussed the proposed multi-family residential use standards; said that a minimum of 50% of the ground floor building frontage along Main Street shall be occupied by institutional or commercial use types, or by an active amenity commonly found within a multi-family dwelling; spoke to comparisons with other entities; and entertained questions.

Committee Member Jefferson thanked staff for their efforts; inquired on the proposed amendment adoption and implementation process; requirements for properties that would be grandfathered in; spoke to the cost burden for infrastructure requirements, attracting development for the Catalyst growth; and to assuring the standard were clear. Mr. Andrews replied and explained the adoption and implementation process regarding the proposed text amendments; for the 'grandfathered in' properties, it would be considered non-conforming use for as long as the property exist; and that developers would have to abide by the proposed requirements and standards.

Chairman Hudson inquired on the decision process regarding choosing locations for sidewalks; and voiced safety concerns regarding sidewalks located along busy streets with heavy traffic. Mr. Andrews responded and explained the application process for new developments that included the requirements and standards; and said that there were exemptions for certain scenarios (mainly for new developments to include industrial areas).

Discussion took place regarding ordinances regarding light standards.

2023-158

Disparity Study Update

Consideration of the Committee to recommend proceeding with the process to issue a Request for Proposal for the Disparity Study.

Bobby Fitzjohn, Financial Services Director reported that the estimated time to be around 90 days for a Request for Proposal (RFP) for the Disparity Study (Study); the estimated cost for the Study would range between \$300,000 to \$350,000; this matter was not currently a budgeted item; spoke to different funding options to include ARPA funding; explained the purpose regarding the Study; said that Studies were designed to document past discrimination in the awarding of contracts by a particular jurisdiction as well as in the industry in general; local governments are not required to have a disparity study; however, they work to support the constitutionality of a local government's

Minority and Women Business Enterprise (MWBE) program; said that the Prosperity and Livability Committee requested information to be brought back to this meeting regarding the process for issuing an RFP for these services; staff had researched and collected RFP documents from other North Carolina city and county jurisdictions, as well as a comprehensive list of consultants that had completed this work in other jurisdictions; staff is prepared to issue an RFP if so directed; and asked the committee for direction for said matter.

Committee Member Jefferson spoke to addressing inequities and disparities; to funding opportunities; to moving forward with the Study; and having a timeline for the Study to be conducted.

Committee Member Jefferson moved to forward this matter to the City Council with a favorable recommendation to use ARPA funding for the Disparity Study and place it on the April 17, 2023, City Council Prosperity & Livability Consent Agenda for approval.

Note: Motion failed due to substitute motion made and approved.

Committee Member Holmes spoke to the policy directives of the One High Point Commission that looked at how minority firms and contracts were distributed; and to the benefits of hiring a MWBE Coordinator for the city.

Chairman Hudson inquired on the process for allocating ARPA funds for the Study; and if the city would be obligated to use those funds if they were to be allocated. Meghan Maguire, Interim City Attorney replied that if the ARPA funds were to be allocated for the Study, and council would like to use a different source of funding, the change would need to come back before council to take action to make any changes.

Committee Member Jefferson made a substitute motion to forward this matter to the City Council with a favorable recommendation to direct staff to issue a Request for Proposal for a Disparity Study and place it on the April 17, 2023, City Council Prosperity & Livability Consent Agenda for approval. Committee Member Holmes made a second to the motion. Following a roll call vote by Chairman Hudson, the motion carried by the following 4-0 unanimous vote:

Aye (4): Chairman Hudson, Committee Member Peters, Committee Member Holmes, and Committee Member Jefferson

Ms. Maguire advised that council could pull these items out of the consent agenda for full discussion.

Committee Member Jefferson moved to forward this matter to the City Council with a favorable recommendation allocate funds from the American Rescue Plan funds for the Disparity Study and place it on the April 17, 2023, City Council Prosperity & Livability

Consent Agenda for approval. Committee Member Holmes made a second to the motion. Following a roll call vote by Chairman Hudson, the motion carried by the following 4-0 unanimous vote:

Aye (4): Chairman Hudson, Committee Member Peters, Committee Member Holmes, and Committee Member Jefferson

Discussion ensued regarding prior discussions and opportunities regarding the Study.

2023-159 Approval of Aesthetic Design Elements for N. Elm Street

Consideration of approval of aesthetic design elements for the N. Elm Street Streetscape project in close conformity with Streetscape Concept Plan Pattern #A-1.

Damon Dequenne, Assistant City Manager recognized Trevor Spencer, Engineering Services Director to speak on Aesthetic Design Elements and resolution for N. Elm Street.

Mr. Spencer reported that the city was awarded the RAISE Grant funding by the Federal Highway Administration for its multimodal connectivity and infrastructure improvement project known as High Point on the RISE; said that the project is the N. Elm Street corridor from Commerce Drive to Sunset Drive, which would provide streetscape and utility improvements while achieving complete street multimodal connectivity for motorists, cyclists, pedestrians, and public transportation; this recommendation focused on adoption of aesthetic design elements within the N. Elm Street streetscape as depicted in the attached Streetscape Concept Plan Pattern #A-1 created by Forward High Point; landscape, hardscape, seating, lighting, and public art aesthetic design elements would be followed in close conformity with the visual depictions in the concept plan and included in the engineered design; and that staff is recommending the adoption of aesthetic design elements for the N. Elm Street streetscape in close conformity with Streetscape Concept Plan Pattern #A-1; and if approved by the committee, staff would draft and provide a resolution for consideration by the entire City Council.

Mr. Dequenne spoke to assuring to memorialize the city moving forward to include public input in the designs of the final products.

Chairman Hudson asked if the design included the concept urban connection of the southwest greenway. Mr. Spencer replied, "yes".

Committee Member Jefferson moved to forward this matter to the City Council with a favorable recommendation to allow staff to move forward regarding the consideration of approval for the aesthetic design elements for the N. Elm Street streetscape improvements as part of the federally funded High Point on the RAISE grant project along with a resolution and place it on the April 17, 2023, City Council Prosperity & Livability Consent Agenda for approval. Committee Member Holmes made a second to the motion. Following

a roll call vote by Chairman Hudson, the motion carried by the following 4-0 unanimous vote:

Aye (4): Chairman Hudson, Committee Member Peters, Committee Member Holmes, and Committee Member Jefferson

Committee Member Peters requested staff to include High Point by design and to be art focused. Mr. Dequenne responded that staff would include said request.

ADJOURNMENT

There being nothing further to come before the Prosperity & Livability Committee, there were no objections to adjourn. The meeting was adjourned at 10:14 a.m.

Respectfully Submitted,

Wesley Hudson, Chairman
Prosperity & Livability Committee

Attest:

Mary S. Brooks, CMC
Deputy City Clerk