



City of High Point

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

Meeting Agenda

City Council

Cyril Jefferson, Mayor

Michael Holmes, Mayor Pro Tempore (Ward 6),

Britt W. Moore (At Large), Amanda Cook (At Large), Vickie M.

*McKiver (Ward 1), Tyrone Johnson (Ward 2), Monica L. Peters
(Ward 3), Dr. Patrick Harman (Ward 4), and Tim Andrew (Ward 5)*

Tuesday, January 16, 2024

5:30 PM

Council Chambers

ROLL CALL, MOMENT OF SILENCE, AND PLEDGE OF ALLEGIANCE

ADOPTION OF AGENDA

RECOGNITIONS AND PRESENTATIONS

[2024-017](#)

Resolution - Federal AmeriCorps Volunteers in Service to America (VISTA)

Mayor Jefferson will present a resolution recognizing the Federal AmeriCorps Volunteers in Service to America (VISTA).

Attachments: [Resolution Federal AmeriCorps Volunteers in Service \(VISTA\)](#)

PUBLIC COMMENT PERIOD

2024-023

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.

Attachments: Sign-Up Sheet Public Comment

CONSENT AGENDA ITEMS

- C-1** [2023-581](#) Consideration of a Contract with Breece Enterprises, Inc.
City Council is requested to approve a contract with Breece Enterprises, Inc. in the amount of \$530,000.00 for the Water Valve Replacement Project and authorize the appropriate City Official(s) to execute all necessary documents.
Attachments: [Contract - Breece Enterprises, Inc.](#)
- C-2** [2024-008](#) Consideration of a Contract with Withers Ravenel for a Pavement Condition Survey
City Council is requested to approve a contract with Withers Ravenel in the amount of \$104,000.00 for a Pavement Condition Survey and authorize the appropriate City Official(s) to execute all necessary documents.
Attachments: [Contract - Withers Ravenel](#)
- C-3** [2024-001](#) Consideration of a Bid Award to Wesco, Inc.
City Council is requested to award a bid to Wesco, Inc. in the amount of \$1,153,647.96 for steel poles to build a 110kV Transmission line from Penny Station to Deep River Substation and authorize the appropriate City Official(s) to execute all necessary documents.
Attachments: [Bid Award - Wesco, Inc.](#)
- C-4** [2024-002](#) Consideration of a Service Agreement with Constant Technologies, Inc.
City Council is requested to authorize a service agreement with Constant Technologies, Inc. for AV & Furniture in the amount of \$422,467.43 and authorize the appropriate City Official(s) to execute all necessary documents.
Attachments: [Service Agreement - Constant Technologies, Inc.](#)
- C-5** [2024-004](#) Consideration of the Purchase of Light-Duty Tires from Colony Tire
City Council is requested to approve the purchase of light-duty tires from Colony Tire through the NC State Contract#7517-A in the amount of approximately \$135,000 per year and authorize the appropriate City Official(s) to execute all necessary documents.
Attachments: [State Contract - Colony Tire](#)
- C-6** [2024-005](#) Consideration of the Purchase of Heavy-Duty Tires from McCarthy Tire
City Council is requested to approve the purchase of heavy-duty tires from McCarthy Tire through the NC State Contract#7517-A in the amount of approximately \$125,000 per year and authorize the appropriate City Official(s) to execute all necessary documents.

Attachments: [State Contract - McCarthy Tire](#)

- C-7** [2024-006](#) Consideration of Change Order #2 for the Washington Street Realignment Project
City Council is requested to approve change order #2 for \$205,047.00 to increase the contract amount with Baker Underground, Inc. from \$2,991,540.00 to the amount of \$3,196,587.00, approve the new contract completion date of June 10, 2024, and authorize the appropriate City Official(s) to execute all necessary documents.

Attachments: [Washington St Change Order 02](#)

- C-8** [2024-016](#) Consideration of Approval of Minutes
City Council is requested to approve the following minutes:
Finance Committee Minutes - December 14, 2023, at 4:00 p.m.
Special Meeting of the High Point City Council Minutes - December 18, 2023, at 4:30 p.m.
Regular Meeting of the High Point City Council Minutes - December 18, 2023, at 5:30 p.m.

Attachments: [Agenda Memo](#)

[Finance Committee Meeting Minutes - December 14, 2023](#)

[Special Meeting High Point City Council - December 18, 2023](#)

[Regular Meeting of the High Point City Council Minutes - December 18, 2023](#)

GENERAL BUSINESS AGENDA

- G-1** [2024-003](#) Consideration of an Appointment to the High Point Housing Authority Board
City Council is requested to confirm the appointment of Chris Williams to the High Point Housing Authority Board to fill an unexpired term. The appointment will be effective February 1, 2024, and will expire on December 22, 2027.

Attachments: [Appointment - Chris Williams - High Point Housing Authority](#)

- G-2** [2024-009](#) Resolution of Intent, Annexation 23-04
Approval of a Resolution of Intent to establish a public hearing date of February 19, 2024, to consider a voluntary contiguous annexation petition for an approximate 0.32 acre parcel (806 Pinecroft Street). The site is located along the west side of Pinecroft Street, approximately 120 feet south of Lawndale Avenue, and also known as Guilford County Tax Parcel 155267.

Attachments: [Resolution of Intent AN-23-04](#)

- G-3** [2024-010](#) National Register Nomination - One Plaza Center Property
Council is requested to provide an opportunity for public comment and provide a recommendation to the NC National Register Advisory Committee that the One Plaza Center property located at 101 S. Main

Street be listed on the National Register of Historic Places as the nomination meets the required criteria.

Attachments: [National Register Nomination One Plaza Center Property](#)

[Sign-Up Sheet Public Comment National Register One Plaza Center](#)

G-4 [2024-011](#)

Public Hearing on City of High Point, Text Amendment 23-04

A request by the City of High Point to amend Section 2.5.10; 6.3.5, and Sections 9.10 and 9.10.1 pertaining to Land Disturbance and Erosion Control.

Attachments: [Staff Report TA-23-04](#)

G-5 [2024-012](#)

Public Hearing on High Point University, Zoning Map Amendment 23-28

A request by High Point University to rezone approximately 22.2 acres from a Conditional Zoning Institutional (CZ-I) District and the Retail Center (RC) District to an amended Conditional Zoning Institutional (CZ-I) District. The site is located along the north side of E. Lexington Avenue, between N. Centennial Street and N. University Parkway.

Attachments: [Staff Report ZA-23-28](#)

G-6 [2024-013](#)

Public Hearing on City of High Point, Zoning Map Amendment 23-30

A request by the City of High Point to rezone approximately 36.1 acres as part of the Comprehensive Zoning Map Amendment project. To rezone the Westover Park Subdivision from the Residential Multifamily - 16 (RM-16) District to the Residential Single Family - 5 (R-5) District. The subdivision lies along both sides of Shadow Valley Road, between Hartley Drive and Londonderry Drive (both sides).

Attachments: [Staff Report ZA-23-30](#)

G-7 [2024-014](#)

Public Hearing on City of High Point, Zoning Map Amendment 23-31

A request by the City of High Point to rezone approximately 16 acres as part of the Comprehensive Zoning Map Amendment project. To rezone the Vineyard Townhome Subdivision and 3827 Johnson Street from a Conditional Use Residential Multifamily - 5 (CU RM-5) District to the Residential Multifamily - 5 (CU RM-5) District and the Residential Single Family - 3 (R-3) District. The site is located along the west side of Johnson Street, approximately 1,300 feet south of Old Mill Road.

Attachments: [Staff Report ZA-23-31](#)

[Sign-up Sheet Public Hearing](#)

ADJOURNMENT



City of High Point

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

Master

File Number: 2024-017

File ID: 2024-017

Type: Miscellaneous Item

Status: To Be Introduced

Version: 1

Reference:

In Control: City Council

File Created: 01/08/2024

File Name:

Final Action: 01/16/2024

Title: Resolution - Federal AmeriCorps Volunteers in Service to America (VISTA)
Mayor Jefferson will present a resolution recognizing the Federal AmeriCorps Volunteers in Service to America (VISTA).

Notes:

Sponsors:

Enactment Date:

Attachments: Resolution Federal AmeriCorps Volunteers in Service (VISTA)

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name: mary.brooks@highpointnc.gov

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	City Council	01/16/2024	Presented				

6

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

WHEREAS, The City of High Point has made strong progress toward food security and improved educational resources for all residents; and

WHEREAS, High Point University (HPU) is committed to the welfare of the citizens of the City and HPU students under the leadership of Dr. Nido Qubein, have volunteered over one million hours of service to the City of High Point; and

WHEREAS, since 2013 HPU has partnered with the Federal AmeriCorps Volunteers in Service to America (VISTA) program so HPU graduates could each serve in High Point over the course of a year to improve food security or education; and

WHEREAS, HPU provides free housing, meals, leadership, and other resources so the VISTAs can be successful in the work they do; and

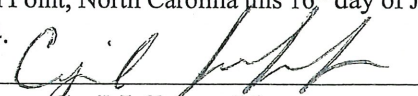
WHEREAS, the City of High Point aims to attract more young professionals to live, work, play and serve here. The City Council would like to encourage residents of High Point to welcome the VISTAs into our community, get involved in their projects, and help them find ways to make a living in our city after they complete their year of service.

THEREFORE, BE IT RESOLVED that the High Point City Council commends and supports the AmeriCorps VISTAs, for their sacrifice, their service to the City, and all of the gifts and skills they will bring to their work. High Point will be a stronger City because of their dedication, service, and passion. Together we will make High Point a vibrant and livable community for all our residents and visitors.

Iyanna Salters – VISTA Leader – HPU
Dihandra Williams – VISTA Leader – HPU
Grant Hines - Student Engagement VISTA - HPU
Zakiya Payne – Community Engagement VISTA – Communities in Schools of High Point
Martin Enriquez – Mentorship VISTA – Carl Chavis YMCA
Sarah Barlow – Food Justice VISTA – Greater High Point Food Alliance
Abby Forrence – Health and Education VISTA – D-UP
Hassan Allah – Enrichment VISTA – Community Writing Center
Kyle Smith – Immigrant & Refugee VISTA – World Relief Triad
Demetri Turner – Resilience VISTA – Resilience High Point
Josh Cameron – Persistence VISTA – YWCA
Kathryn Shumaker – Partnership VISTA – High Point Schools Partnership
Dani Rubio – Food Entrepreneurship VISTA – Growing High Point
Recia Wright – Neighborhood Engagement VISTA – Macedonia Family Resource Center
Ja’Niya Rice – Food Systems VISTA – City of High Point
Lauren Riley – Museum Volunteer Coordinator - Qubein Children’s Museum
Kimberly Drye-Dancy - Robert G. Culp, Jr. Executive Director for the Center for Community Engagement – HPU
Lovelle McMichael - Assistant Director for the Center for Community Engagement – HPU



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 16th day of January, 2024.


Cyril Jefferson, Mayor



City of High Point

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

Master

File Number: 2024-023

File ID: 2024-023

Type: Miscellaneous Item

Status: To Be Introduced

Version: 1

Reference:

In Control: City Council

File Created: 01/16/2024

File Name:

Final Action: 01/16/2024

Title: Public Comment Period

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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.

Notes:

Sponsors:

Enactment Date:

Attachments: Sign-Up Sheet Public Comment

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name: sandra.keeney@highpointnc.gov

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	City Council	01/16/2024	For Information Only				



PUBLIC COMMENT PERIOD

**IF YOU'D LIKE TO ADDRESS THE HIGH POINT CITY COUNCIL, during the
Public Comment Period regarding any item that is NOT a public hearing
item on the Agenda,
PLEASE SIGN IN**

Date: January 16, 2024

(Please Print)

[illegible]



City of High Point

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

Master

File Number: 2023-581

File ID: 2023-581

Type: Miscellaneous Item

Status: Approved

Version: 1

Reference:

In Control: Finance Committee

File Created: 12/19/2023

File Name:

Final Action: 01/16/2024

Title: Consideration of a Contract with Breece Enterprises, Inc.
City Council is requested to approve a contract with Breece Enterprises, Inc. in the amount of \$530,000.00 for the Water Valve Replacement Project and authorize the appropriate City Official(s) to execute all necessary documents.

Notes:

Sponsors:

Enactment Date:

Attachments: Contract - Breece Enterprises, Inc.

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name: dona.turner@highpointnc.gov

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Finance Committee	01/10/2024	approved				Pass
1	City Council	01/16/2024	approved				

CITY OF HIGH POINT

AGENDA ITEM



TITLE: Water Valve Replacement Project, Bid Number 16-121323	
FROM: Robby Stone – Public Services Director Derrick Boone – Asst. Public Services Director	MEETING DATE: January 16, 2024
PUBLIC HEARING: No	ADVERTISED DATE/BY: November 3, 2023, by City of High Point Purchasing Div.
ATTACHMENTS: Attachment A – Bid Tabulations Attachment B - Recommendation Form	

PURPOSE: To contract with Breece Enterprises Inc. for the Water Valve Replacement Project, Bid Number 16-121323.

BACKGROUND: The W/S Mains Division repairs / replaces water valves in the water distribution system that are identified as in-operable. A total of 13 water valves have been identified that will be replaced under this contract. Broken water valves make it difficult to isolate the water main when a main break occurs. The water valves identified to be replaced under this contract are either very large or are in high traffic areas. The new water valves range in size from six inch to sixteen inch.

A summary of water valve quantities and sizes are listed below:

6 – inch	1 each
10 – inch	1 each
12 – inch	7 each
16 – inch	4 each

Work will consist of furnishing personnel, equipment, materials, traffic control, and tools necessary to complete the work. The contractor will have 120 days to complete this work once the Notice to Proceed is issued. Many of the valves will need to be replaced after normal business hours so local businesses aren't impacted.

Bids were opened on December 13, 2023. A total of three (3) bids were received and Breece Enterprises Inc. was the lowest responsible bidder. The total bid price was \$530,00.00.

BUDGET IMPACT: Funding is available in the FY 2023-2024 budget.

RECOMMENDATION/ACTION REQUESTED: The Public Services Department recommends approval of the contract, and that the appropriate City official and/or employee be authorized to execute all necessary documents to award the project to Breece Enterprises, Inc. in the amount of \$530,000.00.

Example of broken water valves



**WATER VALVE REPLACEMENT PROJECT
Bid Tabulations - December 13, 2023
Bid Number 16-121323**

				<u>Breece Enterprises, Inc.</u>		<u>Mid-Atlantic Infrastructure Systems, Inc.</u>		<u>Hamlett Associates, Inc.</u> <u>(see Note 1)</u>	
<u>Line</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Estimated Unit Price</u>	<u>Total</u>	<u>Unit Price</u>	<u>Total</u>	<u>Unit Price</u>	<u>Total</u>
1	Mobilization	10	EA	\$100.00	\$1,000.00	\$2,500.00	\$25,000.00	\$4,691.55	\$46,915.50
2	Sheet 1	1	LS	\$52,000.00	\$52,000.00	\$74,560.00	\$74,560.00	\$110,865.45	\$110,865.45
3	Sheet 2	1	LS	\$90,000.00	\$90,000.00	\$168,230.00	\$168,230.00	\$195,065.45	\$195,065.45
4	Sheet 3	1	LS	\$59,000.00	\$59,000.00	\$44,280.00	\$44,280.00	\$75,515.45	\$75,515.45
5	Sheet 4	1	LS	\$47,000.00	\$47,000.00	\$60,830.00	\$60,830.00	\$83,165.45	\$83,165.45
6	Sheet 5	1	LS	\$35,000.00	\$35,000.00	\$52,720.00	\$52,720.00	\$53,165.45	\$53,165.45
7	Sheet 6	1	LS	\$32,000.00	\$32,000.00	\$42,820.00	\$42,820.00	\$56,615.45	\$56,615.45
8	Sheet 7	1	LS	\$32,000.00	\$32,000.00	\$43,410.00	\$43,410.00	\$56,615.45	\$56,615.45
9	Sheet 8	1	LS	\$32,000.00	\$32,000.00	\$43,270.00	\$43,270.00	\$46,315.45	\$46,315.45
10	Sheet 9	1	LS	\$82,000.00	\$82,000.00	\$163,420.00	\$163,420.00	\$170,715.45	\$170,715.45
11	Sheet 10	1	LS	\$33,000.00	\$33,000.00	\$49,840.00	\$49,840.00	\$56,615.45	\$56,615.45
40	~7% Owners Allowance (Contingency)	1	LS	\$35,000.00	\$35,000.00	\$35,000.00	\$35,000.00	\$35,000.00	\$35,000.00
				Total	\$530,000.00	Total	\$803,380.00	Total	\$986,570.00 (see Note 1)

Notes:

1. Hamlett Associates Inc. bid tab mobilization price contains math errors totalling 5 cents. The Mobilization Unit Price was bid as \$4,691.55. The Mobilization Total Price was bid as \$46,915.00.
The Total bid price was bid as \$986,569.95.

FINANCIAL SERVICES
Purchasing Division



BID RECOMMENDATION

DEPARTMENT: **Public Services Department**

COUNCIL AGENDA DATE: **January 16, 2024**

BID NO.: **16-121323** CONTRACT NO.: DATE OPEN: **12/13/2023**

DESCRIPTION:

Water Valve Replacement Project, Bid Number 16-121323

PURPOSE:

To contract with Breece Enterprises Inc. for the Water Valve Replacement Project, Bid Number 16-121323.

COMMENTS:

The work under this contract will consist of removing the broken water valves and replacing them with a new one. The new water valves range in size from six inch to sixteen inch. A total of 13 water valves will be replaced under this contract.

RECOMMEND AWARD TO: **Breece Enterprises Inc.** AMOUNT: **\$530,000.00**

JUSTIFICATION:

On December 13, 2023 bids were opened. A total of three (3) bids were received and Breece Enterprises Inc. was the lowest bidder. Their bid price total was \$530,000.00.

ACCOUNTING UNIT	ACCOUNT	ACTIVITY	CATEGORY	BUDGETED AMOUNT
421779	533701	421241035505	40202	\$530,000.00
TOTAL BUDGETED AMOUNT				\$530,000.00

DEPARTMENT HEAD: **Robby Stone** Digitally signed by Robby Stone Date: 2023.12.19 09:25:55 -05'00' DATE: **12-19-2023**

The Purchasing Division concurs with recommendation submitted by the **Public Services Dept.** and recommends award to the lowest responsible, responsive bidder **Breece Enterprises Inc.** in the amount of **\$530,000.00**

PURCHASING MANAGER: **Candy E. Harmon** Digitally signed by Candy E. Harmon Date: 2024.01.03 08:44:08 -05'00' DATE: **1/3/2024**

Approved for Submission to Council

FINANCIAL SERVICES DIRECTOR: **Bobby Fitzjohn** Digitally signed by Bobby Fitzjohn Date: 2024.01.03 09:08:14 -05'00' DATE: **1/3/2024**

CITY MANAGER: DATE:
(For City Council Approval Only)



City of High Point

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

Master

File Number: 2024-008

File ID: 2024-008

Type: Miscellaneous Item

Status: Approved

Version: 1

Reference:

In Control: Finance Committee

File Created: 01/11/2024

File Name:

Final Action: 01/16/2024

Title: Consideration of a Contract with Withers Ravenel for a Pavement Condition Survey
City Council is requested to approve a contract with Withers Ravenel in the amount of \$104,000.00 for a Pavement Condition Survey and authorize the appropriate City Official(s) to execute all necessary documents.

Notes:

Sponsors:

Enactment Date:

Attachments: Contract - Withers Ravenel

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name: tammie.dodd@highpointnc.gov

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Finance Committee	01/10/2024	approved				Pass
1	City Council	01/16/2024	approved				

CITY OF HIGH POINT

AGENDA ITEM



TITLE: City of High Point 2024 Pavement Condition Survey (PCS)	
FROM: Robby Stone, Public Services Director Derrick Boone, Asst. Public Service Director	MEETING DATE: January 16, 2024
PUBLIC HEARING: N/A	ADVERTISED DATE/BY: N/A
ATTACHMENTS: Attachment A – Sample Pavement Condition Rating Attachment B – Agreement for Professional Services – Task Order No. 2 Attachment C – Recommendation Form	

PURPOSE: A major component of the City's program for maintaining asphalt across jurisdictional streets is the regular evaluation of surface conditions. The Pavement Condition Survey provides an efficient means of allocating funds for street repairs and repaving contracts.

BACKGROUND: Every three years, the Street Maintenance Division contracts with a private firm to provide an evaluation of the condition of High Point streets. The last survey was conducted in 2021. This includes riding each street segment to determine the severity and extent of distress categories used to determine the condition of the roadway network. The City owns and maintains approximately 451 centerline miles of roads to be included in the Pavement Condition Survey (PCS) project.

Withers Ravenel was selected as the on-call consultant firm for performing the PCS and submittal of reports due to previous experience and involvement with the past PCS.

BUDGET IMPACT: Funding is available in the FY 2023-2024 budget.

RECOMMENDATION/ACTION REQUESTED: The Public Services Department recommends approval of the contract and that the appropriate City official and/or employee be authorized to execute all necessary documents to award the contract to Withers Ravenel for \$104,000.00.

Sample Pavement Condition Rating

STREET	TP	BEG_DESC	END_DESC	Length	P	L	CL	WI	C	CT	TR	FC	TC	BC	PP	SD	RR	RC	PCI
ABBEYWOOD	PL	VANHOE LN	WINDSTREAM WY	460.726778	P	2	A	26	2	STD	N	High/5-10	Medium/Medium	Medium/10-25	High/10-25	Medium/Extreme	Medium/Low	None	62.088889
ABBEYWOOD	PL	DEAD END	VANHOE LN	288.429135	P	2	A	26	2	STD	N	Medium/5-10	Medium/Medium	Medium/10-25	High/5-10	Medium/Extreme	None	None	65.861111
ABBIE	AV	ROGAR ST	DEAD END	562.876489	P	2	A	28	2	STD	N	Medium/10-25	High/High	None	None	Medium/Extreme	None	None	55.25
ABBIE	AV	BAKER RD	ROGAR ST	633.673836	P	2	A	28	2	STD	N	High/5-10	Medium/Extreme	Medium/0-5	High/0-5	Medium/Extreme	None	None	63.211111
ABERDARE	DR	CARDIFF LN	SKEET CLUB RD	908.128167	P	2	A	22	0	N	N	Medium/0-5	Low/High	None	None	Low/Extreme	None	None	81.916667
ABERDARE	DR	DEAD END	CARDIFF LN	434.464573	P	2	A	22	0	N	N	None	Medium/Medium	None	None	Low/Extreme	None	None	81.833333
ABERDEEN	RD	HILLSIDE DR	DEAD END	368.506827	P	2	B	28	2	STD	N	Medium/0-5	None	None	None	Medium/Extreme	None	None	68.75
ABERDEEN	RD	IMPERIAL DR	LANGDALE DR	886.806463	P	2	B	20	0	N	N	None	None	None	None	Low/Extreme	None	None	83
ABERDEEN	RD	GREENHILL DR	IMPERIAL DR	668.426225	P	2	B	20	0	N	N	None	None	None	None	Low/Extreme	None	None	83
ABERDEEN	RD	HILLSIDE DR	SHADYBROOK RD	558.792268	P	2	B	22	0	N	N	None	None	None	None	Low/Extreme	None	None	83
ABERDEEN	RD	BEVERLY HILLS D	HILLSIDE DR	436.542111	P	2	B	22	0	N	N	None	None	None	None	Low/Extreme	None	None	83
ABERDEEN	RD	BENTBROOK DR	BEVERLY HILLS DR	391.553232	P	2	B	22	0	N	N	None	Low/Low	None	None	Low/Extreme	None	None	82.75
ABERDEEN	RD	IVEY LN	BENTBROOK DR	1582.671178	P	2	B	20	0	N	N	None	None	None	None	Low/Extreme	None	None	83
ABERDEEN	RD	JOHNSON ST	IVEY LN	657.529405	P	2	B	22	0	N	N	None	None	None	None	Low/Extreme	None	None	83
ACADEMY	ST	ELLIOTT PL	LINCOLN DR	489.61037	P	2	A	17	0	N	N	Medium/0-5	Low/Low	None	Medium/0-5	Low/Extreme	None	None	82.458333
ACADEMY	ST	POTTS AV	ELLIOTT PL	381.11588	P	2	A	17	0	N	N	High/0-5	Medium/High	None	High/0-5	High/Extreme	None	None	50.694444
ADAMS	ST	KENNEDY AV	ALLRED PL	1210.596283	P	2	A	22	2	VER	N	None	None	Medium/50-75	High/0-5	Medium/Extreme	None	None	50.083333
ADAMS	ST	BARKER AV	KENNEDY AV	689.184363	P	2	A	22	2	VER	N	High/0-5	None	Medium/25-50	High/5-10	Medium/High	None	None	62.861111
ADMIRAL	DR	TINSLEY DR	SAMET DR	1075.274327	P	2	B	36	2	STD	N	High/5-10	Medium/High	None	High/0-5	Low/Extreme	None	None	71.444444
AGNES	ST	DEAD END	JEANETTE AV	686.088045	P	2	A	28	2	STD	N	Medium/10-25	Medium/Extreme	None	High/0-5	High/Extreme	None	None	49.833333
AKELA	TR	DRAY CT	JAMESFORD DR	415.264423	P	2	A	36	2	STD	N	Low/5-10	Medium/Medium	Medium/25-50	None	Low/Extreme	None	None	63.638889
AKELA	TR	CAMP RANGER L	DRAY CT	635.02135	P	2	A	28	2	STD	N	Medium/10-25	Medium/Medium	Medium/25-50	High/0-5	Low/Extreme	None	None	62.522222
AKELA	TR	WESTON PL	CAMP RANGER LN	1330.698221	P	2	A	20	0	N	N	Medium/5-10	Low/Medium	Medium/0-5	None	Low/Extreme	None	None	81.75
AKELA	TR	GUILFORD COLLE	WESTON PL	1194.493135	P	2	A	20	0	N	N	Medium/5-10	Low/Low	Medium/5-10	None	Low/Extreme	None	None	81.652778
AKERS	CT	DEAD END	FAIRFIELD RD	1234.544546	P	2	A	23	0	N	N	Low/0-5	None	None	None	Low/Medium	None	None	91.916667
ALAMAR	DR	PHILLY LN	HARNESS LN	335.831213	P	2	A	22	2	STD	N	Medium/10-25	Medium/High	None	None	Low/Extreme	None	None	71.305556
ALAMAR	DR	BRIDLE CT	PHILLY LN	789.583624	P	2	A	22	2	STD	N	Medium/25-50	Low/High	None	None	Low/Extreme	None	None	57.972222
ALAMAR	DR	BAME RD	BRIDLE CT	210.63791	P	2	A	22	2	STD	N	Medium/10-25	Medium/Medium	None	None	Low/Extreme	None	None	76.805556
ALAMAR	CT	DEAD END	ALAMAR DR	250.236278	P	2	A	22	2	STD	N	Medium/5-10	Medium/Medium	None	None	Low/Extreme	None	None	81.277778
ALAMOSA	DR	WELLFLEET DR	DANDELION DR	529.020745	P	2	A	22	2	STD	N	Low/0-5	Low/Low	Medium/0-5	None	Low/Extreme	None	None	82.597222
ALAMOSA	DR	DEEP RIVER RD	WELLFLEET DR	221.195828	P	2	A	26	2	STD	N	Low/10-25	Low/Low	None	None	Low/Extreme	None	None	82
ALBERT	AV	BRADSHAW ST	W ENGLISH RD	364.76471	P	2	A	18	0	N	N	High/50-75	None	None	None	High/Extreme	None	None	19.166667
ALBERT	AV	DEAD END	BRADSHAW ST	109.166929	P	2	A	18	0	N	N	High/25-50	High/High	None	None	Medium/Extreme	None	None	37.861111
ALBERT	AV	W ENGLISH RD	EDGEWORTH ST	507.625819	P	2	A	20	0	N	N	None	Medium/Medium	None	None	Medium/Extreme	None	None	67.833333

November 21, 2023

Mr. Justin Gray
Public Services Manager
City of High Point
211 S. Hamilton Street, Suite 206
High Point, NC 27261

**RE: Agreement for Professional Services – Task Order No. 2
High Point 2024 Pavement Condition Survey (PCS)
High Point, North Carolina
WR Project No. 23-0033-001**

Dear Mr. Gray,

WithersRavenel is pleased to submit this Task Order No. 2 for executing a City-wide Pavement Condition Survey (PCS) for 2024. Pavement management is an important function of Public Works from an aesthetics aspect as well as maintaining the roadway network. In addition, being efficient in allocating funds for street repairs and repaving contracts is a necessity but is sometimes difficult due to the variables involved. Performing a PCS provides an opportunity for an unbiased perspective of the street system as a whole and allows that allocation of funding to be applied objectively.

We appreciate the opportunity to submit on this next step in your City-wide street system management plan and we look forward to hearing back from you and your staff on the future of this project. Please feel free to call me at 336.215.5521 or email at slander@withersravenel.com with any questions and/or to discuss any aspect of the attached agreement.

Sincerely,

WithersRavenel



Steve Lander, P.E.
Director of Pavement Management

Attachment:

Task Order No. 2 for Professional Services

High Point, North Carolina 2024 Pavement Condition Survey (PCS) Task Order No. 2 Agreement for Professional Services

A. Preliminary Matters

(This Task Order is hereby included as an addition to and incorporated as part of the On-Call Services Agreement for professional services, between the City of High Point (Client) and WithersRavenel, Inc. (Consultant) effective April 1, 2023.

B. Project Description

This fee agreement is intended to provide the scope of services and associated fees to provide consulting services per request of the City of High Point and formalize an agreement for the implementation and logistics for these services.

For Task 1, WithersRavenel will provide a Pavement Condition Survey (PCS) of the City of High Point's streets. The purpose of the survey is to assess the overall condition of City maintained roadway segments for the Project. This includes riding each street segment following a nationally recognized distress identification manual to determine the severity and extent of seven distresses used to determine the condition of each segment and the entire roadway network. The City owns and maintains approximately 451 centerline miles of roads to be included in the Pavement Condition Survey (PCS) project. A report will also be provided that describes methodologies, procedures, and recommendations that will be explained at an online deliverables meeting.

This scope of services will include subtasks as shown in the Scope of Services below.

For the purposes of this proposal and any subsequent agreements the following references shall apply: City of High Point shall be known as the "City" or "Client"; WithersRavenel shall be known as the "Consultant" or "WR"; the property and overall project shall be known as the "Project"; the executed version of this proposal shall be known as the "Agreement".

C. Timeline for Services

Consultant will begin work upon receipt of executed Agreement and written Notice to Proceed (NTP) from the Client. Estimated timeframe for the basis of the services described in the Scope of Services will be four (4) months from the date of the pre-survey meeting that kicks off the project.

1. The estimated timeframe may be impacted by, among other things:
 - a. Unexpected field conditions;
 - b. Timeliness and additional permit and/or plan reviews of review agencies;
 - c. Timeliness and accuracy of information provided by the Client and Client consultants;
 - d. Developments beyond Consultant's control (including weather delays).
2. If available, opportunities to adjust this estimated timeframe can be discussed. Implementation of agreed-upon adjustments may result in adjustments to Consultant fees.

D. Scope of Services

Consultant shall provide the services identified under each task below as its “Basic Services” under the Agreement.

Task 1 - Pavement Condition Survey & Report

1.1. Pre-Survey/Needs Analysis Meeting

Upon issuance of a NTP to WR, WR will host an online Pre-Survey (kick-off) meeting with the City Staff to ascertain the extent of the roadway segments to be completed (up to 451 miles) and additional parameters/considerations that should be made by WR during the PCS. At the pre-survey meeting, procedural guidelines and specific project requirements will be discussed with the City. The City will provide a list of streets, the latest City Powell Bill map, and the latest GIS files to be analyzed prior to this meeting. The GIS files should contain basic street inventory data which includes direction, street name, street type, begin and end descriptions, segment length, width, number of lanes, and pavement type. It is assumed that the list of streets and GIS files will match the City Powell Bill map and street listing of City maintained streets.

1.2. Project Administration

The GIS data provided by the City will be imported into the data collection software. Prior to going out into the field, WR will spot check the GIS data against the City Powell Bill map to assess whether ownership information is correct for checked road segments and whether it is believed that all City streets are included.

Ownership issues uncovered by WR will be addressed with the Client prior to data collection. Along with project coordination, this task will also include office administration time to set-up and prepare maps and formats to be utilized on this project.

1.3. Street Segment Area Adjustments (Cul-De-Sacs & Turn Lanes)

At a network level, WithersRavenel will adjust the areas for the street segments with cul-de-sacs and turn lanes. During the PCS data collection, WithersRavenel will indicate the presence of cul-de-sacs and the number of turn lanes. For cul-de-sacs, the segment area will be adjusted by a typical cul-de-sac area. The turn lane areas will be measured from aerial photograph or Google Earth™. In both cases the area determined from length times width will be adjusted by the typical area and the measured area, respectively. Please note that these areas are being determined at a network level and will get the City closer to actual areas and do not replace the project level areas to be determined by measurements in the field.

1.4. Data Collection

WithersRavenel will perform a visual PCS or windshield survey which is linked to the City's GIS centerline database of identified asphalt pavement street segments within the City and owned/maintained by the City (up to 451 centerline miles). This will involve riding each segment and observing and quantifying three levels of severity (Low, Medium, and High) and various levels of extent for each pavement distress. WR will follow the Long-Term Pavement Performance (LTPP) distress definitions for the City's PCS. The 7 distresses that will be collected include:

- ▶ Fatigue Cracking (FC – structural cracking)
- ▶ Transverse Cracking (TC)

- ▶ Block Cracking (BC)
- ▶ Patching and Potholes (PC)
- ▶ Surface Defects (Raveling) (SD)
- ▶ Rutting and Roughness (RR)
- ▶ Reflective Cracking (RC)

Since obtaining accurate PCS data is a crucial first step in managing an effective pavement management program, WR is painstaking in providing the highest quality data. WR's PCS services will provide the following:

- ▶ An experienced two-person rating crew and company vehicle.
- ▶ **Rater Communication Protocol** – For each street segment, both raters weigh in as to the observed severity and extent for all distresses. If they are not in total agreement, they turn around and ride the segment until they reach an agreement. At the end of each segment, the rater operating the computer reads back the distresses to the rater driving. Both must agree with the input before hitting enter and recording the data.
- ▶ **An ArcGIS Field Application with GPS** – The ArcGIS field application ensures accurate data entry with prepopulated pulldowns while the GPS unit ensures recording the correct data on the correct street segment.
- ▶ **On-the-Fly Field Application PCI Calculation** – The ArcGIS field application used for the PCS calculates the Pavement Condition Index (PCI) as distresses are being recorded. By knowing the PCI on-the-fly, WR raters can gauge whether the PCI matches the true condition of the street segment. For instance, if a street has very few low severity distresses and is rated with a PCI score of 60, then it is apparent that something has been recorded incorrectly and should be corrected. Also, if there is PCI data from the last PCS, raters can compare the new PCI with the old as a benchmark. Knowing this information minimizes data entry mistakes which ensures the highest quality of data.

After post processing the PCS data from the field, a weighted average PCI by lane miles will be produced for the entire roadway network as a general health indicator for inclusion in the report.

1.5. Report

For the Pavement Condition Survey Report services, WR will provide the following digital deliverables:

- ▶ A Pavement Condition Survey Report containing the survey findings. This report will provide summary tables containing recommended maintenance activities and opinions of probable construction costs by activity based on unit maintenance costs to be supplied by the Client;
- ▶ Recommendations for broadening the maintenance toolbox;
- ▶ An alphabetical and PCI street listing;
- ▶ A PowerPoint slideshow of the PCS findings;
- ▶ A City street map with PCI condition ranges in PDF format;
- ▶ A final GIS geodatabase in ESRI compatible format containing pavement condition inventory data, PCI data, recommended maintenance activities and cost information for the City's records.

WR will present the findings of the PCS Report in a Deliverables Meeting online. At this meeting, WR will review the findings and discuss the next steps in the pavement management program.

E. Designated Representatives

The designated representatives of the Owner and WithersRavenel for this Task Order shall be as follows:

For the Owner:

Primary Contact Person:..... Justin Gray
 Title:..... Public Services Manager
 Telephone Number - Office:.....(336) 883-3455
 E-mail Address:..... justin.gray@highpointnc.gov

The City's primary contact person shall have complete authority to transmit instructions, receive information, interpret, and define the City's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the pavement management program.

For the Consultant Engineer:

Primary Contact Person.....Steve Lander, P.E.
 Title:..... Director of Pavement Management
 Telephone Number – Cell(336) 215-5521
 E-mail Address:..... slander@withersravenel.com

F. Exclusions / Additional Services

Services that are not included in the Scope of Services or are specifically excluded from this Agreement (see below) shall be considered Additional Services if those services can be performed by Consultant and its agents, and if requested in writing by the Client and accepted by Consultant. Additional services shall be paid by the Client in accordance with the Fee & Expense Schedule at the time of additional services contracting. The exclusions are described below but are not limited to the following:

Project Management

- ▶ Additional Meetings/Site Visits;
- ▶ Adjacent property owner discussions;
- ▶ Neighborhood meetings;
- ▶ Attendance at formal regulatory meetings unless noted above;

Services by Others

- ▶ Geotechnical services;
- ▶ Structural Services;
- ▶ Pavement Testing Services

Geomatics Services (including survey)

Environmental Services

Design Services

Documents/Drawings

- ▶ Conceptual Drawings;
- ▶ Construction Drawings;
- ▶ Technical specifications;

- ▶ Contract documents;

Permitting Services

Services During Construction

General

- ▶ Survey/Data Collection and Reports associated with any additional streets/roadway segments that were not included in the listing by the City and agreed by WR during the pre-survey meeting with City staff at the start of the Project;
- ▶ Modifying GIS street segmentation or manually joining data from other sources.
- ▶ NCDOT or Private Roadways are not included in this scope of Services;
- ▶ Providing additional reporting other than the Alphabetical and Numerical PCI and color-coded map of the results;
- ▶ Destructive or non-destructive material testing procedures;
- ▶ Any work previously provided in other proposals;
- ▶ Unless otherwise included in the Consulting services, evaluation of current practices, policies, procedures, or personnel for the purposes of performance or other improvements;
- ▶ Predictive modeling software;
- ▶ Any other services not specifically listed within Section C.

The above list is not all inclusive and the Scope of Services defines the services to be provided by WithersRavenel for this project.

Both parties agree that certain tasks, e.g., reviews and approvals, are performed by governmental agencies and that all parties have limited influence on these agencies to meet the prescribed deadlines and that neither party is responsible for delays caused by governmental agencies.

G. Client Responsibilities

The following items will be provided by the Client and WithersRavenel will rely upon the accuracy and completeness of this information:

Pavement Condition Survey

- ▶ Prior to WR beginning work provide full information as to its requirements and scope for the Project;
- ▶ Prior to WR beginning work assist WR by placing at its disposal all available information pertinent to the Project, including previous Powell Bill maps, Powell Bill Street list, old drawings, maintenance records and any other data relative to the scope of the Project;
- ▶ Prior to WR beginning work provide unit costs from previous maintenance contracts. In the case where the City does not have historical data or costs for maintenance activities used in the past, WR will make assumptions. Unit costs developed by WR from local prevailing rates are approximate only. Opinions of costs are approximate only and can fluctuate due to many factors such as size of project, time of year, cost of raw materials, and number of bidders to name a few.
- ▶ Prior to WR beginning work the GIS files should be provided and contain basic street inventory data which includes direction, street name, street type, begin and end descriptions, segment length, width, number of lanes, and pavement type.
 - The GIS files shall be import-ready, containing the proper street segmentation, and associated data to be imported. Information that is provided in spreadsheet format,

in addition to the GIS data, shall have a common unique identifier to both the spreadsheet and GIS files for joining purposes. If street segmentation modifications or manual joins are necessary for the GIS or spreadsheet data, an additional fee will be required.

- ▶ Give prompt written notice to WR whenever the City observes or otherwise becomes aware of any defect in the Project, request additional scope or timing of WithersRavenel's services;
- ▶ Provide access to all the streets requested to be surveyed including ensuring street segments are open to vehicular travel at the timing of the condition field survey. Street segments may be excluded if access is not available to WR for the survey at the time of the field visit.

H. Expenses

WithersRavenel does not expect any expenses related to this project. Should expenses arise, they will be verified with the City for approval on an as needed basis.

I. Compensation for Services

WR proposes to provide the services outlined in Section C on a lump sum basis with fees as shown below. Additional services required outside the Scope of Services in Section C and reimbursable expenses will be billed on a Time and Material basis in accordance with Exhibit I.

Task Number	Task Name	Fee
Task 1	Pavement Condition Survey (PCS) & Report	\$104,400
Total		\$104,400

1. Invoices will be based on the percentage of completion for each lump sum task, and the hourly rate for WithersRavenel personnel in accordance with Exhibit I for hourly tasks, as accomplished during the billing period. Payment is due upon receipt of invoice. Interest shall be charged at the rate of one and one-half (1.5) percent per month on all balances due over 30 days from date of invoice.
2. The above fees are based on the estimated timelines noted in the proposal. Any adjustments to those timelines may result in additional fees.
3. This proposal is valid 60 days from issuance date which is the date of correspondence to the Client through email, cover letter, or other form of transmittal.
4. Also, note that the attached Exhibit I, Fee & Expense Schedule, is based on WR's current rates and may be subject to change for hourly tasks and any additional services that occur after any adjustments go into effect.

Payment

The Client will pay Consultant for services and expenses in accordance with periodic invoices to Client and a final invoice upon completion of the services. Each invoice is due and payable in full upon presentation to Client. Invoices are past due after 30 days. If the Project is reliant on State and/or Federal Funds, then the Client will pay Consultant for all invoices within three (3) banking days of receipt of those State or Federal Funds. The Client is ultimately responsible for payment of all invoices with or without receipt of State or Federal Funds.

J. Acceptance

Receipt of an executed copy of this agreement will serve as the written Agreement between WithersRavenel and City of High Point. All Exhibits identified after the signature blocks below, including the Fee & Expense Schedule (Exhibit I), are incorporated herein and are integral parts of the Agreement.

OFFERED BY:

WITHERSRAVENEL

ACCEPTED BY:

CITY OF HIGH POINT

Signature _____ Date _____

Steve Lander, P.E.

Name _____

Director of Pavement Management,
Funding and Asset Management

Title _____

Signature _____ Date _____

Name _____

Title _____

PREAUDIT STATEMENT: This instrument has been preaudited in the manner required by the Local Government Budget and Fiscal Control Act (NC G.S. 159-28(a)).

Signature of Finance Officer: _____

Printed Name: _____

Title: _____

Date: _____

Attachment:

Exhibit I- Fee & Expense Schedule



EXHIBIT I

Fee & Expense Schedule

Description	Rate
Engineering & Planning	
Construction Project Professional	\$ 160
Construction Manager I	\$ 165
Construction Manager II	\$ 180
Senior Construction Manager	\$ 200
CAD Technician I	\$ 120
CAD Technician II	\$ 130
Senior CAD Technician	\$ 155
Designer I	\$ 145
Designer II	\$ 165
Senior Designer	\$ 185
Landscape Architect I	\$ 165
Landscape Architect II	\$ 190
Landscape Architect III	\$ 205
Senior Landscape Architect	\$ 225
Landscape Designer I	\$ 145
Landscape Designer II	\$ 155
Planning Technician	\$ 125
Planner I	\$ 135
Planner II	\$ 155
Planner III	\$ 180
Senior Planner	\$ 190
Project Engineer I	\$ 180
Project Engineer II	\$ 190
Project Engineer III	\$ 205
Senior Project Engineer	\$ 225
Assistant Project Manager	\$ 190
Project Manager	\$ 205
Senior Project Manager	\$ 225
Resident Project Representative I	\$ 115
Resident Project Representative II	\$ 130
Resident Project Representative III	\$ 145
Senior Resident Project Representative	\$ 155
Staff Professional	\$ 105
Staff Professional II	\$ 155
Staff Professional III	\$ 165
Staff Professional IV	\$ 200
Senior Staff Professional	\$ 210
Client Experience Manager	\$ 240
Director	\$ 245
Senior Technical Consultant	\$ 260
Principal	\$ 265
Zoning Specialist	\$ 325
Project Coordinators	
Project Coordinator I	\$ 110
Project Coordinator II	\$ 125
Project Coordinator III	\$ 135
Senior Project Coordinator	\$ 145
Lead Project Coordinator	\$ 155
KNA	
CAD Designer	\$ 95
Construction Observer	\$ 100
Engineer	\$ 152

Description	Rate
Funding & Asset Management	
GIS Senior Specialist	\$ 180
GIS Specialist	\$ 160
GIS Survey Technician I	\$ 90
GIS Survey Technician II	\$ 115
GIS Survey Technician III	\$ 130
GIS Survey Lead	\$ 145
GIS Technician	\$ 110
GIS Analyst I	\$ 130
GIS Analyst II	\$ 145
GIS Project Manager	\$ 180
F&AM Assistant Project Manager	\$ 175
Intern I	\$ 80
Intern II	\$ 100
F&AM Implementation Specialist	\$ 160
F&AM Project Consultant I	\$ 130
F&AM Project Consultant II	\$ 140
F&AM Project Consultant III	\$ 145
F&AM Project Consultant IV	\$ 150
F&AM Senior Project Consultant I	\$ 160
F&AM Senior Project Consultant II	\$ 165
F&AM Project Manager	\$ 180
F&AM Principal	\$ 265
F&AM Director	\$ 245
F&AM Staff Professional I	\$ 85
F&AM Staff Professional II	\$ 125
F&AM Staff Professional III	\$ 165
F&AM Staff Professional IV	\$ 200
F&AM Senior Project Manager	\$ 225
F&AM Senior Technical Consultant	\$ 255
Geomatics	
Geomatics CAD I	\$ 115
Geomatics CAD II	\$ 130
Geomatics CAD III	\$ 145
Geomatics Project Manager I	\$ 180
Geomatics Project Manager II	\$ 190
Geomatics Project Manager III	\$ 200
Geomatics Project Professional I	\$ 160
Geomatics Project Professional II	\$ 185
Geomatics Principal	\$ 250
Geomatics Remote Sensing Crew I	\$ 225
Geomatics Remote Sensing Crew II	\$ 310
Geomatics Survey Crew I	\$ 165
Geomatics Survey Crew II (2 Man)	\$ 205
Geomatics Survey Crew III (3 Man)	\$ 240
Geomatics Senior Manager	\$ 225
Geomatics Survey Tech I	\$ 75
Geomatics Survey Tech II	\$ 105
Geomatics Survey Tech III	\$ 130
Geomatics Survey Tech IV	\$ 140
Geomatics Sr. Technical Consultant	\$ 225
Geomatics SUE Crew 1	\$ 205
Geomatics SUE Crew 2	\$ 275

Description	Rate
Environmental	
Environmental Technician I	\$ 95
Environmental Technician II	\$ 110
Environmental Technician III	\$ 115
Senior Environmental Technician	\$ 135
Environmental Project Geologist I	\$ 160
Environmental Project Geologist II	\$ 175
Environmental Project Geologist III	\$ 195
Environmental Senior Project Geologist	\$ 225
Environmental Assistant Project Manager	\$ 175
Environmental Project Manager	\$ 195
Environmental Senior Project Manager	\$ 215
Environmental Director	\$ 255
Environmental Project Engineer I	\$ 160
Environmental Project Engineer II	\$ 175
Environmental Project Engineer III	\$ 195
Environmental Senior Project Engineer	\$ 225
Environmental Principal	\$ 275
Environmental Project Scientist I	\$ 160
Environmental Project Scientist II	\$ 175
Environmental Project Scientist III	\$ 195
Senior Environmental Project Scientist	\$ 225
Environmental Scientist I	\$ 120
Environmental Scientist II	\$ 140
Environmental Scientist III	\$ 150
Environmental Geologist I	\$ 120
Environmental Geologist II	\$ 140
Environmental Geologist III	\$ 150
Environmental Professional I	\$ 120
Environmental Professional II	\$ 140
Environmental Professional III	\$ 150
Environmental Senior Technical Consultant	\$ 250
Administrative	
Administrative Assistant	\$ 75
Administrative Assistant I	\$ 90
Administrative Assistant II	\$ 100
Administrative Assistant III	\$ 110
Marketing Administration I	\$ 100
Marketing Administration II	\$ 125
Director of Marketing	\$ 160
Office Administration	\$ 80
Office Administrator I	\$ 130
Office Administrator II	\$ 135
Office Administrator III	\$ 140
Other	
Expert Witness	\$ 400
Expenses	
Bond Prints (Per Sheet)	\$ 1.75
Mylar Prints (Per Sheet)	\$11.00
Mileage	Per IRS
Delivery - Project Specific (Distance & Priority)	
Subcontractor Fees (Markup)	1.15
Expenses / Reprod. / Permits (Markup)	1.15

Effective January 1, 2023 – Schedule is subject to change



City of High Point

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

Master

File Number: 2024-001

File ID: 2024-001

Type: Miscellaneous Item

Status: Approved

Version: 1

Reference:

In Control: Finance Committee

File Created: 01/02/2024

File Name:

Final Action: 01/16/2024

Title: Consideration of a Bid Award to Wesco, Inc.
City Council is requested to award a bid to Wesco, Inc. in the amount of \$1,153,647.96 for steel poles to build a 110kV Transmission line from Penny Station to Deep River Substation and authorize the appropriate City Official(s) to execute all necessary documents.

Notes:

Sponsors:

Enactment Date:

Attachments: Bid Award - Wesco, Inc.

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name: sandra.keeney@highpointnc.gov

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Finance Committee	01/10/2024	approved				Pass
1	City Council	01/16/2024	approved				

CITY OF HIGH POINT

AGENDA ITEM



TITLE: Penny to Deep River 100kV Transmission Poles - Bid #20-121323	
FROM: Tyler Berrier, PE – Electric Utilities Director	MEETING DATE: January 16, 2024
PUBLIC HEARING: n/a	ADVERTISED DATE/BY: Purchasing Department
ATTACHMENTS: Attachment A: Map Attachment B: Southeastern Engineers Bid Recommendation Attachment C: Bid Tabulation Attachment D: Recommendation Form	

PURPOSE:

On December 13, 2023, the City received bids for steel poles to build a 100kV Transmission line from Penny Substation to Deep River Substation.

BACKGROUND:

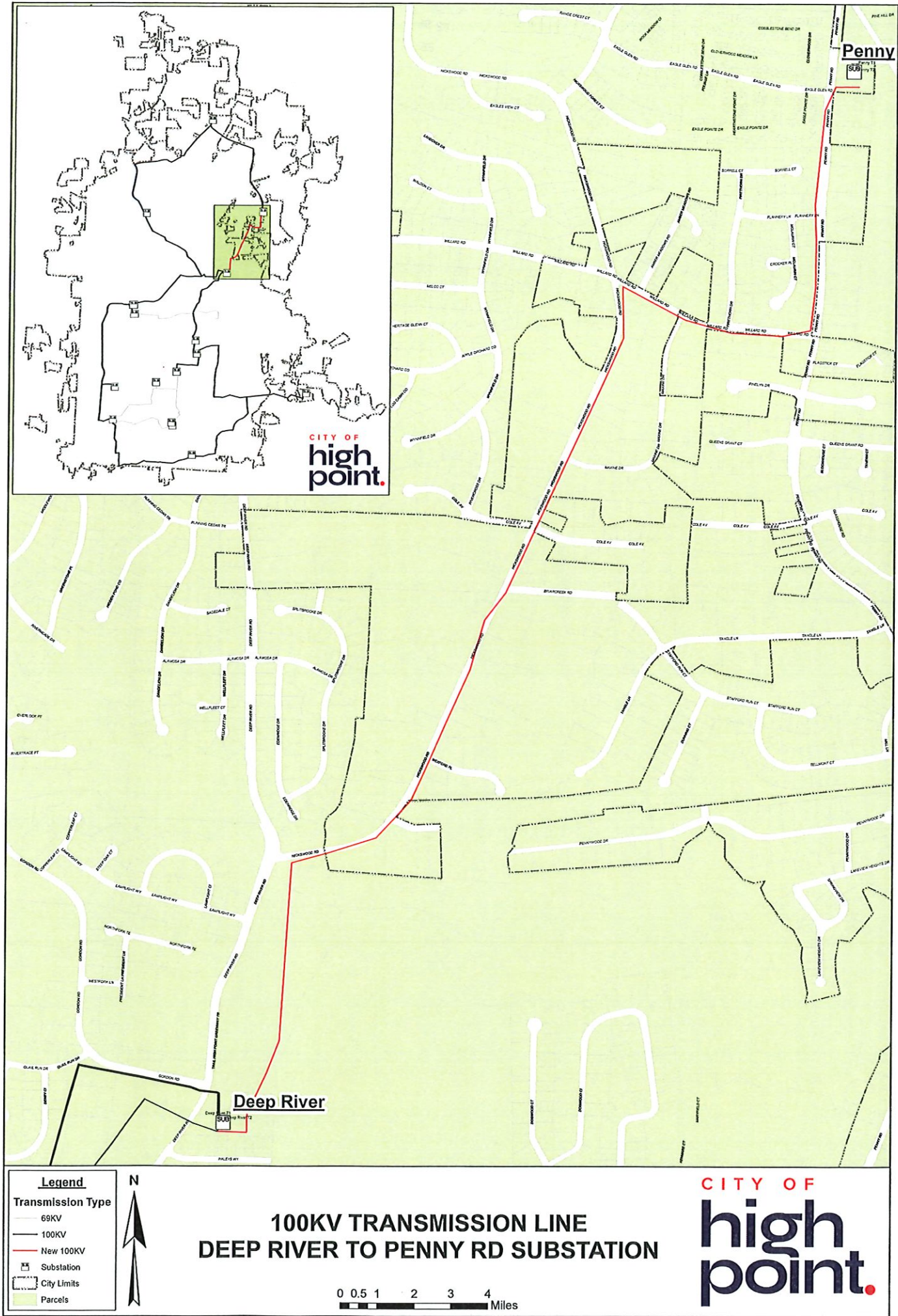
The Electric Department is procuring materials to be used on the Penny to Deep River 100kV project (project is in the Electric CIP). The Purchasing Department solicited bids for transmission poles, and the Electric Department will self-perform the work after foundations are installed. This is the last remaining section of our 100kV 'loop' for our transmission network. Completion of this section will allow the Electric Department to feed electrical infrastructure from various sources and provide flexibility with future project work.

BUDGET IMPACT:

Funds are included in the Electric capital budget to cover this project.

RECOMMENDATION/ACTION REQUESTED:

Staff are recommending that city council approve, and the department be given the ability to procure these poles. The department is recommending that the bid for these poles be awarded to Wesco, Inc. for \$1,153,647.96.





Southeastern Consulting Engineers, Inc.

December 20, 2023

Mr. Tyler Berrier, PE
City of High Point
P.O. Box 230
High Point, North Carolina 27261

Ref.: Steel Pole Bid Recommendation
Deep River to Penny Road
Bid #20-121323

Dear Tyler:

The City received sealed proposals on December 13, 2023, from two suppliers solicited for providing steel poles that will be installed between Deep River Substation and Penny Road Substation. The bids were reviewed for compliance with the technical specifications, purchase price, and delivery. Based on the preceding factors Wesco Distribution submitted the lowest responsive and compliant bid in the amount of \$1,153,647.96. We recommend that the City accept Wesco's proposal and issue a purchase order. If you have any questions, please do not hesitate to contact us.

Very truly yours,

SOUTHEASTERN CONSULTING ENGINEERS, INC.

By

Jerry L. Ford, Jr., P.E.
Senior Design Engineer

JLF/lc

cc: Mr. Philip Hiatt, PE

BID TABULATION
Steel Transmission Poles
Penny Road to Deep River

City of High Point
High Point, North Carolina

Date: December 13, 2023
Time: 3:00 PM, EST

<u>Bidder</u>	<u>Sabre Industries, Inc.</u>	<u>WESCO Distribution</u>	<u> </u>	<u> </u>	<u> </u>
Total, Steel Poles	\$ <u><u>1,244,343.00</u></u>	\$ <u><u>1,153,647.96</u></u>	\$ <u><u> </u></u>	\$ <u><u> </u></u>	\$ <u><u> </u></u>
Manufacturer:	<u>Sabre</u>	<u>CHM Industries</u>	<u> </u>	<u> </u>	<u> </u>
Delivery:	<u>36-40 Weeks</u>	<u>20-24 Weeks</u>	<u> </u>	<u> </u>	<u> </u>



**FORMAL BID RECOMMENDATION
REQUEST FOR COUNCIL APPROVAL**

DEPARTMENT: Electric Utilities

COUNCIL AGENDA DATE: January 16, 2024

BID NO.: 20-121323 CONTRACT NO.: DATE OPENED: December 13, 2023

DESCRIPTION:

Penny to Deep River 100kV Transmission Poles - Bid #20-121323

PURPOSE:

On December 13, 2023, the City received bids for steel poles to build a 100kV Transmission line from Penny Substation to Deep River Substation.

COMMENTS:

The Electric Department is procuring materials to be used on the Penny to Deep River 100kV project (project is in the Electric CIP). The Purchasing Department solicited bids for transmission poles, and the Electric Department will self-perform the work after foundations are installed. This is the last remaining section of our 100kV 'loop' for our transmission network. Completion of this section will allow the Electric Department to feed electrical infrastructure from various sources and provide flexibility with future project work.

RECOMMEND AWARD TO: Wesco Inc. AMOUNT: \$1,153,647.96

JUSTIFICATION:

Project in existing Electric CIP.

ACCOUNTING UNIT	ACCOUNT	ACTIVITY	CATEGORY	BUDGETED AMOUNT
631799	533701	631201024205	40202	\$6,526,071.50
TOTAL BUDGETED AMOUNT				

DEPARTMENT HEAD: Tyler Berrier Digitally signed by Tyler Berrier
Date: 2023.12.21 15:03:35 -05'00' DATE: December 21, 2023

The Purchasing Division concurs with recommendation submitted by the Electric Utilities Dept. and recommends award to the lowest responsible, responsive bidder Wesco Inc. in the amount of \$ 1,153,647.96.

PURCHASING MANAGER: Candy E. Harmon Digitally signed by Candy E. Harmon
Date: 2023.12.21 15:15:32 -05'00' DATE:

Approved for Submission to Council
FINANCIAL SERVICES DIRECTOR: Bobby Fitzjohn Digitally signed by Bobby Fitzjohn
Date: 2023.12.21 15:19:10 -05'00' DATE: December 21, 2023

CITY MANAGER: DATE:



City of High Point

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

Master

File Number: 2024-002

File ID: 2024-002

Type: Miscellaneous Item

Status: Approved

Version: 1

Reference:

In Control: Finance Committee

File Created: 01/02/2024

File Name:

Final Action: 01/16/2024

Title: Consideration of a Service Agreement with Constant Technologies, Inc.
City Council is requested to authorize a service agreement with Constant Technologies, Inc. for AV & Furniture in the amount of \$422,467.43 and authorize the appropriate City Official(s) to execute all necessary documents.

Notes:

Sponsors:

Enactment Date:

Attachments: Service Agreement - Constant Technologies, Inc.

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name: sandra.keeney@highpointnc.gov

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Finance Committee	01/10/2024	approved				Pass
1	City Council	01/16/2024	approved				

CITY OF HIGH POINT

AGENDA ITEM



TITLE: Real Time Crime Center (RTCC) AV & Furniture-Constant Technologies, Inc. (Equitable Sharing Purchase)	
FROM: C. H. Cheeks, III, Interim Chief of Police	MEETING DATE: January 16, 2024
PUBLIC HEARING: n/a	ADVERTISED DATE/BY: n/a
ATTACHMENTS: Quote Department Recommendation Form	

PURPOSE:

To request approval to enter into a service agreement with Constant Technologies, Inc., for AV & Furniture supporting the Real Time Crime Center (RTCC) operations. Procurement will be made with the Police Department's Equitable Sharing Funds approved by Interim Chief Cheeks.

BACKGROUND:

The mission of an RTCC is to provide a law enforcement agency with the ability to capitalize on a vast and expanding range of technologies for efficient and effective policing. Such efforts may allow law enforcement officers to respond quickly, or even immediately, to crimes in progress or to those that recently occurred. The technologies available enable law enforcement agencies and officers to respond to crime events more efficiently and deliberately, with improved operational intelligence and a proactive emphasis on officer, citizen, and community safety.

The requested items are components of a video wall system, display wall processors, video conferencing system, audio system, cables and accessories, one year's coverage of ConstantUptime Premier service and support, consoles and furnishings, plus AV Project and Console Installation Services to outfit the RTCC. These items will comprise a comprehensive command and control center solution.

Law enforcement equipment and furnishings are allowable expenses under the Equitable Sharing Guidelines.

BUDGET IMPACT:

Funds have been identified within the Police Department's Equitable Sharing Fund (Department of Justice). The purchase will be made by piggybacking of existing GSA Contract #GS-03F-073GA.

RECOMMENDATION/ACTION REQUESTED:

The Police Department recommends that the Council authorize the appropriate City Official(s) to execute a service agreement with Constant Technologies, Inc., for AV & Furniture in the amount of \$422,467.43 using Equitable Sharing Funds.



Proposal #

Est. 14085

**High Point PD - RTCC - AV And Furniture Quote -
REV03**

High Point Police Department

1730 Westchester Dr
High Point NC 27262

Prepared for:

Keoda Brown
RTCC Supervisor

Prepared by:

Carolyn Morabit

Issued Date:

12/14/2023

Scope of Work**Video Displays**

Video Wall shall be a 4x2 of Planar LX55M-L Clarity Matrix video wall displays with 0.8mm combined bezel width. Includes remote power supply, video controller, mounts and trim kit. Includes (1) spare display and video controller.

Quote includes (2) video feeds via HDMI extender to (2) owner furnished existing Conference Room Displays. Video feeds shall use a secondary input on existing displays.

Video Sources

Video Wall Processing shall be a Haivision MCS Alpha Processor with support for the following input sources :

(4) Cable TV Tuner (owner furnished)

(1) Video feed from owner furnished rack PC for soft codec video conferencing such as Zoom , Teams, etc.

(8) Video feeds from owner furnished rack content PCs. Assumes (2) quad output PCs.

(3) Workstation feeds via quad input encoders. Assumes capture of right monitor at each workstation

(2) Loose HDMI connection for OFE Laptop plug in via encoder at the workstations.

Failover

Failover shall be (2) OFE content PC feeds to 2x2 video wall arrays

User Interface

(2) Microsoft Surface Pro tablet for user touch interface and control.

Video Conferencing

Assumes OFE content PC running Teams, Zoom, etc. Includes (1) USB PTZ camera for video conferencing

Audio

(1) Ceiling microphone for RTCC

-Audio DSP for processing, control and routing of all audio signals from content sources and microphones

-Audio amplification and speakers for (1) discrete audio zone using ceiling speakers

Rack and Cabling

-Includes (1) 44RU rack for equipment.

-Includes optional Automatic Transfer Switch for redundant rack power switching . Rack UPS power units available upon request

-Includes all necessary cables, accessories and hardware necessary

-Quote assumes AV rack located within a 200 foot cable run of RTCC room

1 year Constant Uptime Premier level 24/7 service and support agreement

TYPICAL CUSTOMER RESPONSIBILITIES:

- All High Voltage 120/240v electrical circuits needed for the equipment in the AV rack and for wall mounted displays .

- Cable paths from AV rack to the room and ceiling and any conduit required .

- All IT equipment for computer sources including desktop displays .

- Network drops required for all AV/IT equipment

- Network design and installation for client IT and telephone systems

- Pull all cables (provided and spec'd by CTI) that leave the furniture or rack (infrastructure cabling) including but limited to speaker wire, CAT6, fiber, microphone and control cables.

Equipment [\$327,817.43]

Item ID	Description	Qty	Sell	Total
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Video Displays and Extenders

4x2 Video Wall Displays

Pla Quote 00123315-1	High Point PD - 4x2 LX55M-L	1	\$88,534.00	\$88,534.00
Item ID	Description	Qty	Total	
Pla-998-1495	Clarity Matrix G3 LX55M 55 in. 1920x1080, 500-nit LCD video wall system. Includes 1 LCD module, necessary power supply modules, standard video controller electronics and EasyAxis mount. Landscape Only.	8	\$66,064.00	
Pla-998-1713-01 (FRU)	FRU, LX55M-L LCD Module	1	\$6,820.00	
Pla-750-2174	4HDMI QSFP HDBaseT	2	\$0.00	
Pla-935-0476	Fee for Additional 4-Output VCs	1	\$2,282.00	
Pla-750-2188	Remote Power Supply (RPS), input voltage range 100-240V, equipped with (2) Remote Power Supply Module (RPSM)	1	\$0.00	
PLA-902-0748-00 (FRU)	Replacement Remote Power Supply Module (RPSM). One RPSM.	1	\$1,050.00	
<i>6-2-22 Products Used In: Matrix G3 LX46U, Matrix G3 LX46X, Matrix G3 LX55M, Matrix G3 LX55U, Matrix G3 LX55X, Matrix G3 LX55X2, Matrix G3 MX46U, Matrix G3 MX46X, Matrix G3 MX55M, Matrix G3 MX55U, Matrix G3 MX55X, Matrix G3 MX55X2, Video Controller, Redund</i>				
Pla-175-0993	Loop Power Cable- 8ft 8-foot (2.5-meter) Interconnect Power Cable - to provide a 48V power connection between 1 display and the next display in a daisy-chained group.	6	\$480.00	
Pla-955-0677	Connector Kit,DC,2wire Pwr,Pri Kit for field termination of power cables. Includes 10 two-pin connectors; enough to produce 5 primary power cables for Leyard DirectLight (DL2 models).	1	\$84.00	
Pla-955-0854	Kit, HSL Accy Cable Kit	1	\$0.00	
Pla-437-2432	Vertical spacer bracket LX/MX55M-L	8	\$0.00	
Pla-530-0952	Screw, MX5,8X8,BHCS,BLK, 25/bag	8	\$0.00	
Pla-572-5261	SHT MTL, CVR, SIDE, 55M-L	2	\$126.00	
Pla-572-5261	SHT MTL, CVR, SIDE, 55M-L	2	\$126.00	
Pla-572-5260	SHT MTL, CVR, TOP, 55M-L	4	\$336.00	
Pla-572-5196	Horizontal spacer bracket LX/MX55M-L	12	\$0.00	
Pla-572-5259	SHT MTL, CVR, BTM, 55M-L	4	\$336.00	
Hai-955-0790	Kit,Matrix G3 Accy Kit - US Not Set	1	\$0.00	
Pla-955-0807	Matrix G3 Panel Test Kit - US	1	\$420.00	
<i>Matrix G3 Panel Test Kit</i>				
Pla-955-0854	Kit, HSL Accy Cable Kit	1	\$0.00	
Pla-530-1193	Screw, M4x7x8mm, 5/bag	12	\$0.00	

Pla-175-0757-00	Cable,IR-Ext. Cable-30 ft; Extension cable for IR remote control extends the IR receiver cable by 30 feet (10 meters). Can be combined to reach longer distances. <i>Extension cable for IR remote control extends the IR receiver cable by 30 feet (10 meters). Can be combined to reach longer distances.</i>	1	\$133.00
Pla-750-2174	4HDMI QSFP HDBaseT	1	\$4,267.00
PLA-902-0748-00	Replacement Remote Power Supply Module (FRU) (RPSM). One RPSM.	1	\$1,050.00
Pla-FRC	6-2-22 Products Used In: Matrix G3 LX46U, Matrix G3 LX46X, Matrix G3 LX55M, Matrix G3 LX55U, Matrix G3 LX55X, Matrix G3 LX55X2, Matrix G3 MX46U, Matrix G3 MX46X, Matrix G3 MX55M, Matrix G3 MX55U, Matrix G3 MX55X, Matrix G3 MX55X2, Video Controller, Redund Shipping and Handling	1	\$4,960.00

Video extenders for HDMI feed to existing owner furnished Conference Room Display (4k60 to 330ft) - Make / Model TBD

Ext-60-1631-62	DTP2 T 211	2	\$870.00	\$1,740.00
<i>HDMI 4K/60 DTP2 Transmitter with Audio Embedding</i>				
Ext-60-1631-63	DTP2 R 211	2	\$880.00	\$1,760.00
<i>HDMI 4K/60 DTP2 Receiver with Audio De-Embedding</i>				

Video Processing , Distribution and Control

Display Wall Processors

Hai Proposal Q-13334	City of High Point - Office of Emergency Management RTCC Processing Solution	1	\$129,398.83	\$129,398.83
Item ID	Description	Qty	Total	
Hai-3001007	Haivision Alpha FX Core Video Wall Processor with CineNet Pro Software <i>The Alpha FX Core Pro is a multi-4K, IP-capable video wall processor that delivers extraordinary performance in both networked and traditional video wall environments. It can power up to 48 HD displays (or 12 4K displays) and can capture content from up to 16 HD (or 16 4K) HDMI sources. The Core Pro also supports native IP encoding and decoding, enabling users to display and share video wall content across their network in real-time. The Core Pro is designed on a Windows 10 PC-based architecture and leverages Haivision's FX Graphics Engine to deliver accelerated graphics, 3D rendering, and massive resolutions. Controlled with user-friendly CineNet Pro video wall software, the Core Pro's processing power, flexibility, and reliability make it an ideal solution for a range of applications, including medium to large control rooms, data visualization centers, and more. Key Benefits: - Native IP encoding and decoding - Multi-4K and HD capture and display - Accelerated 2D & 3D processing - CineNet Pro video wall software - 24/7 reliability Key System Specifications: - Max H.264 encodes / decodes: 64 HD / 16 4K - Max Outputs: 48 HD / 12 4K - Output Formats Supported: DisplayPort, DVI, HDMI - Max Inputs: 16 HD / 16 4K - Input Formats Supported: Mini HDMI, HDMI, DisplayPort, DVI, 3G-SDI, Composite, VGA - Dimensions Per Chassis: 4RU / 19.0" x 7.0" x 26.4" (W x H x D)</i>	1	\$38,888.89	

Hai-3002001	Haivision Alpha FX 4K-4 Output Board <i>The Alpha FX 4K-4 Output Board is a high-end graphics card that supports up to 4 x 4K displays (or up to 16 x HD displays with additional signal processing).</i>	1	\$2,777.78
Hai-3003001	Haivision Alpha FX 4K-D Input Board <i>The Alpha FX 4K-D Input Board is a 4K capture and IP decode card. It features four Mini HDMI inputs and leverages high-density H.264 decoding to support up to 4 x 4K or 16 x HD IP video decodes.</i>	3	\$28,333.32
Hai-3003002	Haivision Alpha FX 4K-DE Input Board <i>The Alpha FX 4K-DE Input Board is a 4K capture and IP encode / decode card. It features (4) Mini HDMI inputs and supports up to (4) 4K or (16) HD IP video encodes and decodes, leveraging low-latency H.264 video compression.</i>	1	\$11,666.67
Hai-3101001	Haivision CineLink 4K IP Video Encoder, 4-Port with HDMI & Audio Loop-Out	2	\$20,444.44
Hai-3102002	Haivision CineLink HD IP Video Decoder, 1-Port with HDMI & Audio	1	\$2,555.56
Hai-3502002	Audio Interface and Control for Haivision CineNet Control System	1	\$3,055.56
Hai-3502005	Display Control for Haivision CineNet Control System	2	\$1,633.34
Hai-3502011	TV Tuner Interface and Control for Haivision CineNet Control System	4	\$4,244.44
Hai-6012008	Haivision Remote Professional Services, 1 Tech, 1 Day	1	\$2,777.78
Hai-6201003	Logistics Service	1	\$2,811.05
Hai-6101003	Haivision GuardianCare Protection Program - Standard	1	\$10,210.00

The Haivision Standard GuardianCare 24/7 Protection Program provides the following features: 1. Phone Support: GuardianCare Support personnel are available during standard business hours. Eligible to add-on 24/7 technical support. 2. GuardianCare Portal: GuardianCare members have exclusive access to the GuardianCare Support Portal to submit tickets, access articles with answers to frequent questions, as well as access the latest CineNet software and documentation. 3. On-Site Support: If on-site support is needed, there will be a separate charge to cover travel and labor expenses on a per case basis. 4. Service Level Objectives: As a GuardianCare member, you can count on guaranteed response times depending on the severity of the issue. 5. Free Software Updates: GuardianCare members receive free access to all updates within your current major version release of Haivision software platform, so you do not have to wait to leverage the latest features and capabilities. 6. Discounted Software Upgrades: GuardianCare members receive discounts on all major upgrades to the Haivision software platform. When a major upgrade is deployed, Haivision will provide a remote training session to review new functionality and features. 7. Extended Limited Warranty: All Haivision manufactured products, except for displays, are covered against defects in materials and workmanship under normal use for up to five years. Haivision-manufactured displays are covered for up to three years. This warranty does not extend to any third-party goods or services.

KVM for viewing and control of rack sources (max 8 sources per KVM)

Mid-RM-KB-LCD17KVMHD	KB W/LCD DIG DSPLY & KVM 1 SPACE (1 3/4") RACKMOUNT KEYBOARD, HD LCD DIGITAL DISPLAY, 8KVM	1	\$5,307.00	\$5,307.00
Ext-60-1607-01	DA2 HD 4K PLUS	3	\$930.00	\$2,790.00

Quote# 14085

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Two Output 4K/60 HDMI Distribution Amplifier

Ext-60-1608-01	DA4 HD 4K PLUS	1	\$1,280.00	\$1,280.00
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Four Output 4K/60 HDMI Distribution Amplifier

USB Extenders for Rack Content PCs

Ext-60-1471-12	USB Extender Plus T	3	\$820.00	\$2,460.00
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Twisted Pair Extender for USB Peripherals

Ext-60-1471-13	USB Extender Plus R	3	\$820.00	\$2,460.00
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Twisted Pair Extender for USB Peripherals

Network switch

Net-GSM4352PB-100NES	Switch - L3 - managed - 2 x 10/100/1000/10000 + 2 x 10 Gigabit SFP+ + 48 x 10/100/1000 (PoE+) - rackmountable - PoE+ (860 W)	1	\$3,614.00	\$3,614.00
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NETGEAR M4300-52G-PoE+ - Switch - L3 - managed - 2 x 10/100/1000/10000 + 2 x 10 Gigabit SFP+ + 48 x 10/100/1000 (PoE+) - front to back airflow - rack-mountable - PoE+ (860 W)

Touch panels for video wall processor control

NOTE: Quote one dock per touch panel drop, not one per touch panel

Mic-S1P-00001	Microsoft Surface Pro 9 for Business	2	\$1,299.00	\$2,598.00
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Tablet - Intel Core i5 1245U / 1.6 GHz - Win 10 Pro - Iris Xe Graphics - 8 GB RAM - 128 GB SSD - 13" touchscreen 2880 x 1920 @ 120 Hz - Wi-Fi 6E - platinum

Sta-DKT30CHSDPD1	StarTech.com USB C Multiport Adapter USB-C to 4K 60Hz HDMI 2.0, 100W Power Delivery Pass-through, SD/MicroSD, 2-Port USB 3.0 Hub, GbE - USB Type-C Mini Dock - 12" Long Attached Cable - Docking station - USB-C / Thunderbolt 3 - HDMI - GigE	3	\$126.99	\$380.97
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Len-4X20M26268	Lenovo 65W Standard AC Adapter (USB Type-C) Power adapter - AC 100-240 V - 65 Watt - for 100e Chromebook (2nd Gen) MTK.2; ThinkPad L13 Gen 2; L13 Yoga Gen 2; T14s Gen 2; X13 Gen 2	3	\$59.99	\$179.97
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Video Conferencing System

Logitech Pro 2 PTZ Camera and Extender

Log-960-001184	Logitech PTZ Pro 2 Conference Camera - color - 1920x1080	1	\$849.99	\$849.99
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Sou-RCU2-PRO	RemoteCamRCU2™ [USB2.0 + UVC + 5/12V Camera Power]; Logitech: PTZ PRO 2	1	\$1,225.00	\$1,225.00
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Sou-RCM-UNI	RCM™ On Wall Mount; Universal Round Camera Base	1	\$179.00	\$179.00
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Universal Round Camera Base

Audio System

Audio De-embedder for CATV Sources

Ext-60-1681-01 <i>4K/60 HDMI Audio De-Embedder</i>	4K/60 HDMI Audio De-Embedder	4	\$920.00	\$3,680.00
Cor-HD 4K HDMI Splitter (v2)	Ultra HD 4K 2 Port HDMI Splitter 1x2 Repeater Amplifier 1080P 3D Hub 1 In 2 Out	4	\$29.99	\$119.96

Audio Summing Cables for OFE Content PCs

Ext-60-804-01 <i>Passive Audio Summing Adapter with RCA Inputs and Balanced/Unbalanced Output</i>	ASA 141	3	\$82.00	\$246.00
Ext-26-592-01 <i>Audio Adapter: 3.5 mm Mini Stereo to 2 RCA Female - 6" (15 cm)</i>	MSR 6 - 6" (15 cm)	3	\$12.00	\$36.00

Conference Room Ceiling Mics

Sen-509178	Sennheiser TeamConnect 2 Ceiling Mic Kit with 508528 Ceiling Mount Bracket	1	\$4,700.00	\$4,700.00
Sen-508291	Sennheiser SL CM SK -ceiling mounting kit for TeamConnect Ceiling 2	1	\$139.95	\$139.95

Audio DSP

Bia-TesiraFORTE DAN VT <i>TesiraFORTE DSP fixed I/O server with 12 analog inputs, 8 analog outputs, 8 channels configurable USB audio, 32 x 32 channels of Dante™, Acoustic Echo Cancellation (AEC) technology (all 12 inputs), 2 channel VoIP and standard FXO telephone interface</i>	TesiraFORTE DAN VT	1	\$5,170.00	\$5,170.00
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Audio Amplifiers

Ext-60-850-01 <i>One Channel Amp, 200 watts at 70 volts</i>	XPA 2001-70V	1	\$820.00	\$820.00
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Speakers quoted as pairs

Ext-60-1310-03 <i>SoundField XD 6.5" Two-Way Ceiling Speaker with 8" Composite Back Can and 70/100 V Transformer, Pair</i>	SF 26CT	2	\$630.00	\$1,260.00
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Equipment Rack and parts

Rack Assembly 44RU	44RU Rack with parts and accessories	1	\$5,481.30	\$5,481.30
Estimate REV				

Item ID	Description	Qty	Total
Mid-VRK-44-36H	44SP/36D VIDEO RACK HORIZ 44 SPACE (77"), 36" DEEP VIDEO RACK WITH HORIZONTAL LACING BARS, WITH REAR DOOR, BLACK FINISH	1	\$3,066.00
Mid-LVFD-44	44SP/LARGE PERF FDUNVBK VENTED FRONT DOOR, 64% OPEN AREA, FITS 44 SPACE ERK, MRK, WRK, VRK SERIES RACKS, BLACK FINISH	1	\$794.00
Mid-VRK-Z4	VRK SEISMIC BRACKETS SEISMIC FLOOR ANCHOR BRACKETS FOR THE VRK SERIES	1	\$78.00
Mid-MW-10FT	10FAN TOP OPT. MRK/WRK(BL 10" FAN TOP (EXCLUDING FAN) FOR ANY WRK, MRK, VRK OR VMRK	1	\$97.00
Mid-GUARD-10	10 FAN GUARD HAMBURGER STYLE GUARD FOR 10" FANS	2	\$140.00
Ori-OA254AN-22-1TB	AC Fans Fan AC 254mm 230VAC 555CFM	1	\$82.30
XC	Ball Terminal		
Mid-U1V	1SP VENTED UTILITY SHELF 1 SPACE (1 3/4") VENTED RACKSHELF	1	\$73.00
Mid-U2V	2SP VENTED UTILITY SHELF 2 SPACE (3 1/2") VENTED RACKSHELF	1	\$97.00
Mid-U3V	3SP VENTED UTILITY SHELF 3 SPACE (5 1/4") VENTED RACKSHELF	1	\$110.00
Mid-UD3	3SP UTIL. DRAWER.BLK 3 SPACE (5 1/4") UTILITY DRAWER, BLACK POWDER COAT FINISH	1	\$234.00
Mid-BR1	1SP PANEL W/BRUSH GROMMET 1 SPACE (1 3/4") BRUSH GROMMET PANEL	1	\$85.00
Mid-LACE-44-OWP	77"H4-3/4"W SLOT LACER 77" HEIGHT 4 3/4" WIDTH CABLE LACER STRIP WITH CABLE TIE POSTS, 6 PIECES	1	\$404.00
Mid-LBH-1930-T	2PK TLSCP HOR(19-30)LCBAR HORIZONTAL TELESCOPING LACER BAR, 2 PIECES	1	\$84.00
Mid-HG	100PC10-32 RUST RST SCW 100 PC. BLACK 10-32 PHILLIPS RUST RESISTANT SCREWS W/ WASHERS	1	\$97.00
Mid-HPQ	100PC 10-32X3/8 RK SCREWS 100 PC. BLACK 10-32 PHILLIPS SHORT SCREWS W/ WASHERS	1	\$40.00

Mid-SPN-44-36	PR BLK 44SP 36DP SIDE PA	1	\$1,290.00	\$1,290.00
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Extron rack shelves and extender mounting brackets

Ext-60-190-01	RSU 129	14	\$174.00	\$2,436.00
1U 9.5" Deep Universal Rack Shelf Kit				

Rack Power Distribution

208v PDUs

Apc-AP4431	APC Rack Automatic Transfer Switch AP4431	1	\$1,660.00	\$1,660.00
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Apc-AP8841	RACK PDU 2G- METERED- ZEROU-30A- 200/208V- (36) C13 & (6) C19	1	\$1,011.36	\$1,011.36
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Cable and adapters

Bulk Cabling provided by Constant - cable pull labor not included

Bulk Cabling

Wel-T2404L6SHP-black	Description - CAT6 / STP / 550 Mhz / Plenum Cable 1000'	6	\$956.00	\$5,736.00
Lib-10-2C-TTP-WHT <i>Tight Tube Plenum 10 AWG 2 conductor Speaker Cable</i>	TIGHT TUBE 10/2 CL2P WHITE (1000')	1	\$1,474.09	\$1,474.09
Lib-20-2C-PSH-WHT <i>Commercial grade general purpose 20 AWG 2 conductor plenum shielded cable</i>	COMMERCIAL 20/2 OASH CMP WHT	1	\$367.67	\$367.67
Lib-16-2C-TTP-BLK <i>Tight Tube Plenum 16 AWG 2 conductor Speaker Cable</i>	TIGHT TUBE 16/2 CMP BLACK	1	\$465.28	\$465.28

Rack and workstation connection cables

Cable Bundle Estimate Medium	Cable estimate for cable plus terminations for install	1	\$7,500.00	\$7,500.00
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Service and Support

ConstantUptime Premier 1 Year Coverage <i>ConstantUptime Premier provides 24/7 support for your complete integrated audio-video system and rapid response times for high-impact equipment problems that can not be remedied through remote troubleshooting.</i>	Premier Service and Support Agreement 1 Year Coverage	1	\$15,291.00	\$15,291.00
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ConstantUptime Premier includes:

- Unlimited 24-hour support
- Product-knowledgeable engineers, programmers, and technicians
- Unlimited on-site visits for Level-1 emergencies (after initial troubleshooting)
- 48-hour response time to be on-site for Level-1 emergencies if remote troubleshooting can not resolve the issue
- Optional service pool of on-site critical spare parts
- Management and logistics of manufacturer warranties for all supported equipment
- Maintenance of records for faults and service visits Full functional test of all replacement equipment

CONSOLES & FURNISHINGS

CTI-ENDUR-CUSTOM-66	Custom Width Endurance Series Beam LIFT Console, Single Position, 66"w x 34"d	3	\$5,258.73	\$15,776.19
<i>Endurance Series Console - Single Position Includes:</i> -Aluminum and Powder Coated Steel Console Frame -Electric Lift Columns, Control Box and Up/Down Switch -Horizontal Cable Management Wire Trays -Vertical Cable Management Cable Chains -Horizontal Beam Toolbar -Standard HPL Worksurface With Urethane Front Edge -Rear Worksurface Infills and Cable Access Brush				
CTI-ENDUR-TECHCAB	Endurance Series PC Tech Cabinet w/ Adj Shelf	3	\$1,660.48	\$4,981.44
<i>Includes:</i> -Standard HPL Front and Rear Access Doors -Standard HPL Base with Steel Perforated Adjustable Shelf -Dual Exhaust Fan, 104 cfm @ 19dBA -Perforated Steel Front Vent Grill -Horizontal Wire Tray				
CTI-END-ENDUR	End Panel, Endurance Console, 19" x 20" - Standard HPL Finish	1	\$148.88	\$148.88

OPTIONS & ACCESSORIES

CTI-PWR-1620A-8C6	Power Strip, Endurance Tech Cab - 16"L, 20A, 8 Outlet, 6' Cord w/ Molded Plug	3	\$72.96	\$218.88
<i>Lower Wire Tray (Inside Base Cabinets)</i>				
CTI-PWR-1920A-10C10	Power Strip, Endurance Upper Wire Tray - 19"L, 20A, 10 Outlet, 10' Cord w/ Molded Plug	3	\$100.12	\$300.36
CTI-MON-7500	Articulating Arm - 27" Extension with Slatwall or Beam Bracket & Vesa Plate	6	\$382.96	\$2,297.76
CTI-CONV-CUSTOM-2P1A1 C	Convenience Jack, Beam Mount Unit, (2) AC Power / (1) USB-A Charger / (1) USB-C Charger, 10' Power Cord	3	\$150.85	\$452.55

Equipment Sub Total	\$327,817.43
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Professional Services [\$82,750.00]

Item ID	Description	Qty	Sell	Total
AV Project Services				
Project Management	Project Management Labor	1	\$3,960.00	\$3,960.00
Engineering and Construction Drawings	Project Engineering and Construction Drawings	1	\$2,640.00	\$2,640.00
Rack Fabrication and Technology Integration	Offsite Rack Fabrication and Technology Integration	1	\$3,500.00	\$3,500.00
Onsite Install	Project Onsite Install Labor	1	\$28,000.00	\$28,000.00
Onsite Commissioning, Testing and Training	Project Onsite System Commissioning, Testing and Training	1	\$3,500.00	\$3,500.00
Programming	Custom programming for control systems	1	\$8,600.00	\$8,600.00
Travel	Travel Charges	1	\$18,125.00	\$18,125.00
Project Management Expenses	Project Management Expenses	1	\$3,700.00	\$3,700.00
Logistics	Project Handling and Inbound shipping charges	1	\$3,100.00	\$3,100.00

Console Installation Services

Onsite Install	Constant Technologies Console Installation: Includes unloading, layout and installation of all consoles and CTI provided accessories	1	\$4,500.00	\$4,500.00
Onsite Install-OFE Equipment	OFE Monitor Installation: Includes unboxing, installing, counter-balancing and cable management of (6) OFE monitors onto monitor arms (Monitor video and power cables provided by Client)	1	\$225.00	\$225.00
Travel	Travel Expenses	1	\$2,900.00	\$2,900.00



**Your Single Source for Video Wall,
Technology and Console Integration**

***Freight costs are estimated at this time. Final freight costs to
be determined prior to delivery***

Professional Services Sub Total	\$82,750.00
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Item Total:	\$410,567.43
Freight:	\$11,900.00
Total:	\$422,467.43



**Your Single Source for Video Wall,
Technology and Console Integration**

Quote Expiration Date: 02/29/2024

Quoted by: Carolyn Morabit, C.Morabit@constanttech.com

Issued Date: 12/14/2023

Accepted by: _____



**Your Single Source for Video Wall,
Technology and Console Integration**

Disclaimer

CONSTANT TECHNOLOGIES requires the following items prior to providing a firm schedule: • PURCHASE ORDER • SIGNED DRAWINGS • ACCEPTED TERMS & CONDITIONS • APPROVED FINISHES • DOWN PAYMENT • LOGISTICS INFORMATION SHEET

Parts and final quantities are subject to change post contract award during 100% design review.

CONSTANT TECHNOLOGIES Standard Payment Terms for Invoicing (Taxes Excluded Unless Otherwise Noted):

- 50% due upon order placement
- 50% due upon installation

Purchase Orders, Payments should be sent to the attn of:

Accounting
Constant Technologies, Inc.
Tel: 401-294-7171
email: accounting@constanttech.com

Headquarters Address:
125 Steamboat Avenue
North Kingstown, RI 02852
Office Phone: (401) 294-7171
Fax Number: (401) 294-7505
Website: www.constanttech.com

GSA Contract # GS-03F-073GA
Federal Tax ID# 22-2503954
Dun & Bradstreet# 04-933-5102
NAICS Code: 334310
Cage Code: 1MDG8
Company Type: Corporation
State of Incorporation: New Jersey
Date of Incorporation: October 24, 1983

FINANCIAL SERVICES
Purchasing Division



BID RECOMMENDATION

DEPARTMENT: Police

COUNCIL AGENDA DATE: 01/15/2024

BID NO.: GSA CONTRACT NO.: GS-03F-073GA DATE OPEN:

DESCRIPTION:

The PD is proposing the purchase of AV & Furniture supporting the Real Time Crime Center (RTCC) operations. Interim Chief Cheeks has approved the Police Department's Equitable Sharing Funds for this purchase.

PURPOSE:

The requested items are components of a video wall system, display wall processors, video conferencing system, audio system, cables and accessories, one year's coverage of ConstantUptime Premier service and support and consoles and furnishings, plus AV Project and Console Installation Services to outfit the RTCC

COMMENTS:

Law enforcement equipment and furnishings are allowable expenses under the Equitable Sharing Guidelines as Law Enforcement Equipment.

RECOMMEND AWARD TO: Constant Technologies, Inc. AMOUNT: 422,467.43

JUSTIFICATION:

GSA is a centralized procurement arm for the federal government. Piggybacking off the existing GSA contract allows the City of High Point to take advantage of the volume discount offered.

ACCOUNTING UNIT	ACCOUNT	ACTIVITY	CATEGORY	BUDGETED AMOUNT
301310	533101	301006310201	52022	422,467.43
TOTAL BUDGETED AMOUNT				

DEPARTMENT HEAD: Curtis H Cheeks III Digitally signed by Curtis H Cheeks III
Date: 2023.12.15 11:53:42 -05'00' DATE:

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

PURCHASING MANAGER: DATE:

Approved for Submission to Council

FINANCIAL SERVICES DIRECTOR: DATE:

CITY MANAGER: DATE:

(For City Council Approval Only)



City of High Point

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

Master

File Number: 2024-004

File ID: 2024-004

Type: Miscellaneous Item

Status: Approved

Version: 1

Reference:

In Control: Finance Committee

File Created: 01/02/2024

File Name:

Final Action: 01/16/2024

Title: Consideration of the Purchase of Light-Duty Tires from Colony Tire
City Council is requested to approve the purchase of light-duty tires from Colony Tire through the NC State Contract#7517-A in the amount of approximately \$135,000 per year and authorize the appropriate City Official(s) to execute all necessary documents.

Notes:

Sponsors:

Enactment Date:

Attachments: State Contract - Colony Tire

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name: sandra.keeney@highpointnc.gov

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Finance Committee	01/10/2024	approved				Pass
1	City Council	01/16/2024	approved				

CITY OF HIGH POINT

AGENDA ITEM



TITLE: Fleet Services New Tire Purchases	
FROM: Kevin Rogers, Fleet Director	MEETING DATE: January 16, 2024
PUBLIC HEARING: n/a	ADVERTISED DATE/BY: n/a
ATTACHMENTS: none	

PURPOSE:

The Fleet Services Department purchases tires for city-owned and operated vehicles/equipment. NC State Contract# 7517-A is utilized for these purchases.

BACKGROUND:

Fleet Services purchases tires for city-owned vehicles/equipment through the NC State Contract# 7517-A. The light-duty tires are currently purchased from Colony Tire and our current yearly spend will be approximately \$135,000 per year. Fleet Services has realized tremendous savings associated with utilizing the NC State Contract.

BUDGET IMPACT:

Funds are available in the 2023-2024 Budget.

RECOMMENDATION/ACTION REQUESTED:

The Fleet Services Department recommends the City Council approve the purchase of light-duty tires from Colony Tire through the NC State Contract# 7517-A.



City of High Point

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

Master

File Number: 2024-005

File ID: 2024-005

Type: Miscellaneous Item

Status: Approved

Version: 1

Reference:

In Control: Finance Committee

File Created: 01/02/2024

File Name:

Final Action: 01/16/2024

Title: Consideration of the Purchase of Heavy-Duty Tires from McCarthy Tire
City Council is requested to approve the purchase of heavy-duty tires from McCarthy Tire through the NC State Contract#7517-A in the amount of approximately \$125,000 per year and authorize the appropriate City Official(s) to execute all necessary documents.

Notes:

Sponsors:

Enactment Date:

Attachments: State Contract - McCarthy Tire

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name: sandra.keeney@highpointnc.gov

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Finance Committee	01/10/2024	approved				Pass
1	City Council	01/16/2024	approved				

CITY OF HIGH POINT

AGENDA ITEM



TITLE: Fleet Services New Tire Purchase	
FROM: Kevin Rogers, Fleet Director	MEETING DATE: January 16, 2024
PUBLIC HEARING: n/a	ADVERTISED DATE/BY: n/a
ATTACHMENTS: none	

PURPOSE:

The Fleet Services department purchases tires for city-owned and operated vehicles/equipment. NC State Contract# 7517-A is utilized for these purchases.

BACKGROUND:

Fleet Services purchases tires for city-owned vehicles/equipment through the NC State Contract# 7517-A. The heavy-duty tires are currently purchased from McCarthy Tire and our current yearly spending will be approximately \$125,000 per year. Fleet Services has realized tremendous savings associated with utilizing the NC State Contract. McCarthy Tire has proven to be a very reliable and reputable company and provides excellent service to the city.

BUDGET IMPACT: Funds are available in the 2023-2024 Budget.

RECOMMENDATION/ACTION REQUESTED:

The Fleet Services Department recommends the City Council approve the purchase of heavy-duty tires from McCarthy Tire through the NC State Contract# 7517-A.



City of High Point

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

Master

File Number: 2024-006

File ID: 2024-006

Type: Miscellaneous Item

Status: Approved

Version: 1

Reference:

In Control: Finance Committee

File Created: 01/02/2024

File Name:

Final Action: 01/16/2024

Title: Consideration of Change Order #2 for the Washington Street Realignment Project
City Council is requested to approve change order #2 for \$205,047.00 to increase the contract amount with Baker Underground, Inc. from \$2,991,540.00 to the amount of \$3,196,587.00, approve the new contract completion date of June 10, 2024, and authorize the appropriate City Official(s) to execute all necessary documents.

Notes:

Sponsors:

Enactment Date:

Attachments: Washington St Change Order 02

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name: sandra.keeney@highpointnc.gov

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Finance Committee	01/10/2024	approved				Pass
1	City Council	01/16/2024	approved				

CITY OF HIGH POINT

AGENDA ITEM



TITLE: Washington Street Realignment – Change Order #2	
FROM: Trevor Spencer, Engineering Director	MEETING DATE: January 16, 2024
PUBLIC HEARING: n/a	ADVERTISED DATE/BY: n/a
ATTACHMENTS: none	

PURPOSE: The Washington Street Realignment project requires a change order to temporarily shut down a 30-inch diameter water main during utility construction.

BACKGROUND: The Washington Street Realignment project is a general obligation bond project that was voter approved in 2019. The construction contract was awarded to Baker Underground, Inc. by City Council on August 7, 2023, for \$2,991,540.00. The purpose of the project is to be safe driven, as the roadway is being shifted away from the top of a failing embankment adjacent to the railroad. After the City's roadway project is completed, the railroad will follow with their own embankment stabilization project. The project will deliver new travel lanes, sidewalk, curb and gutter, a pedestrian crossing, guardrail, and replacement of water, sewer, and stormwater utilities along Washington Street between Mt. Zion Baptist Church and Downing Street.

The project has encountered an unforeseen field condition, requiring a change order to be executed for additional work to be performed. The project is replacing existing 12-inch and 6-inch diameter water mains that are cross connected to a 30-inch diameter transmission water main. This cross connection was not identified during the design phase and requires additional work to temporarily shut down the 30-inch water main prior to abandonment of the old 12-inch and 6-inch water mains. During the shutdown, a new 30-inch valve will be installed on the main for improved operation and maintenance of the utility.

The change order cost for the additional work is \$205,047.00, and the contract completion date will be extended by 14 calendar days from May 27, 2024 to June 10, 2024.

BUDGET IMPACT: Funding is available in the project budget.

RECOMMENDATION/ACTION REQUESTED: Engineering Services recommends that Council approve the change order for \$205,047.00 to increase the contract amount with Baker Underground, Inc. from \$2,991,540.00 to the amount of \$3,196,587.00, approve the new contract completion date of June 10, 2024, and authorize the appropriate City Official(s) to execute all necessary documents.



City of High Point

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

Master

File Number: 2024-016

File ID: 2024-016

Type: Miscellaneous Item

Status: Approved

Version: 1

Reference:

In Control: City Council

File Created: 01/05/2024

File Name:

Final Action: 01/16/2024

Title: Consideration of Approval of Minutes

City Council is requested to approve the following minutes:

Finance Committee Minutes - December 14, 2023, at 4:00 p.m.

Special Meeting of the High Point City Council Minutes - December 18, 2023, at 4:30 p.m.

Regular Meeting of the High Point City Council Minutes - December 18, 2023, at 5:30 p.m.

Notes:

Sponsors:

Enactment Date:

Attachments: Agenda Memo, Finance Committee Meeting Minutes
- December 14, 2023, Special Meeting High Point
City Council - December 18, 2023, Regular Meeting
of the High Point City Council Minutes - December
18, 2023

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name: sandra.keeney@highpointnc.gov

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	City Council	01/16/2024	approved				

CITY OF HIGH POINT

AGENDA ITEM



TITLE: Approval of Minutes	
FROM: City Clerk's Office	MEETING DATE: January 16, 2024
PUBLIC HEARING: n/a	ADVERTISED DATE/BY: n/a
ATTACHMENTS: Yes	

PURPOSE: Minutes to be approved.

BACKGROUND: N/A

BUDGET IMPACT: N/A

RECOMMENDATION/ACTION REQUESTED: City Council is requested to approve the following minutes:

Finance Committee Minutes – December 14, 2023, at 4:00 p.m.

Special Meeting of the High Point City Council Minutes – December 18, 2023, at 4:30 p.m.

Regular Meeting of the High Point City Council Minutes – December 18, 2023, at 5:30 p.m.

FINANCE COMMITTEE
Chaired by Council Member Moore
Committee Members: Moore, Peters, Holmes, and Andrew
December 14, 2023 – 4:00 P.M.
Council Chambers – Municipal Building

FINANCE COMMITTEE - Britt W. Moore, Chair

CALL TO ORDER

Chairman Moore called the Finance Committee Meeting to order at 4:00 p.m.

Present: Chairman Britt W. Moore
Committee Member Tim Andrew
Committee Member Michael Holmes

Absent: Committee Member Monica Peters

PRESENTATION OF ITEMS

2023-553 Consideration of an Extension of the Interlocal Agreement with the Piedmont Authority for Regional Transportation (PART) for the Piedmont Triad Regional Mobility Call Center

City Council is requested to approve an extension to the Interlocal Agreement with PART for the Piedmont Triad Regional Mobility Call Center and authorize the appropriate City Official(s) to execute all necessary documents. (Recommended by Finance Committee)

Greg Venable, Transportation Director, provided the staff report for this item.

Committee Member Holmes made a motion, seconded by Committee Member Andrew, to approve agenda item 2023-553.

Motion carried with the following vote:

Aye: Chair Moore, Committee Members Andrew and Holmes

Absent: Committee Member Peters

2023-562 Consideration of a Resolution of Support for the Honorary Naming of I-74 as the Stanley Davis Phillips Highway

City Council is requested to approve a Resolution of Support to the North Carolina Department of Transportation to support the Honorary Name of sections of I-74 as the Stanley Davis Phillips Highway and authorize the appropriate City Official(s) to execute all necessary documents.

Greg Venable, Transportation Director, provided the staff report for this item.

Chair Moore made a motion, seconded by Committee Member Holmes, to approve agenda item 2023-562.

Motion carried with the following vote:

Aye: Chair Moore, Committee Members Andrew and Holmes

Absent: Committee Member Peters

2023-554 Consideration of a Contract Award to McCarthy Tire for Tire Retreading Services

City Council is requested to award a three (3) year contract for tire retreading services to McCarthy Tire in the amount of \$75,000 per year for a total of \$225,000 and two (2) optional renewal years and authorize the appropriate City Official(s) to execute all necessary documents.

Kevin Rogers, Fleet Director, provided the staff report.

Chair Moore made a motion, seconded by Committee Member Andrew, to approve agenda item 2023-554.

Motion carried with the following vote:

Aye: Chair Moore, Committee Members Andrew and Holmes

Absent: Committee Member Peters

2023-555 Consideration of a Contract Award to Parrish Tire for Tire Retreading Services

City Council is requested to award a three (3) year contract for tire retreading services to Parrish Tire in the amount of \$50,000 per year for a total of \$150,000 and two (2) optional renewal years and authorize the appropriate City Official(s) to execute all necessary documents.

Kevin Rogers, Fleet Director, provided the staff report for this item and explained the retreading process.

Chair Moore made a motion, seconded by Committee Member Andrew, to approve agenda item 2023-555.

Motion carried with the following vote:

Aye: Chair Moore, Committee Members Andrew and Holmes

Absent: Committee Member Peters

2023-556 Consideration of a Contract Award to Specialty Towing and Recovery for Towing Services and Repairs

City Council is requested to award a three (3) year contract for towing services to Specialty Towing and Recovery in the amount of \$95,000 per year for a total of \$285,000 and two (2) optional renewal years and authorize the appropriate City Official(s) to execute all necessary documents.

Kevin Rogers, Fleet Director, provided the staff report and explained this service has substantial volume and includes hazmat services.

Chair Moore made a motion, seconded by Committee Member Andrew, to approve agenda item 2023-556.

Motion carried with the following vote:

Aye: Chair Moore, Committee Members Andrew and Holmes

Absent: Committee Member Peters

2023-557 **Consideration of an Non-Profit Organization Agreement with Piedmont Triad Football Club (PTFC)**

City Council is requested to approve a Non-Profit Organization Agreement with PTFC reflecting collaboration and overall operation of youth soccer programming and authorize the appropriate City Official(s) to execute all necessary documents. (Recommended by Finance Committee)

Lee Tillery, Parks and Recreation Director, provided the staff report on this item.

Coach Upchurch stated he appreciates the collaboration with the city and noted about 1500 kids go through the soccer program each year.

A motion was made by Chair Moore, Seconded by Committee Member Holmes, to approve agenda item 2023-557.

Motion carried with the following vote:

Aye: Chair Moore, Committee Members Andrew and Holmes

Absent: Committee Member Peters

2023-560 **Consideration of a Contract Award to PDC, Inc. to Build a Sensory Garden and Make Improvements to the Library Plaza**

City Council is requested to award a contract for the Sensory Garden and improvements to the Library Plaza to PDC Inc. in the amount of \$759,758, approve the Capital Project Ordinance Amendment, and authorize the appropriate City Official(s) to execute all necessary documents.

Mary Sizemore, Library Director, provided the staff report for this item and explained different aspects of the future sensory garden. .

Chair Moore made a motion, seconded by Council Member Andrew, to approve agenda item 2023-560.

Motion carried with the following vote:

Aye: Chair Moore, Committee Members Andrew and Holmes

Absent: Committee Member Peters

2023-561 **Consideration of Procurement of Materials for the Deep River Substation Project**

City Council is requested to approve the procurement of materials for the Deep River Substation Project and authorize the appropriate City Official(s) to execute all necessary documents.

Tyler Berrier, Electric Utilities Director, provided the staff report for this item.

Committee Member Andrew requested maintenance information.

A motion was made by Chair Moore, seconded by Committee Member Holmes, to approve agenda item 2023-561.

Motion carried with the following vote:

2023-568 Consideration of a Sole Source Purchase of a Dry Polymer Feed System

City Council is requested to approve Acrison as a sole source vendor for the purchase of the replacement Dry Polymer Feed System for a total amount of \$132,500 and authorize the appropriate City Official(s) to execute all necessary documents. (Recommended by Finance Committee)

Robby Stone, Public Service Director, provided the staff report for this item.

Chair Moore made a motion, seconded by Committee Member Andrew, to approve agenda item 2023-568.

Motion carried with the following vote:

Aye: Chair Moore, Committee Members Andrew and Holmes

Absent: Committee Member Peters

2023-569 Consideration of a Sole Source Purchase of a D30 Pier Mounted Drive Unit from DBS Manufacturing

City Council is requested to approve DBS Manufacturing as a sole source vendor for the purchase of a replacement drive unit for the Eastside Wastewater Treatment Plant for the total amount of \$47,400 and authorize the appropriate City Official(s) to execute all necessary documents.

Robby Stone, Public Service Director, provided the staff report for this item.

A motion was made by Chair Moore, seconded by Committee Member Holmes, to approve agenda item 2023-569.

Motion carried with the following vote:

Aye: Chair Moore, Committee Members Andrew and Holmes

Absent: Committee Member Peters

2023-570 Consideration of Contract Amendment One (1) to Hazen for Additional Work at the Eastside Wastewater Treatment Plant

City Council is requested to approve a contract amendment to Hazen in the amount of \$456,000, increasing the amount of purchase order 105444 to \$1,281,000 and authorize the appropriate City Official(s) to execute all necessary documents.

Robby Stone, Public Service Director, provided the staff report for this item and explained in the future he hopes a maintenance program will be in place to help better assist with situations such as this.

Chair Moore made a motion, seconded by Committee Member Andrew, to approve agenda item 2023-570.

Motion carried with the following vote:

Aye: Chair Moore, Committee Members Andrew and Holmes

Absent: Committee Member Peters

2023-573 Consideration of a Contract Extension with Housing Consultants Group

City Council is requested to approve a contract extension with Housing Consultants Group through June 30, 2024, with a contract total of \$133,100 and authorize the appropriate City Official(s) to execute all necessary documents. (Recommended by Finance Committee)

Thanena Wilson, Director of Community Development and Housing, provided the staff report for this item.

Chair Moore made a motion, seconded by Committee Member Holmes, to approve agenda item 2023-573.

Aye: Chair Moore, Committee Members Andrew and Holmes

Absent: Committee Member Peters

2023-574 Consideration of a Contract with Oakwood Community Development Corporation

City Council is requested to approve a contract with Oakwood Community Development Corporation in the amount of \$158,400 and authorize the appropriate City Official(s) to execute all necessary documents.

Thanena Wilson, Director of Community Development and Housing, provided the staff report for this item.

Chair Moore made a motion, seconded by Committee Member Andrew, to approve agenda item 2023-574.

Motion carried with the following vote:

Aye: Chair Moore, Committee Members Andrew and Holmes

Absent: Committee Member Peters

2023-577 Consideration of a Contract with Tiny House Community Development in the amount of \$154,000

City Council is requested to approve a contract with Tiny House Community Development for \$154,000 and authorize the appropriate City Official(s) to execute all necessary documents.

Thanena Wilson, Director of Community Development and Housing, provided the staff report for this item.

A motion was made by Chair Moore, seconded by Committee Member Andrew, to approve agenda item 2023-577.

Motion carried with the following vote:

Aye: Chair Moore, Committee Members Andrew and Holmes

Absent: Committee Member Peters

ADJOURNMENT

Chair Moore wished everyone a Merry Christmas.

There being no further business to come before the Committee, the meeting adjourned at 4:38 p.m.

Respectfully Submitted,

Britt W. Moore, Chairman
Finance Committee

Attest:

Sandra Keeney, City Clerk

**HIGH POINT CITY COUNCIL
SPECIAL MEETING
December 18, 2023 – 4:30 P.M.
3rd Floor Conference Room – Municipal Building
211 S. Hamilton Street**

ROLL CALL, MOMENT OF SILENCE, AND PLEDGE OF ALLEGIANCE

Mayor Jefferson called the meeting to order at 4:31 p.m. and stated all members of Council were present except for Council Member Johnson.

Present: Mayor Cyril Jefferson, Mayor Pro Tempore Michael Holmes, Council Member Britt Moore, Council Member Amanda Cook, Council Member Vickie McKiver, Council Member Tyrone Johnson (arrived at 4:35 p.m.), Council Member Monica Peters, Council Member Patrick Harman, and Council Member Tim Andrew

PRESENTATION OF ITEMS

2023-579 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 Moore, seconded by Council Member Andrew, to go into Closed Session Pursuant to N.C. General Statute §143-318.11(a)(3) for Attorney-Client Privilege.

Motion carried with the following vote:

Aye: Mayor Cyril Jefferson, Mayor Pro Tempore Michael Holmes, Council Member Britt Moore, Council Member Amanda Cook, Council Member Vickie McKiver, Council Member Monica Peters, Council Member Patrick Harman, and Council Member Tim Andrew

Absent: Council Member Tyrone Johnson

Closed session began at 4:32 p.m.

Council Member Johnson arrived at 4:35 p.m.

Council Member Peters made a motion, seconded by Council Member Moore, to end Closed Session and return to Regular Session.

Motion carried with the following vote:

Aye: Mayor Cyril Jefferson, Mayor Pro Tempore Michael Holmes, Council Member Britt Moore, Council Member Amanda Cook, Council Member Vickie McKiver, Council Member Tyrone Johnson (arrived at 4:35 p.m.), Council Member Monica Peters, Council Member Patrick Harman, and Council Member Tim Andrew

Closed session ended at 5:22 p.m.

ADJOURNMENT

There being no further business to come before the City Council, the meeting adjourned at 5:23 p.m.

Respectfully Submitted,

Cyril Jefferson, Mayor

Attest:

Sandra Keeney, City Clerk

**HIGH POINT CITY COUNCIL
REGULAR MEETING
December 18, 2023 – 5:30 P.M.
COUNCIL CHAMBERS – MUNICIPAL BUILDING
211 South Hamilton Street**

ROLL CALL, MOMENT OF SILENCE, AND PLEDGE OF ALLEGIANCE

Mayor Jefferson called the meeting to order at 5:31 p.m. and stated all members of Council were present. He called for a moment of silence and the Pledge of Allegiance followed.

Present: Mayor Cyril Jefferson, Mayor Pro Tem Michael Holmes, At-Large Council Member Britt Moore, At-Large Council Member Amanda Cook, Council Member Vickie McKiver, Council Member Tyrone Johnson, Council Member Monica Peters, Council Member Patrick Harman, and Council Member Tim Andrew

APPROVAL OF AGENDA

A motion was made by Mayor Pro Tempore Holmes, seconded by Council Member Andrew, to approve the agenda.

Motion carried with the following vote:

Aye: Mayor Jefferson, Mayor Pro Tem Holmes, At-Large Council Member Moore, At-Large Council Member Cook, Council Member McKiver, Council Member Johnson, Council Member Peters, Council Member Harman, and Council Member Andrew

RECOGNITIONS AND PRESENTATIONS

2023-580 Proclamation - National Homeless Persons' Memorial Day

Mayor Jefferson will present a proclamation recognizing December 21, 2023 as National Homeless Persons' Memorial Day.

Mayor Jefferson read the Proclamation and presented it to Brad Bowers, West End Ministries; Antoine Dalton, The Salvation Army of High Point; Ryan Ross, Open Door Ministries; and Orel Henry, Open Door Ministries.

2023-576 Recognition - One High Point Commission Members

City Council will present the One High Point Commission members with a certificate of service.

Mayor Pro Tempore Holmes expressed gratitude to the members of the One High Point Commission noting the extraordinary work and research that was presented to the City Council. He recognized each member with a certificate of appreciation.

2023-575 Recognition - Humanitarian of the Year Award

Human Relations Commission Chair Sharon McGregor will present the 2023 award winner with a plaque.

Race McCray, Human Relations Manager, provided a history of the Humanitarian of the Year Award and introduced Sharon McGregor.

Sharon McGregor, Chair of the Human Relations Commission, spoke to the hard work and dedication of this year's winner and presented the award to Jakki Davis, Executive Director of D-UP Inc.

Mayor Jefferson expressed gratitude to Ms. Davis regarding her efforts to make the community better and spoke of her accomplishments regarding Washington Street.

CONSENT AGENDA ITEMS

Mayor Jefferson asked if any items needed to be removed for discussion from the Consent Agenda. Seeing none, he called for a vote to approve the Consent Agenda.

A motion was made by Council Member Peters, seconded by Council Member McKiver, to approve the Consent Agenda.

Motion carried with the following vote:

Aye: Mayor Jefferson, Mayor Pro Tem Holmes, At-Large Council Member Moore, At-Large Council Member Cook, Council Member McKiver, Council Member Johnson, Council Member Peters, Council Member Harman, and Council Member Andrew

2023-553 Consideration of an Extension of the Interlocal Agreement with the Piedmont Authority for Regional Transportation (PART) for the Piedmont Triad Regional Mobility Call Center

City Council is requested to approve an extension to the Interlocal Agreement with PART for the Piedmont Triad Regional Mobility Call Center and authorize the appropriate City Official(s) to execute all necessary documents. (Recommended by Finance Committee)

Approved by the Consent Vote.

2023-562 Consideration of a Resolution of Support for the Honorary Naming of I-74 as the Stanley Davis Phillips Highway

City Council is requested to approve a Resolution of Support to the North Carolina Department of Transportation to support the Honorary Name of sections of I-74 as the Stanley Davis Phillips Highway and authorize the appropriate City Official(s) to execute all necessary documents. (Recommended by Finance Committee)

Approved by the Consent Vote.

2023-554 Consideration of a Contract Award to McCarthy Tire for Tire Retreading Services

City Council is requested to award a three (3) year contract for tire retreading services to McCarthy Tire in the amount of \$75,000 per year for a total of \$225,000 and two (2) optional renewal years and authorize the appropriate City Official(s) to execute all necessary documents. (Recommended by Finance Committee)

Approved by the Consent Vote.

2023-555 Consideration of a Contract Award to Parrish Tire for Tire Retreading Services

City Council is requested to award a three (3) year contract for tire retreading services to Parrish Tire in the amount of \$50,000 per year for a total of \$150,000 and two (2)

optional renewal years and authorize the appropriate City Official(s) to execute all necessary documents. (Recommended by Finance Committee)

Approved by the Consent Vote.

2023-556 Consideration of a Contract Award to Specialty Towing and Recovery for Towing Services and Repairs

City Council is requested to award a three (3) year contract for towing services to Specialty Towing and Recovery in the amount of \$95,000 per year for a total of \$285,000 and two (2) optional renewal years and authorize the appropriate City Official(s) to execute all necessary documents. (Recommended by Finance Committee)

Approved by the Consent Vote.

2023-557 Consideration of an Non-Profit Organization Agreement with Piedmont Triad Football Club (PTFC)

City Council is requested to approve a Non-Profit Organization Agreement with PTFC reflecting collaboration and overall operation of youth soccer programming and authorize the appropriate City Official(s) to execute all necessary documents. (Recommended by Finance Committee)

Approved by the Consent Vote.

2023-560 Consideration of a Contract Award to PDC, Inc. to Build a Sensory Garden and Make Improvements to the Library Plaza

City Council is requested to award a contract for the Sensory Garden and improvements to the Library Plaza to PDC Inc. in the amount of \$759,758, approve the Capital Project Ordinance Amendment, and authorize the appropriate City Official(s) to execute all necessary documents. (Recommended by Finance Committee)

Approved by the Consent Vote.

2023-561 Consideration of Procurement of Materials for the Deep River Substation Project

City Council is requested to approve the procurement of materials for the Deep River Substation Project and authorize the appropriate City Official(s) to execute all necessary documents. (Recommended by Finance Committee)

Approved by the Consent Vote.

2023-568 Consideration of a Sole Source Purchase of a Dry Polymer Feed System

City Council is request to approve Acrison as a sole source vendor for the purchase of the replacement Dry Polymer Feed System for a total amount of \$132,500 and authorize the appropriate City Official(s) to execute all necessary documents. (Recommended by Finance Committee)

Approved by the Consent Vote.

2023-569 Consideration of a Sole Source Purchase of a D30 Pier Mounted Drive Unit from DBS Manufacturing

City Council is requested to approve DBS Manufacturing as a sole source vendor for the purchase of a replacement drive unit for the Eastside Wastewater Treatment Plant for the total amount of \$47,400 and authorize the appropriate City Official(s) to execute all necessary documents. (Recommended by Finance Committee)

Approved by the Consent Vote.

2023-570 Consideration of Contract Amendment One (1) to Hazen for Additional Work at the Eastside Wastewater Treatment Plant

City Council is requested to approve a contract amendment to Hazen in the amount of \$456,000, increasing the amount of purchase order 105444 to \$1,281,000 and authorize the appropriate City Official(s) to execute all necessary documents. (Recommended by Finance Committee)

Approved by the Consent Vote.

2023-573 Consideration of a Contract Extension with Housing Consultants Group

City Council is requested to approve a contract extension with Housing Consultants Group through June 30, 2024, with a contract total of \$133,100 and authorize the appropriate City Official(s) to execute all necessary documents. (Recommended by Finance Committee)

Approved by the Consent Vote.

2023-574 Consideration of a Contract with Oakwood Community Development Corporation

City Council is requested to approve a contract with Oakwood Community Development Corporation in the amount of \$158,400 and authorize the appropriate City Official(s) to execute all necessary documents. (Recommended by Finance Committee)

Approved by the Consent Vote.

2023-577 Consideration of a Contract with Tiny House Community Development in the amount of \$154,000

City Council is requested to approve a contract with Tiny House Community Development for \$154,000 and authorize the appropriate City Official(s) to execute all necessary documents. (Recommended by Finance Committee)

Approved by the Consent Vote.

2023-578 Consideration of Approval of Minutes

Council is requested to approve the following minutes:

Finance Committee Minutes - November 30, 2023, at 4:00 p.m.

Regular Meeting of the High Point City Council Minutes - December 4, 2023, at 5:30 p.m.

Installation and Organizational Minutes - December 4, 2023 @ 6:00 p.m.

Approved by the Consent Vote.

GENERAL AGENDA

2023-563 Public Hearing on Doris Moorefield, et al, Annexation 23-03

A request by Doris Moorefield, et al, to consider a voluntary non-contiguous annexation of approximately 15.38-acre parcel. The proposed annexation site is located along the east side of Cedarwood Trail, approximately 580 feet south of N. Main Street (SR 1009). The site is also known as Forsyth County Tax Parcel 6882-76-3263.000.

Mayor Jefferson opened the Public Hearing.

Herb Shannon, Senior Planner, provided the staff report for this item noting he would provide a combined presentation for this item as well as agenda item 2023-564 Zoning Map Amendment 23-29.

A discussion ensued regarding compliance with the 2045 plan with Mr. Shannon noting that since the 2045 plan has not yet been adopted by Council, this item follows the current plan. He answered questions regarding the location of the parcels as well as costs for the city.

Judy Stalder, Triad Real Estate and Building Industry Coalition (TREBIC) spoke in favor of these requests.

Mayor Jefferson asked if anyone else would like to speak regarding these agenda items. Seeing none he closed the Public Hearing.

A motion was made by Mayor Jefferson, seconded by Council Member Moore to approve agenda item 2023-563.

Motion carried with the following vote:

Aye: Mayor Jefferson, Mayor Pro Tem Holmes, At-Large Council Member Moore, At-Large Council Member Cook, Council Member McKiver, Council Member Johnson, Council Member Peters, Council Member Harman, and Council Member Andrew

2023-564 Public Hearing on Sagamore Homes NC, Zoning Map Amendment 23-29

A request by Sagamore Homes NC, to rezone an approximate 15.38-acre parcel from the Residential Single Family - 20 (RS-20) District, within Forsyth County's zoning jurisdiction, to a Conditional Zoning Residential Single Family - 5 (CZ R-5) District. The site is located along the east side of Cedarwood Trail, approximately 580 feet south of N. Main Street.

The Public Hearing and staff report for this item was conducted under agenda item 2023-563.

A motion was made by Mayor Jefferson, seconded by Mayor Pro Tempore Holmes, to approve agenda item 2023-564 and adopt the Consistency and Reasonableness Statements as stated in the staff report.

Motion carried with the following vote:

Aye: Mayor Jefferson, Mayor Pro Tem Holmes, At-Large Council Member Moore, At-Large Council Member Cook, Council Member McKiver, Council Member Johnson, Council Member Peters, Council Member Harman, and Council Member Andrew

Consistency and Reasonableness Statements

That Zoning Map Amendment 23-29 is consistent with the City's adopted policy guidance because the requested R-5 District is supported by the Low-Density Residential designation of the Land Use Plan, and by adopted policy guidance documents. Furthermore, the request is reasonable and in the public interest because the requested CZ R-5 District is similar and compatible with previous residential-related conditional zoning approvals granted in this area.

ADJOURNMENT

There being no further business to come before the City Council, the meeting adjourned at 6:04 p.m.

Respectfully Submitted,

Cyril Jefferson, Mayor

Attest:

Sandra Keeney, City Clerk



City of High Point

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

Master

File Number: 2024-003

File ID: 2024-003

Type: Miscellaneous Item

Status: Approved

Version: 1

Reference:

In Control: City Council

File Created: 01/02/2024

File Name:

Final Action: 01/16/2024

Title: Consideration of an Appointment to the High Point Housing Authority Board
City Council is requested to confirm the appointment of Chris Williams to the High Point Housing Authority Board to fill an unexpired term. The appointment will be effective February 1, 2024, and will expire on December 22, 2027.

Notes:

Sponsors:

Enactment Date:

Attachments: Appointment - Chris Williams - High Point Housing Authority

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name: sandra.keeney@highpointnc.gov

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	City Council	01/16/2024	approved				

CITY OF HIGH POINT

AGENDA ITEM



Title: Appointment to the Housing Authority Board of the City of High Point – Chris Williams

From: City Clerk's Office

Meeting Date: January 16, 2024

Public Hearing: n/a

Advertised Date/By: n/a

Attachments: Application

PURPOSE: To confirm the appointment of Chris Williams to the High Point Housing Authority Board.

BACKGROUND: Mayor Jefferson is requesting the appointment of Chris Williams to the High Point Housing Authority Board. Mr. Williams will be filling an unexpired term of Chuck Portato's. Mr. Williams' appointment will be effective February 1, 2024, and will expire December 22, 2027.

BUDGET IMPACT: n/a

RECOMMENDATION / ACTIONS REQUESTED: City Council is requested to confirm the appointment of Chris Williams to the High Point Housing Authority Board to fill an unexpired term. The appointment will be effective February 1, 2024, and will expire on December 22, 2027.

Profile

Chris

First Name

Williams

Last Name

cjwilliams7@hotmail.com

Email Address

1101 Edinburgh CT

Street Address

Suite or Apt

Jamestown

City

NC

State

27282

Postal Code

Primary Phone

Alternate Phone

Andmore/ formerly known as
international Market Centers

Employer

Which Boards would you like to apply for?

Housing Authority Board: Not Submitted

Ward you reside in?

Ward 2

Interests & Experiences

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

High Point City Council 9 years Finance Committee HPCC Prosperity and Livability Committee HPCC Community Development Committee chair HPCC Planning and Development Committee Chair HPCC

Upload a Resume

Have you participated in Leadership High Point?

☐ Yes ☒ No

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

Gender *

☒ Male



City of High Point

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

Master

File Number: 2024-009

File ID: 2024-009

Type: Resolution

Status: To Be Introduced

Version: 1

Reference:

In Control: City Council

File Created: 01/04/2024

File Name:

Final Action: 01/16/2024

Title: Resolution of Intent, Annexation 23-04

Approval of a Resolution of Intent to establish a public hearing date of February 19, 2024, to consider a voluntary contiguous annexation petition for an approximate 0.32 acre parcel (806 Pinecroft Street). The site is located along the west side of Pinecroft Street, approximately 120 feet south of Lawndale Avenue, and also known as Guilford County Tax Parcel 155267.

Notes:

Sponsors:

Enactment Date:

Attachments: Resolution of Intent AN-23-04

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name: gina.lindsey@highpointnc.gov

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	City Council	01/16/2024	approved				

CITY OF HIGH POINT

AGENDA ITEM



TITLE: Resolution of Intent for a Voluntary Contiguous Annexation Annexation 23-04 (Double Play Properties, LLC)	
FROM: Sushil Nepal, AICP Planning & Development Director	MEETING DATE: January 16, 2024
PUBLIC HEARING: n/ao	ADVERTISED DATE/BY: n/a
ATTACHMENTS:	A. Resolution of Intent (AN-23-04) B. Map of proposed annexation site

PURPOSE:

Approval of a Resolution of Intent to establish a public hearing date of February 19, 2024, to consider a voluntary contiguous annexation petition for an approximate 0.32-acre parcel (806 Pinecroft Street). The site is located along the west side of Pinecroft Street, approximately 120 feet south of Lawndale Avenue, and also known as Guilford County Tax Parcel 155267.

BACKGROUND:

Resolution of Intent for Annexation 23-04 is enclosed.

BUDGET IMPACT:

There is no budget impact associated with the adoption of this resolution.

RECOMMENDATION / ACTION REQUESTED:

Staff requests City Council set a public hearing date of Monday, February 19, 2024 for this request.

PUBLISH ONCE: Wednesday, January 31, 2024

**RESOLUTION TO ESTABLISH A
PUBLIC HEARING DATE FOR
VOLUNTARY CONTIGUOUS ANNEXATION
(AN-23-04)**

WHEREAS, the City Council has been petitioned to annex the property of Double Play Properties, LLC. The proposed annexation site is approximately 0.32 acres located along the west side of Pinecroft Street, approximately 120 feet south of Lawndale Avenue (806 Pinecroft Street). The property is also known as Guilford County Tax Parcel 155267.

WHEREAS, the City Clerk is in receipt of said petition and has determined its sufficiency in accordance with G.S. 160A-31;

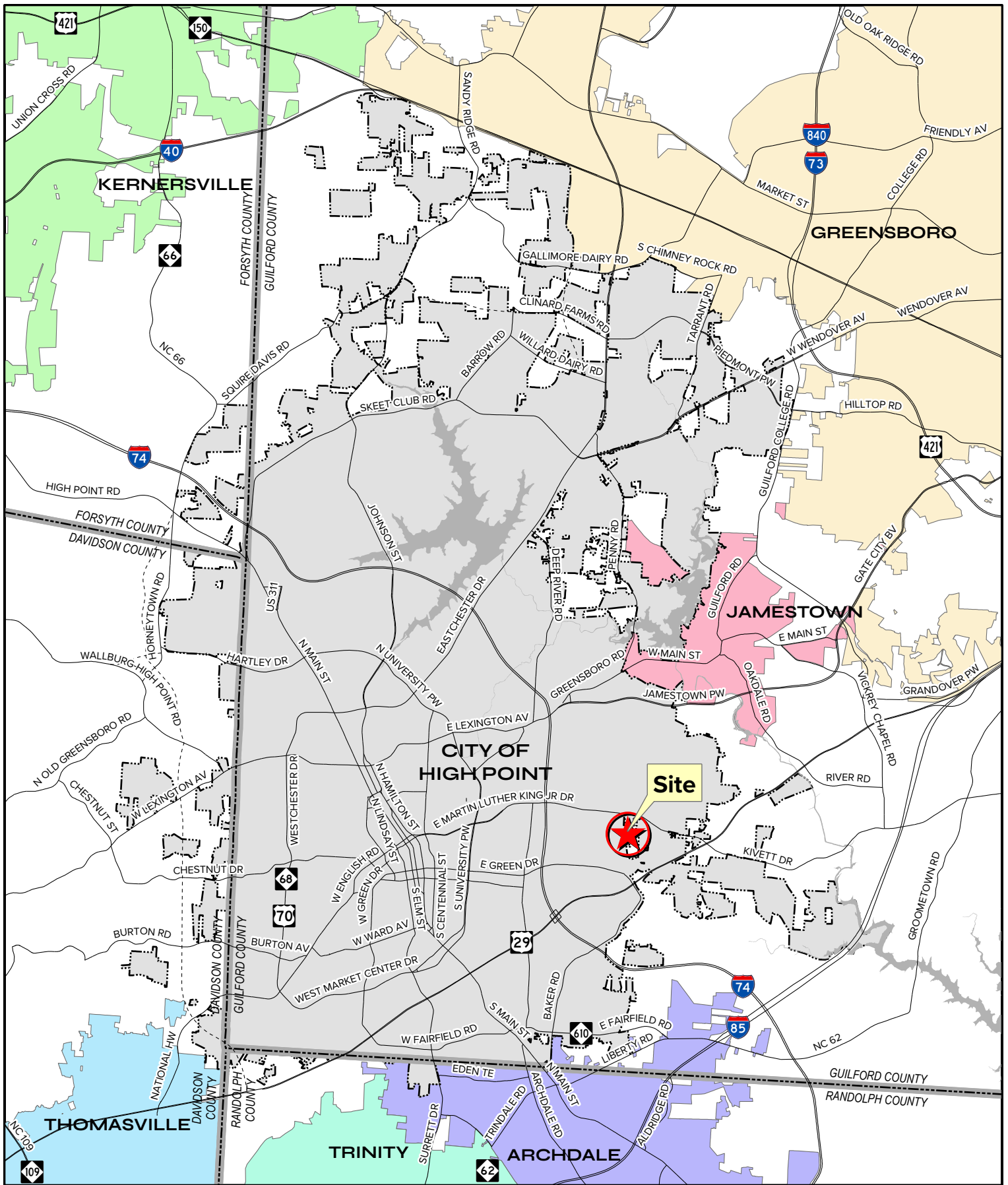
NOW, THEREFORE BE IT RESOLVED, THAT THE CITY COUNCIL establishes Monday, February 19, 2024, at 5:30 p.m., in the Council Chambers in the Municipal Building at 211 South Hamilton Street, High Point, North Carolina, as the date for the public hearing regarding the requested annexation.

Any interested party will be permitted to be heard at the public hearing. The meeting facilities of the City of High Point are accessible to people with disabilities. If you need special accommodations, please call (336) 883-3124 or 711 for the Telecommunications Relay Service.

Following the public hearing, the City Council shall have authority to adopt an ordinance annexing the territory described in the petition. The City Council shall have authority to make the annexing ordinance effective immediately. Further information pertaining to this request is available at the Planning and Development Department in Room 316 of the Municipal Office Building, 211 South Hamilton Street, High Point, North Carolina, (336) 883-3328.

By order of the City Council,
This the 16th day of January, 2024

Sandra R. Keeney, City Clerk



ANNEXATION REQUEST: AN-23-04

Applicant: Double Play Properties LLC



PLANNING AND
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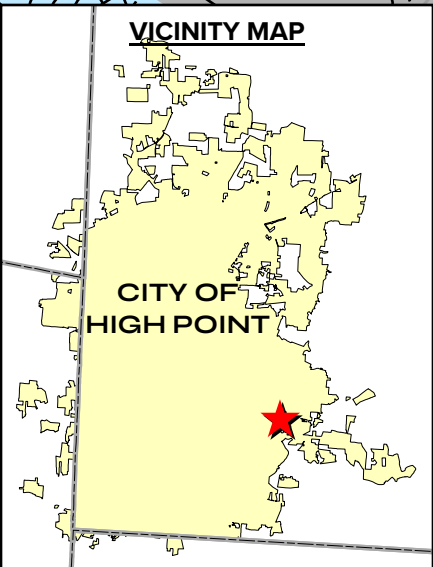
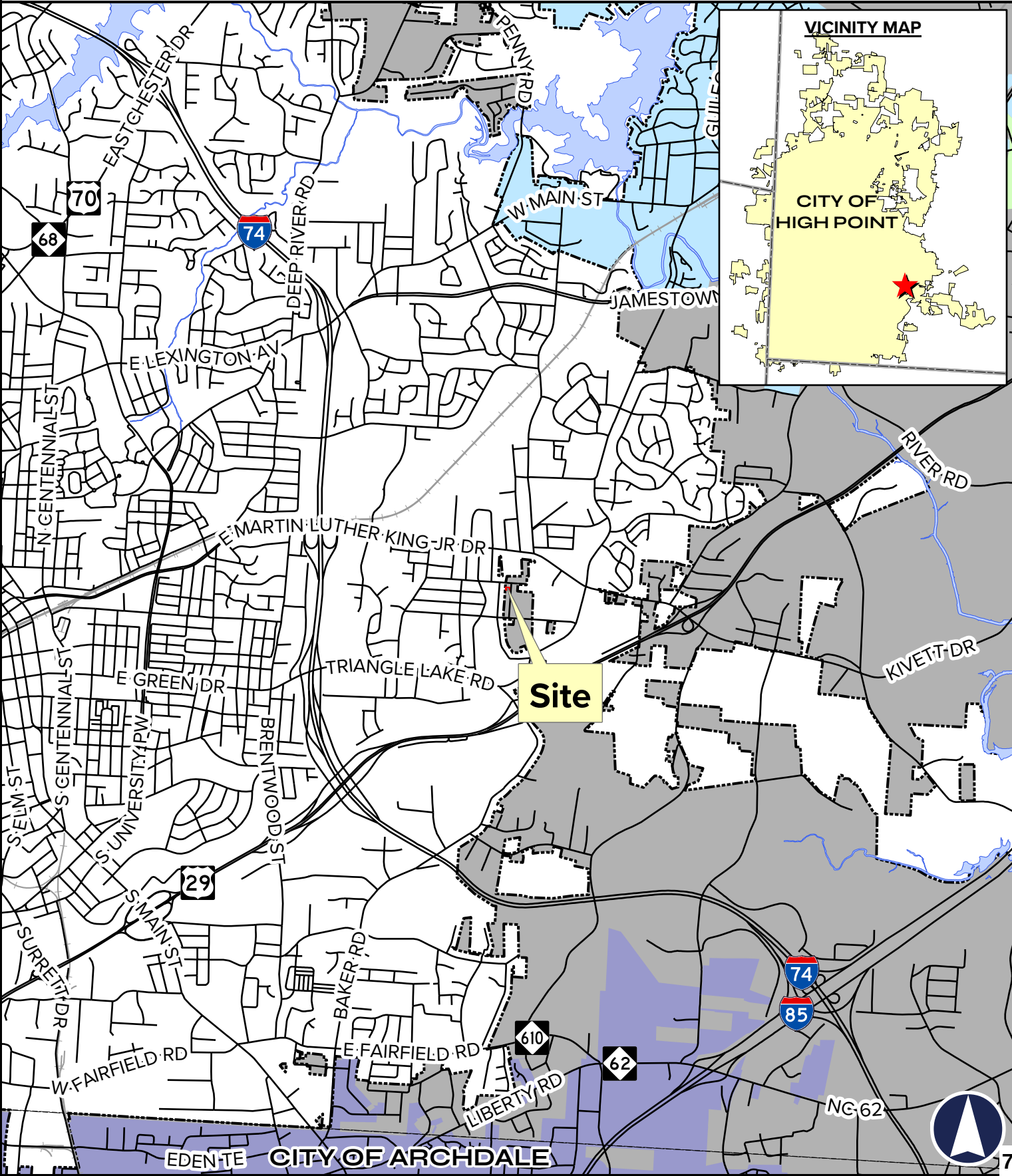


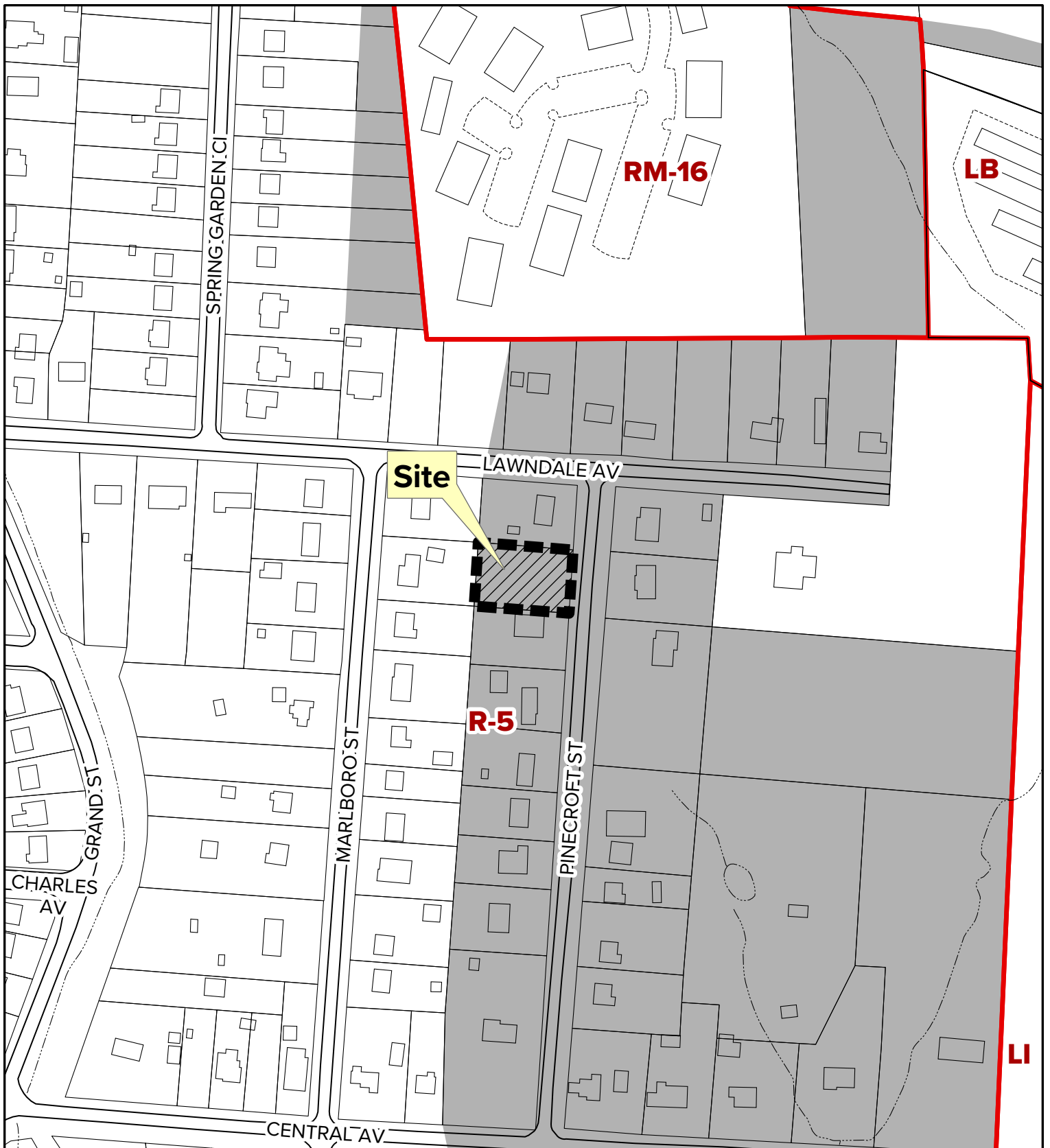
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LOCATION MAP

ANNEXATION REQUEST: AN-23-04

Applicant: Double Play Properties LLC





ANNEXATION REQUEST: AN-23-04

Applicant: Double Play Properties LLC
Area: 0.32 acres (approximate)

CITY OF
high point.

PLANNING AND
DEVELOPMENT



Scale: 1" = 200'

Existing Zoning Boundary
Subject Property Boundary





City of High Point

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

Master

File Number: 2024-010

File ID: 2024-010

Type: Miscellaneous Item

Status: Approved

Version: 1

Reference:

In Control: City Council

File Created: 01/04/2024

File Name:

Final Action: 01/16/2024

Title: National Register Nomination - One Plaza Center Property
Council is requested to provide an opportunity for public comment and provide a recommendation to the NC National Register Advisory Committee that the One Plaza Center property located at 101 S. Main Street be listed on the National Register of Historic Places as the nomination meets the required criteria.

Notes:

Sponsors:

Enactment Date:

Attachments: National Register Nomination One Plaza Center
Property, Sign-Up Sheet Public Comment National
Register One Plaza Center

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name: gina.lindsey@highpointnc.gov

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	City Council	01/16/2024	approved				

CITY OF HIGH POINT

AGENDA ITEM



TITLE: National Register Nomination Application Recommendation for One Plaza Center Property (101 S. Main Street)	
FROM: Sushil Nepal, AICP Planning & Development Director	MEETING DATE: January 16, 2024
PUBLIC HEARING: No	ADVERTISED DATE/BY: January 6 & 9, 2024 Planning & Development
ATTACHMENTS: A. Historic Preservation Commission Memo B. Location Map C. National Register Nomination Report D. Fact Sheet: National Register Criteria for Evaluation	

PURPOSE:

To review and make a recommendation as to whether the nomination meets the criteria for listing in the National Register of Historic Places after providing a forum for public comment.

BACKGROUND:

This fulfills the City's obligation under the State Historic Preservation Office's Certified Local Government (CLG) program to provide an opportunity for public comment on the nomination, and for Council to comment on the nomination. The High Point Historic Preservation Commission is expected to review and make a recommendation on the nomination at their January 10, 2024 meeting.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION/ACTION REQUESTED:

A. Staff Recommendation
Staff recommended approval of this request as outlined in the attached memo.

B. Historic Preservation Commission Action

The Historic Preservation Commission is scheduled to review the National Register Nomination application and make a recommendation at its January 10, 2024 meeting.

C. City Council Action

City Council is requested to provide a recommendation to the NC National Register Advisory Committee that the One Plaza Center property located at 101 S. Main Street be listed on the National Register of Historic Places, as the nomination meets the required criteria.

To: Historic Preservation Commission Members

From: David Fencel, Senior Planner

Meeting Date: January 10, 2024

Subject: National Register Nomination for the One Plaza Center Property,
101 S. Main Street

PURPOSE:

As a Certified Local Government (CLG), the Historic Preservation Commission (HPC) is provided an opportunity to comment on proposed National Register nominations within High Point by the State Historic Preservation Office (SHPO) prior to the nomination being presented to the North Carolina National Register Advisory Committee (NRAC). Under the terms of its certification agreement with the SHPO, the HPC is also to provide an opportunity for public comment on any proposed National Register nominations.

Attached for the Commission's review and recommendation is the nomination application for the One Plaza Center Property to be listed on the National Register of Historic Places. The One Plaza Center Property is located at 101 S. Main Street and is owned by FHP High Street LLC who have contracted with Commonwealth Preservation Group to prepare the nomination.

STAFF ANALYSIS:

One Plaza Center, also known as First Citizens Bank Plaza and Showplace West, is located on an approximately 0.56 acre property situated on a narrow rectangular parcel facing E. High Avenue and situated between S. Main Street to the west and S. Wrenn Street to the east. The property features an eight-story, c. 1974 Brutalist bank building, an associated mid-century plaza along the front of the building to the north, and a c. 2000 addition at the northeast corner of the building over the plaza. Architect J. Norman Pease, Jr. of J.N. Pease designed the office tower in the Brutalist style reflecting shifting mid-century architectural trends in institutional and office buildings of that time.

The nomination report states that the One Plaza Center property retains strong architectural integrity of design, materials and workmanship representative of its mid-century construction. The exterior of the building and plaza are largely intact and, with the exception of the pyramidal addition, in keeping with their original design. The primary materials and design elements, such as the use of concrete, pre-cast concrete panels, and aluminum and glass, with an emphasis on mass and scale, demonstrate



the original design and workmanship associated with mid-century building technology and the Brutalist style.

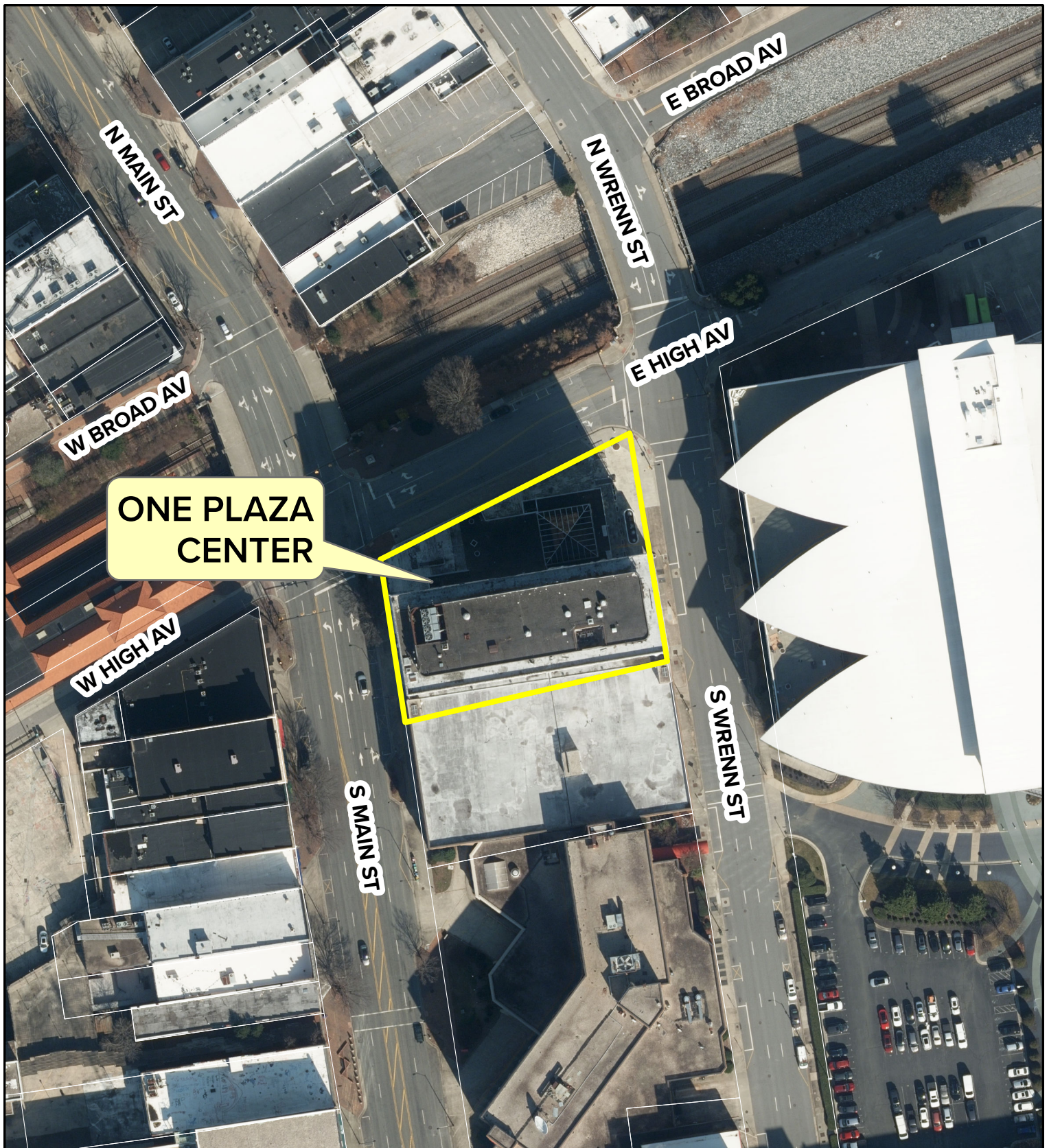
The One Plaza Center property is eligible for listing in the National Register of Historic Places at the local level of significance under Criterion A in the area of Community Planning and Development, as well as under Criterion C in the area of Architecture. During the mid-twentieth century, the City of High Point and the High Point Redevelopment Commission (HPRC) carried out an urban renewal program that reshaped the city. In 1962, the city initiated the East Central Urban Renewal Project to address their concerns that the central business district had become dilapidated and an inadequate representation of a thriving industrial city. One Plaza Center, due to its key location in the heart of downtown High Point, was a high priority for the HPRC and it is one of the few remaining mid-twentieth century office buildings in downtown High Point. The resulting Brutalist style office building, designed by prominent North Carolina architect James Norman Pease, Jr. is an integral piece of the fabric of downtown High Point and served as the physical and visual center of the mid-twentieth century commercial district. The development of One Plaza Center represents the effective use of Urban Renewal funds and served as an impetus to a broader shift in community planning and development in High Point. One Plaza Center's period of significance begins in 1970, when construction of the building commenced through 1974, when construction was completed, and tenants began moving into the building.

This application will be presented to, and reviewed by, the North Carolina National Register Advisory Committee (NRAC) at its meeting on February 8, 2024. The Commission is being asked to comment on whether the One Plaza Center Property meets the requirements for listing in the National Register, to take any public comment offered regarding the application, and to make a recommendation to the NC NRAC. To assist in determining the merit of the application, a fact sheet entitled *National Register Criteria for Evaluation*, prepared by the State Historic Preservation Office, has been included. All comments will be forwarded to the NC NRAC before the February 8 meeting. A favorable review by the NC NRAC will mean an endorsement by the State Historic Preservation Officer, Dr. Darin J. Waters, and the application will be forwarded to the Department of the Interior for final review and listing in the National Register of Historic Places.

RECOMMENDATION / ACTION REQUESTED:

Staff recommends the Historic Preservation Commission recommend approval of the National Register nomination for the One Plaza Center Property.

Attachments: Location Map
 National Register Criteria for Evaluation
 National Register Nomination Application



**ONE PLAZA CENTER
AERIAL PHOTOGRAPHY (FEB. 2022)**

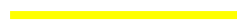
CITY OF
high point.

PLANNING AND
DEVELOPMENT



Scale: 1" = 100'

Subject Property Boundary



United States Department of the Interior
National Park Service**National Register of Historic Places Registration Form**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of PropertyHistoric name: One Plaza CenterOther names/site number: First Citizens Bank Plaza; Showplace West

Name of related multiple property listing:

N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. LocationStreet & number: 101 S. Main StreetCity or town: High PointState: NCCounty: GuilfordNot For Publication: ☐ N/AVicinity: ☐ N/A**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national statewideX local

Applicable National Register Criteria:

X A BX C DSignature of certifying official/Title: State Historic Preservation Officer DateNorth Carolina State Historic Preservation Office

State or Federal agency/bureau or Tribal Government

One Plaza Center
Name of Property

Guilford Co., NC
County and State

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official:

Date

Title :

State or Federal agency/bureau
or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

- ___ entered in the National Register
___ determined eligible for the National Register
___ determined not eligible for the National Register
___ removed from the National Register
___ other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private:

☒

Public – Local

☐

Public – State

☐

Public – Federal

☐

One Plaza Center
Name of Property

Guilford Co., NC
County and State

Category of Property

(Check only **one** box.)

Building(s)

☒

District

☐

Site

☐

Structure

☐

Object

☐

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing

1

Noncontributing

0

buildings

0

0

sites

1

0

structures

0

0

objects

2

0

Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

COMMERCE/TRADE/Office Building, Bank

RECREATION/CULTURE/Outdoor Recreation, Plaza

Current Functions

(Enter categories from instructions.)

VACANT/NOT IN USE

One Plaza Center
Name of Property

Guilford Co., NC
County and State

7. Description

Architectural Classification

(Enter categories from instructions.)

MODERN MOVEMENT/Brutalism

Materials: (enter categories from instructions.)

Principal exterior materials of the property: CONCRETE; METAL/aluminum, steel; GLASS

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

One Plaza Center is located in an urban environment in the central downtown commercial district of High Point, North Carolina. The approximately .56-acre property is situated on a narrow rectangular parcel facing East High Avenue and situated between South Main Street to the west and South Wrenn Street to the east. The property features an eight-story, c.1974 Brutalist bank building, an associated mid-century plaza along the front of the building to the north, and a c.2000 addition at the northeast corner of the building over the plaza. The building abuts public sidewalks on the east and west, with no setback from the street, and is attached to a parking garage via a modern hyphen to the south. One Plaza Center is located just south of sunken railroad tracks that bisect the downtown, and the dense commercial core includes small plazas with street trees and benches at the intersection of Main and High Streets. Architect J. Norman Pease, Jr. of J.N. Pease designed the office tower in the Brutalist style reflecting shifting mid-century architectural trends in institutional and office buildings of that time. The building retains strong architectural integrity of design, materials, and workmanship representative of its mid-century construction. The exterior of the building and plaza are largely intact and, with the exception of the pyramidal addition, in keeping with their original design. The primary materials and design elements, such as the use of concrete, pre-cast concrete panels, and aluminum and

One Plaza Center
Name of Property

Guilford Co., NC
County and State

glass, with an emphasis on mass and scale, demonstrate the original design and workmanship associated with mid-century building technology and the Brutalist style.

Narrative Description

Setting

One Plaza Center is located in an urban environment in the central downtown commercial district of High Point, North Carolina. The approximately .56-acre property is situated on a narrow rectangular parcel facing East High Avenue. It is bound by South Main Street to the west, East High Avenue to the north, South Wrenn Street to the east, and a large modern parking garage immediately adjacent to the south. The building has zero setback from the street and public sidewalks on the east and west sides and is attached to the parking garage via a modern hyphen that contains storage space to the rear/south. However, on the north side, the building is set back from the street and features a small trapezoidal-shaped, open-air sunken plaza. This concrete and paved, multi-level plaza takes up the remaining portion of the lot on the north side and is bound by the public sidewalk to the west, north, and east. It is partially enclosed with a painted hollow metal railing, and tiered concrete steps provide access to each level on the east and west sides. A square enclosure over the below-grade restaurant, with a pyramidal glass skylight roof, is located on the east side of the plaza on the lower level. Two flag poles are located just to the northeast of the skylight room along the south side of the east staircase. Although the plaza consists exclusively of impervious surfaces, a few square and round planter boxes are situated throughout the plaza. The only other vegetation nearby is a single planter bed and street tree at the northwest corner of the building between the public sidewalk and South Main Street.

Inventory

One Plaza Center, 101 South Main Street

Primary Resource: **Bank Tower (Building), Stories 8, Style: Brutalist, c.1970**

Contributing *Total:* 1

Secondary Resource: **Plaza (Structure), Style: Brutalist, c.1970, 2000**

Contributing *Total:* 1

Description

Bank Tower and Plaza

This eight-story, ten-bay, rectangular masonry and steel-frame building, designed by prominent North Carolina architect, James Norman Pease, Jr., was completed in c.1974. Consistent with the characteristics of the Brutalist style architecture of the mid-twentieth century, the building emphasizes mass and solidarity with its use of concrete load-bearing walls and supports, pre-cast concrete panels, minimal ornamentation, and minimal fenestration. The building has a concrete foundation, concrete walls, and a flat membrane roof with a tall concrete parapet and a

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corrugated metal penthouse. An inset concrete walkway runs along the width of the façade at the building's first story. Thin, tapered inverted isosceles/trapezoid-shaped concrete vertical supports the upper stories. The first story also features an aluminum-and-glass storefront curtain wall. The façade of the upper stories is lined with symmetrically-placed, slightly recessed, fixed aluminum-frame, four-light windows separated by pre-cast concrete columns and pre-cast concrete horizontal bands between each floor. The rear (south) elevation abuts the adjacent, but separately developed municipal parking deck, along the first three stories. The upper stories of the rear elevation feature symmetrically spaced, steel frame eight-light wire-glass windows. The east and west elevations of the upper stories are devoid of openings and are clad in a combination of square and rectangular pre-cast concrete panels.

The primary entrance is located at the east end of the north elevation (façade) south of the pyramidal addition. This slightly recessed entrance features a double-leaf glass door with large sidelights and an arched transom encased within a larger rectangular transom window. Another prominent entrance is centrally located on the west side facing South Main Street and consists of a double-leaf aluminum-and-glass door with sidelights and a cantilevered metal canopy. Two secondary entrances are located on the east elevation. These include a single-leaf aluminum-and-glass door with sidelights and a single-leaf metal slab door with a single-light transom. Additionally, a corrugated metal, roll-up loading door is located in the southernmost bay on the east elevation.

Interior

On the interior, the first floor opens to a small, somewhat central, entrance and elevator lobby that provides access to the historic bank teller space, offices, the loading dock, and the adjacent parking garage. The ornamental lobby features a decorative-patterned tile floor, ornate wood-paneled elevator doors with a circular floral motif, an ornate, multi-armed highly polished brass (or brass-plated) central chandelier, and marble walls flanking the elevators. Double-leaf wood-and-glass doors on the west side of the lobby lead to a large, open bank teller space that can be accessed directly from South Main Street through a small aluminum-and-glass vestibule. The lobby and bank teller space are separated by an unpainted, wood-paneled wall with pilasters, chair-rail, and an overdoor with an elliptical fan directly above the entrance. The bank teller space has exposed concrete floors, square, concrete load-bearing columns that have been wrapped with wood paneling, and an exposed wood rafter ceiling. The historic Mosler bank vault is located at the southwest corner of the space and retains the original metal vault door, screening, and door surround.

Additional offices are located at the northeast corner of the building accessed from the lobby on the east side. This space is separated from the lobby by a full-height aluminum-and-glass curtain wall and is accessed through unpainted, wood-paneled double-leaf doors. On the southeast corner of the floor, there are restrooms and a long east/west corridor leading to a rectangular loading bay that can be accessed directly off South Wrenn Street. In addition to the central elevators, there are two enclosed staircases providing access to the upper floors. One is located on the east side of the building behind the elevators and is accessed off the rear corridor. The other staircase is located at the southwest corner of the building and is accessed from the exterior. Other first-floor finishes are limited to exposed concrete block, dropped acoustical tile

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ceilings (ATC), and tile wainscoting in the restrooms. Finishes have been removed from the office spaces.

The upper floors, with the exception of the eighth floor, largely feature an open plan with ghosting of former offices and circulation situated around two central, rectangular partitioned enclosures that feature restrooms, the interior staircase, and the elevators. On these floors, most of the finishes – both historic and otherwise - have been removed. What remains is exposed concrete floors, an exposed concrete ceiling structure, and exposed systems. Limited patches of ceramic and/or asbestos tile remain in patches on each of the upper floors. On the eighth floor, the executive staff office plan is intact along with the floor and wall finishes, doors, and trim. Like the lower floors, the plan includes a central rectangular section for the elevators and interior stairs. The remainder of the offices are accessed off a primary corridor that encircles the central section. The offices largely feature carpeted floors, wallpapered walls, and acoustical tile ceilings. While the date of the ACT is currently unknown, it appears that the finished ceiling height has remained consistent. Some of the rooms feature horizontal wood veneer paneling and wainscoting. Interior doors largely include flush, hollow-core wood doors. The conference room is more ornate and features wood-paneled wainscoting and applied wood crown molding and is accessed via double-leaf wood-paneled doors. Additionally, original double-leaf, twenty-seven coffered-paneled wood doors, flanked by fluted wood pilasters, remain and provide access to a prominent office space. While intact, and representative of the building's historic finishes that have largely been lost, extensive water damage has severely deteriorated the eighth-floor finishes.

Basement

The tower basement, which connects to the sunken plaza, features multiple offices, storage space, and a restaurant. Like the upper floors, the basement features a central rectangular partition containing the elevators, elevator lobby, central staircase, and restrooms. Along the rear, or south side, of the basement, a long east/west corridor provides access to offices along the rear wall. The north side of the basement features the restaurant space, including a kitchen and a bar with direct access to the exterior plaza. In c.2000, a one-story, square addition with a pyramidal glass atrium was added at the northeast corner of the building over the plaza. The addition provided additional covered and conditioned space for the restaurant and the design of the new space allowed for additional natural light.

Complimentary to the design of the office tower, this addition has concrete walls and emphasizes mass and solidarity. In addition to the aluminum-and-glass pyramidal roof, it has fixed, single-light windows along the upper wall and five entrances, which consist of single-leaf and double-leaf wood-and-glass paneled doors, accessing the sunken plaza on the west side. Level with the basement, additional rooms, including restrooms and a mechanical space, are located underneath the upper levels of the plaza along the northeast and southwest corners. The basement includes a mixture of exposed concrete flooring and concrete flooring finished with ceramic tile. Other basement finishes include wallpapered drywall walls, dropped acoustical tile ceilings, and ceramic tile walls in the kitchen. Some areas of the public space feature marble walls matching those in the elevator lobby. Additionally, the restaurant and bar space features wood-paneled wainscoting and trim.

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The concrete and paved, multi-level plaza takes up the remaining portion of the lot on the north side of the building, and it is partially enclosed with a painted hollow metal railing. Wide, terraced concrete steps provide access to the lowest level of the plaza, accessing the restaurant and pyramidal atrium, directly from South Main Street and the walkway at the northwest corner of the building. This expansive staircase features a central railing, as well as a rectangular planter bed feature situated mid-way down the stairs. This planter bed feature is constructed of concrete and has a plant bed over a louvered vent at one end and a t-shaped aluminum monument sign identifying the restaurant at the other. The lowest level of the plaza, adjacent to the basement restaurant space, is open and features concrete pavers. On the east side of the plaza, at street level, a large, wide, concrete cylindrical monument sign identifies the different suites within the building. At the northeast corner, concrete stairs lead to a mid-level concrete platform that extends along the northeastern end along East High Avenue. At the west end of this section, additional concrete steps lead to the sidewalk along East High Avenue. Additionally, a ramp, which is separated from the main level of the plaza to the east by a row of planter boxes, is located along the east side of the plaza and connects to the mid-level landing on the north side. A painted hollow metal railing separates the ramp and the mid-level plaza from the lower level to the south and west. Two flag poles, which are situated on a concrete base, are located just to the northeast of the skylight room along the south side of the east staircase. Although the plaza consists exclusively of impervious surfaces, a few square and round planter boxes are situated throughout the plaza.

Integrity Analysis

Although the pyramidal skylight atrium was added outside the period of significance, the exterior of the building retains strong architectural integrity of design, materials, and workmanship as a mid-century bank building. The exterior of the building and plaza are largely intact and in keeping with their original design. The primary materials and design elements, such as the use of concrete, pre-cast concrete panels, and aluminum and glass, with an emphasis on mass and scale, demonstrate the original design and workmanship associated with mid-century building technology and the Brutalist style. While there has been loss of the historic plan and finishes on several of the upper floors, this is typical for an office building which often sees interior partition walls and finishes changed out numerous times. Despite alterations and loss of more-temporal material, the plan remains intact in the primary public first-floor spaces and the bank vault remains. Additionally, the primary circulation around the central staircase and elevator lobby remains intact on each floor. Furthermore, historic finishes and trim remain in the entrance lobby and throughout much of the eighth floor. The majority of the windows and the first-floor storefront have also been retained. Additionally, the building's relationship with the sunken plaza has been preserved. Although the surrounding landscape has changed a little over time, and some nearby historic resources have disappeared from the landscape, the building retains integrity of location and setting because the site itself is largely intact with much of it appearing similar to what it did in the mid-twentieth century, and the surrounding environment maintains its dense urban commercial setting. Additionally, One Center Plaza retains integrity of feeling as a mid-twentieth-century office building and outdoor gathering space and its association with its areas and period of significance.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B. Property is associated with the lives of persons significant in our past.
- ☒ C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- ☐ A. Owned by a religious institution or used for religious purposes
- ☐ B. Removed from its original location
- ☐ C. A birthplace or grave
- ☐ D. A cemetery
- ☐ E. A reconstructed building, object, or structure
- ☐ F. A commemorative property
- ☐ G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

COMMUNITY PLANNING AND DEVELOPMENT/Urban Renewal
ARCHITECTURE

Period of Significance

1970-1974

Significant Dates

N/A

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Pease, James Norman, Jr. (J.N. Pease and Associates)

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

One Plaza Center is eligible for listing in the National Register of Historic Places at the local level of significance under **Criterion A** in the area of **Community Planning and Development**, as well as under **Criterion C** in the area of **Architecture**. During the mid-twentieth century, the City of High Point and the High Point Redevelopment Commission (HPRC) carried out an urban renewal program that reshaped the city. In 1962, the city initiated the East Central Urban Renewal Project to address their concerns that the central business district had become dilapidated. Due to its key location in the heart of downtown High Point, One Plaza Center was a high-priority for the HPRC and it is one of the few remaining mid-twentieth-century office buildings in downtown High Point. The resulting Brutalist style office building, designed by prominent North Carolina architect James Norman Pease, Jr., is an integral piece of the fabric of downtown High Point and served as the physical and visual center of the mid-twentieth century commercial district.¹ Its development and construction represent the effective use of Urban Renewal funds and served as an impetus to a broader shift in community planning and development in High Point. One Plaza Center's period of significance begins in 1970, when construction on the building commenced through 1974, when construction was completed, and tenants began moving into the building.

Narrative Statement of Significance (Provide at least one paragraph for each area of significance.)

High Point was founded in 1859 at the highest point of the North Carolina railroad where it intersected with the Great Plank Road.² The first furniture factory opened in High Point in 1888, and by the end of the nineteenth century, the city was one of the leading furniture manufacturing centers in the south.³ The furniture industry, along with textiles and hosiery, continued to boom as the city grew in the early twentieth century. Although the city's focus eventually shifted from manufacturing to showcasing furniture, by the 1980s, the city had become known as "The Furniture Capital of the World."⁴

Like many American cities during the mid-twentieth century, High Point began to suburbanize, and less development and attention was focused downtown. In the late 1950s, High Point viewed its downtown as dated and stagnant and inadequate representation of a thriving industrial city. As

¹City Planning and Architectural Associates, "Core Area Study, High Point, North Carolina: Visual Analysis," March 1975; Frank Warren, "Elwood Hotel Removal Is Considered," *The High Point Enterprise* (January 24, 1964).

²"Geography, History, and Climate," The City of High Point, North Carolina. Accessed July 27, 2023. <https://www.highpointnc.gov/2007/Geography-History-Climate>.

³Richard B. McCaslin, "High Point," NCpedia (2006). Accessed July 27, 2023. <https://www.ncpedia.org/high-point>; "Geography, History, and Climate."

⁴"Key Industries: Furniture," ANCHOR: A North Carolina History Online Resource. Accessed July 27, 2023. <https://www.ncpedia.org/anchor/key-industries-furniture>; "Find Inspiration Here," Visit High Point. Accessed July 27, 2023. <https://visithighpoint.com/>.

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a first step to rejuvenate the central business district and draw people back downtown, the city published "Pilot Plan: A Preliminary Land Use and Thoroughfare Plan for The High Point Planning Area" in 1960. The Pilot Plan set forth ambitious expectations for population growth, manufacturing, retail, and wholesale and distributing industries by 1980.⁵ The city planners who authored the plan advocated for a plethora of changes that needed to be undertaken to make downtown High Point, "a desirable place for the location of commerce and industry which will constitute a well-balanced economy."⁶

After two years, High Point's Downtown Development Corporation sought an outside opinion on how best to revitalize the downtown area and hired City Planning Associates Inc. (CPAI) of Mishawaka, Indiana. CPAI was a full-service community planning and urban design consulting firm. During the 1960s, the firm added "Urban Renewal Consultants," to their portfolio of services, and over the course of the decade authored numerous studies and redevelopment plans. In 1962, CPAI completed the "Central Business District Study," which presented their findings on the conditions of downtown High Point and recommendations for redevelopment.⁷ The study claimed that the current central business district did not fully "express... the vitality of the people of High Point," and suggested solutions relating to the aesthetics and cohesion of the central business district (CBD) utilizing data from extensive surveys of the district's built environment, traffic patterns, and assessments of its general feeling. The overall goal of this plan was to create a healthier downtown that was more suited to modern methods of transportation, a burgeoning middle class, and the need for increased speculative office space.

CPAI's report indicated several key areas of concern that contributed to stalling downtown development. In the 1930s, the train tracks that bisected the town were lowered to help alleviate traffic and safety concerns. The unintended consequence of the below-grade train-track, however, was a physically divided central business district. Another issue cited in the report was the high upper floor vacancy rates throughout the CBD due to a lack of elevator services in historic buildings.⁸ However, to CPAI, the most glaring issue was the built environment's deterioration and inconsistent streetscapes. During the mid-twentieth century, downtown buildings were competing with sleek, modern suburban development such as low-rise retail strip malls and office centers with vast, dedicated parking lots. In addition to deterioration, inconsistent uses had resulted in unharmonious storefronts and streetscapes. According to CPAI, the first step in downtown revitalization was to cover the railroad tracks and create a series of pedestrian plazas.⁹ CPAI also proposed that downtown buildings should be converted to single uses and updated to modern standards, and to create a unified vision for downtown High Point.¹⁰

⁵ "Pilot Plan: A Preliminary Land Use and Thoroughfare Plan for The High Point Planning Area," City Planning Department of High Point North Carolina (January 1960). High Point Collection Planning Vertical File, High Point Library.

⁶ "Pilot Plan," 3.

⁷ City Planning Associates, Inc., "Central Business District Study, High Point, North Carolina," (September 25, 1962).

⁸ City Planning Associates, Inc., "Central Business District Study," 2, 16, 29.

⁹ City Planning Associates, Inc., "Central Business District Study."

¹⁰ City Planning Associates, Inc., "Central Business District Study," 37.

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Like many cities facing redevelopment challenges during the mid-twentieth century, the City of High Point applied for federal urban renewal funds to address the desired changes to the CBD and other areas of the city that faced similar challenges. The North Carolina General Assembly passed the Urban Redevelopment Law in 1951 to permit municipalities to participate in the Federal Urban Renewal program established under the United States Housing Act of 1949.¹¹ The Federal Urban Renewal program was designed to provide federal funding to assist cities in removing and redeveloping areas deemed as “blighted” and/or “slums,” and many cities utilized these funds to redevelop their dated and deteriorating downtowns and neighborhoods. By the late 1950s, High Point had acknowledged the need for redevelopment. In 1961, City Council initiated participation in the Urban Renewal Program by formally identifying target areas within the city, a requirement to petition for inclusion in the program.¹² Within days of City Council approval, the High Point Mayor appointed five citizens to serve on the Redevelopment Commission. Once incorporated, the High Point Redevelopment Commission had authority to “purchase property, issue bonds and file condemnation proceedings” as part of the city’s urban renewal program.¹³

In 1962, the City Planning Associates also prepared a proposal for High Point’s East Central Urban Renewal Project, NC R-23. Rather than undertaking multiple smaller or area-focused projects like other cities in North Carolina, High Point opted to include all of the areas slated for urban renewal and redevelopment into one project. The boundary of the project included the CBD, as well as nearby residential areas (Figure 1). The project boundary was divided into three segments – A, B, and C – primarily for land acquisition purposes. Segment C included the CBD project area (Figure 1).¹⁴

One of the areas identified for acquisition in Section C was downtown’s most sought-after plot of land located at the southern intersections of S. Main, E. High, and S. Wrenn Streets. At the time, the site, located in the physical heart of the commercial downtown, was occupied by the c. 1905 Elwood Hotel. Although not specifically mentioned in the East Central Urban Renewal Project, as development plans evolved, City officials, community members, and developers frequently cited the property as pivotal for “the success of the entire High Point downtown renewal,” for its proximity to the commercial core and other planned renewal projects such as the never-realized pedestrian plaza over the railroad tracks.¹⁵ Real estate consulting firm Frederick M. Babcock and Co. provided recommendations for the site’s future use, and described the property as “the most prominent one” in the area where the construction of a “good, modern building” would promote increased values for neighboring properties.¹⁶

¹¹ “Urban Renewal, After Slow Start, Now is Reshaping City,” *Journal and Sentinel* (Winston-Salem, North Carolina, March 10, 1963).

¹² “Council Initiates City Participation In Urban Renewal,” *The High Point Enterprise* (March 9, 1961).

¹³ “Mayor Appoints Commission on Urban Renewal,” *The High Point Enterprise*, March 16, 1961.

¹⁴ City Planning Associates, Inc., *Summary Report: East Central Urban Renewal Project, N.C. R-23, High Point, North Carolina* (1962).

¹⁵ Frank Warren, “Elwood Hotel Removal Is Considered,” *The High Point Enterprise* (January 24, 1964).

¹⁶ Warren, “Elwood Hotel Removal Is Considered.”

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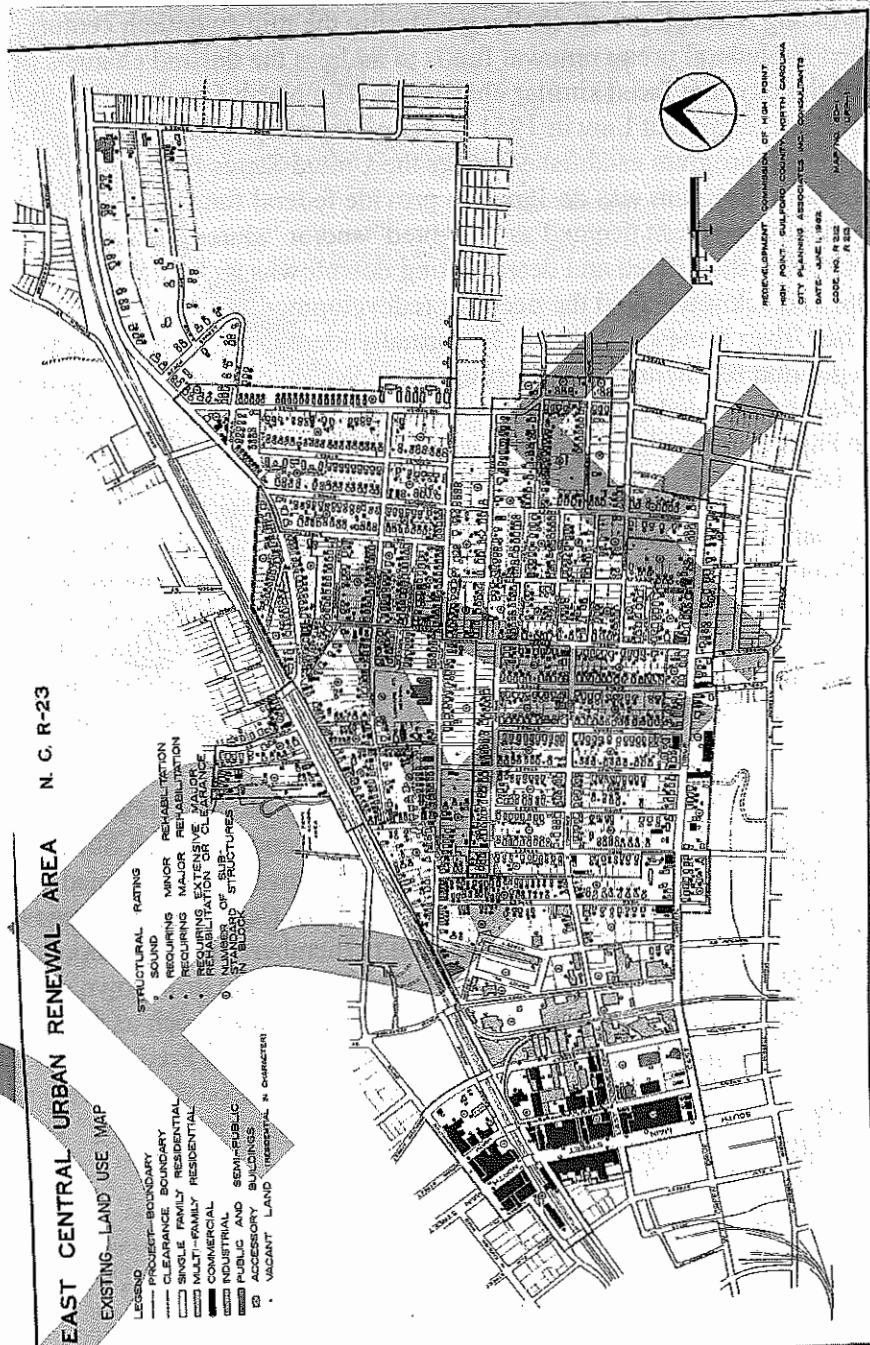


Figure 1. East Central Urban Renewal Area Existing Land Use Map depicting the project boundary. The central business district is located on the western end of the project area. City Planning Associates, Inc., "Summary Report: East Central Urban Renewal Project, N.C. R-23, High Point, North Carolina," (1962).

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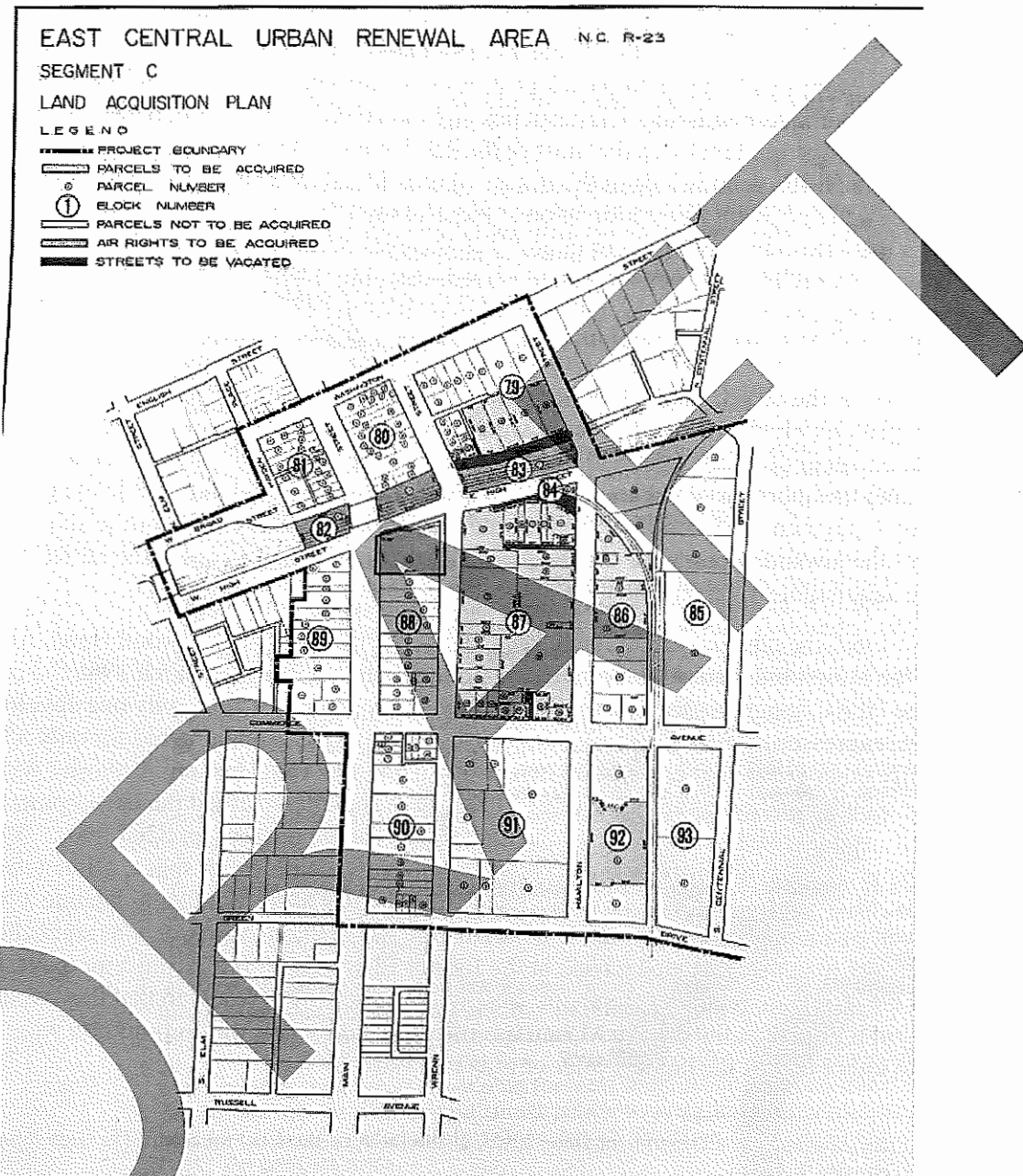


Figure 2: Map of the East Central Urban Renewal Area's Section C - Land Acquisition Plan. City Planning Associates, Inc., "Summary Report: East Central Urban Renewal Project, N.C. R-23, High Point, North Carolina," (1962). NOTE: Red boundary indicates approximate location of the future One Plaza Center.

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The HPRC received multiple proposals for the site of the Elwood Hotel and spent months considering the redevelopment of the parcel and evaluating the quality of the submissions. Several of the proposals focused on the adaptive reuse of the site while others proposed the construction of a modern building. City officials and the HPRC, however, determined that demolishing the historic hotel was the most cost-effective and responsible action the city could take. While the HPRC acknowledged the beauty of the old building, they rendered it obsolete and unsafe. *The High Point Enterprise* wrote, "Experts say High Point's largest and oldest landmark - the Elwood Hotel - has got to go."¹⁷ In the eyes of the HPRC, the success of the entire downtown revitalization efforts rested on redeveloping this plot of land, and as *The Enterprise* wrote, anything less than full redevelopment of the site was a "gamble on perpetuating the blight which is helping to sap the lifeblood of the downtown area."¹⁸

In January 1967, the HPRC used its authority to condemn and acquire property for redevelopment, gaining ownership of the Elwood Site, as it was then known.¹⁹ Although initially settling on payment of a little over \$500,000, the former property owner filed a condemnation suit regarding the appropriate valuation of the Elwood Hotel in April 1969. While the previous owner sought payment of \$1 million, the jury ultimately awarded \$942,500 for the site. The outcome of the lawsuit, along with similar condemnation hearings, prompted the HPRC to limit any future acquisitions by condemnation proceedings whenever possible.²⁰

By August 1967, the city was entertaining bids for the demolition of the Elwood Hotel. After selecting the lowest bid, demolition proceeded from September 1967 to March 1968.²¹ For nine months the HPRC sought a proposal for the site's redevelopment. At first, only one developer, A. Pat Brown, expressed interest in the property. Brown submitted an opening bid for only \$75,000 and the only other group that expressed interest was the High Point Housing Authority with plans to develop a high-rise home for the elderly.²² The city eventually awarded the development project to L. Ray McMahan who offered the highest bid for the property at \$207,000.²³ While all of the other proposals submitted to the HPRC recommended commercial space, office towers, or apartments, McMahan's plan differentiated itself from the rest as he planned to include a built-in mall, as well as a large banking space. The Merchants' Association, however, was staunchly opposed to any plan that included a bank at the former Elwood site, preferring a more retail-oriented plan or a large retail development. Despite this, the HPRC resolved that they would not receive a bid higher than the one McMahan has offered, and by law, the commission was required to either accept the highest offer or reject all bids.²⁴

¹⁷ Frank Warren, "By a Department Store: Elwood Hotel Replacement Is Proposed," *The High Point Enterprise* (February 9, 1964).

¹⁸ Warren, "By a Department Store: Elwood Hotel Replacement Is Proposed,"

¹⁹ Ray Hubbard, "Urban Renewal Progress Report: Remaking The Face Of A City," *The High Point Enterprise* (May 8, 1966), Forrest Cates, "Mayor Appoints Commission on Urban Renewal," *The High Point Enterprise* (March 16, 1961).

²⁰ "Looting The Taxpayers," *The High Point Enterprise* (April 7, 1969).

²¹ "Elwood Bids Are Opened," *The High Point Enterprise* (December 6, 1968).

²² "Elwood Site Interest Slim," *The High Point Enterprise* (November 29, 1968).

²³ Ray Hubbard, "Price Tab on Elwood Soars; Four Bids Are Entered," *The High Point Enterprise* (December 4, 1968).

²⁴ Hubbard, "Price Tab on Elwood Soars; Four Bids Are Entered."

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In January 1969, the sale of the site to McMahan was approved by the City Council with one opposing vote.²⁵ The dissenting voter worried about the lack of confirmed tenants and the vagueness of the plan, and wanted to iron out specifics before the federal government stamped its seal of approval on the project. McMahan, however, contested that no large tenants would commit themselves to the site until its purchase was secured and development initiated.

In May 1969, McMahan unveiled the preliminary development plan for the site which included a four-story modern building (Figure 3). The plan itself featured equal square footage for banking and retail on the first floor, a second-floor cafeteria, and office space on the third and fourth floors. The estimated cost of the building was \$2.5 million.²⁶ First Citizens Bank and Trust, the eventual owners of the building, and First Union Bank expressed interest in the space; other interested tenants included Mann Drug, three additional banks, and S&W Cafeteria.²⁷ The Merchants' Association was disappointed with the inclusion of a bank in roughly half of the retail space on the first floor, but supported the idea of Mann Drug and S&W Cafeteria locating within the building. The Association cited issues of traffic congestion caused by drive-thru bank windows, the need to "strengthen the downtown retail area," and the opinion that it was unfair that the city turned down the original offer of \$75,000 by Mr. Brown who proposed a similar plan to make the building a primary space for banking.²⁸

Initially, it was announced that McMahan's proposal was not accepted, and the issues of internal layout were hotly debated at a series of city council meetings. However, on May 11, 1969, city council approved the plan, and lifted restrictions in order to allow McMahan to continue with the most feasible plan, including placing a bank inside the building. McMahan's proposal was deemed by city council to be "attractive, combining utility and a type of easiness uncommon to business structure on high-priced land."²⁹ The detailed development plans for One Plaza Center, as the site had been named, were unveiled for HPRC and Housing and Urban Development Officials in September 1969. The four-story Brutalist building was designed by Charlotte-based architect J. N. Pease, who was known for his Bauhaus-influenced modern designs.³⁰ Ultimately the large department store component of the project was not pursued due to a lack of viable parking, but space for retail was still included in the plan. Although the building's design was for at least four stories, McMahan stated that there was enough tenant-interest to possibly increase the building to five, eight, or even a dozen floors.³¹

²⁵ Forrest Cates, "Elwood Site Sale Okayed By Council: One Vote Is Cast Against," *The High Point Enterprise* (January 16, 1969).

²⁶ Ray Hubbard, "No Approval Yet: Elwood Action Still Stymied," *The High Point Enterprise* (May 6, 1969).

²⁷ Ray Hubbard, "No Lease Is Signed Yet: Mann Drug Is A Top Elwood Prospect," *The High Point Enterprise* (May 9, 1969).

²⁸ Hubbard, "No Lease Is Signed Yet: Mann Drug Is A Top Elwood Prospect."

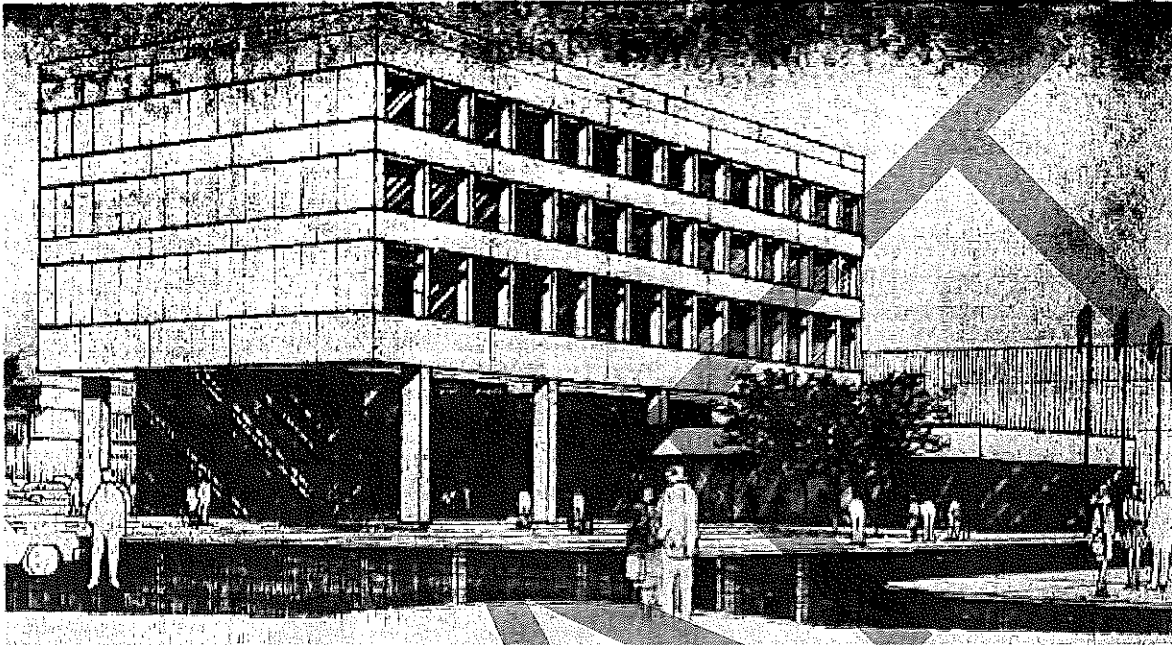
²⁹ "Elwood Redevelopment Needs to Be Pressed," *The High Point Enterprise* (May 11, 1969).

³⁰ Benjamin Briggs, *The Architecture of High Point, North Carolina: A History and Guide to the City's Houses, Churches, and Public Buildings* (Charleston: The History Press, 2008), 110.

³¹ "One Plaza Center Replacing Old Elwood," *The High Point Enterprise* (September 17, 1969).

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ARCHITECT'S DRAWING OF LATEST PLANS FOR ELWOOD SITE DEVELOPMENT

Figure 3: "Architect's Drawing of Latest Plans for Elwood Site Development," May 1969. "No Approval Yet: Elwood Action Still Stymied," The High Point Enterprise (May 6, 1969).

In addition to the four or more stories that would be included for banking, retail, cafeteria, and office space, the design for One Plaza Center included a sunken pedestrian plaza. As cities became increasingly autocentric, architects and planners began reshaping the ways in which people interacted with the built environment through the introduction of plazas. In many cities during the mid-twentieth century, high-rise developers were encouraged to add plazas to their designs; planners viewed the addition as a way to "create public space on private land," while architects appreciated the neutral setting to display their building design.³² Plazas were characterized by a combination of hardscape and landscape features – typically minimalist raised planters that were integrated into the plaza floor – which welcomed pedestrians off of the city sidewalks with their integrated benches or step designs that encouraged momentary respite. In addition to their functional purpose, plazas served as a podium or stage for the towers that rose from them, and combined the role of architect and urban planner in the way that they encouraged users to move through built environment. By the 1970s, plazas were a typical design component of many downtown office buildings, and the use of sunken plazas in particular had become a J.N. Pease Associates trademark.³³

³² Witold Rybczynski, *Making Cities Work: Prospects and Policies for Urban America* (Princeton: Princeton University Press, 2009).

³³ Briggs, *The Architecture of High Point, North Carolina*, 110.

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By November 1970, George W. Kane, Inc contracting company was selected as the prime contractor and construction on One Plaza Center was underway. McMahan was now confident the building could secure enough tenants for additional floors, and obtained a building permit for the construction of an eight-story building; officials told *The High Point Enterprise* that the foundations were being prepared to support as many as twelve floors.³⁴ City officials, including Mayor Robert Davis, viewed the new One Plaza Center development as a key to "rejuvenating development" of the CBD, with City Planning Director Duncan McIntyre stating, "If this comes through as projected, then downtown may be revitalized."³⁵

The building was substantially complete by 1973, and in 1974 it was purchased by Neuse, Inc., a real estate subsidiary of First-Citizens Bank and Trust Co.³⁶ The property was purchased for about \$5 million, and at this time the bank renamed One Plaza Center to First-Citizens Bank Plaza to prevent any confusion since the bank intended to place their name on the building.³⁷ The completed building was designed to include tenant-designed office space, and advertised its modern features such as "year-around temperature comfort control" and "four high-speed synchronized elevators." Additional advertised amenities included a mini-mall shopping facility, which was associated with the sunken pedestrian plaza.³⁸

The first tenants to move into the almost-completed building were Seidman & Seidman, one of the largest accounting firms in the world who had worked in the furniture and textiles industries for generations. Beginning in the spring of 1974, Seidman & Seidman occupied most of the sixth floor and moved to One Plaza Center (then named First-Citizens Bank Plaza) for its expanded space and modern amenities. The firm's North Carolina operations often involved consultation on predictions for the future of the furniture industry. Their role as accountants and market evaluators was integral to the success of dozens of local furniture companies and manufacturers that they represented from their One Plaza Center office.

³⁴ "One Plaza Center Boosts Building Permits Way Up," *The High Point Enterprise* (November 13, 1970).

³⁵ "Downtown is At Crossroads Again," *The High Point Enterprise* (September 13, 1970).

³⁶ "One Plaza Bought By Bank," *The High Point Enterprise* (January 14, 1974).

³⁷ "One Plaza Renamed for Bank," *The High Point Enterprise* (April 30, 1974).

³⁸ "Your Prestigious New Business Address: First-Citizens Bank Plaza," *The High Point Enterprise* (July 28, 1974).

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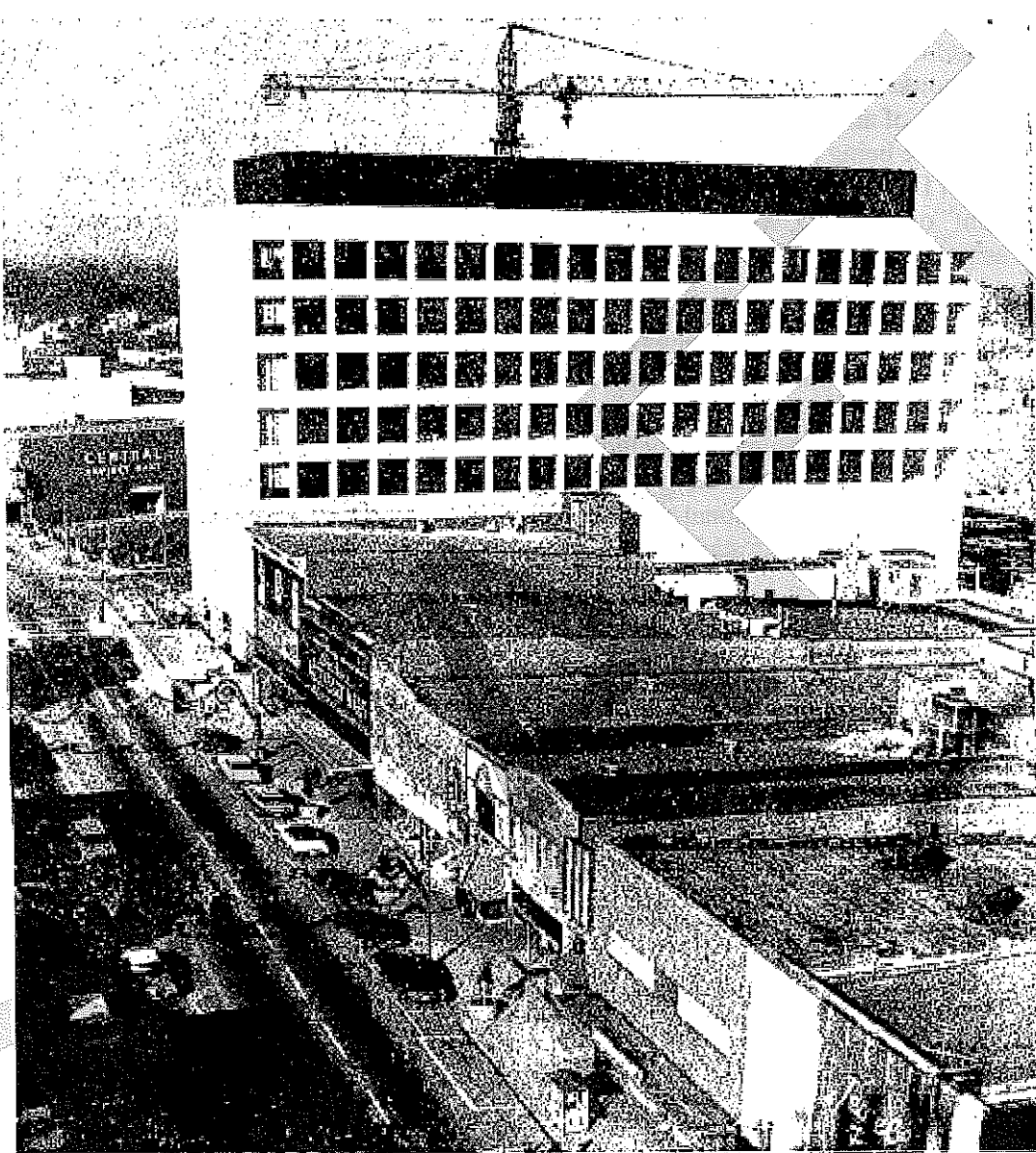


Figure 4: One Plaza Center substantially completed, with First Citizens Bank & Trust Co. expected to occupy the first floor. "Changes on the Skyline," The High Point Enterprise (December 9, 1973).

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The High Point Municipal Band brought 200 shoppers and workers to the FESTIVAL-IN-THE-PLAZA.



The sounds of blue grass by The Renegades had many feet tapping at the noonline concert.

Figure 5: Photos from the 1978 lunchtime series "FESTIVAL-IN-THE-PLAZA." "Significant Investments," *Downtown High Point* (September 1978), 3.

One Plaza Center officially opened as First-Citizens Bank Plaza on June 3, 1974, celebrating with a free, open-to-the-public "Festival in the First-Citizens Bank Plaza."³⁹ The event was a success with the community, and began a series of public events held in the plaza. Those involved with the development had hoped that the plaza's pedestrian mall and fountain would help draw people back downtown, and as intended, the completed pedestrian plaza provided a space for gathering and entertainment.⁴⁰ Throughout the 1970s the space continued to be used, with events such as the "FESTIVAL-IN-THE-PLAZA" series that provided free, public entertainment during lunchtime, coordinated by the High Point Economic Development Corporation. A *Downtown High Point* newsletter described the events stating that 200-300 "secretaries, bankers, lawyers, businessmen and women, families, merchants and shoppers have spent lunch hours in the Plaza listening and watching the entertainment presented."⁴¹ The success of these events is representative of the utilization of pedestrian plazas in American urban centers nationally during the mid-to-late twentieth century.

³⁹ "You're Invited Tonight! Festival in the First-Citizens Bank Plaza," *The High Point Enterprise* (June 3, 1974).

⁴⁰ "Thomasville Trying to Salvage Heart of Town," *The High Point Enterprise* (August 11, 1974).

⁴¹ "Significant Investments," *Downtown High Point* (Pamphlet) (September 1978), 3.

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Although some of the designs, proposals, and goals for urban renewal improvements in High Point - such as covering the railroad tracks and creating a pedestrian plaza in their place - were never realized, One Plaza Center (First-Citizens Bank Plaza) was successful in its goal to contribute positively to the revitalization of downtown High Point. Within four years of its completion, the City acknowledged the building as the "most notable" of the important developments within the city.⁴² While other smaller office buildings were constructed in downtown High Point during this period, it is significant as the largest high rise office tower constructed in the Brutalist style in downtown during the second half of the twentieth century.⁴³ In a 1975 visual analysis by City Planning and Architectural Associates of Chapel Hill, One Plaza Center's "size, color, and bold simple design" as well as its "highly visible location" made the building "an effective visual mid-point for the primary commercial area."⁴⁴ Decades later, architectural historian Benjamin Briggs described the building as setting "a progressive tone for the development of downtown High Point" while redefining the CBD's appearance.⁴⁵ One Plaza Center continued operation as a bank and retail space with offices on the upper floors until 2006 when it was purchased by the nearby Furniture Showplace and utilized as additional furniture showroom space and offices for the company.

Criterion A: Community Planning and Development

One Plaza Center is locally significant under **Criterion A** in the area of **Community Planning and Development** for its key role in the redevelopment plans for the City of High Point's central business district and the East Central Urban Renewal Project (NC R-23). Like many cities facing redevelopment challenges during the mid-twentieth century, the City of High Point applied for federal urban renewal funds to address the desired changes to the CBD and other areas of the city. The North Carolina General Assembly passed the Urban Redevelopment Law in 1951 to permit municipalities to participate in the Federal Urban Renewal program established under the United States Housing Act of 1949.⁴⁶ The Federal Urban Renewal program was designed to provide federal funding to assist cities in removing and redeveloping areas deemed as blighted, and many cities utilized these funds to redevelop their dated and deteriorating downtowns and neighborhoods. By the late 1950s, High Point had acknowledged the need for redevelopment. In 1961, City Council initiated participation in the Urban Renewal Program by formally identifying target areas within the city, a requirement to petition for inclusion in the program.⁴⁷

The mid-twentieth century history of urban planning in High Point is inextricably tied to urban renewal, and the development of One Plaza Center was pivotal to the city's plan to revitalize its downtown. In the late 1950s, furniture and hosiery mills began to consolidate and move out of downtown and into larger suburban facilities. Additionally, the economic boom of the post-war period and the housing opportunities afforded by the G.I. Bill led many of its citizens to move

⁴² "Significant Investments," *Downtown High Point* (Pamphlet) (September 1978), 2.

⁴³ Briggs, *The Architecture of High Point, North Carolina*, 76, 110.

⁴⁴ City Planning and Architectural Associates, "Core Area Study, High Point, North Carolina: Visual Analysis," March 1975, 23.

⁴⁵ Briggs, *The Architecture of High Point, North Carolina*, 76.

⁴⁶ "Urban Renewal, After Slow Start, Now is Reshaping City," *Journal and Sentinel* (Winston-Salem, North Carolina, March 10, 1963).

⁴⁷ "Council Initiates City Participation In Urban Renewal," *The High Point Enterprise* (March 9, 1961).

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away from the town's urban center. As a result, and like many other American cities, High Point enlisted planning expertise and Federal Urban Renewal dollars to re-envision its downtown and attract economic activity back to the central business district.

One Plaza Center became the heart of High Point's downtown urban renewal effort. The design for One Plaza Center sought to provide banking, commercial, and retail space in a prominent and central location that would encourage people to return downtown while improving the aesthetics of the central business district. The redevelopment plans for the CBD called for modern development, a common symbol of progress and forward movement for urban areas during the 1960s and 1970s. The incorporation of a sunken plaza, typical of J.N. Pease Associates design, provided public access to private property and encouraged pedestrian use of the space. The plaza became a public gathering space in High Point for festivals and events, as well as everyday use for outdoor respite. Because of the site's location in central downtown, city officials, developers, and citizens recognized the importance of the site and the potential of the One Plaza Center development to turn around downtown's outlook, rejuvenate the CBD, and encourage future development.

When completed in 1974, commercial and professional tenants such as Seidman & Seidman and First Citizens Bank utilized this key location to conduct business that supported the success of High Point's various industries and manufacturers. Creating a space with all of the conveniences of modern technology was critical to bringing economic activity back to the heart of High Point. One Plaza Center reshaped the city skyline and re-activated downtown. While many of the proposals of the City's Urban Renewal plan never came to fruition, One Plaza Center remains as a symbol of the program's impact on High Point.

Criterion C: Architecture

One Plaza Center is also locally significant under **Criterion C for Architecture** as an excellent local example of Brutalist architecture. The building is also one of only a few local examples the work of North Carolina architect James Norman Pease, and is representative of his modernist design aesthetic.⁴⁸ This eight-story Brutalist building sits on one of the most prominent locations in High Point and represents a style of architecture and era of history that is largely absent from the downtown High Point built environment and is an integral piece of High Point's skyline.⁴⁹ Consistent with mid-twentieth century Brutalist style architecture, the building emphasizes mass and solidarity through the use of concrete load-bearing walls and supports, pre-cast concrete panels, minimal ornamentation, and minimal fenestration. The building's structure was originally designed to accommodate future expansions up to a maximum of twelve floors. This design feature was almost immediately invoked as the original mock-ups included only four stories.

⁴⁸ Briggs, *The Architecture of High Point, North Carolina*, 76, 110; The Wachovia Building at 200 North Main Street is a four-story, New Formalist style bank building designed by Odell and Associates, and constructed in 1965. It is cited as the other of two large office buildings constructed in High Point during the 1960s and 1970s. Briggs also notes that the building's exterior sheathing was replaced in the 1990s.

⁴⁹ The building's original design in 1969 included four stories, however, by the time the permits were pulled in November 1970, it included 8 stories. See historical overview narrative for additional information.

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Interest generated in leasing opportunities resulted in the construction of an eight-story building at the time of permit approval and completion.

While other mid-twentieth century buildings were constructed in High Point, One Plaza Center is one of only a few examples of Brutalism constructed in the downtown area during the 1960s and 1970s.⁵⁰ Among the other examples of Brutalist influence in High Point is the Wachovia Building located just a few blocks away from One Plaza Center at 200 N Main Street. Completed in 1964, the building is three stories tall and was designed by Odell and Associates of Charlotte. While One Plaza Center demonstrates more International Style influences such as its ribbon-like windows and floating base, the Wachovia Building is more characteristic of New Formalist architecture with its emphasized flat capital and thin colonnade. Though the Wachovia Building retains its general modernist design features, its aggregate concrete exterior (a characteristic element of Brutalist influence) was re-sheathed with smooth tile in the late 1990s.⁵¹

One Plaza Center was designed by J.N. Pease and Associates, a Charlotte-based architecture firm. James Norman Pease Jr. rose quickly through the ranks of his father's company, eventually becoming the chief designer for the firm. He was responsible for designing a number of projects in Charlotte during the urban renewal period and was known for his modernist designs. The firm's shift to modern architecture was cemented when Pease replaced a Beaux Arts-trained architect as chief designer.⁵² Modern design components such as the sunken plaza featured at One Plaza Center were a trademark of his, and the firm's, work.⁵³ One of Pease's most notable designs is the Charlotte Observer Building, completed in 1972. Pease's design for One Plaza Center bears some resemblance to the firm's design for the Charlotte Government Center complex in 1966 (Figure 6). Other works by Pease included the former First Union Tower in Charlotte (renamed Two Wells Fargo Tower), Duke Power Computer Center, also located in Charlotte, and at least ten buildings on the campus of UNC-Chapel Hill.⁵⁴ While Pease's architectural legacy in Charlotte is well documented, One Plaza Center offers a representative example of the firm's modernist portfolio outside its headquarters in Charlotte.

⁵⁰ Briggs, *The Architecture of High Point, North Carolina*, 76, 110.

⁵¹ Briggs, *The Architecture of High Point, North Carolina*.

⁵² "Charlotte Observer Building," North Carolina Landmarks Commission, n.d.

⁵³ Briggs, *The Architecture of High Point, North Carolina*, 110.

⁵⁴ NC Modernist, "James Norman Pease, Jr (FAIA(1921-2009)," <https://www.ncmodernist.org/pease.htm> (accessed 13 Nov 2023). Note: Pease's designs varied across the spectrum in Modernist designs and the firm demonstrated experience in various stylistic idioms. Current research has not revealed how frequently Brutalism was used in Pease designs.

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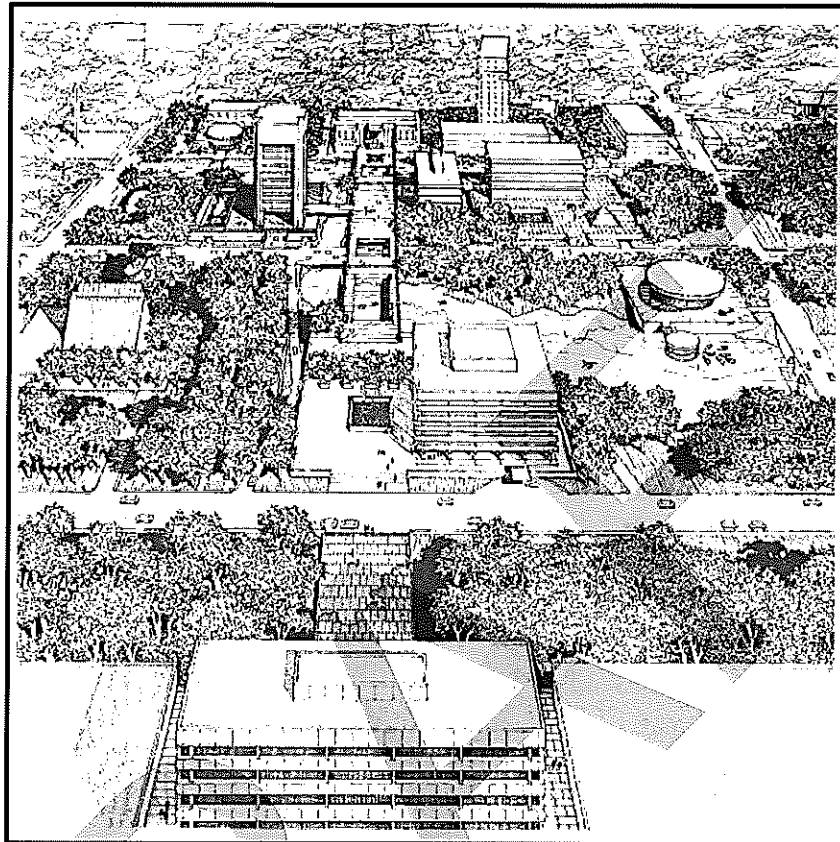


Figure 6: J.N. Pease Associate's design for the Charlotte Government Center complex, 1966.
"Charlotte Observer Building," North Carolina Landmarks Commission, n.d.

One Plaza Center is also representative of the trend in mid-century plaza or podium design that frequently accompanied commercial or institutional office towers, or sometimes served as stand-alone parks or public spaces. The field of urban planning encouraged the use of these spaces as a way to "create public space on private land," while architects appreciated the neutral setting to display their building design.⁵⁵ Plazas featured a combination of hardscape and landscape features – typically minimalist raised planters that were integrated into the plaza floor – which welcomed pedestrians off of the city sidewalks with their integrated benches or step designs that encouraged momentary respite. In addition to their functional purpose, plazas served as a podium or stage for the towers that rose from them, and combined the role of architect and urban planner in the way that they encouraged users to move through the built environment. By the 1970s, plazas were a typical design component of many downtown office buildings, and the use of sunken plazas, such as the one that accompanies the One Plaza Center office tower, had become a J.N. Pease Associates trademark.⁵⁶ The towering multi-story high-rise building juxtaposed against the sunken plaza created an effective complement. The sunken plaza at One Plaza Center

⁵⁵ Witold Rybczynski, *Making Cities Work: Prospects and Policies for Urban America* (Princeton: Princeton University Press, 2009).

⁵⁶ Briggs, *The Architecture of High Point, North Carolina*, 110.

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was also successful in attracting pedestrian activity and served as an open gathering space in the city's urban core.

One Plaza Center's Brutalist design and sunken plaza is reflective of the mid-twentieth century architectural expression, and in particular, is characteristic of the use of architecture and the built environment to promote and embody the ideals of progress. One Plaza Center is one of only a few remaining mid-twentieth century commercial and institutional buildings in High Point and was the largest constructed within downtown High Point during the second half of the twentieth century. Its location, size, and design serve as a landmark in the city's skyline, as well as a physical reminder of the optimism of the urban renewal movement.

DRAFT

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9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

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Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____
- ☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☒ Local government
- ☐ University
- ☐ Other

Name of repository: NCDCCR, High Point Public Library

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Historic Resources Survey Number (if assigned): GF0551

10. Geographical Data

Acreeage of Property .56

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

- | | |
|------------------------|-----------------------|
| 1. Latitude: 35.572640 | Longitude: -80.001833 |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Or

UTM References

Datum (indicated on USGS map):

☐ NAD 1927 or ☒ NAD 1983

- | | | |
|----------|-----------|-----------|
| 1. Zone: | Easting: | Northing: |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

Verbal Boundary Description (Describe the boundaries of the property.)

One Plaza Center is bound by S. Main Street to the west, E. High Street to the North, S. Wrenn Street to the east, and the adjacent parking deck to the south. The boundary of One Plaza Center encompasses the parcel (Pin # 7800-24-5846), which follows the extent of the

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building and plaza footprint where it meets the public sidewalk or the adjacent building. The true and correct boundary is shown on the attached scaled Location and Sketch Map.

Boundary Justification (Explain why the boundaries were selected.)

The historic boundary of One Plaza Center encompasses the known historic bounds of the property constructed ca. 1970-1974. The boundary follows the extent of the historic parcel and excludes modern development south of One Plaza Center and the public right of way that abuts the property. The property's historic setting and all known associated historic resources have been included within the historic boundary.

11. Form Prepared By

name/title: Kayla Halberg/Project Manager, Ashlen Stump/Preservation Associate, Victoria Leonard/Preservation Associate, Jack Galle/Intern
organization: Commonwealth Preservation Group
street & number: 536 W 35th Street
city or town: Norfolk state: VA zip code: 23508
e-mail: Admin@commonwealthpreservationgroup.com
telephone: 757-923-1900
date: November 2023

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer,

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photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: One Plaza Center

City or Vicinity: High Point

County: Guilford

State: NC

Photographer: Kayla Halberg

Date Photographed: July 7, 2023

Description of Photograph(s) and number, include description of view indicating direction of camera:

Photo Number	Description	Camera Direction
1	Façade and plaza	S
2	Façade and west elevation oblique	SE
3	Rear (south) elevation and adjacent parking deck	NW
4	Plaza entrance	E
5	Plaza and addition	E
6	Plaza floor, stair, and planter detail	W
7	Recessed first floor and column detail	E
8	Façade main entrance detail	S
9	First floor elevator lobby	S
10	First floor main entrance lobby	W
11	First floor bank teller lobby	E
12	Bank vault door detail	SW
13	Typical Stairwell	N
14	Basement elevator lobby	S
15	Basement storefront facing the plaza	N
16	Basement/plaza addition interior	N
17	Basement kitchen	E
18	Second floor elevator lobby	S
19	Typical upper floor with office partitions removed	W
20	Typical upper floor with office partitions removed	W
21	Typical upper floor, showing ghosting of former office partitions	E

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22	Typical upper floor elevator lobby	SW
23	Typical stairwell access and mail slot	N
24	Typical upper floor windows	SE
25	Typical eight floor office	N
26	Eighth floor board room	E

Historic Photo/Rendering Log

Figure Number	Caption
1	East Central Urban Renewal Area Existing Land Use Map depicting the project boundary. The central business district is located on the western end of the project area. City Planning Associates, Inc., "Summary Report: East Central Urban Renewal Project, N.C. R-23, High Point, North Carolina," (1962).
2	Map of the East Central Urban Renewal Area's Section C - Land Acquisition Plan. City Planning Associates, Inc., "Summary Report: East Central Urban Renewal Project, N.C. R-23, High Point, North Carolina," (1962). Red boundary indicates approximate location of the future One Plaza Center.
3	"Architect's Drawing of Latest Plans for Elwood Site Development," May 1969. "No Approval Yet: Elwood Action Still Stymied," <i>The High Point Enterprise</i> (May 6, 1969).
4	One Plaza Center substantially completed, with First Citizens Bank & Trust Co. expected to occupy the first floor. "Changes on the Skyline," <i>The High Point Enterprise</i> (December 9, 1973).
5	Photos from the 1978 lunchtime series "FESTIVAL-IN-THE-PLAZA." "Significant Investments," <i>Downtown High Point</i> (September 1978), 3.
6	J.N. Pease Associate's design for the Charlotte Government Center complex, 1966. "Charlotte Observer Building," North Carolina Landmarks Commission, n.d.

Paperwork Reduction Act Statement: This information is being collected for nominations to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 460 et seq.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

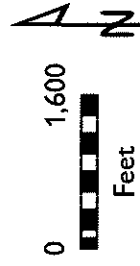
Tier 1 - 60-100 hours
Tier 2 - 120 hours
Tier 3 - 230 hours
Tier 4 - 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.



Location Map

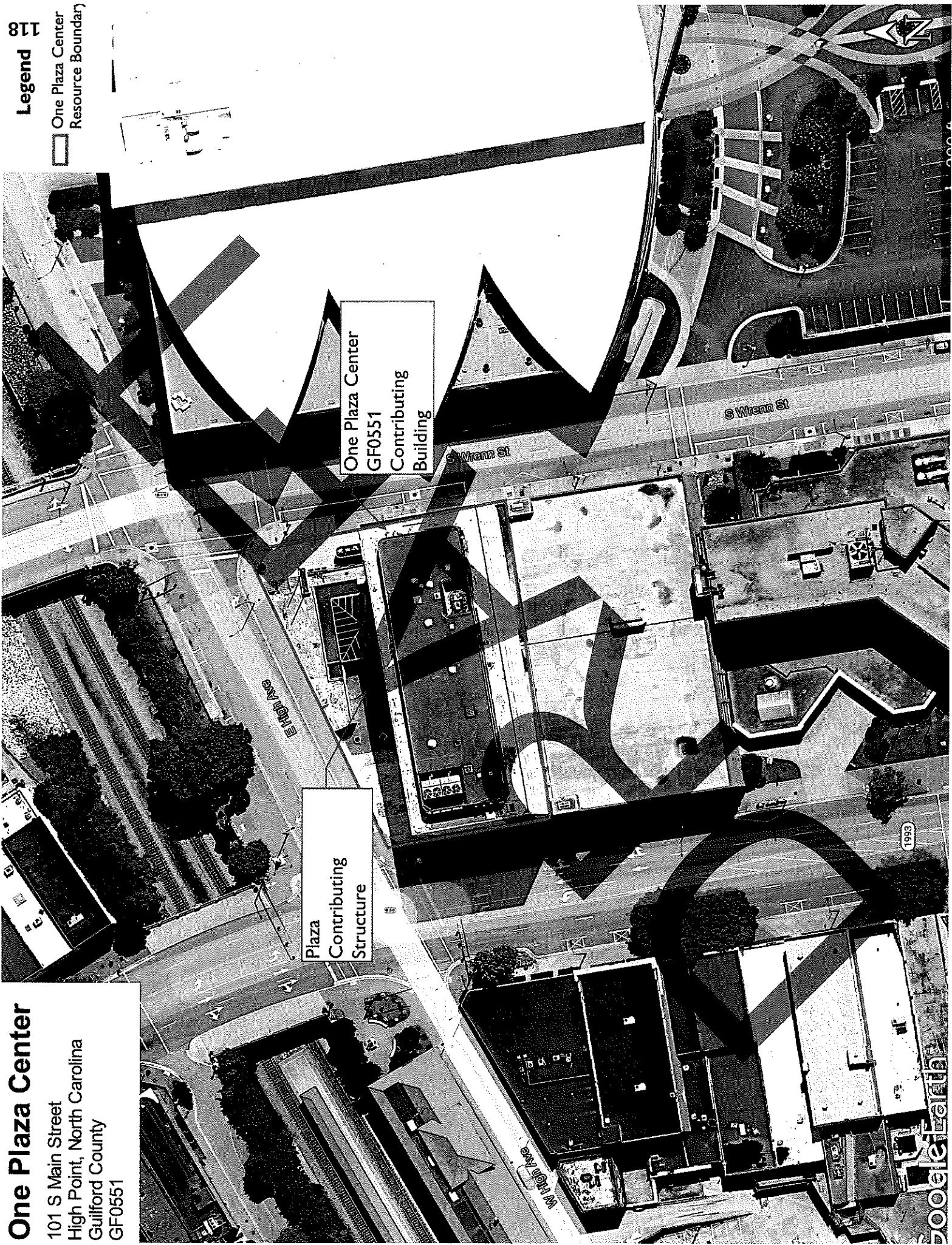
One Plaza Center
 101 South Main Street
 High Point, Guilford County, North Carolina
 GF0551



One Plaza Center

101 S Main Street
High Point, North Carolina
Guilford County
GF0551

118
Legend
One Plaza Center
Resource Boundary





Boundary Map

One Plaza Center Parcel & Historic Boundary

Parcel Lines ← Photo Number & Direction

0 100 Feet

One Plaza Center
101 South Main Street
High Point, Guilford County, North Carolina
GF0551

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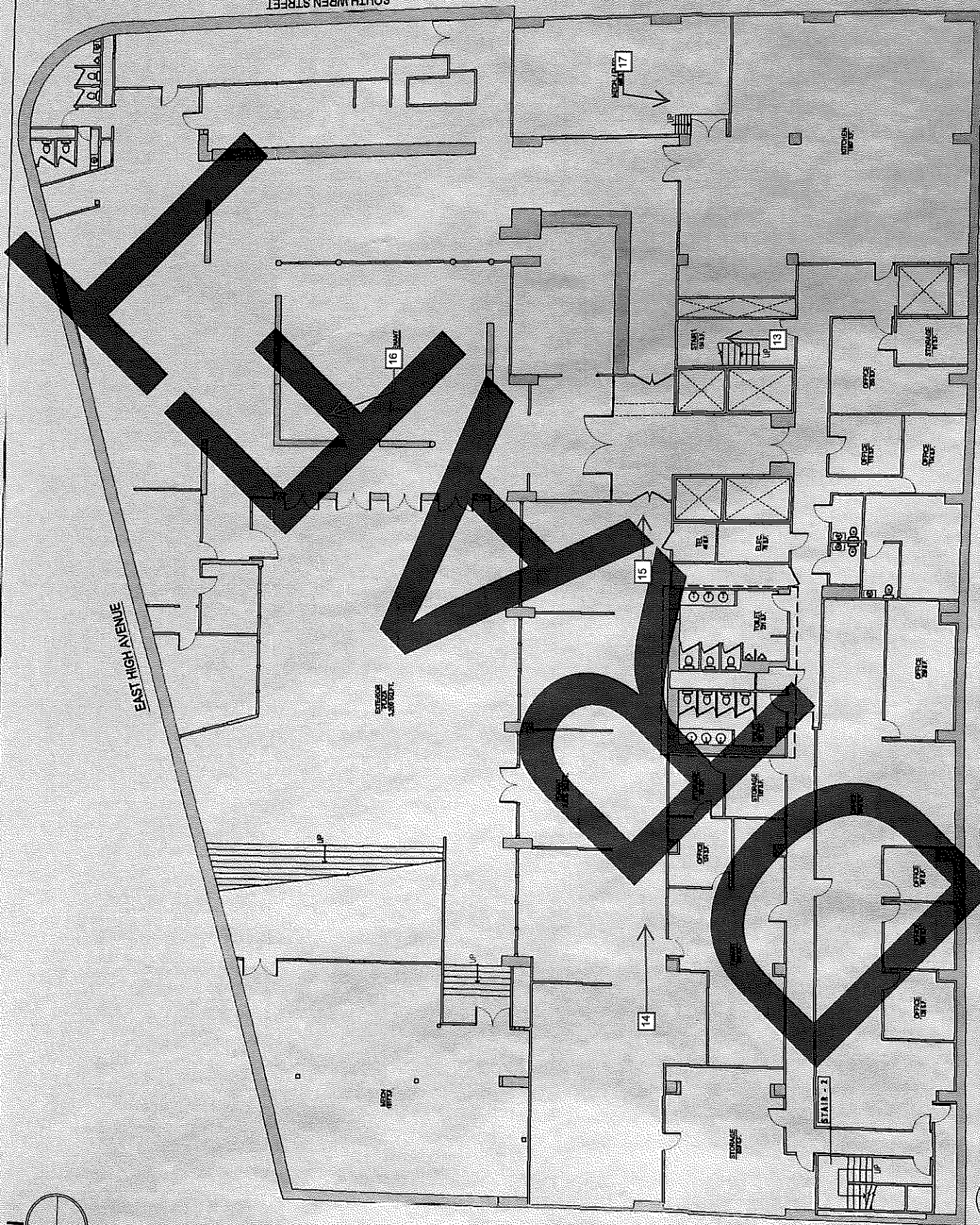
**Representative Photos
One Plaza Center
Guilford County**



Facade and west elevation oblique, SE

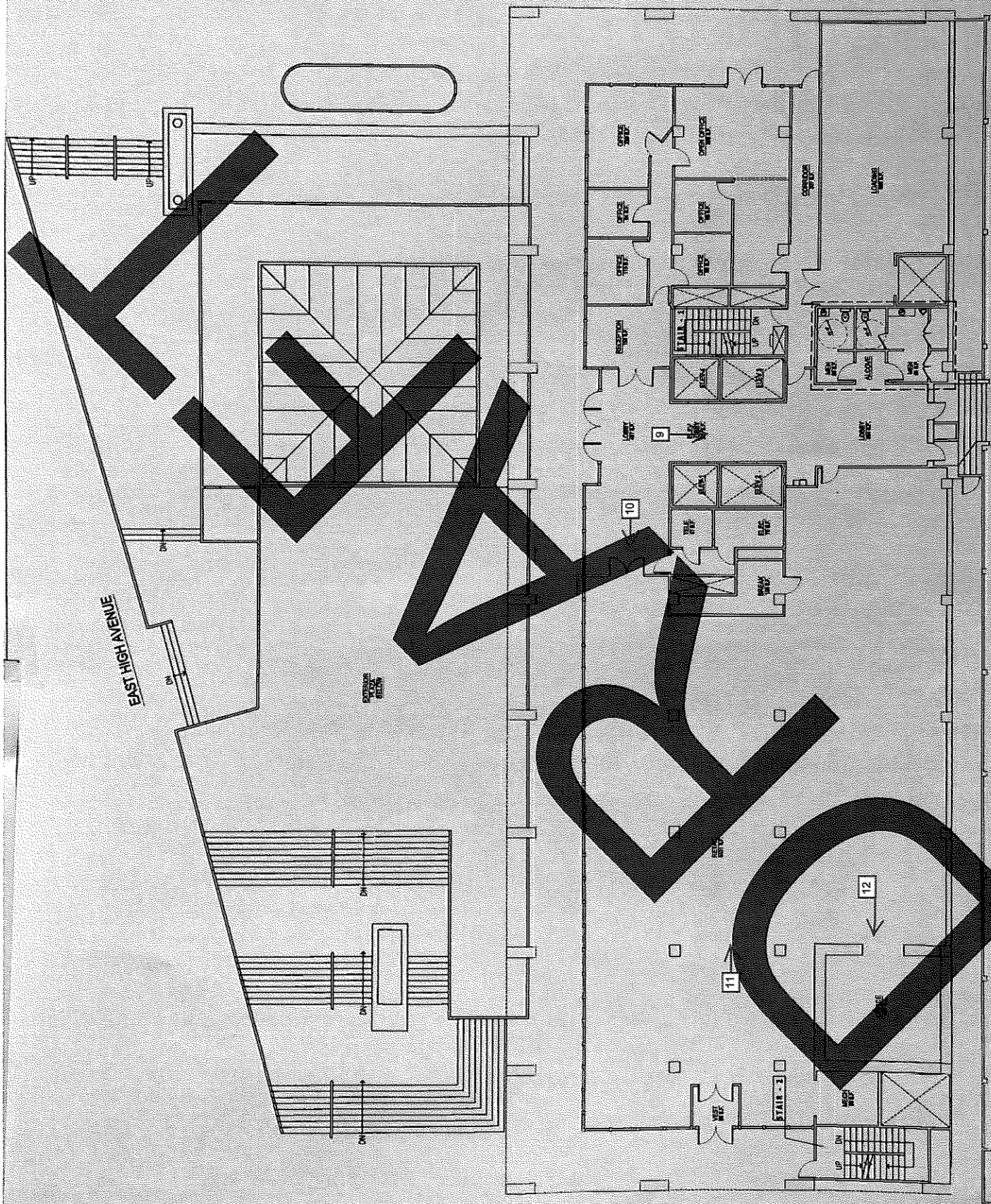


Typical upper floor windows, SE



EXISTING PLAZA (LOWER LEVEL) FLOOR PLAN

$$1^m = 1^{\cdot 0^m}$$



1 EXISTING FIRST FLOOR PLAN

1" = 1'-0"

SOUTH WREN STREET

SOUTH MAIN STREET

0 2 4 6

NATIONAL REGISTER FACT SHEET 2

NATIONAL REGISTER CRITERIA FOR EVALUATION

The following criteria are designed to guide the states, federal agencies, and the Secretary of the Interior in evaluating potential entries for the National Register.

The quality of significance in American history, architecture, archaeology, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. that are associated with events that have made significant contribution to the broad patterns of our history; or*
- B. that are associated with the lives of persons significant in our past; or*
- C. that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or*
- D. that have yielded, or may be likely to yield, information important in prehistory or history.*

Criteria Considerations (Exceptions): Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- A. a religious property deriving primary significance from architectural or artistic distinction or historical importance; or*
- B. a building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or*
- C. a birthplace or grave of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with his or her productive life; or*
- D. a cemetery that derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or*
- E. a reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or*
- F. a property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own historical significance; or*
- G. a property achieving significance within the past 50 years if it is of exceptional importance.*

(see other side)

APPLYING THE CRITERIA

The two principal issues to consider in determining eligibility for the National Register are "significance" and "integrity."

A property may have "**significance**" for association with important events or patterns of history (criterion A); for association with an important historical figure (criterion B); as an important example of period architecture, landscape, or engineering (criterion C); or for the information it is likely to yield (criterion D, applied to archaeological sites and districts, and sometimes applied to certain types of structures). A National Register nomination must demonstrate how a property is significant in at least one of these four areas. For properties nominated under criterion A, frequently cited areas of significance are agriculture, community planning and development, social history, commerce, industry, politics and government, education, recreation and culture, and others. For technical reasons, criterion B (significant person) nominations are rare. Criterion C (architecture) is cited for most, but not all, nominations of historic buildings. Archaeological sites are always nominated under criterion D, but may also have significance under one or more of the other three criteria.

Properties are nominated at a local, state, or national level of significance depending on the geographical range of the importance of a property and its associations. The level of significance must be justified in the nomination. The majority of properties (about 70%) are listed at the local level of significance. The level of significance has no effect on the protections or benefits of listing.

Besides meeting one or more of the above criteria, a property must also have "**integrity**" of "location, design, setting, materials, workmanship, feeling, and association." This means that the property must retain enough of its historic physical character (or in the case of archaeological sites, intact archaeological features) to represent its historic period and associations adequately.

All properties change over time, and in some cases past alterations can take on historical significance in their own right. The degree to which more recent, incompatible, or non-historic alterations are acceptable depends on the type of property, its rarity, and its period and area of significance. Buildings with certain types of alterations are usually turned down by the National Register Advisory Committee. For example, 19th and early 20th century wood frame buildings that have been brick veneered in the mid-20th century are routinely turned down for loss of historic integrity. Similarly, it is extremely rare that buildings covered in synthetic materials such as aluminum or vinyl siding are individually eligible for listing in the Register.

Criteria Exceptions

The criteria exclude birthplaces and graves of historical figures, cemeteries, religious properties, moved buildings, reconstructions, commemorative properties, and properties less than 50 years old, with certain exceptions. The following exceptions are sometimes encountered:

Historic **churches** that are architecturally significant and retain sufficient architectural integrity can be successfully nominated under criterion C (architecture), sometimes together with criterion A for social or religious history, provided they have not been brick-veneered or covered in aluminum or vinyl siding.

Cemeteries may sometimes successfully be nominated under criterion C when they retain important examples of historic stone carving, funerary art, and/or landscaping, and they also may be eligible under criterion A or criterion D. However, both the National Register Advisory Committee and the National Register have turned down nominations of graves when the historical importance of the deceased is the sole basis for the nomination. The National Register was created primarily to recognize and protect historic places and environments that represent how people lived, worked, and built in the historic past. Human burials are recognized and protected under other laws and programs.

Moved buildings may sometimes be successfully nominated under criterion C for architecture when they remain in their historic communities and the new setting adequately replicates the original setting. The point to remember is that the program is called the National Register of Historic Places, not Historic Buildings or Historic Things, because significance is embodied in locations and settings as well as in the structures themselves. Buildings moved great distances, buildings moved into incompatible settings (such as a farmhouse moved into an urban neighborhood or a downtown residence moved to a suburb), and collections of buildings moved from various locations to create a pseudo-historic "village" are routinely turned down. In some cases, the relocation of a historic building to a distant or incompatible setting may be the last and only way to save it, and such an undertaking may be worthwhile. However, sponsors of such a project must understand that the property subsequently may not be eligible for the National Register.

If a property is **less than 50 years old**, it can be nominated only if a strong argument can be made for exceptional significance. For example, Dorton Arena on the State Fairgrounds was completed in 1953. It was successfully nominated to the National Register in 1973 as one of the most important examples of modernism in post-World War II American architecture.

**IF YOU'D LIKE TO ADDRESS THE HIGH POINT CITY COUNCIL, regarding
The NC National Register Advisory Committee Nomination on the Agenda,
PLEASE SIGN IN**

(Please Print)

[illegible]



City of High Point

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

Master

File Number: 2024-011

File ID: 2024-011

Type: Ordinance

Status: To Be Introduced

Version: 1

Reference:

In Control: City Council

File Created: 01/04/2024

File Name:

Final Action: 01/16/2024

Title: Public Hearing on City of High Point, Text Amendment 23-04
A request by the City of High Point to amend Section 2.5.10; 6.3.5, and Sections 9.10 and 9.10.1 pertaining to Land Disturbance and Erosion Control.

Notes:

Sponsors:

Enactment Date:

Attachments: Staff Report TA-23-04

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name: gina.lindsey@highpointnc.gov

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	City Council	01/16/2024	approved				

CITY OF HIGH POINT

AGENDA ITEM

TITLE: Text Amendment 23-04 (City of High Point)	
FROM: Sushil Nepal, AICP Planning & Development Director	MEETING DATE: January 16, 2024
PUBLIC HEARING: Yes	ADVERTISED DATE/BY: January 3 & 10, 2023 Planning & Development
ATTACHMENTS: A. Staff Report B. Text Amendment Ordinances	

PURPOSE:

A request by the City of High Point to amend Section 2.5.10; Section 6.3.5 and Sections 9.10 & 9.10.1 pertaining to Land Disturbance and Erosion Control.

BACKGROUND:

The Planning and Zoning Commission reviewed this request at their December 12, 2023 public hearing. All members of the Commission were present. Mr. Trevor Spencer, Engineering & Facilities Director, presented the case and recommended **approval** of the request as outlined in the staff report.

Speaking on the request:

There were no speakers in opposition to the request.

BUDGET IMPACT:

There is no budget impact.

RECCOMENDATION/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 (*vote-count based on having one vacant seat on the commission*).

2. Consistency and Reasonableness Statements

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

That Text Amendment 23-04 is consistent with the City's adopted policy guidance because the proposed amendments support goals and objectives in the Land Use Plan to ensure development respects the natural environment and protects and preserves environmentally sensitive locations, including watershed critical areas. Furthermore, the request is in the public interest because the amendments are necessary to implement changes to comply with the General Statutes.

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

**STAFF REPORT
TEXT AMENDMENT CASE TA-04
December 12, 2023**

Request	
Applicant: City of High Point Planning & Development Department	Affected Ordinance Sections: Section 2.5.10., <i>Land Disturbance Permit</i> Section 6.3.5., <i>Mandatory Standards for Land Disturbing Activity</i>
Proposal: Amend various sections of the City of High Point Development Ordinance to address revisions to the state erosion control rules.	Section 9.10.1., <i>Soil Erosion and Sedimentation Enforcement and Penalties</i> Section 9.10., <i>Soil Erosion and Sedimentation Enforcement and Penalties</i>

Background and Introduction

As a delegated authority with the responsibility for implementing Erosion Control enforcement as set forth in the General Statutes, the City of High Point must amend its Development Ordinance to address those changes made by the State to comply with the General Statutes.

Details of Proposal

The following is a summary of the proposed amendments:

- Section 1:** Amendment to include the process for acquiring an extension for a Land Disturbance Permit.
- Section 2:** Amendment regarding the number of days to provide temporary and permanent ground cover as set forth in NCGS § 113A-57(2) and 15A NCAC 04B .0107(b).
- Section 3:** Amendment regarding correcting paragraph numbering which was inadvertently misnumbered in Text Amendment 22-04, Ordinance 7875/22-95.

Analysis

This text amendment is necessary to bring our ordinances in line with the General Statutes.

Section 1 adds the process for obtaining an extension of a Land Disturbance Permit.

Section 2 updates the number of days required to provide temporary ground cover to 21 days and to provide permanent ground cover after completion of a project to 90 days.

Section 3 involved renumbering an existing paragraph to be sequential with that section.

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 support goals and objectives in the Land Use Plan to ensure development respects the natural environment and protects and preserves environmentally sensitive locations, including watershed critical areas.

Reasonableness/Public Interest:

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

The amendments are necessary to implement changes to comply with the General Statutes.

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 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 Engineering Services staff member Anita Simpson, Erosion Control Inspector, and reviewed by Trevor Spencer, Director.

TEXT AMENDMENT 23-04

Ordinance # _____

Applicant: City of High Point

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 **December 12, 2023**, and before the City Council on **January 16, 2024** regarding Text Amendment **23-04**; and

WHEREAS, notice of the public hearings was published in the High Point Enterprise on **December 2, 2023** for the Planning and Zoning Commission public hearing, and on **January 3, 2024** and **January 10, 2024** for the City Council public hearing pursuant to N.C.G.S. §160D-601.

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

SECTION 1.

(Regarding time required to apply and/or request an extension for a Land Disturbance Permit, Section 2.5.10. - Land Disturbance Permit)

That Section 2.5.10, Land Disturbance Permit, is hereby amended as follows:

G. Expiration

3. The Engineering Services Director may, on receipt of a written request for an extension filed prior to the expiration date, renew a land disturbance permit for an additional 180 days, for good cause.

SECTION 2.

(Regarding the number of days to provide temporary and permanent ground cover as set forth in NCGS § 113A-57(2) and 15A NCAC 04B .0107(b))

PART A.

That Section 6.3.5., Mandatory Standards for Land-Disturbing Activity, is hereby amended as follows:

C. **Graded Slopes and Fills**

3. In any event, slopes left exposed will, within ~~7~~ **21** calendar days of completion of any phase of grading, be planted or otherwise provided with temporary or permanent ground cover, devices, or structures sufficient to restrain erosion.

- D. **Ground Cover** Whenever land-disturbing activity is undertaken on a tract, the person conducting the land-disturbing activity shall install such sedimentation and erosion control devices and practices as are sufficient to retain the sediment generated by the land-disturbing activity within the boundaries of the tract during construction upon and development of said tract, and shall plant or otherwise provide a permanent ground cover sufficient to restrain erosion after completion of construction or development. Except as provided in Section 6.3.6 B, High Quality Water Zones, of this Ordinance, provisions for a ~~permanent~~ ground cover sufficient to restrain erosion must be accomplished within ~~44~~**90** calendar days **following completion of construction or development.**

PART B.

That Section 9.10.1, Soil Erosion and Sedimentation Enforcement and Penalties, is hereby amended as follows:

- H. **Failure to Plant Cover** Failure on a tract, when more than one contiguous acre is disturbed, to plant or otherwise provide ground cover sufficient to restrain erosion within ~~44~~ **21 calendar** days of completion of any phase of grading, **or to provide permanent ground cover sufficient to restrain erosion within 90 calendar days of completion of construction or development.**

SECTION 3.

(Regarding correcting paragraph numbering which was inadvertently misnumbered in Text Amendment 22-04, Ordinance #7875/22-95)

That Section 9.10, Soil Erosion and Sedimentation Enforcement and Penalties, is hereby amended as follows:

- ~~Q~~**N. Other Violations** Violating any other provisions of Section 6.3, Soil Erosion and Sedimentation, the North Carolina Sedimentation Pollution Control Act, or any rules or orders adopted or issued pursuant to Section 6.3, Soil Erosion and Sedimentation, or the North Carolina Sedimentation Pollution Control Act.

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.

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 adoption.

Adopted by the City Council
City of High Point, North Carolina
The 16th day of **January, 2024**
Sandra Keeney, City Clerk

By: _____
Cyril Jefferson, Mayor

ATTEST:

Sandra Keeney, City Clerk



City of High Point

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

Master

File Number: 2024-012

File ID: 2024-012

Type: Zoning Map Amendment

Status: Adopted

Version: 1

Reference:

In Control: City Council

File Created: 01/04/2024

File Name:

Final Action: 01/16/2024

Title: Public Hearing on High Point University, Zoning Map Amendment 23-28
A request by High Point University to rezone approximately 22.2 acres from a Conditional Zoning Institutional (CZ-I) District and the Retail Center (RC) District to an amended Conditional Zoning Institutional (CZ-I) District. The site is located along the north side of E. Lexington Avenue, between N. Centennial Street and N. University Parkway.

Notes:

Sponsors:

Enactment Date:

Attachments: Staff Report ZA-23-28

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name: gina.lindsey@highpointnc.gov

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	City Council	01/16/2024	approved				

CITY OF HIGH POINT

AGENDA ITEM



TITLE: Zoning Map Amendment 23-28 (High Point University)	
FROM: Sushil Nepal, AICP Planning & Development Director	MEETING DATE: January 16, 2024
PUBLIC HEARING: Yes	ADVERTISED DATE/BY: January 3 & 10, 2024 Planning & Development
ATTACHMENTS: A. Staff Report B. Zoning Ordinances	

PURPOSE:

A request by High Point University to rezone approximately 22.2 acres from a Conditional Zoning Institutional (CZ-I) District and the Retail Center (RC) District to an amended Conditional Zoning Institutional (CZ-I) District. The site is located along the north side of E. Lexington Avenue, between N. Centennial Street and N. University Parkway.

BACKGROUND:

The Planning and Zoning Commission reviewed this request at their December 12, 2023 public hearing. All members of the Commission were present. Mr. Herbert Shannon, Senior Planner, presented the case and recommended **approval** of the request as outlined in the staff report.

Speaking on the request:

Speaking in favor of the request was Mr. Barry Kitley, Senior Vice President for University Operations, 4114 Ponce De Leon Drive, High Point. Mr. Kitley provided an overview of the zoning proposal and addressed questions from the Commission members.

BUDGET IMPACT:

There is no budget impact.

RECCOMENDATION/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 (*vote-count based on having one vacant seat on the commission*).

2. Consistency and Reasonableness Statements

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

That Zoning Map Amendment 23-28 is consistent with the City's adopted policy guidance because the requested Institutional zoning does not conflict with goals and objectives of the adopted policy guidance documents. Furthermore, the request is reasonable as the site abuts the High Point University campus on two sides.

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

**STAFF REPORT
ZONING MAP AMENDMENT ZA-23-28**

December 12, 2023

(Revised)

Request	
Applicant: High Point University	Owner: 1924 Holdings LLC
Zoning Proposal: To rezone approximately 22.2 acres.	From: RC Retail Center District CZ-I Conditional Zoning Institutional District
	To: CZ-I Conditional Zoning Institutional 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 along the north side of E. Lexington Avenue, between N. Centennial Street and N. University Parkway.
Tax Parcel Number:	Guilford County Tax Parcels 182476 (portion), 182482 and 182475
Site Acreage:	Approximately 2.2 acres
Current Land Use:	<u>1315 N. University Parkway and 1301 E. Lexington Avenue:</u> Parking lot, and University related use (former funeral home). <u>1127 thru 1197 E. Lexington Avenue:</u> Former shopping center/retail use.
Physical Characteristics:	The zoning site consists of previously developed lands and has no noteworthy physical features.
Water and Sewer Proximity:	Adjacent streets, (<i>E. Lexington Avenue, Meadowlawn Avenue and N. University Parkway</i>) contains varying size City water and sewer lines.
General Drainage and Watershed:	The site drains in a southerly direction and development is subject to the City Lake General Watershed Area (GWA) requirements.
Overlay Districts:	• City Lake General Watershed Area (GWA) • Core City Area

Adjacent Property Zoning and Current Land Use		
North:	CU-I Conditional Use Institutional District	College/University (<i>student housing</i>)
South:	CU-I Institutional District I	College/University (<i>student housing and arena</i>)
East:	CZ-I Conditional Zoning Institutional District	College/University (<i>student housing and academic building</i>)
West:	RC Retail Center District	Grocery store and convenience store with fuel sales

Relevant Land Use Policies and Related Zoning History	
Community Growth Vision Statement:	Goal 1: Preserve and enhance High Point’s most important natural and cultural resources. <u>Obj. 1H</u>: Support the continued growth of the City’s educational institutions for their many educational, cultural and economic benefits. 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. 3E</u>: Apply development standards to ensure that mixed use areas are human scaled, pedestrian friendly, and physically integrated through mixed use buildings and buildings that front onto streets rather than large parking lots that separate buildings and their uses.
Land Use Plan Map Classification:	The site has both a Local/Convenience Commercial and an Institutional land use designation. • The Local/Convenience Commercial classification includes moderate-intensity convenience retail or service uses, generally serving small, local neighborhoods. • The Institutional classification includes public, quasi-public and institutional uses on large tracts are included in this classification.
Land Use Plan Goals, Objectives & Policies:	The following goal of the Land Use Plan is relevant to this request: 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 (Adopted 2007)</u> This plan identifies the zoning site as a mixed-use center with several possible alternative scenarios. One scenario was an enhanced shopping center with a grocery store continuing as the anchor tenant that includes landscaping of parking areas, streetscape improvements, and architectural treatments. The plan also recognized that there was potential for university campus expansion to the site. The ultimate recommendation, if possible, was to redevelop it into a mixed-use center with buildings closer to the street, retaining parking with extensive landscaping, adding attached housing along the northern boundary, and extending cross streets into the site as urban streets with sidewalks, on-street parking, and street trees. <u>University Area Plan (Adopted 2009)</u> This plan made recommendations to guide the orderly growth of the area around High Point University. This included goals and policies to ensure compatibility between the edge of campus and adjacent properties through conditions with rezoning requests. To help with this, the plan listed three edge types – permanent, interim, or temporary – with varying levels of recommended fencing and landscaping to soften the edges depending on the expected timeframe for future campus expansion and the intensity and characteristics of the abutting development. Where sidewalks and crosswalks were needed, this was noted on a proposed physical plan for the

	area. It also supported sustaining the accessibility of commercial services for the surrounding area, including the College Village Shopping Center, which it identified as a “maintained commercial area.”
Zoning History:	University related zoning expansions have proceeded in a northerly direction along the east side of N. Centennial Street and the west side of N. University Parkway. This has included the former single family subdivision lying south of the College Village Shopping Center (Zoning Case 19-11 and 20-25). Also, in 2022 the former funeral, home, lying west of N. University Parkway, was rezoned for university related uses (Zoning Case 22-23).

Transportation Information				
Adjacent Streets:	Name		Classification	Approx. Frontage
	E. Lexington Avenue		Major Thoroughfare	1,325 ft.
	N. University Parkway		Major Thoroughfare	1,150 ft.
Vehicular Access:	Via driveway access from E. Lexington Avenue and N. University Parkway			
Traffic Counts: (Average Daily Trips)	E. Lexington Avenue		10,500 ADT (NCDOT 2021 traffic count)	
	N. University Parkway		12,000 ADT (NCDOT 2021 traffic count)	
Estimated Trip Generation:	The former College Village shopping center supported various medium to high intensity commercial uses. Conversion to a university related educational use is not anticipated to increase traffic volumes.			
Traffic Impact Analysis (TIA):	Required		TIA Comments	
	<u>Yes</u>	<u>No</u> X	A TIA is not required.	
Conditions:	See attached Conditional Zoning Ordinance.			

School District Comment
Not applicable to this zoning case.

Details of Proposal

High Point University has submitted this zoning map amendment request to add the former College Village Shopping Center to their campus. This is an approximate 11-acre commercial site containing a 160,000± square foot multitenant commercial structure. This zoning request does not include the main anchor tenant (Food Lion Grocery Store) along the western portion of the site. The university is proposing to amend a previously adopted conditional zoning ordinance (abutting Seacrest Funeral Home and arena parking lot parcel) to include this commercial parcel onto the previous conditional zoning ordinance.

An updated Conditional Zoning Ordinance has been submitted, previous development conditions for the funeral home and parking lot parcels remain the same. Updated zoning conditions for the commercial parcel includes:

- 1) Upgrading landscaping along E. Lexington Avenue, upgrading landscaping in the parking lot of the former commercial site to add landscaping islands. Alternate landscape plans may be approved by the Planning Director.
- 2) Upgrading pedestrian access to require installation of a sidewalk along the E. Lexington Avenue frontage of the commercial tract and upgrading the cross walk at the intersection of E. Lexington Avenue and N. Centennial Street.

3) These conditions have specific time frames for implementation.

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 Institutional zoning does not conflict with goals and objectives of the adopted policy guidance documents.

Reasonableness/Public Interest:

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

The request is reasonable as the site abuts the High Point University campus on two sides.

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 has been a long-standing commercial hub in this area for decades. Conversion to university-related uses is anticipated to be of equal or lesser intensity in regard to traffic impact.

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.
	Lands to the south and east of the zoning site are already part of the university campus. Expansion of the campus to include this commercially developed tract of land will not adversely impact adjacent residential neighborhoods. The N. Centennial Street corridor to the west and a separate institutional use (religious

	institution) to the north provides for sufficient separation or physical barriers to these adjacent single family neighborhoods.
Mitigation #2	Minimize or effectively mitigate any identified adverse environmental impact on these adjacent single-family neighborhoods, 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.
Mitigation #4	Minimize or effectively mitigate any identified adverse effect on the use, enjoyment or value of adjacent lands.
	No evidence has been identified that the inclusion of this parcel into the High Point University campus will negatively 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.

Previous zoning approvals, related to university area expansion, have established land use policy to support this institutional zoning request.

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.

- ❖ Established policy guidance for university expansion is that lands should abut the primary campus boundary, should consist of an entire block being rezoned and incorporated into the campus at the same time, and should avoid piecemeal intrusion into residential neighborhoods. This zoning map amendment is generally consistent with these policies.
- ❖ This amendment proposes the continued expansion/installation of street landscaping yards and sidewalks along E. Lexington Avenue, along with the installation of a crosswalk at the intersection of N. Centennial Street and E. Lexington Avenue. These improvements are in conformance with policy guidance from the University Area Plan and the Core City Plan.

Recommendation

Staff Recommends Approval with Amendment:

1. Zoning Request:

The Planning and Development Department recommends approval of the request to rezone this 10.7-acre area to a CZ-I District

2. Land Use Plan Amendment:

Commercial activities will still be operating at this intersection and at the other corners of this intersection. Maintaining the limits of commercial and institutional land classifications, along with CZ-I district zoning, would not be contrary to the overall goals and policies of the City Land Use for this area.

Required Action

Planning and Zoning Commission:

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

City Council:

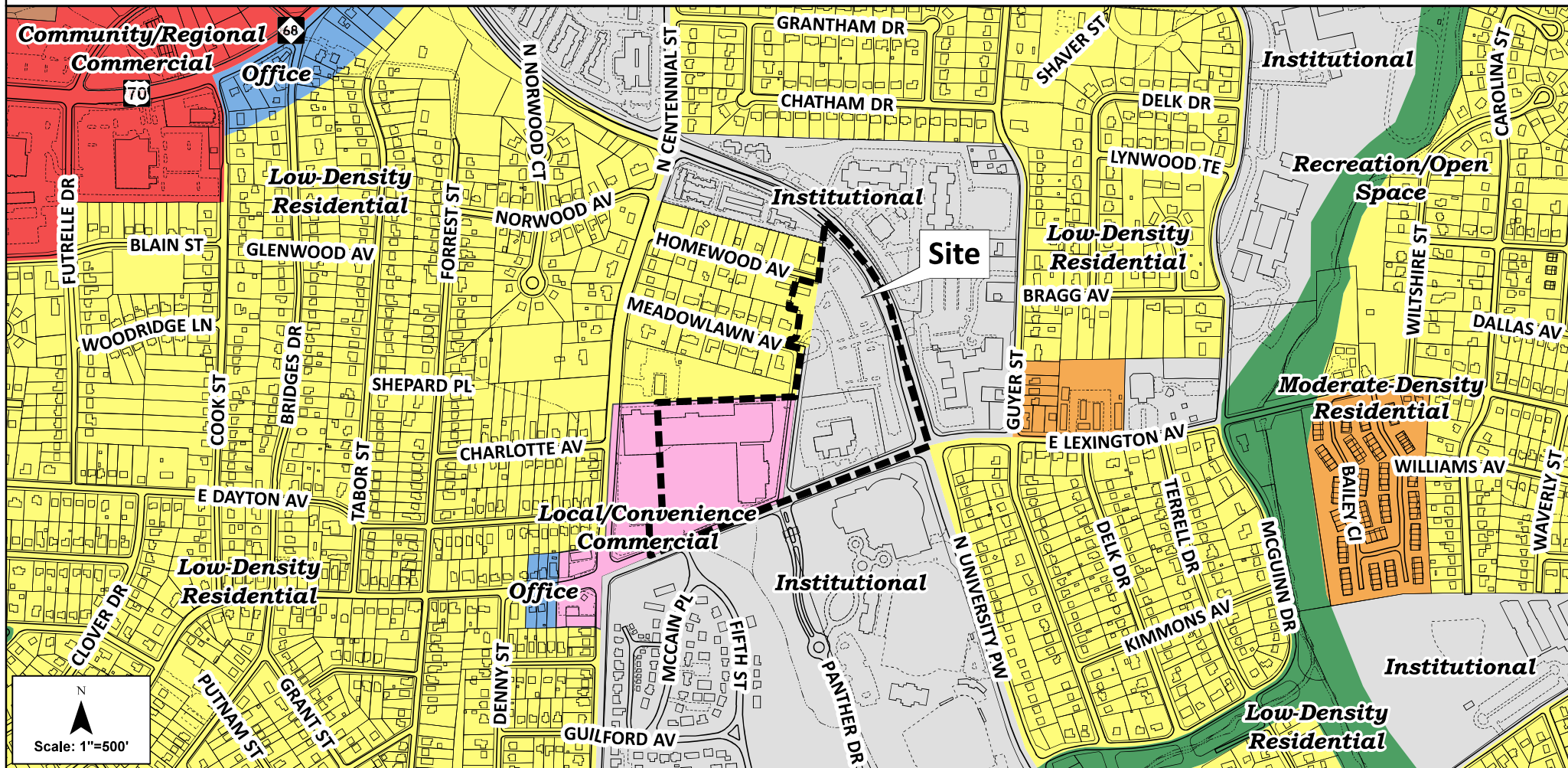
The NC General Statutes require that the City Council also place in the official record a statement of consistency with the City's adopted plans, and explain why the action taken is considered to be reasonable and in the public interest when rendering its decision in this case. This may be accomplished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

Report Preparation

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

ZONING MAP AMENDMENT: ZA-23-28

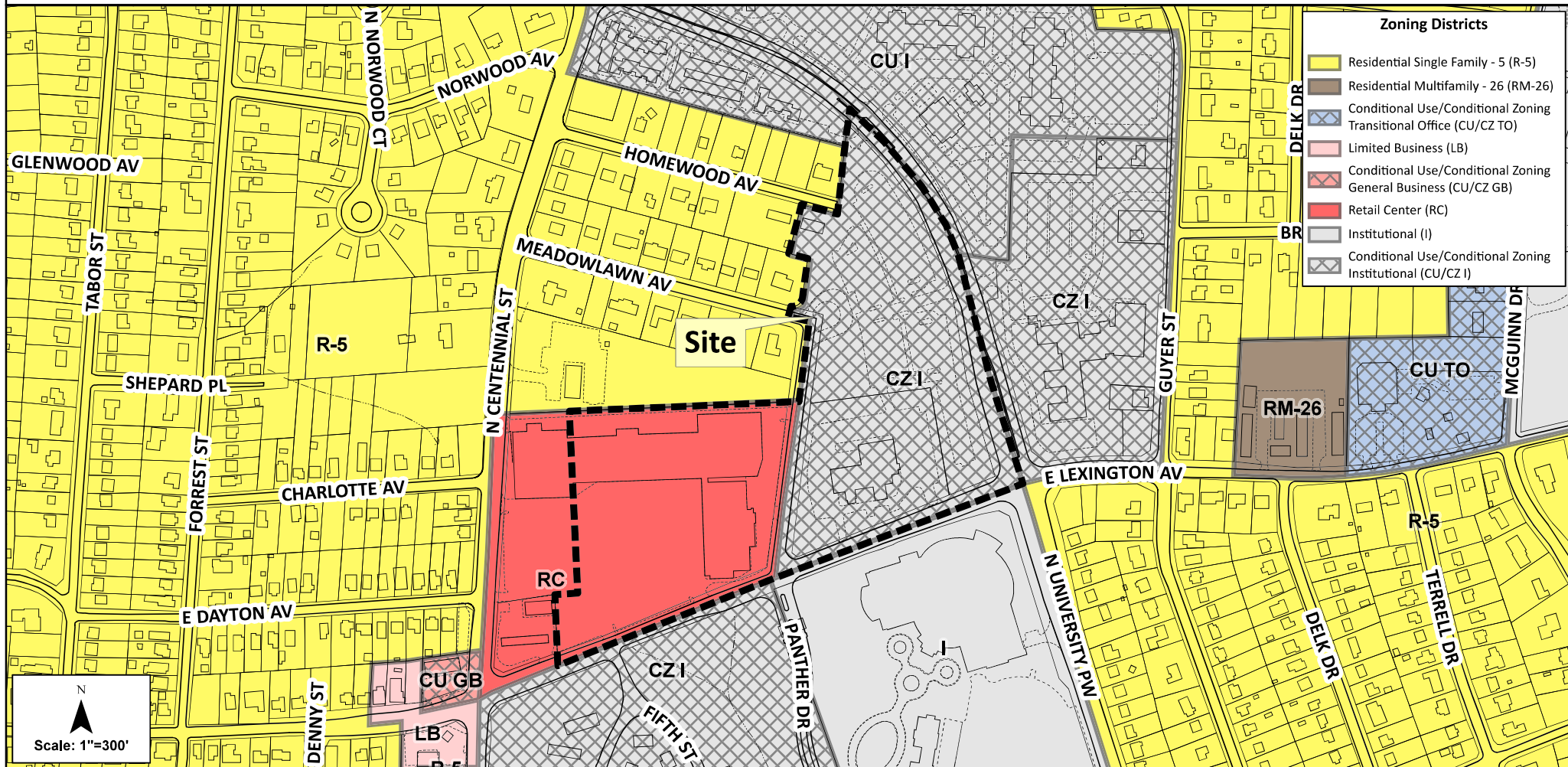
LAND USE PLAN MAP





ZONING MAP AMENDMENT: ZA-23-28

COLOR-CODED ZONING MAP



ZONING MAP AMENDMENT: ZA-23-28

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 November 14, 2023 and before the City Council of the City of High Point on December 18, 2023 regarding **Zoning Map Amendment Case 23-28 (ZA-23-28)** 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 November 4, 2022, for the Planning and Zoning Commission public hearing and on December 6, 2023 and December 13, 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 **December 18, 2023**.

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

SECTION 1

That the Official Zoning Map of the City of High Point be amended to establish the following described area as a: **Conditional Zoning Institutional (CZ-I) District**. The property is approximately 22.2 acres, located along the north side of E. Lexington Avenue, between N. Centennial Street and N. University Parkway (1315 N. University Parkway, 1129 Meadowlawn Avenue, 1526 Homewood Avenue, 1302 E. Lexington Avenue and **1127 through 1197 E. Lexington Avenue**). The property is also known as Guilford County Tax Parcels 182476 (portion), 182482 and 182475.

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:** The College or University Use Type (Education Use Category) as listed in Principal Use Table 4.1.9 of the Development Ordinance, subject to the development and dimensional requirements of the Institutional (I) and the specific conditions listed in this ordinance

Part II. CONDITIONS:

A. Landscaping, Buffers and Screening:

1. Where the zoning site abuts residentially uses zoned parcel(s), a minimum five (5) foot high opaque fence shall be installed in the required planting yard.

~~2. Street Planting Yards (E. Lexington Avenue and Meadowlawn Ave)~~

2. **1301 E. Lexington Avenue (former funeral home) – Guilford County Tax Parcel 182475).**

- a) A street planting yard shall be installed along the entire length of the E. Lexington Avenue ~~and Meadowlawn Avenue~~ **frontage of this parcel.**
~~the zoning site.~~
 - b) Land development approval shall be acquired for this street planting yard landscaping by June 30, ~~2024~~ **2023**. The street planting yard shall be installed by December 31, ~~2024~~ **2023**. Failure to meet either of these dates shall cause the zoning to become void and administrative initiation of a Zoning Map Amendment application by the City of High Point Planning and Development Department to establish a R-5 District zoning of the site.
 - c) Where applicable, existing vegetation can be used to off-set required planting requirements for the street yard standards.
3. ~~Landscaping for~~ **1315 N. University Parkway (parking lot) - Guilford County Tax Parcel 182482**
- a) By **June 30, 2024,** ~~December 31, 2023,~~ landscaping for 1315 N. University Parkway (parking lot) shall be installed in accordance with the approved plan or a new landscaping plan shall be submitted and approved by the Planning and Development Department. Failure to meet this deadline shall cause the zoning to become void and administrative initiation of a Zoning Map Amendment application by the City of High Point Planning and Development Department to establish a R-5 District zoning of the site.
 - b) The Planning Director may approval an alternate landscape plan, including a waiver to this condition, where installation of plant materials is not feasibility.

3. **1125 – 1197 E. Lexington Avenue (former College Village Shopping Plaza) – Guilford County Tax Parcel 182476.**

- a) **Street Yard Landscaping: A street planting yard shall be installed along the entire length of the E. Lexington Avenue frontage of this parcel. An alternate landscape plan may be submitted for approval by the Planning Director and portions of this planting yard may be waived by the Planner Director if installation of landscaping materials is determined by the Director to not be feasible. Land**

development approval shall be acquired for this planting yard by December 31, 2024. The street planting yard shall be installed by June 30, 2025.

b) Parking Lot Landscaping:

- i. **Within 100 feet of the E. Lexington Avenue frontage of the site, the terminus of (four (4) parking aisles shall be modified to provide a minimum 800 square foot landscaping island for installation of canopy or understory trees and shrubs (i.e., five landscaping island each with a minimum area of 800 square feet). The Planning Director may approve this alternative parking lot landscaping plan and planting materials shall be installed by December 31, 2024.**

B. Common Signage Plan.

Guilford County Tax Parcel 182476 (former College Village Shopping Plaza) which includes the Food Lion grocery store tenant on this parcel:

By December 31, 2024, the property owner is encouraged to submit a common sign plan for review and approval by the Planning and Development Department. The Common Sign Plan (as outlined in Section 5.7.14 of the Development Ordinance) shall at a minimum address freestanding, wall and directional signs for this site. Failure to obtain a common sign plan approval by December 31, 2024 may result in the inability to allow a common signage plan in the future for this parcel.

C. Transportation Conditions.

1. Vehicular Access:

- a. **N. University Parkway:** Vehicular access shall be restricted to the two (2) existing access points; 1) a northern access serving student housing (Norwood Avenue - private drive) and 2) a southern access point that aligns with a median opening (located approximately 575 feet north of the E. Lexington Avenue intersection).
- b. **Meadowlawn Avenue:** One (1) point of vehicular access shall be allowed to **the east side of** Meadowlawn Avenue. A one-way loop circulation drive with an entrance-only and exit-only configuration is considered as one access point.
 - i. This access point shall be installed in a manner generally depicted in Exhibits "A & B". A one-way entrance loop designed to serve as a passenger pick-up and drop-off for new facilities within Guilford County Tax Parcel 182482.
 - ii. Except for allowing an exit-only access drive for Guilford County Tax Parcel 182536 (student housing tract), the driveway layout shall be

- designed to be separated from all land uses, vehicle circulation and parking areas serving the zoning site.
- iii. This condition shall only apply while all parcels fronting along Meadowlawn Avenue have a residential zoning designation as listed in Section 3.3 of the Development Ordinance.
- c. Homewood Avenue: No access permitted to Homewood Avenue. This condition shall only apply while all parcels fronting along Homewood Avenue have a residential zoning designation as listed in Section 3.3 of the Development Ordinance.
2. Pedestrian Access: The following pedestrian circulation corridors shall be established and installed ~~(see item 2.a and 2.b below)~~. Land development approval shall be acquired by December 31, 2024 ~~June 30, 2023~~ and installation shall be completed by June 30, 2025 ~~December 31, 2023~~. Failure to meet either of these dates, shall cause the zoning to become void and administrative initiation of a Zoning Map Amendment application by the City of High Point Planning and Development Department to establish a R-5 District zoning of the site.
- a. Pedestrian Circulation Corridor #1: A minimum 6 foot wide sidewalk shall be installed along the entire length of the E. Lexington Avenue frontage of the zoning site.
- b. Pedestrian Circulation Corridor #2: A minimum 8 foot wide concrete or asphalt pedestrian connection shall be installed from the parking lot lying north of the site (Tax Parcel 182482), through the southern portion of the site (Tax Parcel 182475), to the E. Lexington Avenue right-of-way line.
- c. Pedestrian Circulation Corridor #3: At the intersection of E. Lexington Avenue and N. Centennial Street the applicant shall install a crosswalk from the southeastern corner, across E. Lexington Avenue, to the northeast corner of this intersection. This crosswalk shall be installed to standards determined by the City of High Point Transportation Department or funds-in-lieu-of installation as determined by the Transportation Department, shall be provided.
3. Other Transportation Conditions: The City of High Point Transportation Director 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 18th day of December 2023

By: _____
Cyril Jefferson, Mayor

ATTEST:

Sandra Keeney, City Clerk

Citizens Information Meeting Report Zoning Map Amendment 23-28

Submitted by: Jason Sweet, Assistant Vice-President of Construction,
High Point University



HIGH POINT UNIVERSITY

October 16, 2023

City of High Point
PO Box 230
High Point, NC 27261

Re: High Point University Rezoning
Zoning Map Amendment ZA 23-xx

Greetings! High Point University would like to inform you that we have submitted a rezoning request for 1107 E. Lexington Avenue, previously known as the College Village Shopping Center site, from a Retail Center (RC) District to an Institutional District. The area to be added to the University's campus is indicated on the attached map for your reference. The rezoning request will annex the property into the current CZ-I site allowing for uses and improvements consistent with institutional requirements of the University. The current Food Lion and applicable parking areas are not included in this rezoning request, and will remain as a retail center as part of their long-term lease. We want to ensure that you are informed and hear your opinions.

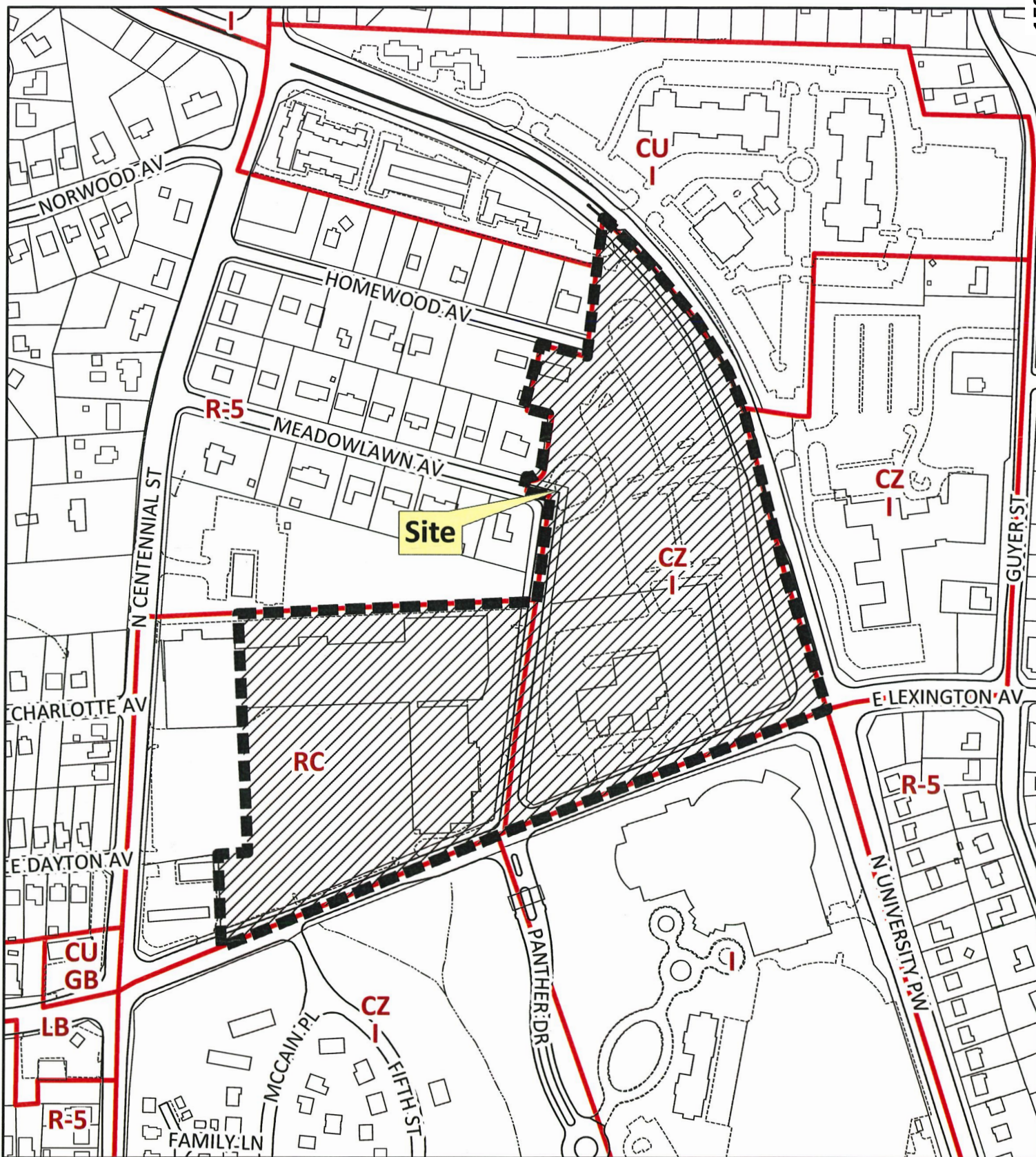
The Rezoning Application was submitted on October 2, 2023, with a regular meeting of the City of High Point Planning & Zoning Commission scheduled for November 14, 2023, at 6:00 pm. This meeting will be held in the City Council Chambers. A Citizen Information Meeting Statement prepared by the City of High Point is enclosed. This statement outlines the requirements of the rezoning process.

Prior to the Planning and Zoning meeting, please do not hesitate to call me if you have questions or would like to discuss the rezoning request in more detail. I can be reached at (336)841-9046 or by e-mail at jsweet@highpoint.edu. I look forward to hearing from you.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jason Sweet', written over a horizontal line.

Jason Sweet
Assistant Vice President of Construction



ZONING MAP AMENDMENT ZA-23-xx E Lexington Av

From: Retail Center (RC), Conditional Zoning
Institutional (CZ I)
To:

CITY OF
high point.

PLANNING AND
DEVELOPMENT

N



Scale: 1" = 300'

Existing Zoning Boundary
Subject Property Boundary



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



City of High Point

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

Master

File Number: 2024-013

File ID: 2024-013

Type: Zoning Map Amendment

Status: Adopted

Version: 1

Reference:

In Control: City Council

File Created: 01/04/2024

File Name:

Final Action: 01/16/2024

Title: Public Hearing on City of High Point, Zoning Map Amendment 23-30
A request by the City of High Point to rezone approximately 36.1 acres as part of the Comprehensive Zoning Map Amendment project. To rezone the Westover Park Subdivision from the Residential Multifamily - 16 (RM-16) District to the Residential Single Family - 5 (R-5) District. The subdivision lies along both sides of Shadow Valley Road, between Hartley Drive and Londonderry Drive (both sides).

Notes:

Sponsors:

Enactment Date:

Attachments: Staff Report ZA-23-30

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name: gina.lindsey@highpointnc.gov

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	City Council	01/16/2024	approved				

CITY OF HIGH POINT

AGENDA ITEM



TITLE: Zoning Map Amendment 23-30 (City of High Point)	
FROM: Sushil Nepal, AICP Planning & Development Director	MEETING DATE: January 16, 2024
PUBLIC HEARING: Yes	ADVERTISED DATE/BY: January 3 & 10, 2024 Planning & Development
ATTACHMENTS: A. Staff Report B. Zoning Ordinances	

PURPOSE:

A request by the City of High Point to rezone approximately 36.1 acres as part of the Comprehensive Zoning Map Amendment project. To rezone the Westover Park Subdivision from the Residential Multifamily – 16 (RM-16) District to the Residential Single Family – 5 (R-5) District. The subdivision lies along both sides of Shadow Valley Road, between Hartley Drive and Londonderry Drive (both sides).

BACKGROUND:

The Planning and Zoning Commission reviewed this request at their December 12, 2023 public hearing. All members of the Commission were present. Mr. Herbert Shannon, Senior Planner, presented the case and recommended **approval** of the request as outlined in the staff report.

Speaking on the request:

There were no speakers in opposition to this request.

BUDGET IMPACT:

There is no budget impact.

RECCOMENDATION/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 (*vote-count based on having one vacant seat on the commission*).

2. Consistency and Reasonableness Statements

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

That Zoning Map Amendment 23-30 is consistent with the City's adopted policy guidance because the zoning map amendment for these residential neighborhoods is supported by Goal #1 of the Land Use Plan, which encourages development that enhances and preserves established neighborhoods. Furthermore, the amendments are needed to better match the way this subdivision has developed.

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

**STAFF REPORT
ZONING MAP AMENDMENT ZA-23-30
December 12, 2023**

Request

A request by the High Point City Council to rezone approximately 36.5 acres, as part of the Comprehensive Zoning Map Amendment Project. This request focuses on lands in the western portion of the City lying south of the intersection of Hartley Drive and Shadow Valley Road. This development is known as the Westover Park Subdivision, and it has been developed as a single-family home subdivision.

Background

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

Comparison of Current and Proposed Zoning

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

	Adjacent Zoning	Adjacent Land Use
North:	Rural Agricultural -3 (RA-3) District (Davidson County)	Single family dwellings (<i>lying north of the Hartley Drive ROW</i>)
South:	Residential Multifamily-16 (RM-16) District	Undeveloped parcels
East:	Planned Development – Residential (PDR) District	Single family dwellings
West:	Rural Agricultural -3 (RA-3) District (Davidson County)	Single family dwelling and undeveloped parcels

Land Use Plan Classification
The area is designated as follows: • 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.

Analysis

The Land Use Plan classifies this area as Low Density Residential which primarily supports single family detached dwellings on individual lots at a density of five dwelling units per acre. However, the RM-16 district zoning that currently governs land uses in this area permits multifamily development, such as apartment complexes, at a density of 16 units per acre. The introduction of higher density residential development, in the middle of an established single-family neighborhood, is not compatible with the manner in which this area has developed or with the Low-Density Residential land use classification governing this area. Thus, this application proposes rezoning to the R-5 District as it more accurately reflects the way this area has developed and to ensure the long-term stability of this single-family neighborhood.

The Planning and Development Department does not oppose higher-density development in this portion of the City, but such a land use is preferable when located on the outer edges of neighborhoods abutting streets classified as collectors, or thoroughfares. Furthermore, such a development should occupy most of a city block and have sufficient land area to ensure it can provide sufficient buffering adjacent to single family land uses. As currently zoned some lots could be combined and a multifamily use, with limited land area and buffering, can be imposed upon the residents of an otherwise single-family neighborhood. The goal of this rezoning is to ensure the stability of what has been established as a single-family neighborhood.

Consistency with Adopted Policy Guidance
Whether and the extent to which the proposed conditional zoning district is appropriate for its proposed location, and is consistent with the City’s adopted policy guidance.
The zoning map amendment for these residential neighborhoods is supported by Goal #1 of the Land Use Plan, which encourages development that enhances and preserves established neighborhoods.

Reasonableness/Public Interest:

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

The amendments are needed to better match the way these neighborhoods have developed.

Recommendations

Staff recommends approval of the request to rezone this approximate 36.5 acre subdivision to the Residential Single Family – 5 (R-5) District.

Required Action

Planning and Zoning Commission:

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

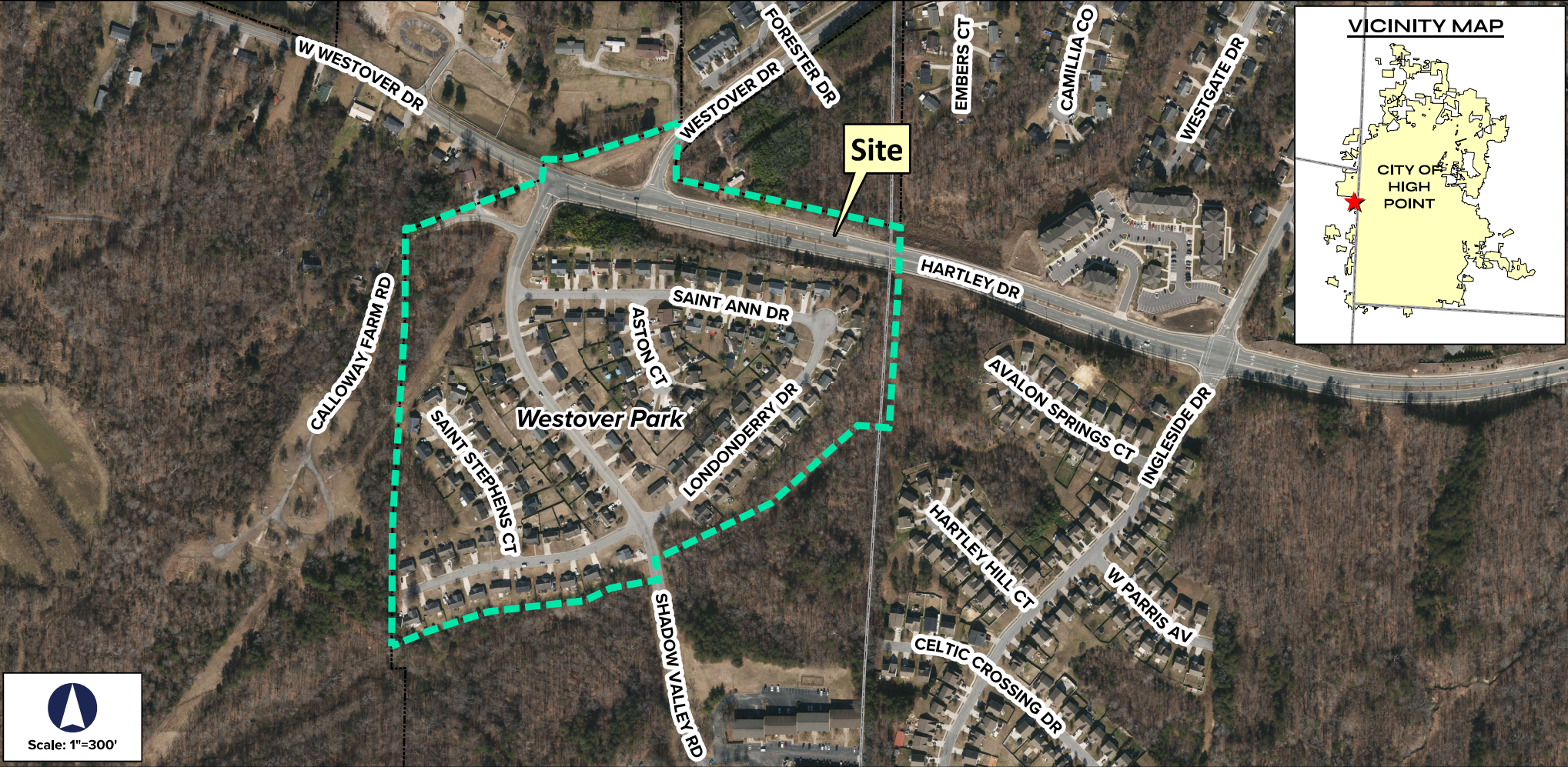
City Council:

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

Report Preparation

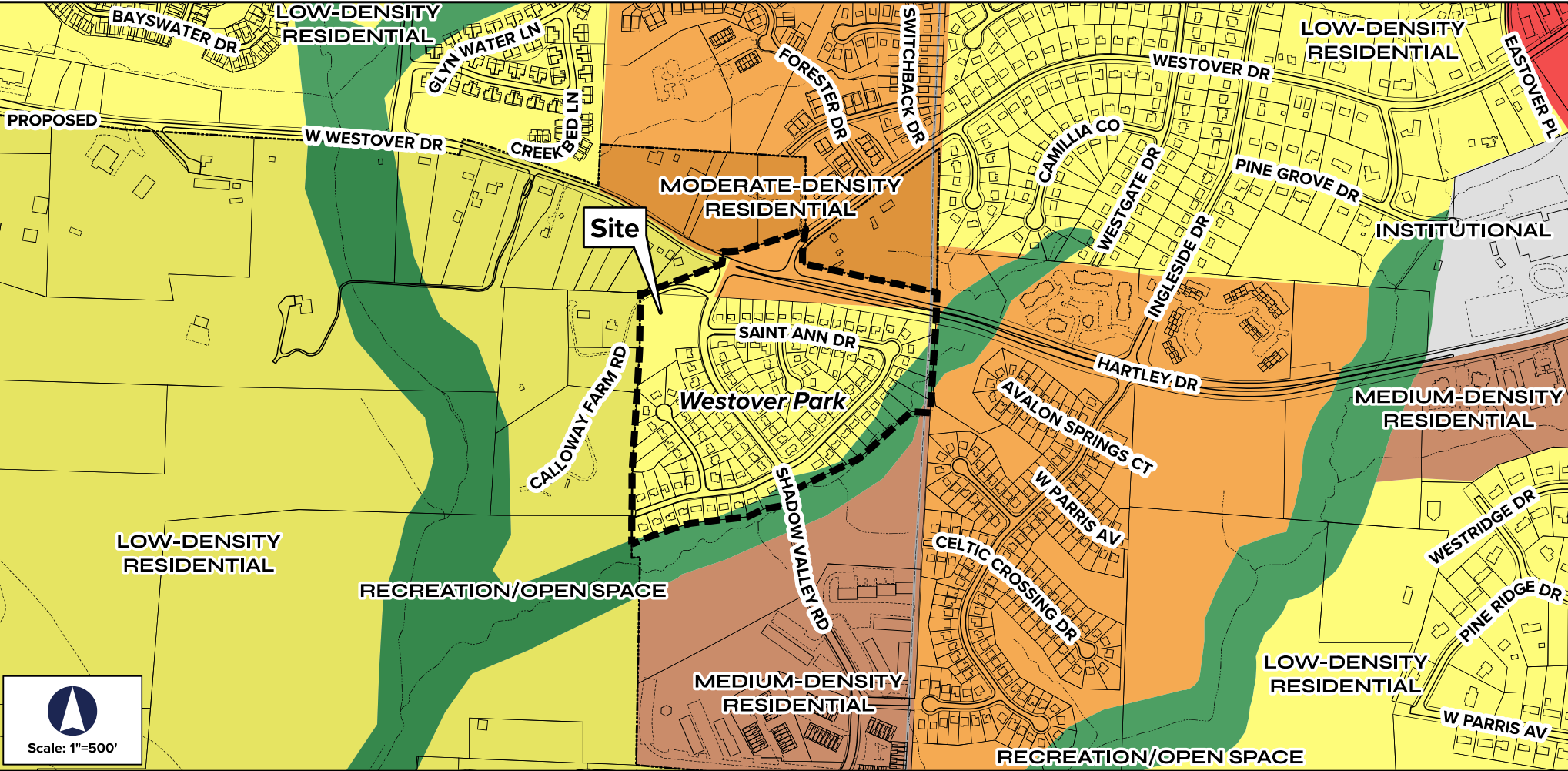
This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner and reviewed by Sushil Nepal AICP, Planning and Development Director.

ZONING MAP AMENDMENT: ZA-23-30
AERIAL PHOTOGRAPHY (FEB. 2022)



ZONING MAP AMENDMENT: ZA-23-30

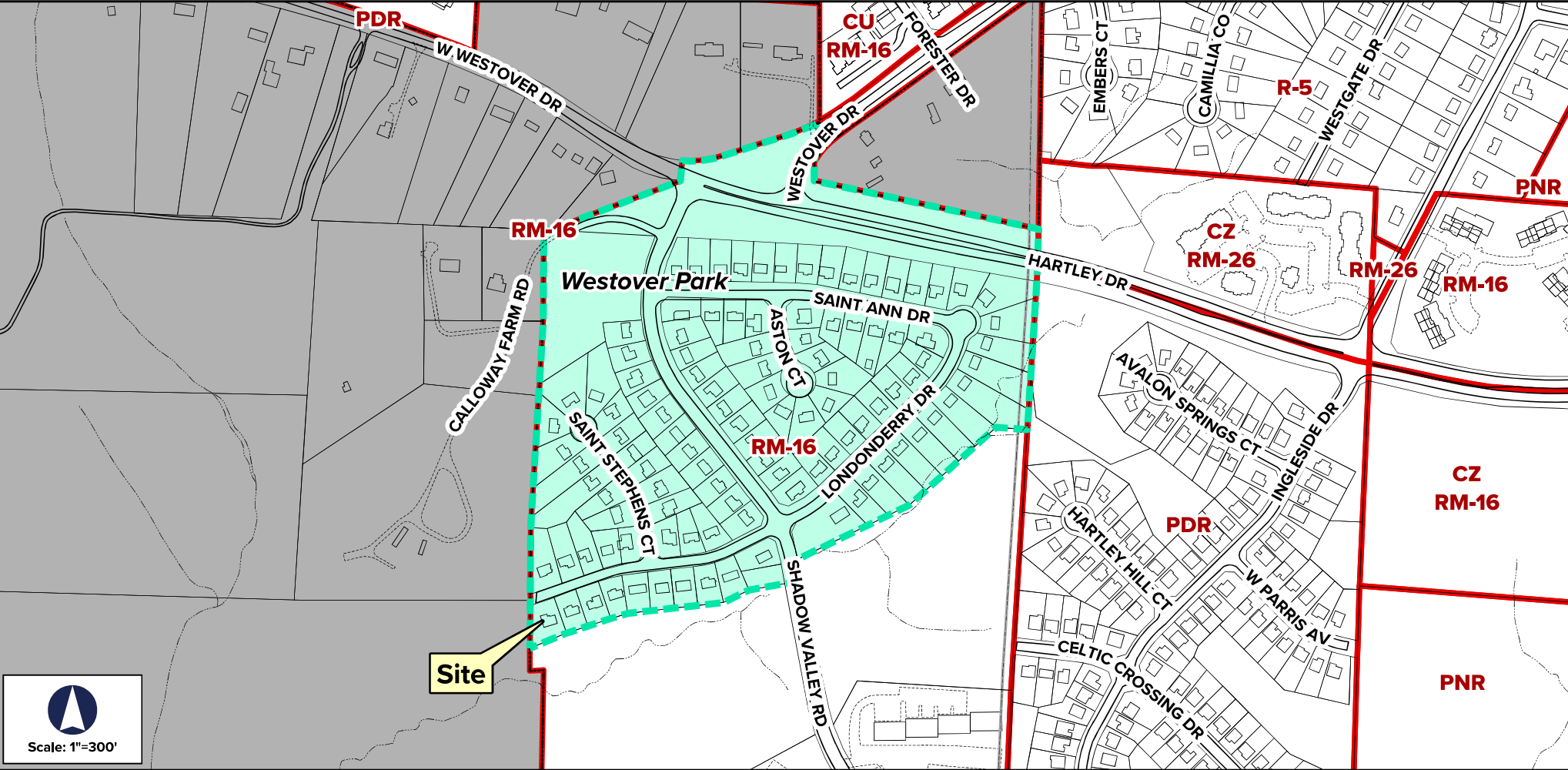
LAND USE PLAN MAP



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ZONING MAP AMENDMENT: ZA-23-30

ZONING MAP



© Planning/Scale/Board Action, Crows/Zoning Map Amendment/2023/Zoning Map Amendments, 2023.aprx

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

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

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on December 12, 2023 and before the City Council of the City of High Point on January 16, 2024 regarding **Zoning Map Amendment Case ZA-23-31 (ZA-23-31)** a proposed amendment to the Official Zoning Map of the “City of High Point Development Ordinance”;

WHEREAS, notice of the public hearings were published in the High Point Enterprise on December 2, 2023, for the Planning and Zoning Commission public hearing and on January 3, 2024 and January 10, 2024, for the City Council public hearing pursuant to Chapter 160D-602 of the General Statutes of North Carolina; and

WHEREAS, the proposed amendment was adopted by the City Council of the City of High Point on **January 16, 2024**.

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

SECTION 1

That the Official Zoning Map of the City of High Point be amended to establish the following described area as a: **Residential Single Family – 5 (R-5) District**. The site is approximately **13.6** acres, consisting of the Westover Park Subdivision, located south of the intersection of Hartley Drive (which lies along both sides of Shadow Valley Road) and portion of the Hartley Drive and Westover Drive rights of way.

The site consists of the following:

- 1) Davidson County Tax Parcel **01-008-E-000-0002 (2501 & 2473 Shadow Valley Road)**,
- 2) Portions of the Hartley Drive, Shadow Valley Road and Westover Drive rights-of-way as depicted on City of High Point Annexation Map as recorded in Plat Book 58 Page 27, as recorded in the Davidson County Register of Deeds Office,
- 3) **Lands within the Westover Park Subdivision (Phases 1,2, 3 and 4)** as recorded in Plat Book 26 Page 158, Plat Book 27 Page 62, Plat Book 28 Page 88 and Plat Book 30 Page 42 of the Davidson County Register of Deeds Office.

The site is also known as Davidson County Tax Parcels 01008E0000002, 01008G0000029, 01008G0000030, 01008G0000031, 01008G0000032, 01008G0000033, 01008G0000034, 01008G0000035, 01008G0000036, 01008G0000037, 01008G0000065, 01008G0000066, 01008G0000067, 01008G0000068, 01008G0000069, 01008G0000070, 01008G0000071, 01008G0000072, 01008G0000073, 01008G0000074, 01008H0000001, 01008H0000002, 01008H0000003, 01008H0000004, 01008H0000005, 01008H0000006, 01008H0000038, 01008H0000039, 01008H0000040, 01008H0000041, 01008H0000042, 01008H0000043, 01008H0000044, 01008H0000045, 01008H0000046, 01008H0000047, 01008H0000048,

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01008J0000102, 01008J0000103, 01008J0000104, 01008J0000105, 01008J0000106,
01008J0000107 & 01008J0000108.

SECTION 2

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

SECTION 3

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

SECTION 4

This ordinance shall become effective upon the date of adoption.

Adopted by the City Council
City of High Point, North Carolina
The **16th** day of **January, 2024**

By: _____
Cyril Jefferson, 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: 2024-014

File ID: 2024-014

Type: Zoning Map Amendment

Status: Adopted

Version: 1

Reference:

In Control: City Council

File Created: 01/04/2024

File Name:

Final Action: 01/16/2024

Title: Public Hearing on City of High Point, Zoning Map Amendment 23-31
A request by the City of High Point to rezone approximately 16 acres as part of the Comprehensive Zoning Map Amendment project. To rezone the Vineyard Townhome Subdivision and 3827 Johnson Street from a Conditional Use Residential Multifamily - 5 (CU RM-5) District to the Residential Multifamily - 5 (CU RM-5) District and the Residential Single Family - 3 (R-3) District. The site is located along the west side of Johnson Street, approximately 1,300 feet south of Old Mill Road.

Notes:

Sponsors:

Enactment Date:

Attachments: Staff Report ZA-23-31, Sign-up Sheet Public Hearing

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name: gina.lindsey@highpointnc.gov

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	City Council	01/16/2024	approved				

CITY OF HIGH POINT

AGENDA ITEM

TITLE: Zoning Map Amendment 23-31 (City of High Point)	
FROM: Sushil Nepal, AICP Planning & Development Director	MEETING DATE: January 16, 2024
PUBLIC HEARING: Yes	ADVERTISED DATE/BY: January 3 & 10, 2024 Planning & Development
ATTACHMENTS: A. Staff Report B. Zoning Ordinances	

PURPOSE:

A request by the City of High Point to rezone approximately 16 acres as part of the Comprehensive Zoning Map Amendment project. To rezone the Vineyard Townhome Subdivision and 3827 Johnson Street from a Conditional Use Residential Multifamily – 5 (CU RM-5) District to the Residential Multifamily – 5 (CU RM-5) District and the Residential Single Family – 3 (R-3) District. The site is located along the west side of Johnson Street, approximately 1,300 feet south of Old Mill Road.

BACKGROUND:

The Planning and Zoning Commission reviewed this request at their December 12, 2023 public hearing. All members of the Commission were present. Mr. Herbert Shannon, Senior Planner, presented the case and recommended **approval** of the request as outlined in the staff report.

Speaking on the request:

Mr. Grant Swaim, 704 Vinebury Lane, President of the Vineyard Townhome Subdivision Homeowners Association (HOA), spoke. He stated that their HOA board has reviewed this proposal and has no objections.

BUDGET IMPACT:

There is no budget impact.

RECCOMENDATION/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 (*vote-count based on having one vacant seat on the commission*).

2. Consistency and Reasonableness Statements

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

That Zoning Map Amendment 23-31 is consistent with the City's adopted policy guidance because the zoning map amendment is supported by Goal #1 of the Land Use Plan, which encourages development that enhances and preserves established neighborhoods. Furthermore, the amendments are needed to better match the way this subdivision has developed.

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

**STAFF REPORT
ZONING MAP AMENDMENT ZA-23-31
December 12, 2023**

Request

A request by the High Point City Council to rezone the Vineyard Townhome Subdivision and a abutting parcel as part of the Comprehensive Zoning Map Amendment Project. This townhome development and abutting parcel is located along the west side of Johnson Street, approximately 1,300 feet south of Old Mill Road.

Background

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

Comparison of Current and Proposed Zoning

	Current Zoning	Proposed Zoning
	Conditional Use Residential Multifamily – 5 (CU RM-5) District	Residential Multifamily – 5 (RM-5) Residential Single Family – 3 (R-3)
<i>Purpose & Intent:</i>	<u>RM-5 District</u> The RM-5 district is established to accommodate a mix of residential development at densities of 5 units an acre, that are served by public water and sewer. Complimentary uses such as open space, schools, utilities, religious institutions and recreational facilities are also allowed.	<u>RM-5 District</u> Same as previously described. <u>R-3 District</u> The R-3 district is established to accommodate principally single-family detached dwellings developed at a density of 3 units an acre that are served by public water and sewer. Complimentary uses such as open space, schools, utilities, religious institutions, and recreational facilities are also allowed. District regulations discourage any use that interferes with the development of single-family detached dwellings or that is detrimental to the residential nature of the district.
<i>Current Uses:</i>	Permitted	<u>RM-5 District:</u> Existing townhome uses are permitted. <u>R-3 District:</u> Only single family detached residential dwellings are permitted.

<i>Conditions</i>	Conditional Use Permit 97-26 <i>(adopted June 1997)</i> - Only townhouse dwellings are allowed. - Maximum 4 dwelling units per acre. - Maximum 4 attached dwelling units. - Maximum building height 25 feet. - No development north of the Duke Power right-of-way (easement). - One point of access to Johnson Street. - Forty-two (42) feet of right-of-way dedication to accommodate future widen of Johnson Street.	None
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	Adjacent Zoning	Adjacent Land Use
North:	Residential Multifamily-5 (RM-5) District Residential Single Family – 3 (R-3) District	Townhome subdivision and single family dwellings
South:	Residential Single Family – 3 (R-3) District	Single family dwellings and undeveloped parcel
East:	Residential Single Family – 3 (R-3) District	Fire station, utility substation and public park
West:	Residential Single Family – 3 (R-3) District	Single family dwellings

Land Use Plan Classification
The area is designated as follows: 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.

Analysis

The Vineyard Townhome Subdivision was initially granted zoning approval in 1997 to support development of a townhome development at a maximum density of four (4) dwelling units per acre (or up to 62 dwelling units). This townhome neighborhood was completed in 1999 with 52 units. A 150-foot wide Duke Power Transmission Line Right-of-Way (easement) bisects the site. The 13.6 acres of the subdivision lying to the east/south of this easement is developed with townhomes, while the 2.4 acres to the west/north of this easement consists of undeveloped common area/open space area that is mostly encumbered by the transmission line easement and a drainage channel (non-classified stream channel).

As this development has been fully completed, staff recommends rezoning from its current CU RM-5 District to the RM-5 and R-3 Districts. The developed portion of this subdivision (area lying south and east of the transmission line) is proposed to be rezoned to the RM-5 District (*See Area A on attached Maps*). The western portion of the subdivision (undeveloped common area north and west of the transmission line) is proposed to be rezoned to the R-3 District (*See Area B on attached Maps*).

This split zoning is to ensure long term compatibility with the abutting single family neighborhoods to the west along Malibu Drive and Fairlane Street. There is no vehicular access to the western portion of

the Vineyard Townhome subdivision from Johnson Street. Access may only be gained by traveling through the abutting single family neighborhood to the west (via Malibu Drive). There may be a time in the future when the Vineyard Townhome homeowner's association desires to subdivide and sell the rear 2.4 acres of this subdivision. To ensure any future development of this area is compatible with the abutting single family neighborhood, staff recommends rezoning that portion of this subdivision to the R-3 District. The proposed R-3 District would ensure any development, if any, of this 2.4 acre area matches the use and development intensity of abutting lands along Malibu Drive and Fairlane Street.

Consistency with Adopted Policy Guidance

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

The zoning map amendment is supported by Goal #1 of the Land Use Plan, which encourages development that enhances and preserves established neighborhoods.

Reasonableness/Public Interest:

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

The amendments are needed to better match the way this subdivision has developed.

Recommendations

Using the centerline of the 150-foot wide Duke Power Transmission easement as a dividing line, staff recommends the Vineyard Townhome Subdivision be rezoned as follows:

1. That portion of the Vineyard Townhome Subdivision lying to the south and east of the centerline of the Duke Power transmission easement shall be rezoned to the RM-5 District.
2. That portion of the Vineyard Townhome Subdivision lying to the north and west of the centerline of the Duke Power transmission easement shall be rezoned to the R-3 District.

Required Action

Planning and Zoning Commission:

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

City Council:

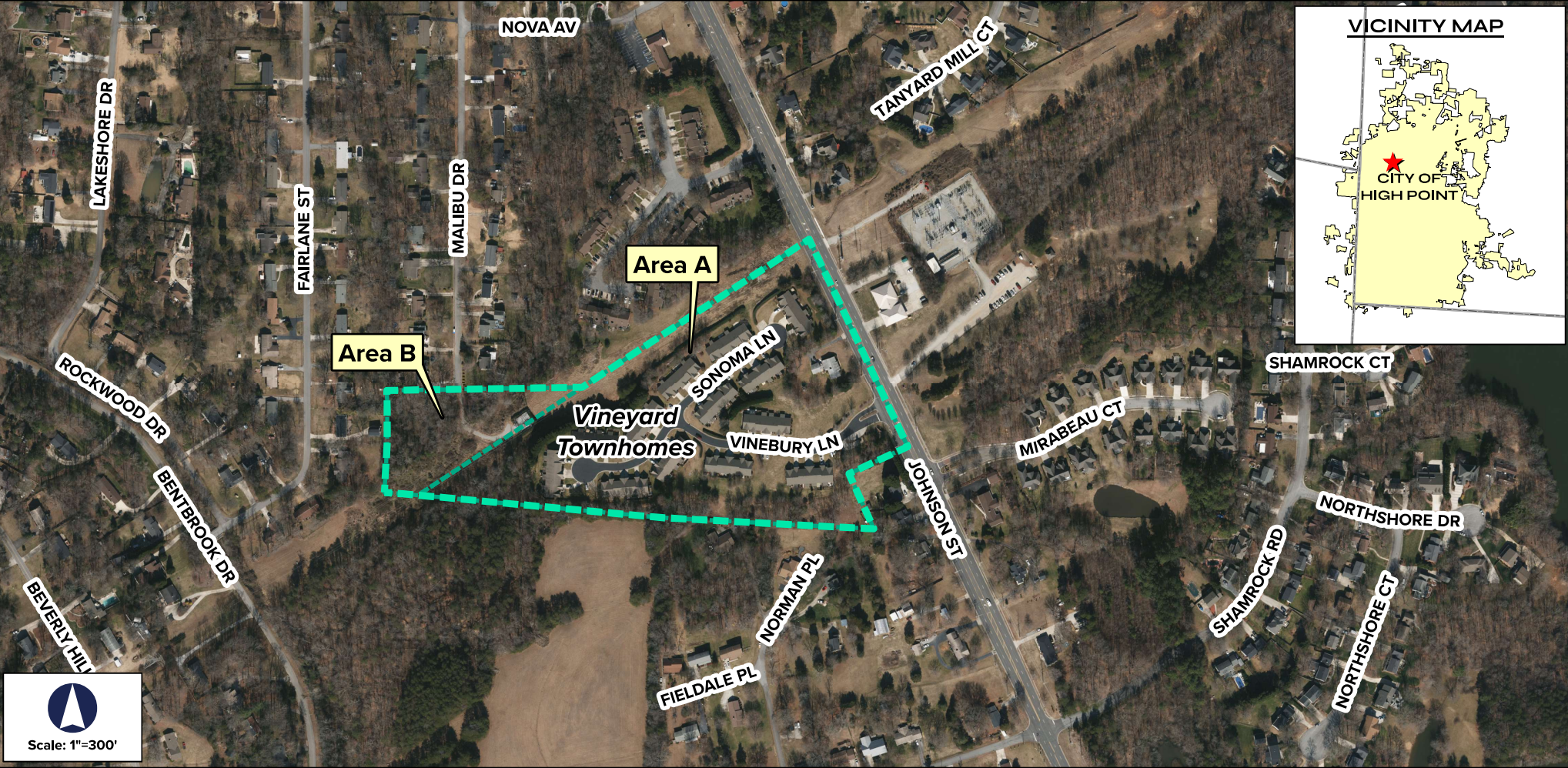
Upon rendering its decision in this case, the High Point City Council also must place in the official record a statement of consistency with the City's Land Use Plan and other plans as may be applicable. This may be done by adopting the statement(s) as written in this report, or with any additions or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

Report Preparation

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

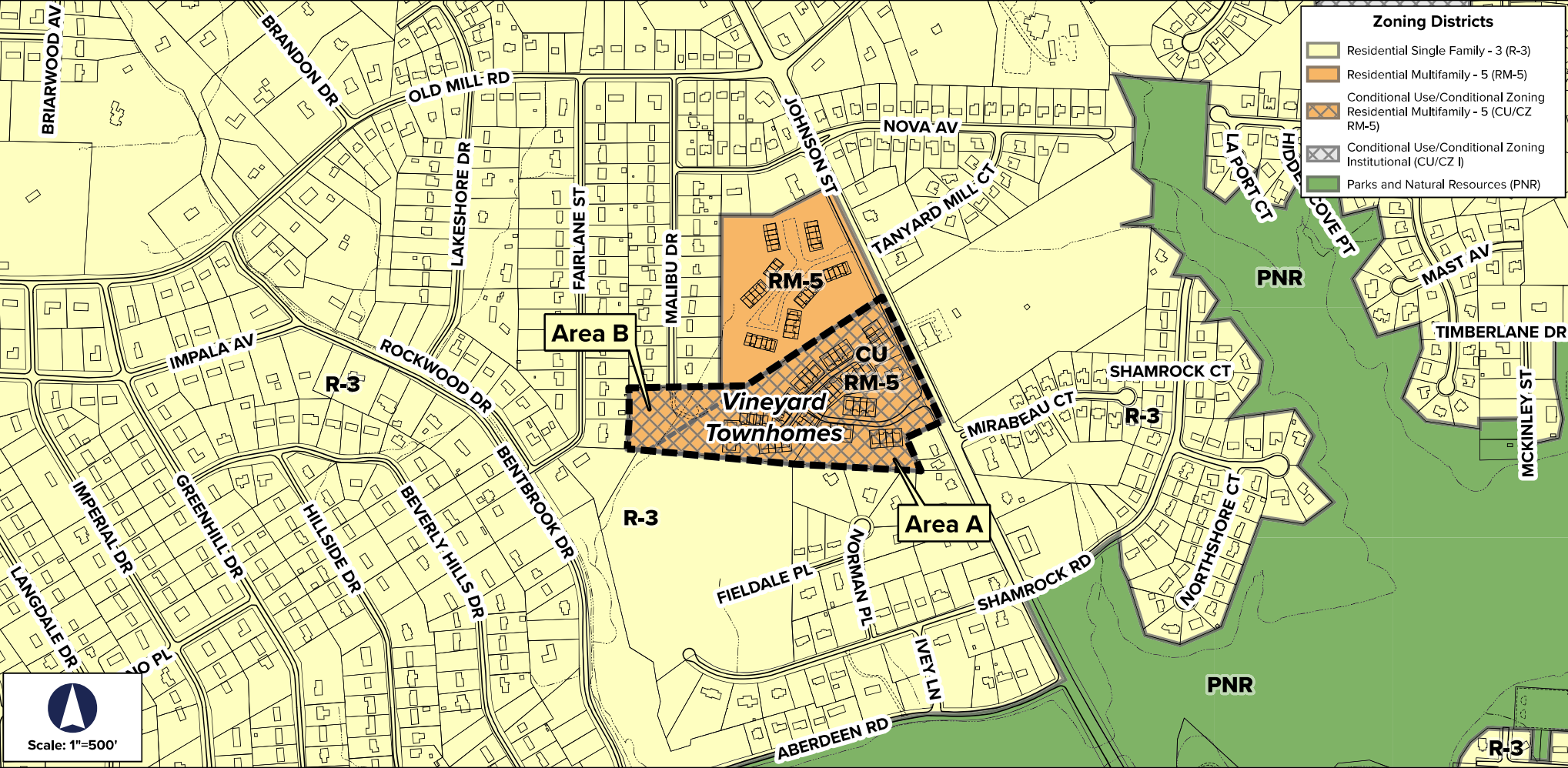
ZONING MAP AMENDMENT: ZA-23-31

AERIAL PHOTOGRAPHY (FEB. 2022)



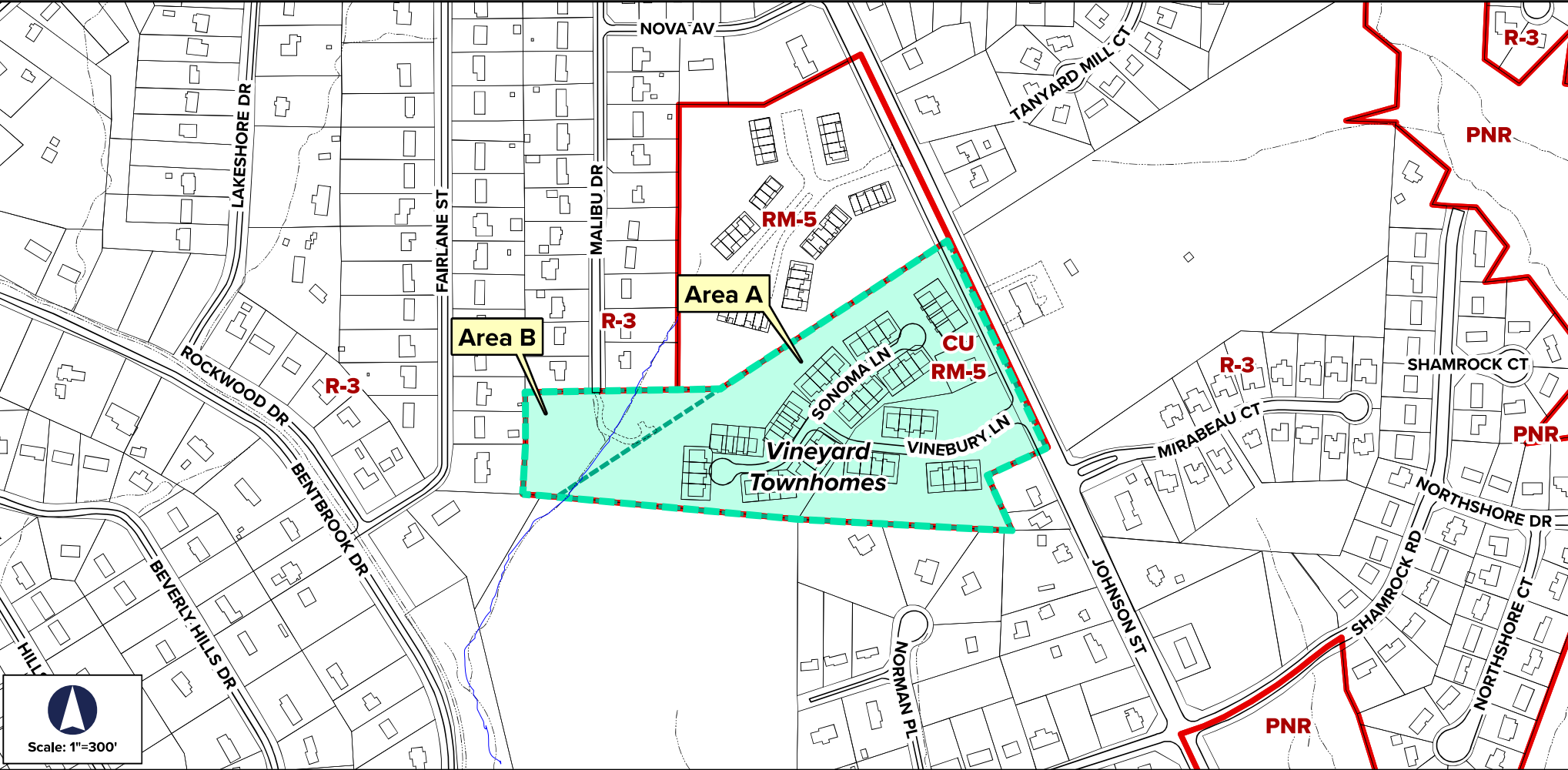
ZONING MAP AMENDMENT: ZA-23-31

COLOR-CODED ZONING MAP



ZONING MAP AMENDMENT: ZA-23-31

ZONING MAP



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

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

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on December 12, 2023 and before the City Council of the City of High Point on January 16, 2024 regarding **Zoning Map Amendment Case ZA-23-31 (ZA-23-31)** a proposed amendment to the Official Zoning Map of the “City of High Point Development Ordinance”;

WHEREAS, notice of the public hearings were published in the High Point Enterprise on December 2, 2023, for the Planning and Zoning Commission public hearing and on January 3, 2024 and January 10, 2024, for the City Council public hearing pursuant to Chapter 160D-602 of the General Statutes of North Carolina; and

WHEREAS, the proposed amendment was adopted by the City Council of the City of High Point on **January 16, 2024**.

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

SECTION 1

That the Official Zoning Map of the City of High Point be amended to establish the following described area as a: **Residential Multifamily – 5 (RM-5) District**. The site is approximately **13.6** acres, located along the west side of Johnson Street, approximately 1,300 feet south of Old Mill Road. The site consists of 3827 Johnson Street, depicted as New Lot C on PB119 PG 81 as recorded in the Guilford County Register of Deeds Office and that portion of the Vineyard Townhome Subdivision, lying east of the centerline of the Duke Power Line Right-of-Way, as depicted on the map “Final Plat of the Vineyard Townhomes” (Phases 1 and 2), recorded in PB 130 PG 09 and PB 131 PG 36 of the Guilford County Register of Deeds Office.

The site is also known as Guilford County Tax Parcels 200931 (3827 Johnson Street), 200940 (portion of Vineyard Townhomes common area lying east of the centerline of Duke Power Right-of-Way in Phase II), 200953 (common area Vineyard Townhomes in Phase I), 200940, 200941, 200942, 200943, 200944, 200945, 200946, 200947, 200948, 200949, 200950, 200951, 200952, 200954, 200955, 200956, 200957, 200958, 200959, 200960, 200961, 200962, 200963, 200964, 200965, 200966, 200967, 200968, 200969, 200970, 200971, 200972, 200973, 200974, 200975, 200976, 200977, 200978, 200979, 200980, 200981, 200982, 200983, 200984, 200985, 200986, 200987, 200988, 200989, 200990, 200991, 200992 and 200993.

SECTION 2

That the Official Zoning Map of the City of High Point be amended to establish the following described area as a: **Residential Single Family – 3 (R-3)**. The property is approximately **2.4** acres, located at the southern terminus of Malibu Drive. The zoning site consists of that portion of the common area of the “Final Plat of the Vineyard Townhomes” (Phases 2), as recorded in PB

131 PG 36 of the Guilford County Register Of Deeds Office, lying west of the centerline of the Duke Power Line Right-of-Way. The zoning site is also known as Guilford County Tax Parcel 200940 lying west of the centerline of Duke Power Right-of-Way. This area is generally described as follows:

Beginning at the southwestern corner of the Vineyard Townhomes Subdivision (Phase 1) as recorded in Plat Book 131, Page 36 of the Guilford County Register of Deeds Office, said point also being the southeastern most boundary corner of Guilford County Tax Parcel 198224 as recorded in Deed Book 7290, Page 7999 described as Lot 18 in Plat Book 26, Page 79; Thence along the western boundary of the Vineyard Townhome Subdivision the following three (3) courses: 1) N 0° 26' 54" E, a distance of 148.40 feet; 2) N 0° 26' 54" E, a distance 99.85 feet, and 3) N 0° 55' 13" E, a distance of 59.03 feet. Thence S 89° 34' 07" E, a distance 459.28' E (also known as the southeast corner of Guilford County Tax Parcel 200939 as depicted in in Plat Book 60 Page 117, lot 36), thence S 89° 36' 19" E, a distance of 112.47' to an existing iron pin located at the centerline of the Duke Power line right of way, thence S 59° 46' 52" W in a general southwesterly direction, following the centerline of the Duke Power right of way, to the southern property line of the Vineyard Townhome Subdivision, thence in a westerly direction along the southern boundary of the Vinyard Townhome Subdivision, in a direction N 84° 51' 38" W, to the point of beginning.

SECTION 3

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 4

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

SECTION 5.

This ordinance shall become effective upon the date of adoption.

Adopted by the City Council
City of High Point, North Carolina
The 16th day of January, 2024

By: _____
Cyril Jefferson, Mayor

ATTEST:

Sandra R. Keeney, City Clerk



PUBLIC HEARING

Sign-In Sheet

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

Date: January 16, 2024

(Please Print)

Name	Address (Residence) & E-mail address	Matter Speaking About
Grant Swaim		2024-014