

# **City of High Point**

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

## **Meeting Agenda**

**Monday, September 20, 2010**

**4:45:00 PM**

**Council Chambers**

## **Committee of the Whole**

*Rebecca R. Smothers, Mayor  
M. Christopher Whitley, Mayor Pro Tem  
Latimer B. Alexander, IV, William S. Bencini,  
Mary Lou Blakeney, Foster Douglas, John Faircloth,  
Michael D. Pugh, Bernita Sims*

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

*Committee Members - Bencini, Douglas, Alexander*

**100269 Sole Source Authorization - Purchase of Porcelain 100kv Insulators**

City Council is requested to 1) approve an exception to the bid laws under the "sole source qualification" for the purchase of equipment by the Electric Operations Department and 2) approve the acquisition of five (5) porcelain 100kv insulators in the amount of \$54,120.00 from Southern States LLC.

**100270 Contract Renewal - Pike Electric Company**

Approval of the annual extension renewal contract with Pike Electric Company for electric system maintenance and construction in an amount not to exceed \$840,000.00.

**100271 Contract Renewal - Asplundh Tree Service**

Approval of annual extension renewal contract with Asplundh Tree Service for tree trimming services in an amount not to exceed \$583,066.00.

**100272 Joint Purchasing Agreement - ElectriCities of NC**

Approval of a three (3) year joint purchasing agreement with ElectriCities of North Carolina for wood pole purchases, tree trimming, substation maintenance and pole inspections.

**100273 Contract - Bid No. 07 - Pothole Patch Truck**

Approval of contract awarding Bid No. 07 for the purchase of a Pothole Patch Truck. Purchasing and Fleet Services recommends that contract be awarded to Whites International Trucks in the amount of \$145,621.00 which is the lowest responsible and responsive bidder meeting specifications.

**100274 Contract Extension - Gilbert Engineering Company - Sludge Removal - Westside WWTP**

Council is requested to approve a change order to the Gilbert Engineering Company contract for the removal and disposal of an additional 1,710 tons of sludge from the lagoon at the Westside Wastewater Treatment Plant in the amount of \$150,150.00.

**Pending Items**

**090050****Revised Economic Incentive Policy**

Council is requested to adopt a revised economic incentive policy redirecting incentive dollars to the Core City and south High Point.

3/5/2009

Committee of the Whole

referred

Committee of the Whole

**100260****Public Hearing - Expenditures for Economic Development Purposes - The Phillips Business Incubator/The Phillips Collection**

Thursday, September 9, 2010 at 9:00 a.m. is the date and time established to receive public comments concerning Economic Development Incentives in an amount not to exceed \$100,000; and pursuant to an incentive agreement containing benchmarks and a schedule for payment associated with the proposed location of both the Phillips Business Incubator and The Phillips Collection located at 916 Finch Avenue in High Point.

9/9/2010

City Council

referred

Finance Committee

**PUBLIC SAFETY COMMITTEE - Council Member Faircloth, Chair**

*Committee Members - Douglas, Pugh, Alexander*

**100275****Ordinance - Vacate/Close Structure - 612 South Road**

Adoption of an ordinance ordering the inspector to effectuate the vacating and closing of a structure located at 612 South Road belonging to James D and Phyllis H. Morgan.

**100276****Ordinance - Vacate/Close Structure - 400 Montlieu Avenue**

Adoption of an ordinance ordering the inspector to effectuate the vacating and closing of a structure located at 400 Montlieu Avenue belonging to Southeastern Residential Properties, LLC (Jeffrey H. Schwarz).

**100277****Ordinance - Demolition of Structure - 1612 West Avenue**

Adoption of an ordinance ordering the inspector to effectuate the demolition of a structure located at 1612 West Avenue belonging to Samantha P. Craver, Heirs.

**100286****Winston Salem/Forsyth County Emergency Operations Plan**

Council is requested to adopt a resolution approving and adopting the Winston-Salem Forsyth County Emergency Operations Plan and the Emergency Management Mutual Aid Agreement.

**100287****Resolution - Guilford County Multi-Jurisdictional Hazard Mitigation Plan**

Council is requested to adopt a resolution approving the Guilford County Multi-Jurisdictional Hazard Mitigation Plan as approved by the North Carolina Division of Emergency Management and the Federal Emergency Management Agency.

**PUBLIC SERVICES COMMITTEE - Council Member Sims, Chair**

*Committee Members - Blakeney, Faircloth, Whitley, Alexander*

**PLANNING & DEVELOPMENT COMMITTEE - Council Member Bencini, Chair**

*Committee Members - Blakeney, Pugh, Sims, Faircloth*

**100278 Resolution of Intent - Street Abandonment 10-12 - High Point University**

Approval of a resolution of intent that establishes a public hearing date of Monday, October 18, 2010 at 5:30 p.m. to consider a request to abandon the improved right-of-way of Fifth Court lying east of Fifth Street between E. Farriss Avenue and North Avenue (private).

**100279 Resolution of Intent - Street Abandonment 10-13 - High Point Regional Health Systems**

Approval of a resolution of intent that establishes a public hearing date of Monday, October 18, 2010 at 5:30 p.m. to consider a request to abandon an improved portion of Quaker Lane and an improved portion Pine Street lying east of Lindsay Street between Westwood Avenue and W. Ray Avenue.

**100280 Washington Street National Register District Nomination**

Consideration of support for the Washington Street National Register District nomination, as recommended by the High Point Historic Preservation Commission.

**Pending Items****100174 Appeal of Technical Review Committee (TRC) Decision**

Consideration of an appeal of the Technical Review Committee's decision to require dedication of right-of-way for a proposed subdivision located at the southeast corner of Greensboro Road and Enterprise Drive.

6/21/2010      Committee of the Whole      referred

**Planning and  
Development Committee**

**MISCELLANEOUS****100285 Boards and Commissions Appointment - Citizens Advisory Council**

Consideration of the appointment of Samantha Klemme to the Citizens Advisory Council as submitted by Council Member Alexander as his At-Large appointment. Appointment will be effective immediately and will expire on May 32, 2012.

**PUBLIC HEARINGS ON ITEMS****Planning & Development Committee - Council Member Bencini, Chair**

**100281****Ordinance - Rezoning Case 10-11 - Gerald Grubb - Eastchester Drive****a. Conditional Use Limited Business (CU-LB) District**

A request by Gerald Grubb to rezone a 2 acre parcel from the General Office-Moderate Intensity (GO-M) District to a Conditional Use Limited Business (CU-LB) District. The site is lying along the east side of Eastchester Drive, approximately 870 feet south of Lassiter Drive (1200 Eastchester Drive).

**b. Conditional Use Permit 10-11**

A request by Gerald Grubb for approval of an accompanying Conditional Use Permit with conditions pertaining to permitted uses and vehicular access.

**100282****Ordinance - Rezoning Case 10-12 - Malik Hanif - Allen Jay Road****a. Conditional Use Public & Institutional (PI) District.**

A request by Malik Hanif to rezone a 6.9 acre parcel from the Residential Multifamily-8 (RM-8) District to a Conditional Use Public & Institutional (CU-PI) District. The site is lying along the east side of Allen Jay Road, approximately 240 feet north of E. Fairfield Road (2801 Allen Jay Road).

**b. Conditional Use Permit 10-12**

A request by Malik Hanif for approval of an accompanying Conditional Use Permit with conditions pertaining to permitted uses, development & dimensional standards and vehicular access.

**100283****Resolution - Heart of the Triad Plan**

Consideration of a resolution accepting and endorsing the Heart of the Triad Plan.

**100284****Ordinance - Text Amendment 10-06**

A request by the City of High Point Planning & Development Department to repeal the Conditional Use District zoning process and to establish a Conditional Zoning process in its place.

**ADJOURNMENT**



# 2010 Guilford County Multi-Jurisdictional Hazard Mitigation Plan

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# **I. Overview**

## **Introduction**

This section provides a general introduction to the Guilford County Multi-Jurisdictional Hazard Mitigation Plan. This Multi-Jurisdictional plan has been developed by, and includes Guilford County, the cities of Gibsonville, Greensboro and High Point, the towns of Jamestown, Oak Ridge, Pleasant Garden, Sedalia, Stokesdale, Summerfield and Whitsett.

## **Background**

Guilford County and its municipalities, which includes the cities of Gibsonville, Greensboro and High Point, the towns of Jamestown, Oak Ridge, Pleasant Garden, Sedalia, Stokesdale, Summerfield and Whitsett, are vulnerable to many natural hazards such as floods, tornadoes and hurricanes. The occurrence of these hazards is inevitable, and there is little a community can do to control the force and intensity of these events. Through hazard mitigation planning, Guilford County and its municipalities can make their communities more resistant to these hazards and more resilient in order to be able to recover when they do experience such events. By minimizing the impact of natural hazards upon our built environment, the communities can minimize the damages done by natural hazards.

As defined by the Federal Emergency Management Agency (FEMA), “Mitigation is the effort to reduce loss of life and property by lessening the impact of disasters”. This describes an ongoing effort to lessen the potential for damages from natural hazards. Through the application of mitigation technologies and practices, Guilford County and its municipalities, to include the cities of Gibsonville, Greensboro and High Point, the towns of Jamestown, Oak Ridge, Pleasant Garden, Sedalia, Stokesdale, Summerfield and Whitsett, will work diligently to ensure that fewer of its citizens become victims of such disasters.

Hazard mitigation planning offers many benefits that include:

- Saving lives and protecting property;
- Saving money
- Expediting recovery following disasters
- Reducing future vulnerability through wise development
- Expediting both pre-disaster and post disaster grant funding
- Demonstrating a firm commitment to improving community health and safety

## **Purpose**

The purpose of the Guilford County Multi-Jurisdictional Hazard Mitigation Plan has five basic tenants:

1. To protect life, safety and property by reducing the potential for future damages and economic losses that result from natural hazards.
2. To internally and externally reinforce that Guilford County and its municipalities are committed to mitigation goals, objectives, policies and programs.
3. To serve as a guide for the implementation of goals, objectives, policies and programs.
4. To facilitate opportunities to apply initiatives for long-term disaster resistance.
5. To comply with both State and Federal requirements for local hazard mitigation plans.

The preparation and adoption of a local hazard mitigation plan is a requirement for receiving many types of mitigation and post-disaster recovery funds. The initiation and update of this multi-jurisdictional hazard mitigation plan brings the County and the municipalities into compliance with this requirement and thus eligible for disaster-related funding. Through this planning effort, the funding spent on mitigation measures will reduce the economic impact that often accompanies a significant natural hazard event. This plan is intended to be used as a guide for planning and operations and will not limit the ability of local authorities to address specific situations in light of their particular circumstances.

## **Scope**

The Guilford County Multi-Jurisdictional Hazard Mitigation Plan will be maintained to fully address the hazards determined to be of high and moderate risk. Other risks have been evaluated and reviewed for the 2010 plan update, but due to the low risk and limited resources, some hazards will not be addressed within this plan.

The geographic scope for the plan includes all corporate city limits and unincorporated areas of Guilford County to include: cities of Gibsonville, Greensboro, and High Point and the towns of Jamestown, Oak Ridge, Pleasant Garden, Sedalia, Stokesdale, Summerfield and Whitsett. Hazards will be evaluated based on the impact to the county as a whole, and when the municipalities deviate in risk, a notation will be made.

## **Authority**

The Guilford County Board of Commissioners and the Boards of Alderman of the municipalities included within this plan under the authority and police powers granted to counties and cities in North Carolina General Statutes (N.C. G.S. Chapter 153A and 160A) have adopted the Guilford County Multi-Jurisdictional Hazard Mitigation Plan. Upon completion of the 2010 plan update, the revised plan will be adopted by governing bodies for the County and municipalities.

This Plan has been developed and updated for 2010 to be compliant with current rules and regulations governing local hazard mitigation plans. The Plan will be routinely monitored minimally every five years, and as needed, to maintain compliance with the following legislation:

- (1) N.C.G.S. Chapter 166A: NC Emergency Management Act as amended by Senate Bill 300: An Act to Amend the Laws Regarding Emergency Management as recommended by the Legislative Disaster Response and Recovery Commission (2001).
- (2) The Robert T. Stafford Disaster Relief and Emergency Assistance Act as amended, and the Disaster Mitigation Act of 2000 (Public Law 106-309, October 30, 2000)

## **Participants in the Planning Process**

The Guilford County Hazard Mitigation Committee met to develop the plan and resumed meetings for the 2010 plan update. The participants in the development of this Hazard Mitigation Plan, and the subsequent 2010 plan update included a representative from the following jurisdictions, who collectively serve to make up the Guilford County Hazard Mitigation Committee: the Town of Jamestown, Town of

Sedalia, Town of Pleasant Garden, City of High Point, Town of Whitsett, Town of Stokesdale, Town of Oak Ridge, City of Gibsonville, City of Greensboro, Town of Summerfield and Guilford County.

## **Description of the Planning Process**

The Guilford County Hazard Mitigation Committee (GCHMC) initially met to organize and at that time established the planning process. For the initial planning process, the committee met with North Carolina Emergency Management's (NCEM) Hazard Mitigation Section and utilized their advice and expertise to create a single purpose plan. The result of this collaboration is that the mitigation plan will not become lost or lack the credibility it needs to be fully implemented. For the 2010 plan update process, the committee reconvened to initiate the update. The Guilford County Emergency Services Director led the process and helped to coordinate the update process and solicited the assistance of EnviroSafe Investigations and Consulting for coordination of the plan. On November 5, 2009, an initial meeting was held to outline roles and responsibilities in the plan update process. Every jurisdiction had a representative at the meeting. Each jurisdiction was required to update the information pertaining to their county, city or town and then all jurisdictions reviewed the draft of the plan and provided comments. Guilford County was responsible for the overall draft update and coordination, including updates to hazards. The representatives of each jurisdiction held several meetings and thoroughly reviewed the plan for accuracy and currency, and all updates have been incorporated into this plan update.

During the initial planning and the update process, the GCHMC operated with the understanding that the Hazard Mitigation Plan is a living document which grows and evolves as the community's experience with hazard mitigation grows, and as resources become available. The committee realized that it would be difficult to write a completed plan that documents every conceivable aspect of mitigation. However, as Guilford County's needs change, so will the hazard mitigation plan. In order to achieve the committee's goals, the initial and update processes include the following sections:

1. Hazard Identification and Analysis
2. Community Vulnerability Assessment
3. Mitigation Capabilities Assessment
4. Develop Community Goals
5. Develop Mitigation Strategies
6. Develop Interim Conclusions

**Step 1:** The Hazard Identification and Analysis section describes and analyzes the natural hazards present in Guilford County that can threaten its citizens and property. This section includes historical data on past hazards, hazard profiles and a risk index based upon hazard frequency, magnitude and impact. The risk index forms the basic foundation for prioritizing mitigation efforts. This section was developed utilizing assistance, guidance and research from County departments, municipalities and NCEM.

**Step 2:** The Community Vulnerability Assessment was completed through research and best available data. This section includes narrative descriptions on community characteristics such as geographical, economic and demographic profiles and discusses developmental trends.

**Step 3:** The Mitigation Capabilities Assessment provides a detailed examination of Guilford County's capacity to implement mitigation strategies and reviews existing opportunities for program enhancement. Capabilities addressed in this section include staff, organizational and technical capabilities, along with policy, fiscal, legal authority and political will power. The purpose of this assessment is to identify any shortfalls, weaknesses or conflicts in local programs that may hinder mitigation efforts and to identify local activities that can be built upon in furthering a successful community hazard mitigation program.

**Step 4:** Evaluation the County's past hazardous events and current development trends results in the development of community goals. These goals are broad and should be reevaluated as time passes and County and municipal capabilities and resources change.

**Step 5:** The mitigation strategies were used to develop mitigation objectives and actions. The committee felt that this was a prudent strategy to use the existing body of knowledge to further the mitigation goals that the County has identified.

**Step 6:** The interim conclusions will lead the process on the development of any additional ordinances, policies and laws to be adopted if applicable. Public and private funding sources will be sought to encourage hazard mitigation.

The first step in the update process was to determine the sections and areas of the plan that needed updating. Every section of the plan was reviewed by the county and each municipality to be sure that it was reflective of the current situation in each jurisdiction. Any repetitive sections were deleted and all historical data was brought up to date. The mitigation strategy and actions were also reviewed for currency. Necessary changes were made to sections as needed and all changes were approved by the county and municipalities.

During the draft process, all participants assisted by obtaining their local information and creating their own outreach processes. The web sites of local governments, Local Emergency Planning Committee and surveys were used to receive public comments. Many of the same tools that were used during the initial planning process were also used during the update process. The survey tool was updated using information from the last survey, and obtained better results. The changes streamlined the survey and offered more precise questions. Input for the plan was provided by all municipalities and many other groups with vested interest in the plan. The turnout for planning meetings was very positive and the public was also given ample time and opportunity to comment on the draft of the plan.

The Guilford County Hazard Mitigation Committee decided to have a single purpose plan in order to meet the Federal and State requirements. However, discussions lead the committee to pursue other plans, which were thought to be helpful in the development of this plan.

The meeting minutes and sign-in sheets for the committee meetings for the update process can be found at Appendix A.

## **Public Comment and Information**

During the May 2004 Local Emergency Planning Committee (LEPC) meeting, the North Carolina Hazard Mitigation Planner gave a presentation on hazard mitigation planning. The presentation gave the audience first hand information on why hazard mitigation was needed and required. The representative explained the planning process, litigation, available funding and how the plan would be incorporated within the existing and future County plans.

The LEPC was chosen as a public forum because its members include representation from business, industry, first responders, news media, elected officials, state, federal, schools, other public and private agencies, neighboring communities, non-profits and private citizens.

For the 2010 plan update process, the LEPC was also used as a sounding board for the plan. When the framework of the plan update was complete, the draft was sent to the LEPC for comment. The LEPC was asked for their input and changes that were received were incorporated into the 2010 plan for submission to NCEM and FEMA.

## **Public Comment**

For the 2010 plan update, the 2004 plan draft was loaded onto the County website and was made available for comment. The announcement of the planning process was also made on the website. The survey detailed below was used as a tool to further the information collection from the public.

Two meetings were held to receive comment from the public on the 2010 plan draft. The meetings were held on January 14<sup>th</sup> and January 21<sup>st</sup>, 2010 and were announced on the Guilford County Emergency Services website as well as in the newspaper.

Additional public input on the draft plan was solicited on the Guilford County Emergency Management website (<http://www.guilford-em.com>). The plan, public participation questionnaire and public meeting notices were all provided

In the future, as updates or changes are made, public announcements will be made. It is likely that any changes in the plan suggested by the public will be made at the next five-year plan update cycle. A record will be kept of any comments made between the plan update cycles, and will be added to the plan during the next plan update cycle. The Multi-Jurisdictional Hazard Mitigation Committee will then be responsible for reviewing all comments that have been received and determining, based on their expertise on mitigative practices, those pieces of information that should be included in the future plan updates.

## **Public Participation Survey**

On April 1, 2004 a survey form was placed on the Guilford County Office of Emergency Management's website to solicit public comment and participation during the planning process. Public participation in the planning process is expected in order to initiate community-wide awareness of natural hazards,

resulting in the formation of a disaster-resistant community. Only three phone inquiries were received and no one filled out the survey form.

While the public participation survey did not illicit the numbers of responses that were hoped for, the County and municipality see value in soliciting as much public input as possible. Therefore, for the 2010 plan update, a modified survey was used to attempt to get valued contribution from the public. The 2009 survey was listed as a news item on the Guilford County website beginning on Monday, November 9, 2009 and was posted to the Guilford County Emergency Services website on Tuesday, November 10, 2009. The responses to this survey were much better than the 2004 survey, perhaps because of the increase in computer use since the 2004 survey. The surveys and the results can be found in Appendix B.

Copies of the 2004 and 2009 surveys, as well as the results of the participation survey, are attached in Appendix B.

### **Adoption of Plan**

Each jurisdiction's governing body will officially adopt the Guilford County Multi-Jurisdictional Hazard Mitigation Plan. The process of plan adoption will begin once official approval has been received from NCEM and FEMA. County and municipals governments will advertise the adoption process and announce the adoption of the plan by normal notices by each governing board. An example of potential adoption verbiage that can be customized for the County and municipalities can be found in Appendix C.

## **II. Hazard Identification and Risk Assessment**

### **Introduction**

In this section, natural hazards are profiled to determine the likelihood of occurrence, intensity, potential impact and vulnerable geographic areas within Guilford County and its municipalities to include the cities of Gibsonville, Greensboro and High Point, and the towns of Jamestown, Oak Ridge, Pleasant Garden, Sedalia, Stokesdale, Summerfield and Whitsett.

Large events such as hurricanes, tornadoes or thunderstorms would likely affect the entire county, but there may be a small event that could be localized to municipal boundaries. Hazards within Guilford County and its municipalities could affect each jurisdiction differently. This would depend upon the severity of the event, the location of impact, time of the year, resources of the jurisdiction and other factors. It is difficult to determine the economic impact until damage assessment is completed and all factors are assessed.

### **Geographical Impact**

Guilford County and its municipalities are likely to be equally affected by hurricanes, tornadoes, severe thunderstorms, wildfires and severe winter storms. The City of Greensboro occasionally has flooding along the North and South Buffalo Creek. This creek runs through several low-lying areas of Greensboro, which has apartments, homes and businesses that could be affected. Guilford County, including the City of High Point, has limited areas of flooding. These areas of localized flooding are present in local areas across the county, and the extent to which they flood is highly dependent on rainfall in a period of time. For more information, please see the Flash Flooding section under Hazard Identification and Risk Assessment.

Various data sources were consulted and analysis of information was conducted to determine the impact of events on the County. The National Oceanic and Atmospheric Administration (NOAA) National Climatic Database (NCD) was the primary source of data that has been collected for this plan, as it was determined to be the most comprehensive data repository in existence. In some cases, this database provided information on events over the last 50 years.

### **Hazards Included and Hazards Omitted**

This plan identifies the hazards that could potentially affect the community, and the probability of their occurrence. In Guilford County, this includes drought, extreme temperatures, hail, floods, winter storms, hurricanes, thunderstorms, wildfires and tornadoes. The Federal Emergency Management Agency (FEMA) also requires communities to address landslides, tsunamis, dam failure and volcanoes.

Due to the extreme unlikelihood of landslides, tsunamis, dam failure, volcanoes, and tsunamis occurring in Guilford County, the County has chosen not to address them in the mitigation strategies section of the plan. Earthquakes will also not be addressed in the strategies due to the improbability of occurrence and limited resources in addressing all hazards.

### **Links and References**

There are a variety of sources for information on the hazards that Guilford County faces and the resulting impact, both recent and potential. The list below can serve as a general list of links and

references for hazards, and where any hazard-specific references are applicable, they will be noted within the hazard sections that follow.

Storm Prediction Center (SPC): <http://www.spc.noaa.gov>

National Climate Data Center (NCDC): <http://lwf.ncdc.noaa.gov/oa/ncdc.html>

American Red Cross – Disaster Preparedness: <http://www.redcross.org/disaster/safety/guide.html>

Federal Emergency Management Agency: <http://www.fema.gov>

Guilford County Emergency Management: <http://www.guilford-em.com>

Storm Prediction Center (SPC): <http://www.spc.noaa.gov>

National Service Storms Laboratory (NSSL): <http://www.nssl.noaa.gov>

Interactive Weather Information Network: <http://iwin.nws.noaa.gov/iwin/main.html>

USA Today Weather: <http://www.usatoday.com/weather/wfront.htm>

Univ. of Illinois Weather World 2010 Project: [http://ww2010.atmos.uiuc.edu/\(Gh\)/home.rxml](http://ww2010.atmos.uiuc.edu/(Gh)/home.rxml)

## Hazards

### *Hurricanes and Tropical Weather*



A tropical cyclone is a warm-core, low pressure system without any "front" attached, that develops over the tropical or subtropical waters, and has an organized circulation. Depending upon location, tropical cyclones have different names around the world. In the:

- Atlantic/Eastern Pacific Oceans - hurricanes
- Western Pacific - typhoons
- Indian Ocean - cyclones

Regardless of what they are called, there are several favorable environmental conditions that must be in place before a tropical cyclone can form. They are:

- Warm ocean waters (at least 80°F / 27°C) throughout a depth of about 150 ft. (46 m).
- An atmosphere which cools fast enough with height such that it is potentially unstable to moist convection.
- Relatively moist air near the mid-level of the troposphere (16,000 ft. / 4,900 m).
- Generally a minimum distance of at least 300 miles (480 km) from the equator.
- A pre-existing near-surface disturbance.
- Low values (less than about 23 mph / 37 kph) of vertical wind shear between the surface and the upper troposphere. Vertical wind shear is the change in wind speed with height.

Once a tropical cyclone storm has become larger than a tropical storm and has reached hurricane strength, it will be classified according to the Saffir-Simpson Scale below.

#### **The Saffir/Simpson Hurricane Scale**

| <b>Category</b> | <b>Definition-Effects</b>                                                                                                                                                        |
|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>1</b>        | <b>Winds : 74-95 mph (64-82 kt)</b><br>No real damage to building structures. Damage primarily to unanchored mobile homes, shrubbery, and trees. Also, some coastal flooding and |

|          |                                                                                                                                                                                                                                                                                                                                      |
|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|          | minor pier damage.                                                                                                                                                                                                                                                                                                                   |
| <b>2</b> | <b>Winds : 96-110 mph</b> (83-95 kt)<br>Some roofing material, door, and window damage. Considerable damage to vegetation, mobile homes, etc. Flooding damages piers and small craft in unprotected moorings may break their moorings.                                                                                               |
| <b>3</b> | <b>Winds : 111-130 mph</b> (96-113 kt)<br>Some structural damage to small residences and utility buildings, with a minor amount of curtainwall failures. Mobile homes are destroyed. Flooding near the coast destroys smaller structures with larger structures damaged by floating debris. Terrain may be flooded well inland.      |
| <b>4</b> | <b>Winds : 131-155 mph</b> (114-135 kt)<br>More extensive curtainwall failures with some complete roof structure failure on small residences. Major erosion of beach areas. Terrain may be flooded well inland.                                                                                                                      |
| <b>5</b> | <b>Winds : 155+ mph</b> (135+ kt)<br>Complete roof failure on many residences and industrial buildings. Some complete building failures with small utility buildings blown over or away. Flooding causes major damage to lower floors of all structures near the shoreline. Massive evacuation of residential areas may be required. |

#### History of Tropical Weather Events in Guilford County (1950 – 2009)

| Location or County                                                      | Date       | Time        | Type      | Mag | Dth | Inj | PrD    | CrD      |
|-------------------------------------------------------------------------|------------|-------------|-----------|-----|-----|-----|--------|----------|
| 1 NCZ007>011 -<br>021>028 - 038>043 -<br>073>078 - 083>086 -<br>088>089 | 07/12/1996 | 08:00<br>AM | Hurricane | N/A | 0   | 0   | 0      | 0        |
| 2 NCZ007>011 -<br>021>028 - 038>043 -<br>073>078 - 083>086 -<br>088>089 | 09/05/1996 | 05:00<br>PM | Hurricane | N/A | 7   | 2   | 0      | 0        |
| 3 NCZ007>011 -<br>021>028 - 038>043 -<br>073>078 - 083>086 -<br>088>089 | 09/04/1999 | 09:00<br>PM | Hurricane | N/A | 0   | 0   | 0      | 3.0M     |
| 4 NCZ007>011 -<br>021>028 - 038>043 -<br>073>078 - 083>086 -<br>088>089 | 09/15/1999 | 04:00<br>PM | Hurricane | N/A | 0   | 0   | 3.0B   | 500.0M   |
| TOTALS:                                                                 |            |             |           |     | 7   | 2   | 3.000B | 503.000M |

Historical evidence indicates that the potential extent of the hazard within Guilford County could be anywhere from a tropical storm to a Saffir/Simpson Category 3 hurricane.

### Vulnerability Assessment/Hazard Risk Index

This hazard index is based on a scale from 1 to 12, with 12 representing the greatest hazard risk. The total index score is based on the ratings assigned to the following analysis factors:

| <u>Score</u> | <u>Likelihood</u> | <u>Location</u> | <u>Impact</u> |
|--------------|-------------------|-----------------|---------------|
| 1            | Seldom            | Isolated        | Localized     |
| 2            | Possible          | Confined        | Limited       |
| 3            | Likely            | Significant     | Moderate      |
| 4            | Highly Likely     | Widespread      | Extreme       |

| <u>Hazard Type</u>      | <u>Likelihood of Occurrence</u> | <u>Location of Impact</u> | <u>Impact of Hazard</u> | <u>Hazard Index</u> | <u>Rank of Hazard</u> |
|-------------------------|---------------------------------|---------------------------|-------------------------|---------------------|-----------------------|
| Winter Storm (Snow/Ice) | Likely (3)                      | Widespread (4)            | Extreme (4)             | 11                  | 1                     |
| Thunder/Wind Storm      | Highly Likely (4)               | Significant (3)           | Moderate (3)            | 10                  | 2                     |
| Inland Hurricane        | Possible (2)                    | Widespread (4)            | Moderate (3)            | 9                   | 3                     |
| Tornado                 | Possible (2)                    | Significant (3)           | Moderate (3)            | 8                   | 4                     |
| Flash Flooding          | Likely (3)                      | Confined (2)              | Limited (2)             | 7                   | 5                     |
| Extreme Temperature     | Possible (2)                    | Significant (3)           | Localized (1)           | 6                   | 6                     |
| Lightning Strike        | Likely (3)                      | Isolated (1)              | Localized (1)           | 5                   | 7                     |
| Damaging Hail           | Seldom (1)                      | Confined (2)              | Localized (1)           | 4                   | 8                     |
| Wildfire                | Seldom (1)                      | Widespread (4)            | Limited (2)             | 3                   | 9                     |

### Hurricane and Tropical Storm Links and References

Tropical Prediction Center/National Hurricane Center: <http://www.nhc.noaa.gov/>

### Tornadoes



According to the Glossary of Meteorology (AMS 2000), a tornado is "a violently rotating column of air, pendant from a cumuliform cloud or underneath a cumuliform cloud, and often (but not always) visible as a funnel cloud." In order for a vortex to be classified as a tornado, it must be in contact with the ground *and* the cloud base. A tornado may not have a visible funnel. For more information about

tornadoes, Dr. Chuck Doswell of Cooperative Institute for Mesoscale Meteorological Studies offers an in-depth discussion on defining tornadoes which can be found at [http://www.cimms.ou.edu/~doswell/a\\_tornado/atornado.html](http://www.cimms.ou.edu/~doswell/a_tornado/atornado.html).

Tornadoes that form from a supercell thunderstorm are the most common, and often the most dangerous. A supercell is a long-lived and highly organized storm feeding from an updraft that is tilted and rotating. This rotating updraft - as large as 10 miles in diameter and up to 50,000 feet tall - can be present as much as 20 to 60 minutes before a tornado forms. Scientists call this rotation a mesocyclone when it is detected by Doppler radar. The tornado is a very small extension of this larger rotation. Most large and violent tornadoes come from supercells.

Non-supercell tornadoes are circulations that form without a rotating updraft. One non-supercell tornado is the gustnado, a whirl of dust or debris at or near the ground with no condensation funnel, which forms along the gust front of a storm. Another non-supercell tornado is a landspout. A landspout is a tornado with a narrow, rope-like condensation funnel that forms when the thunderstorm cloud is still growing and there is no rotating updraft - the spinning motion originates near the ground. Waterspouts are similar to landspouts, except they occur over water. Damage from these types of tornadoes tends to be F2 or less.

#### **Tornado History in Guilford County:**

In Guilford County, tornadoes occur on average one, or fewer, every two years. Although the frequency of tornadoes is low, the impact to both population and infrastructure is high. Historical evidence indicates that the potential extent of the tornado hazard within Guilford County could be anywhere from an EF-0 to and EF-5 storm based on the Enhanced Fujita Scale. This scale measures the magnitude of damages from the storm.

To see an animated graphic of probabilities of tornadoes in each month, please visit the NSSL Probability of tornadoes occurring in an average year website at <http://www.nssl.noaa.gov/hazard/tanim/torw8099.html>.

#### **Recorded Tornado Events in Guilford County (1950 – 2009)**

| Location or County | Date       | Time | Type    | Mag | Dth | Inj | PrD  | CrD |
|--------------------|------------|------|---------|-----|-----|-----|------|-----|
| 1 GUILFORD         | 06/16/1954 | 1230 | Tornado | F2  | 0   | 1   | 3K   | 0   |
| 2 GUILFORD         | 04/05/1957 | 1935 | Tornado | F1  | 0   | 1   | 250K | 0   |
| 3 GUILFORD         | 09/29/1959 | 1200 | Tornado | F1  | 0   | 0   | 25K  | 0   |
| 4 GUILFORD         | 06/12/1962 | 2130 | Tornado | F1  | 0   | 0   | 3K   | 0   |
| 5 GUILFORD         | 04/17/1967 | 1415 | Tornado | F1  | 0   | 0   | 25K  | 0   |
| 6 GUILFORD         | 05/14/1967 | 1630 | Tornado | F1  | 0   | 0   | 250K | 0   |
| 7 GUILFORD         | 10/08/1976 | 1500 | Tornado | F1  | 0   | 0   | 25K  | 0   |

|                   |            |          |         |    |   |   |        |    |
|-------------------|------------|----------|---------|----|---|---|--------|----|
| 8 Greensboro Arpt | 05/07/1998 | 06:20 PM | Tornado | F1 | 0 | 0 | 100K   | 0  |
| 9 Climax          | 05/07/1998 | 07:07 PM | Tornado | F1 | 0 | 0 | 0      | 0  |
| 10 Stokesdale     | 09/17/2004 | 10:09 AM | Tornado | F1 | 0 | 0 | 0      | 0  |
| 11 Oak Ridge      | 07/07/2005 | 04:20 PM | Tornado | F0 | 0 | 0 | 0      | 0  |
| 12 Deep River     | 05/08/2008 | 22:29 PM | Tornado | F2 | 1 | 3 | 4.0M   | 0K |
| TOTALS:           |            |          |         |    | 1 | 5 | 4.680M | 0  |

Key: Mag-Magnitude, Dth-Deaths, Inj-Injuries, PrD-Property Damage, CrD-Crop Damage. Information obtained from [www.ncdc.noaa.gov](http://www.ncdc.noaa.gov)

### Vulnerability Assessment/Hazard Risk Index

This hazard index is based on a scale from 1 to 12, with 12 representing the greatest hazard risk. The total index score is based on the ratings assigned to the following analysis factors:

| Score | Likelihood    | Location    | Impact    |
|-------|---------------|-------------|-----------|
| 1     | Seldom        | Isolated    | Localized |
| 2     | Possible      | Confined    | Limited   |
| 3     | Likely        | Significant | Moderate  |
| 4     | Highly Likely | Widespread  | Extreme   |

| Hazard Type             | Likelihood of Occurrence | Location of Impact     | Impact of Hazard    | Hazard Index | Rank of Hazard |
|-------------------------|--------------------------|------------------------|---------------------|--------------|----------------|
| Winter Storm (Snow/Ice) | Likely (3)               | Widespread (4)         | Extreme (4)         | 11           | 1              |
| Thunder/Wind Storm      | Highly Likely (4)        | Significant (3)        | Moderate (3)        | 10           | 2              |
| Inland Hurricane        | Possible (2)             | Widespread (4)         | Moderate (3)        | 9            | 3              |
| <b>Tornado</b>          | <b>Possible (2)</b>      | <b>Significant (3)</b> | <b>Moderate (3)</b> | <b>8</b>     | <b>4</b>       |
| Flash Flooding          | Likely (3)               | Confined (2)           | Limited (2)         | 7            | 5              |
| Extreme Temperature     | Possible (2)             | Significant (3)        | Localized (1)       | 6            | 6              |
| Lightning Strike        | Likely (3)               | Isolated (1)           | Localized (1)       | 5            | 7              |
| Damaging Hail           | Seldom (1)               | Confined (2)           | Localized (1)       | 4            | 8              |
| Wildfire                | Seldom (1)               | Widespread (4)         | Limited (2)         | 3            | 9              |

### Lightning



In a storm, ice particles vary in size from small ice crystals to larger hailstones, but in the rising and sinking motions within the storm there are a lot of collisions between the particles. These collisions cause a separation of electrical charges. Positively charged ice crystals rise to the top of the thunderstorm, and negatively charged ice particles and hailstones drop to the middle and lower parts of the storm. Enormous charge differences (electrical differential) develop.

A moving thunderstorm gathers another pool of positively charged particles along the ground that travel with the storm. As the differences in charges continue to increase, positively charged particles rise up taller objects such as trees, houses, and telephone poles.

The negatively charged area in the storm will send out a charge toward the ground called a stepped leader. It is invisible to the human eye, and moves in steps in less than a second toward the ground. When it gets close to the ground, all these positively charged objects attract it, and a channel develops. You see the electrical transfer in this channel as lightning. There may be several return strokes of electricity within the established channel that you will see as flickering lightning.

The lightning channel heats rapidly to 30,000 degrees. The rapid expansion of heated air causes the thunder. Since light travels more rapidly than sound in the atmosphere, the sound will be heard after the lightning. If you are ever in a storm when you see the lightning and hear the thunder at the same time, that lightning is very close to wherever you are.

In the United States, there are an estimated 25 million cloud-to-ground lightning flashes each year. While lightning can be fascinating to watch, it is also extremely dangerous. During the past 30 years, lightning killed an average of 73 people per year in the United States based on documented cases. This is more than the average of 68 deaths per year caused by tornadoes and the average of 16 deaths per year caused by hurricanes. However, because lightning usually claims only one or two victims at a time, and because lightning does not cause the mass destruction left in the wake of tornadoes or hurricanes, lightning generally receives much less attention than the more destructive weather-related killers. While documented lightning injuries in the United States average about 300 per year, undocumented injuries caused by lightning are likely much higher.

#### **Recorded Lightning Events in Guilford County (1950 – 2009):**

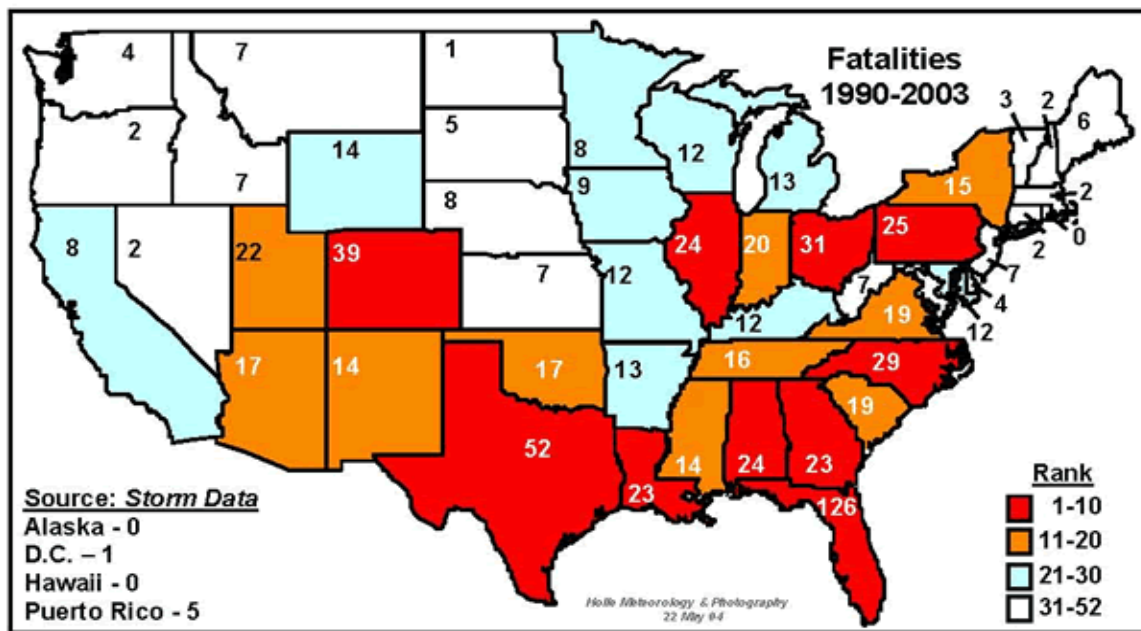
| <b>Location or County</b>      | <b>Date</b> | <b>Time</b> | <b>Type</b> | <b>Mag</b> | <b>Dth</b> | <b>Inj</b> | <b>PrD</b> | <b>CrD</b> |
|--------------------------------|-------------|-------------|-------------|------------|------------|------------|------------|------------|
| 1 <a href="#">Greensboro</a>   | 05/04/1993  | 1728        | Lightning   | N/A        | 0          | 0          | 5K         | 0          |
| 2 <a href="#">Greensboro</a>   | 09/07/1993  | 1330        | Lightning   | N/A        | 1          | 0          | 0          | 0          |
| 3 <a href="#">Greensboro</a>   | 07/17/1994  | 1900        | Lightning   | N/A        | 0          | 1          | 0          | 0          |
| 4 <a href="#">N Greensboro</a> | 07/16/1995  | 1400        | Lightning   | N/A        | 0          | 0          | 15K        | 0          |
| 5 <a href="#">Oak Ridge</a>    | 07/28/1997  | 05:15 PM    | Lightning   | N/A        | 0          | 0          | 0          | 0          |
| 6 <a href="#">Greensboro</a>   | 03/26/2002  | 05:10 PM    | Lightning   | N/A        | 0          | 0          | 220K       | 0          |

|                              |            |          |           |     |   |   |      |   |
|------------------------------|------------|----------|-----------|-----|---|---|------|---|
| 7 <a href="#">Sedgefield</a> | 05/01/2002 | 12:00 AM | Lightning | N/A | 0 | 0 | 300K | 0 |
| 8 <a href="#">Oak Ridge</a>  | 06/26/2002 | 04:00 PM | Lightning | N/A | 0 | 0 | 5K   | 0 |
| 9 <a href="#">High Pt</a>    | 07/01/2002 | 07:45 PM | Lightning | N/A | 0 | 0 | 7K   | 0 |
| TOTALS:                      |            |          |           |     | 1 | 1 | 552K | 0 |

Key: Mag-Magnitude, Dth-Deaths, Inj-Injuries, PrD-Property Damage, CrD-Crop Damage. Information obtained from [www.ncdc.noaa.gov](http://www.ncdc.noaa.gov)

### Lightning History in Guilford County:

North Carolina has historically ranked within the top 5 states in the Nation for lightning related injuries and deaths. On September 7, 1993 a woman in Greensboro was struck and killed by lightning as she was walking to her car in the parking lot of Carolina Circle Mall.



This Lightning Density graphic is available on the [NOAA Lightning Safety](#) page and is provided by [Global Atmospheric, Inc.](#), Tucson, Arizona. To enlarge the image, simply click on it.

Guilford County averages 50 to 60 “thunderstorm days” per year. Thunderstorm days are days in which thunderstorms and lightning occur. While the frequency of thunderstorms and lightning is high, the impact to both population and infrastructure is low. Additionally, there is a low occurrence of documented lightning events. The extent of potential damages from lightning strikes within the county would be localized and likely limited to a few injuries or fatalities.

For more information about lightning, visit the National Lightning Safety Institute (<http://www.lightningsafety.com>).

### Vulnerability Assessment/Hazard Risk Index

This hazard index is based on a scale from 1 to 12, with 12 representing the greatest hazard risk. The total index score is based on the ratings assigned to the following analysis factors:

| <u>Score</u> | <u>Likelihood</u> | <u>Location</u> | <u>Impact</u> |
|--------------|-------------------|-----------------|---------------|
| 1            | Seldom            | Isolated        | Localized     |
| 2            | Possible          | Confined        | Limited       |
| 3            | Likely            | Significant     | Moderate      |
| 4            | Highly Likely     | Widespread      | Extreme       |

| <b>Hazard Type</b>      | <b>Likelihood of Occurrence</b> | <b>Location of Impact</b> | <b>Impact of Hazard</b> | <b>Hazard Index</b> | <b>Rank of Hazard</b> |
|-------------------------|---------------------------------|---------------------------|-------------------------|---------------------|-----------------------|
| Winter Storm (Snow/Ice) | Likely (3)                      | Widespread (4)            | Extreme (4)             | 11                  | 1                     |
| Thunder/Wind Storm      | Highly Likely (4)               | Significant (3)           | Moderate (3)            | 10                  | 2                     |
| Inland Hurricane        | Possible (2)                    | Widespread (4)            | Moderate (3)            | 9                   | 3                     |
| Tornado                 | Possible (2)                    | Significant (3)           | Moderate (3)            | 8                   | 4                     |
| Flash Flooding          | Likely (3)                      | Confined (2)              | Limited (2)             | 7                   | 5                     |
| Extreme Temperature     | Possible (2)                    | Significant (3)           | Localized (1)           | 6                   | 6                     |
| <b>Lightning Strike</b> | <b>Likely (3)</b>               | <b>Isolated (1)</b>       | <b>Localized (1)</b>    | <b>5</b>            | <b>7</b>              |
| Damaging Hail           | Seldom (1)                      | Confined (2)              | Localized (1)           | 4                   | 8                     |
| Wildfire                | Seldom (1)                      | Widespread (4)            | Limited (2)             | 3                   | 9                     |

### Lightning Links and References

NOAA Lightning Safety: <http://www.lightningsafety.noaa.gov>

National Lightning Safety Institute: <http://www.lightningsafety.com>

### Hail



### What is hail?

Hail stones are balls of ice that grow as they are held up by winds, known as updrafts, which blow upward in thunderstorms. The updrafts carry droplets of super-cooled water, which is water at a below freezing temperature that is not yet ice. The super-cooled water droplets hit the balls of ice and freeze instantly, making the hailstones grow. The faster the updraft, the bigger the stones can grow. Most hailstones are smaller in diameter than a dime, but stones weighing more than a pound have been recorded.

The specifics of how hailstones grow are complicated, but the results are irregular balls of ice that can be as large as softballs. The size of hail is often identified in terms of known objects of similar sizes. This can range from a pea to a golf ball, tennis ball, baseball and softball. Hail can cause damage to any surfaces on which it falls. The damage from small stones can be minor, while damages from larger stones can be devastating to crops and livestock as well as homes, businesses and vehicles.

#### Recorded Hail Events in Guilford County:

| Location or County          | Date       | Time | Type | Mag      | Dth | Inj | PrD | CrD |
|-----------------------------|------------|------|------|----------|-----|-----|-----|-----|
| 1 <a href="#">GUILFORD</a>  | 08/07/1967 | 1415 | Hail | 0.75 in. | 0   | 0   | 0   | 0   |
| 2 <a href="#">GUILFORD</a>  | 06/22/1978 | 1500 | Hail | 1.00 in. | 0   | 0   | 0   | 0   |
| 3 <a href="#">GUILFORD</a>  | 08/21/1979 | 1600 | Hail | 1.00 in. | 0   | 0   | 0   | 0   |
| 4 <a href="#">GUILFORD</a>  | 04/27/1982 | 1740 | Hail | 1.00 in. | 0   | 0   | 0   | 0   |
| 5 <a href="#">GUILFORD</a>  | 05/29/1982 | 1825 | Hail | 1.75 in. | 0   | 0   | 0   | 0   |
| 6 <a href="#">GUILFORD</a>  | 04/02/1983 | 1913 | Hail | 2.75 in. | 0   | 0   | 0   | 0   |
| 7 <a href="#">GUILFORD</a>  | 04/14/1984 | 1610 | Hail | 1.75 in. | 0   | 0   | 0   | 0   |
| 8 <a href="#">GUILFORD</a>  | 05/06/1984 | 0600 | Hail | 1.75 in. | 0   | 0   | 0   | 0   |
| 9 <a href="#">GUILFORD</a>  | 05/15/1985 | 1625 | Hail | 0.75 in. | 0   | 0   | 0   | 0   |
| 10 <a href="#">GUILFORD</a> | 05/22/1985 | 1700 | Hail | 2.50 in. | 0   | 0   | 0   | 0   |
| 11 <a href="#">GUILFORD</a> | 06/03/1985 | 1445 | Hail | 1.00 in. | 0   | 0   | 0   | 0   |
| 12 <a href="#">GUILFORD</a> | 06/05/1985 | 1555 | Hail | 1.25 in. | 0   | 0   | 0   | 0   |
| 13 <a href="#">GUILFORD</a> | 06/05/1985 | 1727 | Hail | 1.00 in. | 0   | 0   | 0   | 0   |
| 14 <a href="#">GUILFORD</a> | 04/12/1987 | 1600 | Hail | 1.75 in. | 0   | 0   | 0   | 0   |
| 15 <a href="#">GUILFORD</a> | 06/01/1987 | 1800 | Hail | 1.75 in. | 0   | 0   | 0   | 0   |
| 16 <a href="#">GUILFORD</a> | 05/16/1988 | 1328 | Hail | 0.75 in. | 0   | 0   | 0   | 0   |
| 17 <a href="#">GUILFORD</a> | 05/17/1988 | 1240 | Hail | 0.75 in. | 0   | 0   | 0   | 0   |
| 18 <a href="#">GUILFORD</a> | 05/17/1988 | 1340 | Hail | 0.75 in. | 0   | 0   | 0   | 0   |
| 19 <a href="#">GUILFORD</a> | 05/17/1988 | 1403 | Hail | 0.75 in. | 0   | 0   | 0   | 0   |
| 20 <a href="#">GUILFORD</a> | 05/17/1988 | 1430 | Hail | 1.00 in. | 0   | 0   | 0   | 0   |
| 21 <a href="#">GUILFORD</a> | 06/21/1988 | 1535 | Hail | 0.75 in. | 0   | 0   | 0   | 0   |
| 22 <a href="#">GUILFORD</a> | 07/10/1988 | 1730 | Hail | 1.75 in. | 0   | 0   | 0   | 0   |
| 23 <a href="#">GUILFORD</a> | 04/27/1989 | 1538 | Hail | 0.75 in. | 0   | 0   | 0   | 0   |
| 24 <a href="#">GUILFORD</a> | 06/02/1989 | 1515 | Hail | 1.00 in. | 0   | 0   | 0   | 0   |

|    |                                 |            |          |      |          |   |   |   |   |
|----|---------------------------------|------------|----------|------|----------|---|---|---|---|
| 25 | <a href="#">GUILFORD</a>        | 05/01/1990 | 1630     | Hail | 1.00 in. | 0 | 0 | 0 | 0 |
| 26 | <a href="#">GUILFORD</a>        | 05/01/1990 | 1645     | Hail | 1.00 in. | 0 | 0 | 0 | 0 |
| 27 | <a href="#">GUILFORD</a>        | 05/27/1990 | 1550     | Hail | 1.00 in. | 0 | 0 | 0 | 0 |
| 28 | <a href="#">GUILFORD</a>        | 05/27/1990 | 1610     | Hail | 1.75 in. | 0 | 0 | 0 | 0 |
| 29 | <a href="#">GUILFORD</a>        | 07/01/1990 | 1358     | Hail | 1.75 in. | 0 | 0 | 0 | 0 |
| 30 | <a href="#">GUILFORD</a>        | 04/30/1992 | 1645     | Hail | 0.75 in. | 0 | 0 | 0 | 0 |
| 31 | <a href="#">GUILFORD</a>        | 06/26/1992 | 1500     | Hail | 0.75 in. | 0 | 0 | 0 | 0 |
| 32 | <a href="#">High Point</a>      | 08/27/1994 | 1445     | Hail | 0.75 in. | 0 | 0 | 0 | 0 |
| 33 | <a href="#">Julian</a>          | 10/27/1995 | 1610     | Hail | 1.50 in. | 0 | 0 | 0 | 0 |
| 34 | <a href="#">Julian</a>          | 05/29/1996 | 06:25 PM | Hail | 1.75 in. | 0 | 0 | 0 | 0 |
| 35 | <a href="#">High Point</a>      | 07/18/1996 | 05:15 PM | Hail | 0.75 in. | 0 | 0 | 0 | 0 |
| 36 | <a href="#">Greensboro</a>      | 09/13/1996 | 03:12 AM | Hail | 0.75 in. | 0 | 0 | 0 | 0 |
| 37 | <a href="#">Julian,climax</a>   | 10/18/1996 | 05:20 PM | Hail | 0.75 in. | 0 | 0 | 0 | 0 |
| 38 | <a href="#">Greensboro</a>      | 03/05/1997 | 06:20 PM | Hail | 0.75 in. | 0 | 0 | 0 | 0 |
| 39 | <a href="#">Stokesdale</a>      | 07/24/1997 | 03:51 PM | Hail | 1.00 in. | 0 | 0 | 0 | 0 |
| 40 | <a href="#">Greensboro</a>      | 08/25/1997 | 04:45 PM | Hail | 0.75 in. | 0 | 0 | 0 | 0 |
| 41 | <a href="#">Gibsonville</a>     | 04/03/1998 | 11:02 PM | Hail | 0.75 in. | 0 | 0 | 0 | 0 |
| 42 | <a href="#">High Pt</a>         | 04/17/1998 | 05:50 PM | Hail | 0.88 in. | 0 | 0 | 0 | 0 |
| 43 | <a href="#">Monticello</a>      | 05/01/1998 | 05:48 PM | Hail | 0.75 in. | 0 | 0 | 0 | 0 |
| 44 | <a href="#">High Pt</a>         | 05/07/1998 | 06:30 PM | Hail | 0.88 in. | 0 | 0 | 0 | 0 |
| 45 | <a href="#">Greensboro</a>      | 05/20/1998 | 02:55 PM | Hail | 1.75 in. | 0 | 0 | 0 | 0 |
| 46 | <a href="#">Guilford</a>        | 05/20/1998 | 03:15 PM | Hail | 1.00 in. | 0 | 0 | 0 | 0 |
| 47 | <a href="#">Greensboro</a>      | 05/26/1998 | 02:15 AM | Hail | 0.75 in. | 0 | 0 | 0 | 0 |
| 48 | <a href="#">Greensboro</a>      | 06/15/1998 | 12:25 AM | Hail | 0.75 in. | 0 | 0 | 0 | 0 |
| 49 | <a href="#">High Pt</a>         | 06/03/2000 | 04:25 PM | Hail | 1.75 in. | 0 | 0 | 0 | 0 |
| 50 | <a href="#">Summerfield</a>     | 08/18/2000 | 03:02 PM | Hail | 2.50 in. | 0 | 0 | 0 | 0 |
| 51 | <a href="#">Oak Ridge</a>       | 05/12/2001 | 05:15 PM | Hail | 0.88 in. | 0 | 0 | 0 | 0 |
| 52 | <a href="#">Greensboro</a>      | 05/25/2001 | 10:45 PM | Hail | 1.00 in. | 0 | 0 | 0 | 0 |
| 53 | <a href="#">Greensboro</a>      | 05/25/2001 | 11:06 PM | Hail | 1.00 in. | 0 | 0 | 0 | 0 |
| 54 | <a href="#">Pleasant Garden</a> | 07/01/2002 | 02:44 PM | Hail | 1.50 in. | 0 | 0 | 0 | 0 |

|    |                             |            |          |      |          |   |   |   |   |
|----|-----------------------------|------------|----------|------|----------|---|---|---|---|
| 55 | <a href="#">High Pt</a>     | 07/02/2002 | 04:33 PM | Hail | 0.88 in. | 0 | 0 | 0 | 0 |
| 56 | <a href="#">Stokesdale</a>  | 07/03/2002 | 04:20 PM | Hail | 1.75 in. | 0 | 0 | 0 | 0 |
| 57 | <a href="#">Greensboro</a>  | 07/04/2002 | 02:40 PM | Hail | 0.88 in. | 0 | 0 | 0 | 0 |
| 58 | <a href="#">Greensboro</a>  | 07/04/2002 | 03:05 PM | Hail | 0.75 in. | 0 | 0 | 0 | 0 |
| 59 | <a href="#">Jamestown</a>   | 04/26/2003 | 03:58 PM | Hail | 0.88 in. | 0 | 0 | 0 | 0 |
| 60 | <a href="#">Greensboro</a>  | 04/26/2003 | 04:05 PM | Hail | 1.25 in. | 0 | 0 | 0 | 0 |
| 61 | <a href="#">High Pt</a>     | 04/30/2003 | 03:34 PM | Hail | 0.75 in. | 0 | 0 | 0 | 0 |
| 62 | <a href="#">High Pt</a>     | 05/02/2003 | 05:50 PM | Hail | 0.75 in. | 0 | 0 | 0 | 0 |
| 63 | <a href="#">Greensboro</a>  | 05/31/2003 | 04:10 PM | Hail | 1.00 in. | 0 | 0 | 0 | 0 |
| 64 | <a href="#">Summerfield</a> | 07/13/2003 | 05:56 PM | Hail | 0.88 in. | 0 | 0 | 0 | 0 |
| 65 | <a href="#">Stokesdale</a>  | 07/19/2003 | 02:35 PM | Hail | 0.88 in. | 0 | 0 | 0 | 0 |
| 66 | <a href="#">Greensboro</a>  | 08/05/2003 | 06:05 PM | Hail | 0.75 in. | 0 | 0 | 0 | 0 |
| 67 | <a href="#">Greensboro</a>  | 08/22/2003 | 04:31 PM | Hail | 0.88 in. | 0 | 0 | 0 | 0 |
| 68 | <a href="#">Greensboro</a>  | 05/09/2004 | 05:25 PM | Hail | 0.75 in. | 0 | 0 | 0 | 0 |
| 69 | <a href="#">Gibsonville</a> | 05/23/2004 | 03:40 PM | Hail | 0.88 in. | 0 | 0 | 0 | 0 |
| 70 | <a href="#">High Pt</a>     | 07/04/2004 | 05:45 PM | Hail | 0.75 in. | 0 | 0 | 0 | 0 |
| 71 | <a href="#">High Pt</a>     | 07/17/2004 | 06:37 PM | Hail | 1.00 in. | 0 | 0 | 0 | 0 |
| 72 | <a href="#">Oak Ridge</a>   | 03/23/2005 | 05:45 PM | Hail | 1.00 in. | 0 | 0 | 0 | 0 |
| 73 | <a href="#">Greensboro</a>  | 03/23/2005 | 05:59 PM | Hail | 1.75 in. | 0 | 0 | 0 | 0 |
| 74 | <a href="#">Sedalia</a>     | 09/20/2005 | 06:10 PM | Hail | 0.75 in. | 0 | 0 | 0 | 0 |
| 75 | <a href="#">Summerfield</a> | 10/21/2005 | 11:10 PM | Hail | 0.75 in. | 0 | 0 | 0 | 0 |
| 76 | <a href="#">Greensboro</a>  | 04/03/2006 | 05:30 PM | Hail | 0.75 in. | 0 | 0 | 0 | 0 |
| 77 | <a href="#">High Pt</a>     | 05/14/2006 | 01:27 PM | Hail | 1.00 in. | 0 | 0 | 0 | 0 |
| 78 | <a href="#">Greensboro</a>  | 05/14/2006 | 03:15 PM | Hail | 1.75 in. | 0 | 0 | 0 | 0 |
| 79 | <a href="#">Greensboro</a>  | 05/14/2006 | 03:17 PM | Hail | 1.75 in. | 0 | 0 | 0 | 0 |
| 80 | <a href="#">Greensboro</a>  | 05/14/2006 | 12:00 PM | Hail | 0.88 in. | 0 | 0 | 0 | 0 |
| 81 | <a href="#">Greensboro</a>  | 05/14/2006 | 12:00 PM | Hail | 0.88 in. | 0 | 0 | 0 | 0 |
| 82 | <a href="#">Gibsonville</a> | 05/14/2006 | 12:10 PM | Hail | 0.88 in. | 0 | 0 | 0 | 0 |
| 83 | <a href="#">Greensboro</a>  | 05/14/2006 | 12:10 PM | Hail | 0.88 in. | 0 | 0 | 0 | 0 |
| 84 | <a href="#">Greensboro</a>  | 05/14/2006 | 12:21 PM | Hail | 1.00 in. | 0 | 0 | 0 | 0 |

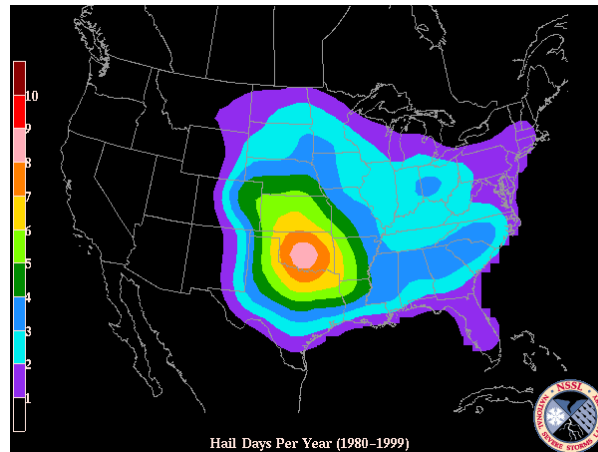
|     |                                     |            |          |      |          |   |   |    |    |
|-----|-------------------------------------|------------|----------|------|----------|---|---|----|----|
| 85  | <a href="#">Gibsonville</a>         | 05/14/2006 | 12:45 PM | Hail | 0.88 in. | 0 | 0 | 0  | 0  |
| 86  | <a href="#">Greensboro</a>          | 05/14/2006 | 12:55 PM | Hail | 0.88 in. | 0 | 0 | 0  | 0  |
| 87  | <a href="#">Greensboro</a>          | 05/14/2006 | 12:55 PM | Hail | 1.00 in. | 0 | 0 | 0  | 0  |
| 88  | <a href="#">Greensboro</a>          | 05/15/2006 | 08:10 PM | Hail | 0.75 in. | 0 | 0 | 0  | 0  |
| 89  | <a href="#">Greensboro</a>          | 05/26/2006 | 05:52 PM | Hail | 1.00 in. | 0 | 0 | 0  | 0  |
| 90  | <a href="#">High Pt</a>             | 06/08/2006 | 02:46 PM | Hail | 0.75 in. | 0 | 0 | 0  | 0  |
| 91  | <a href="#">Greensboro</a>          | 06/11/2006 | 03:43 AM | Hail | 0.75 in. | 0 | 0 | 0  | 0  |
| 92  | <a href="#">Stokesdale</a>          | 06/11/2006 | 04:56 PM | Hail | 0.75 in. | 0 | 0 | 0  | 0  |
| 93  | <a href="#">Stokesdale</a>          | 06/11/2006 | 05:09 PM | Hail | 0.75 in. | 0 | 0 | 0  | 0  |
| 94  | <a href="#">Greensboro</a>          | 06/11/2006 | 05:30 PM | Hail | 1.50 in. | 0 | 0 | 0  | 0  |
| 95  | <a href="#">Greensboro</a>          | 06/11/2006 | 05:34 PM | Hail | 0.75 in. | 0 | 0 | 0  | 0  |
| 96  | <a href="#">Mc Leansville</a>       | 06/23/2006 | 04:35 PM | Hail | 1.75 in. | 0 | 0 | 0  | 0  |
| 97  | <a href="#">Greensboro</a>          | 06/23/2006 | 04:55 PM | Hail | 0.88 in. | 0 | 0 | 0  | 0  |
| 98  | <a href="#">High Pt</a>             | 06/23/2006 | 05:00 PM | Hail | 0.88 in. | 0 | 0 | 0  | 0  |
| 99  | <a href="#">Greensboro</a>          | 06/23/2006 | 05:14 PM | Hail | 1.00 in. | 0 | 0 | 0  | 0  |
| 100 | <a href="#">Greensboro</a>          | 06/23/2006 | 05:15 PM | Hail | 1.00 in. | 0 | 0 | 0  | 0  |
| 101 | <a href="#">Greensboro</a>          | 06/23/2006 | 05:30 PM | Hail | 0.75 in. | 0 | 0 | 0  | 0  |
| 102 | <a href="#">Stokesdale</a>          | 07/04/2006 | 08:05 PM | Hail | 1.00 in. | 0 | 0 | 0  | 0  |
| 103 | <a href="#">Pleasant Garden</a>     | 08/07/2006 | 05:00 PM | Hail | 0.75 in. | 0 | 0 | 0  | 0  |
| 104 | <a href="#">High Pt</a>             | 08/30/2006 | 02:39 PM | Hail | 1.00 in. | 0 | 0 | 0  | 0  |
| 105 | <a href="#">Greensboro</a>          | 08/30/2006 | 03:00 PM | Hail | 0.75 in. | 0 | 0 | 0  | 0  |
| 106 | <a href="#">High Pt</a>             | 08/30/2006 | 03:00 PM | Hail | 0.75 in. | 0 | 0 | 0  | 0  |
| 107 | <a href="#">Greensboro</a>          | 09/28/2006 | 04:19 PM | Hail | 0.88 in. | 0 | 0 | 0  | 0  |
| 108 | <a href="#">Stokesdale</a>          | 09/28/2006 | 04:22 PM | Hail | 0.75 in. | 0 | 0 | 0  | 0  |
| 109 | <a href="#">Summerfield</a>         | 09/28/2006 | 04:30 PM | Hail | 0.75 in. | 0 | 0 | 0  | 0  |
| 110 | <a href="#">Greensboro</a>          | 04/15/2007 | 16:14 PM | Hail | 0.88 in. | 0 | 0 | OK | OK |
| 111 | <a href="#">Greensboro</a>          | 06/27/2007 | 18:08 PM | Hail | 0.75 in. | 0 | 0 | OK | OK |
| 112 | <a href="#">Greensboro</a>          | 06/27/2007 | 18:12 PM | Hail | 0.75 in. | 0 | 0 | OK | OK |
| 113 | <a href="#">Climax</a>              | 03/04/2008 | 16:12 PM | Hail | 0.75 in. | 0 | 0 | OK | OK |
| 114 | <a href="#">Greensboro May Arpt</a> | 03/04/2008 | 16:20 PM | Hail | 0.75 in. | 0 | 0 | OK | OK |

|     |                                 |            |          |      |          |   |   |    |    |
|-----|---------------------------------|------------|----------|------|----------|---|---|----|----|
| 115 | <a href="#">Colfax</a>          | 03/04/2008 | 21:06 PM | Hail | 0.75 in. | 0 | 0 | OK | OK |
| 116 | <a href="#">High Pt</a>         | 04/20/2008 | 14:00 PM | Hail | 1.00 in. | 0 | 0 | OK | OK |
| 117 | <a href="#">Browns Summit</a>   | 05/08/2008 | 22:30 PM | Hail | 0.75 in. | 0 | 0 | OK | OK |
| 118 | <a href="#">Battle Ground</a>   | 05/08/2008 | 23:35 PM | Hail | 1.75 in. | 0 | 0 | OK | OK |
| 119 | <a href="#">Browns Summit</a>   | 05/09/2008 | 22:25 PM | Hail | 0.75 in. | 0 | 0 | OK | OK |
| 120 | <a href="#">Sherwood Vlg</a>    | 05/20/2008 | 14:37 PM | Hail | 0.88 in. | 0 | 0 | OK | OK |
| 121 | <a href="#">Battle Ground</a>   | 05/31/2008 | 16:56 PM | Hail | 0.75 in. | 0 | 0 | OK | OK |
| 122 | <a href="#">Summerfield</a>     | 05/31/2008 | 16:58 PM | Hail | 0.75 in. | 0 | 0 | OK | OK |
| 123 | <a href="#">Battle Ground</a>   | 05/31/2008 | 17:05 PM | Hail | 0.88 in. | 0 | 0 | OK | OK |
| 124 | <a href="#">Guilford</a>        | 05/31/2008 | 17:12 PM | Hail | 1.00 in. | 0 | 0 | OK | OK |
| 125 | <a href="#">Battle Ground</a>   | 05/31/2008 | 17:17 PM | Hail | 0.88 in. | 0 | 0 | OK | OK |
| 126 | <a href="#">Pinecroft</a>       | 05/31/2008 | 17:26 PM | Hail | 1.00 in. | 0 | 0 | OK | OK |
| 127 | <a href="#">Battle Ground</a>   | 05/31/2008 | 17:32 PM | Hail | 1.25 in. | 0 | 0 | OK | OK |
| 128 | <a href="#">Battle Ground</a>   | 05/31/2008 | 17:40 PM | Hail | 1.00 in. | 0 | 0 | OK | OK |
| 129 | <a href="#">Greensboro</a>      | 05/31/2008 | 18:01 PM | Hail | 1.00 in. | 0 | 0 | OK | OK |
| 130 | <a href="#">Guilford</a>        | 06/22/2008 | 17:30 PM | Hail | 0.75 in. | 0 | 0 | OK | OK |
| 131 | <a href="#">Battle Ground</a>   | 06/22/2008 | 17:43 PM | Hail | 0.75 in. | 0 | 0 | OK | OK |
| 132 | <a href="#">Hamilton Lakes</a>  | 06/22/2008 | 17:47 PM | Hail | 0.88 in. | 0 | 0 | OK | OK |
| 133 | <a href="#">Hamilton Lakes</a>  | 06/22/2008 | 18:06 PM | Hail | 0.88 in. | 0 | 0 | OK | OK |
| 134 | <a href="#">Whitsett</a>        | 06/22/2008 | 19:31 PM | Hail | 0.75 in. | 0 | 0 | OK | OK |
| 135 | <a href="#">Pleasant Garden</a> | 05/09/2009 | 16:15 PM | Hail | 0.88 in. | 0 | 0 | OK | OK |
| 136 | <a href="#">Battle Ground</a>   | 06/03/2009 | 15:28 PM | Hail | 1.00 in. | 0 | 0 | OK | OK |
| 137 | <a href="#">Broadview</a>       | 06/03/2009 | 15:51 PM | Hail | 0.75 in. | 0 | 0 | OK | OK |
| 138 | <a href="#">Bessemer</a>        | 06/03/2009 | 16:01 PM | Hail | 1.00 in. | 0 | 0 | OK | OK |
| 139 | <a href="#">Climax</a>          | 06/09/2009 | 17:30 PM | Hail | 1.00 in. | 0 | 0 | OK | OK |
| 140 | <a href="#">Oak Ridge Arpt</a>  | 07/20/2009 | 16:05 PM | Hail | 1.75 in. | 0 | 0 | OK | OK |
| 141 | <a href="#">Hillsdale</a>       | 07/20/2009 | 16:25 PM | Hail | 0.75 in. | 0 | 0 | OK | OK |
| 142 | <a href="#">Greensboro</a>      | 08/19/2009 | 18:20 PM | Hail | 0.75 in. | 0 | 0 | OK | OK |

Key: Mag-Magnitude, Dth-Deaths, Inj-Injuries, PrD-Property Damage, CrD-Crop Damage  
Information obtained from [National Climate Data Center – Storm Events](http://www.ncdc.noaa.gov) (www.ncdc.noaa.gov)

### Hail History in Guilford County:

As the hail history chart indicates, hail is a fairly common occurrence in Guilford County. Pea sized hail is common in summer time thunderstorms across central North Carolina. When hail becomes dime size (.75”) or larger, the thunderstorm which produced the hail is then classified as a severe thunderstorm. There have not been any reported hail deaths in Guilford County, and damage from hail has generally been localized and infrequently reported to authorities. While there are frequent occurrences of hail, there is very infrequently damages reported as a result, so damaging hail is an infrequent occurrence in the County. The extent of the hail would likely be between .75 inches and 4 inches and may do damage to property.



This most recent graphic from the National Severe Storms Laboratory represents the number of severe thunderstorms with damaging wind days per year for the period of 1980 through 1999. In Guilford County, severe thunderstorms with damaging hail occurs an average of three times every year. The frequency of severe thunderstorms with damaging wind is low. Also the impact to both population and infrastructure is moderate when hail size exceeds two inches.

To see an *animated graphic* of probabilities of severe thunderstorms with damaging hail in each month, please visit: <http://www.nssl.noaa.gov/hazard/tanim/haiw8099.html>.

### Vulnerability Assessment/Hazard Risk Index

This hazard index is based on a scale from 1 to 12, with 12 representing the greatest hazard risk. The total index score is based on the ratings assigned to the following analysis factors:

| <u>Score</u> | <u>Likelihood</u> | <u>Location</u> | <u>Impact</u> |
|--------------|-------------------|-----------------|---------------|
| 1            | Seldom            | Isolated        | Localized     |
| 2            | Possible          | Confined        | Limited       |
| 3            | Likely            | Significant     | Moderate      |
| 4            | Highly Likely     | Widespread      | Extreme       |

| <u>Hazard Type</u>      | <u>Likelihood of Occurrence</u> | <u>Location of Impact</u> | <u>Impact of Hazard</u> | <u>Hazard Index</u> | <u>Rank of Hazard</u> |
|-------------------------|---------------------------------|---------------------------|-------------------------|---------------------|-----------------------|
| Winter Storm (Snow/Ice) | Likely (3)                      | Widespread (4)            | Extreme (4)             | 11                  | 1                     |
| Thunder/Wind Storm      | Highly Likely (4)               | Significant (3)           | Moderate (3)            | 10                  | 2                     |

|                      |                   |                     |                      |          |          |
|----------------------|-------------------|---------------------|----------------------|----------|----------|
| Inland Hurricane     | Possible (2)      | Widespread (4)      | Moderate (3)         | 9        | 3        |
| Tornado              | Possible (2)      | Significant (3)     | Moderate (3)         | 8        | 4        |
| Flash Flooding       | Likely (3)        | Confined (2)        | Limited (2)          | 7        | 5        |
| Extreme Temperature  | Possible (2)      | Significant (3)     | Localized (1)        | 6        | 6        |
| Lightning Strike     | Likely (3)        | Isolated (1)        | Localized (1)        | 5        | 7        |
| <b>Damaging Hail</b> | <b>Seldom (1)</b> | <b>Confined (2)</b> | <b>Localized (1)</b> | <b>4</b> | <b>8</b> |
| Wildfire             | Seldom (1)        | Widespread (4)      | Limited (2)          | 3        | 9        |

### ***Flash Flooding***



Floods are caused by weather phenomena and events that deliver more precipitation to a drainage basin than can be readily absorbed or stored within the basin. A flash flood is caused by heavy or excessive rainfall in a short period of time, and occurring generally less than 6 hours after the causative event.

Flooding and Flash Flooding claim more lives across the country than any other severe weather event. Flash flooding in particular can occur with little or no warning and be very difficult to forecast.

### **Recorded Flash Flood Events in Guilford County:**

| Location or County                    | Date       | Time     | Type                 | Mag | Dth | Inj | PrD | CrD |
|---------------------------------------|------------|----------|----------------------|-----|-----|-----|-----|-----|
| 1 <a href="#">NCZ001&gt;510</a>       | 03/23/1993 | 1200     | Flash Floods         | N/A | 0   | 0   | 0   | 0   |
| 2 <a href="#">Greensboro</a>          | 08/18/1994 | 1630     | Flash Flood          | N/A | 0   | 0   | 0   | 0   |
| 3 <a href="#">Greensboro, High Pt</a> | 07/25/1996 | 12:16 PM | Flash Flood          | N/A | 0   | 0   | 0   | 0   |
| 4 <a href="#">High Point</a>          | 09/03/1996 | 07:00 PM | Flash Flood          | N/A | 0   | 0   | 20K | 0   |
| 5 <a href="#">Se Ptn</a>              | 04/28/1997 | 09:20 PM | Flash Flood          | N/A | 0   | 0   | 0   | 0   |
| 6 <a href="#">High Pt</a>             | 04/17/1998 | 05:25 PM | Urban/sml Stream Fld | N/A | 0   | 0   | 0   | 0   |

|                                                                                                        |            |          |             |     |   |   |      |   |
|--------------------------------------------------------------------------------------------------------|------------|----------|-------------|-----|---|---|------|---|
| 7 <a href="#">Greensboro</a>                                                                           | 06/19/2000 | 02:00 PM | Flash Flood | N/A | 0 | 0 | 0    | 0 |
| 8 <a href="#">Greensboro</a>                                                                           | 08/27/2000 | 06:00 PM | Flash Flood | N/A | 0 | 0 | 0    | 0 |
| 9 <a href="#">Greensboro</a>                                                                           | 08/28/2000 | 03:00 AM | Flash Flood | N/A | 0 | 0 | 0    | 0 |
| 10 <a href="#">Greensboro</a>                                                                          | 09/01/2000 | 06:58 PM | Flash Flood | N/A | 0 | 0 | 0    | 0 |
| 11 <a href="#">Oak Ridge</a>                                                                           | 09/14/2000 | 11:10 PM | Flash Flood | N/A | 0 | 0 | 0    | 0 |
| 12 <a href="#">Greensboro</a>                                                                          | 07/04/2001 | 06:26 PM | Flash Flood | N/A | 0 | 0 | 0    | 0 |
| 13 <a href="#">High Pt</a>                                                                             | 09/18/2002 | 01:55 PM | Flash Flood | N/A | 0 | 0 | 0    | 0 |
| 14 <a href="#">West Portion</a>                                                                        | 02/22/2003 | 12:00 PM | Flash Flood | N/A | 0 | 0 | 0    | 0 |
| 15 <a href="#">NCZ007&gt;009 - 021&gt;026 - 038&gt;041 - 073&gt;075 - 077 - 083&gt;084 - 086 - 088</a> | 03/20/2003 | 06:30 AM | Flood       | N/A | 0 | 0 | 150K | 0 |
| 16 <a href="#">NCZ021&gt;023 - 025 - 038&gt;041 - 073&gt;076 - 083</a>                                 | 04/10/2003 | 12:15 PM | Flood       | N/A | 0 | 0 | 0    | 0 |
| 17 <a href="#">Summerfield</a>                                                                         | 07/13/2003 | 06:58 PM | Flash Flood | N/A | 0 | 0 | 0    | 0 |
| 18 <a href="#">Climax</a>                                                                              | 08/04/2003 | 07:45 PM | Flash Flood | N/A | 0 | 0 | 0    | 0 |
| 19 <a href="#">Greensboro</a>                                                                          | 08/17/2003 | 07:30 PM | Flash Flood | N/A | 0 | 0 | 12K  | 0 |
| 20 <a href="#">Greensboro</a>                                                                          | 08/31/2003 | 02:30 PM | Flash Flood | N/A | 0 | 0 | 0    | 0 |
| 21 <a href="#">Greensboro</a>                                                                          | 09/23/2003 | 02:00 AM | Flash Flood | N/A | 0 | 0 | 0    | 0 |
| 22 <a href="#">Greensboro</a>                                                                          | 07/17/2004 | 09:15 PM | Flash Flood | N/A | 0 | 0 | 0    | 0 |
| 23 <a href="#">Greensboro</a>                                                                          | 09/08/2004 | 09:30 AM | Flash Flood | N/A | 0 | 0 | 0    | 0 |
| 24 <a href="#">Greensboro</a>                                                                          | 09/27/2004 | 11:10 PM | Flash Flood | N/A | 0 | 0 | 0    | 0 |

|                                         |            |          |             |     |   |   |      |    |
|-----------------------------------------|------------|----------|-------------|-----|---|---|------|----|
| 25 <a href="#">Greensboro</a>           | 12/10/2004 | 03:30 AM | Flash Flood | N/A | 0 | 0 | 0    | 0  |
| 26 <a href="#">Greensboro</a>           | 06/14/2006 | 10:45 AM | Flash Flood | N/A | 0 | 0 | 0    | 0  |
| 27 <a href="#">Guilford</a>             | 06/23/2006 | 06:00 PM | Flash Flood | N/A | 0 | 0 | 0    | 0  |
| 28 <a href="#">High Pt</a>              | 06/23/2006 | 06:04 PM | Flash Flood | N/A | 0 | 0 | 0    | 0  |
| 29 <a href="#">High Pt</a>              | 06/23/2006 | 06:09 PM | Flash Flood | N/A | 0 | 0 | 0    | 0  |
| 30 <a href="#">High Pt</a>              | 06/27/2006 | 03:00 PM | Flash Flood | N/A | 0 | 0 | 0    | 0  |
| 31 <a href="#">Greensboro</a>           | 08/30/2006 | 03:45 PM | Flash Flood | N/A | 0 | 0 | 0    | 0  |
| 32 <a href="#">High Pt</a>              | 08/30/2006 | 05:06 PM | Flash Flood | N/A | 0 | 0 | 0    | 0  |
| 33 <a href="#">Greensboro</a>           | 04/15/2007 | 20:02 PM | Flash Flood | N/A | 0 | 0 | 0K   | 0K |
| 34 <a href="#">Greensboro</a>           | 06/27/2007 | 18:35 PM | Flash Flood | N/A | 0 | 0 | 0K   | 0K |
| 35 <a href="#">Greensboro</a>           | 06/27/2007 | 18:45 PM | Flash Flood | N/A | 0 | 0 | 0K   | 0K |
| 36 <a href="#">Greensboro</a>           | 06/27/2007 | 18:50 PM | Flash Flood | N/A | 0 | 0 | 0K   | 0K |
| 37 <a href="#">Summerfield</a>          | 07/30/2007 | 03:30 AM | Flash Flood | N/A | 0 | 0 | 0K   | 0K |
| 38 <a href="#">Summerfield</a>          | 07/30/2007 | 03:30 AM | Flash Flood | N/A | 0 | 0 | 0K   | 0K |
| 39 <a href="#">Summerfield</a>          | 07/30/2007 | 03:35 AM | Flash Flood | N/A | 0 | 0 | 0K   | 0K |
| 40 <a href="#">Terra Cotta</a>          | 06/22/2008 | 18:30 PM | Flash Flood | N/A | 0 | 0 | 0K   | 0K |
| 41 <a href="#">(gso)greensboro Rgnl</a> | 08/27/2008 | 08:00 AM | Flash Flood | N/A | 0 | 0 | 30K  | 0K |
| 42 <a href="#">Greensboro May Arpt</a>  | 08/27/2008 | 13:00 PM | Flash Flood | N/A | 0 | 0 | 150K | 0K |

|                               |            |          |             |     |   |   |      |    |
|-------------------------------|------------|----------|-------------|-----|---|---|------|----|
| 43 <a href="#">Greensboro</a> | 06/03/2009 | 16:52 PM | Flash Flood | N/A | 1 | 0 | 2.0M | OK |
|-------------------------------|------------|----------|-------------|-----|---|---|------|----|

Key: Mag-Magnitude, Dth-Deaths, Inj-Injuries, PrD-Property Damage, CrD-Crop Damage  
Information obtained from [National Climate Data Center – Storm Events](http://www.ncdc.noaa.gov) (www.ncdc.noaa.gov)

### Flash Flood History in Guilford County:

In the past few years, urban stream flooding and flash flooding have becoming a significant problem within Guilford County. In the year 2000, two flooding events occurred that caused extensive damage and minor injuries. On June 19, 2000, a slow moving thunderstorm dumped several inches of rain in eastern sections of Greensboro. Several homes were flooded near the intersection of Wendover Avenue and Highway 29. Many homes were badly damaged by the floodwaters. And again on September 1, 2000, heavy rains caused flash flooding. This time, homes and apartments were flooded in western Greensboro. Several residents had to be rescued and an emergency shelter was opened for those residents who could not return to their homes.

Since that time, the County has experienced several severe flooding events in the summers of 2006, 2007 and 2008. Those flooding events helped to increase the awareness of County officials and residents of the dangers of flooding and the need to take mitigation measures now to prevent damages in the future. **The potential extent of impact from flooding can be up to several feet throughout the areas of the county that are prone to flooding.**

It should be noted that Guilford County and all of its municipalities are participants in the National Flood Insurance Program. The jurisdictions plan to maintain this status and continue to work toward reducing and eliminating losses from flooding within the county.

### Vulnerability Assessment/Hazard Risk Index

This hazard index is based on a scale from 1 to 12, with 12 representing the greatest hazard risk. The total index score is based on the ratings assigned to the following analysis factors:

| <u>Score</u> | <u>Likelihood</u> | <u>Location</u> | <u>Impact</u> |
|--------------|-------------------|-----------------|---------------|
| 1            | Seldom            | Isolated        | Localized     |
| 2            | Possible          | Confined        | Limited       |
| 3            | Likely            | Significant     | Moderate      |
| 4            | Highly Likely     | Widespread      | Extreme       |

| <b>Hazard Type</b>      | <b>Likelihood of Occurrence</b> | <b>Location of Impact</b> | <b>Impact of Hazard</b> | <b>Hazard Index</b> | <b>Rank of Hazard</b> |
|-------------------------|---------------------------------|---------------------------|-------------------------|---------------------|-----------------------|
| Winter Storm (Snow/Ice) | Likely (3)                      | Widespread (4)            | Extreme (4)             | 11                  | 1                     |
| Thunder/Wind Storm      | Highly Likely (4)               | Significant (3)           | Moderate (3)            | 10                  | 2                     |
| Inland Hurricane        | Possible (2)                    | Widespread (4)            | Moderate (3)            | 9                   | 3                     |
| Tornado                 | Possible (2)                    | Significant (3)           | Moderate (3)            | 8                   | 4                     |
| <b>Flash Flooding</b>   | <b>Likely (3)</b>               | <b>Confined (2)</b>       | <b>Limited (2)</b>      | <b>7</b>            | <b>5</b>              |
| Extreme Temperature     | Possible (2)                    | Significant (3)           | Localized (1)           | 6                   | 6                     |
| Lightning Strike        | Likely (3)                      | Isolated (1)              | Localized (1)           | 5                   | 7                     |
| Damaging Hail           | Seldom (1)                      | Confined (2)              | Localized (1)           | 4                   | 8                     |

## Winter Snow & Ice Storms



Winter storms can cause devastating, widespread damage and outages. These storms can be accompanied by strong winds, creating blizzard conditions with blinding wind-driven snow, severe drifting, and dangerous wind chill. Strong winds with these intense storms and cold fronts can knock down trees, utility poles, and power lines.

Heavy accumulations of ice can bring down trees, electrical wires, telephone poles and lines, and communication towers. Communications and power can be disrupted for days while utility companies work to repair the extensive damage. Even small accumulations of ice may cause extreme hazards to motorists and pedestrians.

Heavy snow can immobilize a region and paralyze cities, stranding commuters, stopping the flow of supplies, and disrupting emergency and medical services. Accumulations of snow can collapse buildings and knock down trees and power lines. In rural areas, homes and farms may be isolated for days, and unprotected livestock may be lost. In the mountains, heavy snow can lead to avalanches. The cost of snow removal, repairing damages, and loss of business can have large economic impacts on cities and towns.

### Winter Storm History in Guilford County:

Guilford County averages between 8-10 inches of snow per year. Some years may produce less than an inch while others may bring record amounts. The Storm of the Century occurred in March 1993, bringing a barrage of snow and ice to Guilford County. This was the most costly year for winter storm related expenses within the county. Ice storms wreaked havoc in 1996 and a surprise snowstorm in 2000 left over a foot of snow in its wake. Eight to ten inches of snow blanketed the area again in 2002. Storms in December of 2007 were again costly and caused many issues for service delivery within the county. Historical evidence would suggest that the extent of potential damage from winter storms throughout the county would include temperatures below freezing for several weeks, with several feet of snow and inches of ice.

### Recorded Winter Storm Events in Guilford County:

| Location or County | Date | Time | Type | Mag | Dt<br>h | In<br>j | PrD | CrD |
|--------------------|------|------|------|-----|---------|---------|-----|-----|
|--------------------|------|------|------|-----|---------|---------|-----|-----|

|                                                                                                   |            |          |              |     |   |    |       |   |
|---------------------------------------------------------------------------------------------------|------------|----------|--------------|-----|---|----|-------|---|
| 1 <a href="#">Statewide</a>                                                                       | 03/12/1993 | 1600     | Winter Storm | N/A | 2 | 10 | 50.0M | 0 |
| 2 <a href="#">Northern And Central</a>                                                            | 01/03/1994 | 1800     | Heavy Snow   | N/A | 0 | 0  | 0     | 0 |
| 3 <a href="#">Northern Interior And</a>                                                           | 02/10/1994 | 1000     | Ice Storm    | N/A | 0 | 0  | 0     | 0 |
| 4 <a href="#">NCZ022</a>                                                                          | 01/06/1996 | 12:00 PM | Heavy Snow   | N/A | 0 | 0  | 0     | 0 |
| 5 <a href="#">NCZ022</a>                                                                          | 01/11/1996 | 10:00 PM | Ice Storm    | N/A | 0 | 0  | 0     | 0 |
| 6 <a href="#">NCZ022</a>                                                                          | 02/02/1996 | 02:00 AM | Ice Storm    | N/A | 0 | 0  | 0     | 0 |
| 7 <a href="#">NCZ022</a>                                                                          | 02/16/1996 | 06:00 AM | Heavy Snow   | N/A | 0 | 0  | 0     | 0 |
| 8 <a href="#">NCZ021&gt;022 - 038</a>                                                             | 01/08/1997 | 01:00 PM | Winter Storm | N/A | 0 | 0  | 0     | 0 |
| 9 <a href="#">NCZ021&gt;022 - 038&gt;039</a>                                                      | 02/13/1997 | 02:00 PM | Winter Storm | N/A | 0 | 0  | 0     | 0 |
| 10 <a href="#">NCZ007 - 021&gt;023 - 038&gt;039 - 073</a>                                         | 12/29/1997 | 08:00 AM | Winter Storm | N/A | 0 | 0  | 0     | 0 |
| 11 <a href="#">NCZ007&gt;011 - 021&gt;028 - 038&gt;043 - 073&gt;078 - 083&gt;086 - 088&gt;089</a> | 12/23/1998 | 02:00 PM | Ice Storm    | N/A | 0 | 0  | 0     | 0 |
| 12 <a href="#">NCZ007 - 021&gt;023 - 038&gt;039</a>                                               | 01/02/1999 | 04:00 PM | Ice Storm    | N/A | 0 | 0  | 0     | 0 |
| 13 <a href="#">NCZ007&gt;011 - 021&gt;028 - 038&gt;043 - 073&gt;078 - 083&gt;086 - 088&gt;089</a> | 01/18/2000 | 02:00 AM | Winter Storm | N/A | 0 | 0  | 0     | 0 |
| 14 <a href="#">NCZ007&gt;011 - 021&gt;024 - 026&gt;028 - 038&gt;043 - 076&gt;077 - 089</a>        | 01/20/2000 | 12:00 AM | Winter Storm | N/A | 0 | 0  | 0     | 0 |
| 15 <a href="#">NCZ007&gt;011 - 021&gt;028 - 038&gt;043 - 073&gt;078 - 083&gt;086 - 088&gt;089</a> | 01/22/2000 | 06:00 PM | Winter Storm | N/A | 0 | 0  | 0     | 0 |
| 16 <a href="#">NCZ007&gt;011 - 021&gt;028 - 038&gt;043 - 073&gt;078 - 083&gt;086 - 088&gt;089</a> | 01/24/2000 | 05:00 AM | Winter Storm | N/A | 0 | 0  | 0     | 0 |

|                                                                                                         |            |          |                    |     |   |   |   |   |
|---------------------------------------------------------------------------------------------------------|------------|----------|--------------------|-----|---|---|---|---|
| 17 <a href="#">NCZ007&gt;011 - 021&gt;028 - 038&gt;043 - 073&gt;077 - 083&gt;086 - 088&gt;089</a>       | 01/28/2000 | 10:00 AM | Winter Storm       | N/A | 0 | 0 | 0 | 0 |
| 18 <a href="#">NCZ007&gt;011 - 021&gt;028 - 038&gt;043 - 073&gt;077 - 083</a>                           | 11/19/2000 | 11:00 AM | Heavy Snow         | N/A | 0 | 0 | 0 | 0 |
| 19 <a href="#">NCZ021&gt;022 - 038</a>                                                                  | 02/12/2001 | 04:30 AM | Winter Storm       | N/A | 0 | 0 | 0 | 0 |
| 20 <a href="#">NCZ007&gt;011 - 021&gt;028 - 038&gt;043 - 073&gt;078 - 083&gt;086 - 088&gt;089</a>       | 01/03/2002 | 12:00 AM | Winter Storm       | N/A | 0 | 0 | 0 | 0 |
| 21 <a href="#">NCZ007 - 021&gt;024</a>                                                                  | 01/06/2002 | 10:00 AM | Winter Storm       | N/A | 0 | 0 | 0 | 0 |
| 22 <a href="#">NCZ007&gt;011 - 021&gt;028 - 038&gt;043 - 073&gt;077 - 083&gt;084</a>                    | 12/04/2002 | 03:00 PM | Winter Storm       | N/A | 0 | 0 | 0 | 0 |
| 23 <a href="#">NCZ007&gt;011 - 021&gt;027 - 038&gt;043 - 073&gt;077 - 083&gt;084 - 086</a>              | 02/16/2003 | 12:00 PM | Winter Storm       | N/A | 0 | 0 | 0 | 0 |
| 24 <a href="#">NCZ007&gt;009 - 021&gt;025 - 038&gt;041</a>                                              | 02/27/2003 | 12:00 AM | Winter Storm       | N/A | 0 | 0 | 0 | 0 |
| 25 <a href="#">NCZ007 - 021&gt;023 - 038&gt;039</a>                                                     | 12/13/2003 | 10:00 PM | Winter Weather/mix | N/A | 0 | 0 | 0 | 0 |
| 26 <a href="#">NCZ007&gt;011 - 021&gt;028 - 038&gt;043 - 073&gt;078 - 083&gt;086 - 088&gt;089</a>       | 01/26/2004 | 04:30 AM | Winter Storm       | N/A | 0 | 0 | 0 | 0 |
| 27 <a href="#">NCZ007&gt;011 - 021&gt;027 - 038&gt;039 - 041</a>                                        | 02/15/2004 | 11:00 PM | Winter Storm       | N/A | 0 | 0 | 0 | 0 |
| 28 <a href="#">NCZ007 - 021&gt;028 - 038&gt;039 - 041&gt;043 - 073&gt;078 - 083&gt;086 - 088&gt;089</a> | 02/26/2004 | 09:00 AM | Winter Storm       | N/A | 0 | 0 | 0 | 0 |
| 29 <a href="#">NCZ008 - 021&gt;025 - 038&gt;040 - 073&gt;074</a>                                        | 01/29/2005 | 04:00 PM | Winter Storm       | N/A | 0 | 0 | 0 | 0 |
| 30 <a href="#">NCZ021&gt;022 - 038</a>                                                                  | 12/15/2005 | 06:00 AM | Winter             | N/A | 0 | 0 | 0 | 0 |

|                                                                                     |            |          |                |     |   |   |     |    |
|-------------------------------------------------------------------------------------|------------|----------|----------------|-----|---|---|-----|----|
|                                                                                     |            |          | Storm          |     |   |   |     |    |
| 31 <a href="#">NCZ007&gt;010 - 021&gt;026 - 038&gt;042 - 073</a>                    | 01/18/2007 | 05:00 AM | Winter Weather | N/A | 0 | 0 | 0K  | 0K |
| 32 <a href="#">NCZ008&gt;010 - 021&gt;022 - 024&gt;025 - 038</a>                    | 01/21/2007 | 15:00 PM | Winter Weather | N/A | 0 | 0 | 0K  | 0K |
| 33 <a href="#">NCZ007&gt;011 - 021&gt;026 - 038</a>                                 | 12/07/2007 | 04:00 AM | Winter Weather | N/A | 0 | 0 | 20K | 0K |
| 34 <a href="#">NCZ007 - 021&gt;025 - 038&gt;042 - 073&gt;077 - 083&gt;086 - 088</a> | 01/17/2008 | 02:00 AM | Winter Weather | N/A | 0 | 0 | 0K  | 0K |
| 35 <a href="#">NCZ009 - 021&gt;023 - 025 - 038</a>                                  | 02/13/2008 | 18:00 PM | Winter Weather | N/A | 0 | 0 | 0K  | 0K |
| 36 <a href="#">NCZ021 - 022</a>                                                     | 02/03/2009 | 22:00 PM | Winter Weather | N/A | 0 | 0 | 0K  | 0K |

Key: Mag-Magnitude, Dth-Deaths, Inj-Injuries, PrD-Property Damage, CrD-Crop Damage  
Information obtained from [National Climate Data Center – Storm Events](http://www.ncdc.noaa.gov) (www.ncdc.noaa.gov)

### Vulnerability Assessment/Hazard Risk Index

This hazard index is based on a scale from 1 to 12, with 12 representing the greatest hazard risk. The total index score is based on the ratings assigned to the following analysis factors:

| Score | Likelihood    | Location    | Impact    |
|-------|---------------|-------------|-----------|
| 1     | Seldom        | Isolated    | Localized |
| 2     | Possible      | Confined    | Limited   |
| 3     | Likely        | Significant | Moderate  |
| 4     | Highly Likely | Widespread  | Extreme   |

| Hazard Type             | Likelihood of Occurrence | Location of Impact | Impact of Hazard | Hazard Index | Rank of Hazard |
|-------------------------|--------------------------|--------------------|------------------|--------------|----------------|
| Winter Storm (Snow/Ice) | Likely (3)               | Widespread (4)     | Extreme (4)      | 11           | 1              |
| Thunder/Wind Storm      | Highly Likely (4)        | Significant (3)    | Moderate (3)     | 10           | 2              |
| Inland Hurricane        | Possible (2)             | Widespread (4)     | Moderate (3)     | 9            | 3              |
| Tornado                 | Possible (2)             | Significant (3)    | Moderate (3)     | 8            | 4              |
| Flash Flooding          | Likely (3)               | Confined (2)       | Limited (2)      | 7            | 5              |
| Extreme Temperature     | Possible (2)             | Significant (3)    | Localized (1)    | 6            | 6              |
| Lightning Strike        | Likely (3)               | Isolated (1)       | Localized (1)    | 5            | 7              |
| Damaging Hail           | Seldom (1)               | Confined (2)       | Localized (1)    | 4            | 8              |
| Wildfire                | Seldom (1)               | Widespread (4)     | Limited (2)      | 3            | 9              |

### Winter Storm Links and References

NWS Winter Weather Awareness: <http://www.nws.noaa.gov/om/winter/index.shtml>

## Severe Thunderstorms



The term “severe thunderstorm” refers to a thunderstorm producing hail that is .75 inches in diameter or larger, and/or wind gusts to 58 mph or greater, and/or a tornado. Although lightning can be deadly, the presence of lightning is not a necessary for what the National Weather Service defines as severe thunderstorm as any thunderstorm can produce a lot of lightning. Also, excessive rainfall may lead to flash flooding, but heavy rain is not a criterion for a severe thunderstorm. ([Storm Prediction Center – FAQ](#))

Most of the severe thunderstorms reported in Guilford County have been those with damaging straight-line winds and microburst winds. Thunderstorms are additionally threatening because of the additional elements that often accompany them including lightning, hail, and flash flooding. For additional information about thunderstorms, please consult the links provided at the beginning of this section

### Recorded Severe Thunderstorm Events in Guilford County (1950 – 2009):

| Location or County         | Date       | Time | Type      | Mag        | Dth | Inj | PrD | CrD |
|----------------------------|------------|------|-----------|------------|-----|-----|-----|-----|
| 1 <a href="#">GUILFORD</a> | 08/02/1956 | 1500 | Tstm Wind | 0<br>kts.  | 0   | 0   | 0   | 0   |
| 2 <a href="#">GUILFORD</a> | 07/17/1957 | 1400 | Tstm Wind | 0<br>kts.  | 0   | 0   | 0   | 0   |
| 3 <a href="#">GUILFORD</a> | 05/25/1960 | 0005 | Tstm Wind | 60<br>kts. | 0   | 0   | 0   | 0   |
| 4 <a href="#">GUILFORD</a> | 08/09/1962 | 0400 | Tstm Wind | 0<br>kts.  | 0   | 0   | 0   | 0   |
| 5 <a href="#">GUILFORD</a> | 03/19/1963 | 2127 | Tstm Wind | 50<br>kts. | 0   | 0   | 0   | 0   |
| 6 <a href="#">GUILFORD</a> | 07/03/1964 | 1700 | Tstm Wind | 0<br>kts.  | 0   | 0   | 0   | 0   |
| 7 <a href="#">GUILFORD</a> | 07/13/1964 | 1400 | Tstm Wind | 0<br>kts.  | 0   | 0   | 0   | 0   |

|                             |            |      |           |            |   |   |   |   |
|-----------------------------|------------|------|-----------|------------|---|---|---|---|
| 8 <a href="#">GUILFORD</a>  | 04/27/1965 | 1359 | Tstm Wind | 0<br>kts.  | 0 | 0 | 0 | 0 |
| 9 <a href="#">GUILFORD</a>  | 07/04/1965 | 1700 | Tstm Wind | 55<br>kts. | 0 | 0 | 0 | 0 |
| 10 <a href="#">GUILFORD</a> | 05/01/1966 | 1700 | Tstm Wind | 0<br>kts.  | 0 | 0 | 0 | 0 |
| 11 <a href="#">GUILFORD</a> | 05/29/1967 | 1435 | Tstm Wind | 0<br>kts.  | 0 | 0 | 0 | 0 |
| 12 <a href="#">GUILFORD</a> | 08/04/1967 | 1654 | Tstm Wind | 0<br>kts.  | 0 | 0 | 0 | 0 |
| 13 <a href="#">GUILFORD</a> | 06/24/1969 | 1400 | Tstm Wind | 0<br>kts.  | 0 | 0 | 0 | 0 |
| 14 <a href="#">GUILFORD</a> | 07/04/1970 | 1555 | Tstm Wind | 0<br>kts.  | 0 | 0 | 0 | 0 |
| 15 <a href="#">GUILFORD</a> | 06/29/1971 | 1630 | Tstm Wind | 0<br>kts.  | 0 | 0 | 0 | 0 |
| 16 <a href="#">GUILFORD</a> | 03/24/1975 | 1206 | Tstm Wind | 0<br>kts.  | 0 | 0 | 0 | 0 |
| 17 <a href="#">GUILFORD</a> | 02/18/1976 | 1540 | Tstm Wind | 54<br>kts. | 0 | 0 | 0 | 0 |
| 18 <a href="#">GUILFORD</a> | 07/15/1976 | 1730 | Tstm Wind | 84<br>kts. | 0 | 0 | 0 | 0 |
| 19 <a href="#">GUILFORD</a> | 08/14/1976 | 1239 | Tstm Wind | 60<br>kts. | 0 | 0 | 0 | 0 |
| 20 <a href="#">GUILFORD</a> | 08/14/1976 | 1700 | Tstm Wind | 0<br>kts.  | 0 | 0 | 0 | 0 |
| 21 <a href="#">GUILFORD</a> | 07/04/1979 | 1800 | Tstm Wind | 0<br>kts.  | 0 | 0 | 0 | 0 |
| 22 <a href="#">GUILFORD</a> | 08/21/1979 | 1600 | Tstm Wind | 0<br>kts.  | 0 | 0 | 0 | 0 |
| 23 <a href="#">GUILFORD</a> | 08/01/1980 | 1500 | Tstm Wind | 50<br>kts. | 0 | 0 | 0 | 0 |
| 24 <a href="#">GUILFORD</a> | 08/15/1980 | 1515 | Tstm Wind | 0<br>kts.  | 0 | 0 | 0 | 0 |
| 25 <a href="#">GUILFORD</a> | 06/06/1981 | 1900 | Tstm Wind | 0<br>kts.  | 0 | 0 | 0 | 0 |

|                             |            |      |           |            |   |   |   |   |
|-----------------------------|------------|------|-----------|------------|---|---|---|---|
| 26 <a href="#">GUILFORD</a> | 07/28/1981 | 1530 | Tstm Wind | 0<br>kts.  | 0 | 0 | 0 | 0 |
| 27 <a href="#">GUILFORD</a> | 05/29/1982 | 1825 | Tstm Wind | 52<br>kts. | 0 | 0 | 0 | 0 |
| 28 <a href="#">GUILFORD</a> | 03/06/1983 | 1900 | Tstm Wind | 0<br>kts.  | 0 | 0 | 0 | 0 |
| 29 <a href="#">GUILFORD</a> | 07/10/1984 | 1624 | Tstm Wind | 50<br>kts. | 0 | 0 | 0 | 0 |
| 30 <a href="#">GUILFORD</a> | 07/26/1984 | 1515 | Tstm Wind | 0<br>kts.  | 0 | 0 | 0 | 0 |
| 31 <a href="#">GUILFORD</a> | 07/26/1984 | 1535 | Tstm Wind | 0<br>kts.  | 0 | 0 | 0 | 0 |
| 32 <a href="#">GUILFORD</a> | 06/03/1985 | 1435 | Tstm Wind | 0<br>kts.  | 0 | 0 | 0 | 0 |
| 33 <a href="#">GUILFORD</a> | 06/05/1985 | 1600 | Tstm Wind | 0<br>kts.  | 0 | 0 | 0 | 0 |
| 34 <a href="#">GUILFORD</a> | 06/05/1985 | 1625 | Tstm Wind | 0<br>kts.  | 0 | 0 | 0 | 0 |
| 35 <a href="#">GUILFORD</a> | 07/04/1985 | 1630 | Tstm Wind | 0<br>kts.  | 0 | 0 | 0 | 0 |
| 36 <a href="#">GUILFORD</a> | 07/04/1985 | 1722 | Tstm Wind | 0<br>kts.  | 0 | 0 | 0 | 0 |
| 37 <a href="#">GUILFORD</a> | 07/10/1985 | 1920 | Tstm Wind | 55<br>kts. | 0 | 0 | 0 | 0 |
| 38 <a href="#">GUILFORD</a> | 10/15/1985 | 1409 | Tstm Wind | 52<br>kts. | 0 | 0 | 0 | 0 |
| 39 <a href="#">GUILFORD</a> | 10/15/1985 | 1425 | Tstm Wind | 0<br>kts.  | 0 | 0 | 0 | 0 |
| 40 <a href="#">GUILFORD</a> | 06/28/1986 | 1926 | Tstm Wind | 52<br>kts. | 0 | 0 | 0 | 0 |
| 41 <a href="#">GUILFORD</a> | 07/29/1986 | 1500 | Tstm Wind | 0<br>kts.  | 0 | 0 | 0 | 0 |
| 42 <a href="#">GUILFORD</a> | 07/29/1986 | 1530 | Tstm Wind | 0<br>kts.  | 0 | 0 | 0 | 0 |
| 43 <a href="#">GUILFORD</a> | 04/15/1987 | 1730 | Tstm Wind | 0<br>kts.  | 0 | 0 | 0 | 0 |

|                             |            |      |           |            |   |   |   |   |
|-----------------------------|------------|------|-----------|------------|---|---|---|---|
| 44 <a href="#">GUILFORD</a> | 06/01/1987 | 1735 | Tstm Wind | 0<br>kts.  | 0 | 0 | 0 | 0 |
| 45 <a href="#">GUILFORD</a> | 09/10/1987 | 1740 | Tstm Wind | 0<br>kts.  | 0 | 0 | 0 | 0 |
| 46 <a href="#">GUILFORD</a> | 05/10/1988 | 1600 | Tstm Wind | 0<br>kts.  | 0 | 0 | 0 | 0 |
| 47 <a href="#">GUILFORD</a> | 05/17/1988 | 1509 | Tstm Wind | 0<br>kts.  | 0 | 0 | 0 | 0 |
| 48 <a href="#">GUILFORD</a> | 05/23/1988 | 1858 | Tstm Wind | 50<br>kts. | 0 | 0 | 0 | 0 |
| 49 <a href="#">GUILFORD</a> | 06/26/1988 | 1620 | Tstm Wind | 0<br>kts.  | 1 | 0 | 0 | 0 |
| 50 <a href="#">GUILFORD</a> | 07/10/1988 | 1635 | Tstm Wind | 0<br>kts.  | 0 | 0 | 0 | 0 |
| 51 <a href="#">GUILFORD</a> | 07/10/1988 | 1700 | Tstm Wind | 0<br>kts.  | 0 | 0 | 0 | 0 |
| 52 <a href="#">GUILFORD</a> | 04/26/1989 | 1825 | Tstm Wind | 0<br>kts.  | 0 | 0 | 0 | 0 |
| 53 <a href="#">GUILFORD</a> | 05/05/1989 | 1910 | Tstm Wind | 0<br>kts.  | 0 | 0 | 0 | 0 |
| 54 <a href="#">GUILFORD</a> | 05/05/1989 | 1940 | Tstm Wind | 0<br>kts.  | 0 | 0 | 0 | 0 |
| 55 <a href="#">GUILFORD</a> | 05/06/1989 | 1150 | Tstm Wind | 0<br>kts.  | 0 | 0 | 0 | 0 |
| 56 <a href="#">GUILFORD</a> | 05/06/1989 | 1155 | Tstm Wind | 0<br>kts.  | 0 | 0 | 0 | 0 |
| 57 <a href="#">GUILFORD</a> | 05/06/1989 | 1210 | Tstm Wind | 0<br>kts.  | 0 | 0 | 0 | 0 |
| 58 <a href="#">GUILFORD</a> | 05/23/1989 | 1510 | Tstm Wind | 0<br>kts.  | 0 | 0 | 0 | 0 |
| 59 <a href="#">GUILFORD</a> | 06/16/1989 | 1230 | Tstm Wind | 0<br>kts.  | 1 | 0 | 0 | 0 |
| 60 <a href="#">GUILFORD</a> | 06/16/1989 | 1730 | Tstm Wind | 0<br>kts.  | 0 | 0 | 0 | 0 |
| 61 <a href="#">GUILFORD</a> | 07/12/1989 | 1515 | Tstm Wind | 0<br>kts.  | 0 | 0 | 0 | 0 |

|                               |            |      |                    |         |   |   |   |   |
|-------------------------------|------------|------|--------------------|---------|---|---|---|---|
| 62 <a href="#">GUILFORD</a>   | 02/10/1990 | 0933 | Tstm Wind          | 0 kts.  | 0 | 0 | 0 | 0 |
| 63 <a href="#">GUILFORD</a>   | 05/01/1990 | 1655 | Tstm Wind          | 0 kts.  | 0 | 0 | 0 | 0 |
| 64 <a href="#">GUILFORD</a>   | 07/01/1990 | 1415 | Tstm Wind          | 0 kts.  | 0 | 0 | 0 | 0 |
| 65 <a href="#">GUILFORD</a>   | 07/11/1990 | 1830 | Tstm Wind          | 0 kts.  | 0 | 0 | 0 | 0 |
| 66 <a href="#">GUILFORD</a>   | 08/29/1990 | 1300 | Tstm Wind          | 0 kts.  | 0 | 0 | 0 | 0 |
| 67 <a href="#">GUILFORD</a>   | 10/18/1990 | 1458 | Tstm Wind          | 0 kts.  | 0 | 0 | 0 | 0 |
| 68 <a href="#">GUILFORD</a>   | 04/09/1991 | 1850 | Tstm Wind          | 0 kts.  | 0 | 0 | 0 | 0 |
| 69 <a href="#">GUILFORD</a>   | 04/29/1991 | 2030 | Tstm Wind          | 0 kts.  | 0 | 0 | 0 | 0 |
| 70 <a href="#">GUILFORD</a>   | 07/03/1991 | 1435 | Tstm Wind          | 50 kts. | 0 | 0 | 0 | 0 |
| 71 <a href="#">GUILFORD</a>   | 07/03/1991 | 1500 | Tstm Wind          | 0 kts.  | 0 | 0 | 0 | 0 |
| 72 <a href="#">GUILFORD</a>   | 03/10/1992 | 2255 | Tstm Wind          | 0 kts.  | 0 | 0 | 0 | 0 |
| 73 <a href="#">GUILFORD</a>   | 03/10/1992 | 2315 | Tstm Wind          | 0 kts.  | 0 | 0 | 0 | 0 |
| 74 <a href="#">GUILFORD</a>   | 04/24/1992 | 1845 | Tstm Wind          | 0 kts.  | 0 | 0 | 0 | 0 |
| 75 <a href="#">GUILFORD</a>   | 08/11/1992 | 2110 | Tstm Wind          | 0 kts.  | 0 | 0 | 0 | 0 |
| 76 <a href="#">GUILFORD</a>   | 08/11/1992 | 2126 | Tstm Wind          | 57 kts. | 0 | 0 | 0 | 0 |
| 77 <a href="#">GUILFORD</a>   | 11/22/1992 | 2355 | Tstm Wind          | 0 kts.  | 0 | 0 | 0 | 0 |
| 78 <a href="#">Greensboro</a> | 08/12/1993 | 1750 | Thunderstorm Winds | 0 kts.  | 0 | 0 | 0 | 0 |
| 79 <a href="#">Greensboro</a> | 08/17/1993 | 1750 | Thunderstorm Winds | 65 kts. | 0 | 0 | 0 | 0 |

|                                                                                                   |            |          |                    |         |   |   |      |   |
|---------------------------------------------------------------------------------------------------|------------|----------|--------------------|---------|---|---|------|---|
| 80 <a href="#">Greensboro</a>                                                                     | 08/26/1993 | 1501     | Thunderstorm Winds | 0 kts.  | 0 | 0 | 0    | 0 |
| 81 <a href="#">Gibsonville</a>                                                                    | 08/26/1993 | 1530     | Thunderstorm Winds | 0 kts.  | 0 | 0 | 0    | 0 |
| 82 <a href="#">Brownes Summit</a>                                                                 | 06/08/1995 | 2010     | Thunderstorm Winds | 0 kts.  | 0 | 0 | 0    | 0 |
| 83 <a href="#">Julian</a>                                                                         | 10/27/1995 | 1615     | Thunderstorm Winds | 0 kts.  | 0 | 0 | 0    | 0 |
| 84 <a href="#">Countywide</a>                                                                     | 01/19/1996 | 06:15 AM | Tstm Wind          | 0 kts.  | 0 | 0 | 0    | 0 |
| 85 <a href="#">Greensboro</a>                                                                     | 04/20/1996 | 03:55 PM | Tstm Wind          | 0 kts.  | 0 | 0 | 0    | 0 |
| 86 <a href="#">Greensboro</a>                                                                     | 05/11/1996 | 03:00 PM | Tstm Wind          | 60 kts. | 0 | 0 | 200K | 0 |
| 87 <a href="#">Greensboro</a>                                                                     | 05/24/1996 | 01:25 PM | Tstm Wind          | 0 kts.  | 0 | 0 | 0    | 0 |
| 88 <a href="#">Greensboro</a>                                                                     | 03/05/1997 | 06:20 PM | Tstm Wind          | 50 kts. | 0 | 0 | 50K  | 0 |
| 89 <a href="#">Climax</a>                                                                         | 07/16/1997 | 04:30 PM | Tstm Wind          | 50 kts. | 0 | 0 | 0    | 0 |
| 90 <a href="#">Summerfield</a>                                                                    | 07/28/1997 | 05:25 PM | Tstm Wind          | 50 kts. | 0 | 0 | 0    | 0 |
| 91 <a href="#">Greensboro</a>                                                                     | 07/28/1997 | 06:05 PM | Tstm Wind          | 50 kts. | 0 | 0 | 10K  | 0 |
| 92 <a href="#">NCZ007&gt;011 - 021&gt;028 - 038&gt;043 - 073&gt;078 - 083&gt;086 - 088&gt;089</a> | 02/16/1998 | 10:00 PM | High Wind          | 52 kts. | 0 | 0 | 0    | 0 |
| 93 <a href="#">Greensboro</a>                                                                     | 06/16/1998 | 03:25 PM | Tstm Wind          | 50 kts. | 0 | 0 | 0    | 0 |
| 94 <a href="#">Greensboro</a>                                                                     | 06/30/1998 | 04:18 PM | Tstm Wind          | 50 kts. | 0 | 1 | 0    | 0 |
| 95 <a href="#">Greensboro</a>                                                                     | 07/07/1999 | 03:50 PM | Tstm Wind          | 50 kts. | 0 | 0 | 0    | 0 |
| 96 <a href="#">Pleasant Garden</a>                                                                | 03/11/2000 | 06:10 PM | Tstm Wind          | 50 kts. | 0 | 0 | 0    | 0 |
| 97 <a href="#">High Pt</a>                                                                        | 05/20/2000 | 06:30    | Tstm Wind          | 60      | 0 | 0 | 0    | 0 |

|                                     |            |          |           |         |   |   |   |   |
|-------------------------------------|------------|----------|-----------|---------|---|---|---|---|
|                                     |            | PM       |           | kts.    |   |   |   |   |
| 98 <a href="#">Gibsonville</a>      | 05/20/2000 | 06:40 PM | Tstm Wind | 60 kts. | 0 | 0 | 0 | 0 |
| 99 <a href="#">Greensboro Arpt</a>  | 05/25/2000 | 08:46 AM | Tstm Wind | 71 kts. | 0 | 0 | 0 | 0 |
| 100 <a href="#">Greensboro</a>      | 05/25/2000 | 09:00 AM | Tstm Wind | 70 kts. | 0 | 0 | 0 | 0 |
| 101 <a href="#">High Pt</a>         | 05/25/2000 | 09:00 AM | Tstm Wind | 60 kts. | 0 | 0 | 0 | 0 |
| 102 <a href="#">Summerfield</a>     | 06/15/2000 | 05:50 PM | Tstm Wind | 50 kts. | 0 | 0 | 0 | 0 |
| 103 <a href="#">Jamestown</a>       | 06/15/2000 | 08:20 PM | Tstm Wind | 50 kts. | 0 | 0 | 0 | 0 |
| 104 <a href="#">Oak Ridge</a>       | 06/15/2000 | 10:00 PM | Tstm Wind | 50 kts. | 0 | 0 | 0 | 0 |
| 105 <a href="#">Greensboro</a>      | 08/10/2000 | 12:35 AM | Tstm Wind | 50 kts. | 0 | 0 | 0 | 0 |
| 106 <a href="#">Gibsonville</a>     | 08/18/2000 | 03:40 PM | Tstm Wind | 50 kts. | 0 | 0 | 0 | 0 |
| 107 <a href="#">Stokesdale</a>      | 09/14/2000 | 09:30 PM | Tstm Wind | 50 kts. | 0 | 0 | 0 | 0 |
| 108 <a href="#">Greensboro Arpt</a> | 09/14/2000 | 10:54 PM | Tstm Wind | 52 kts. | 0 | 0 | 0 | 0 |
| 109 <a href="#">Pleasant Garden</a> | 05/22/2001 | 04:15 PM | Tstm Wind | 50 kts. | 0 | 0 | 0 | 0 |
| 110 <a href="#">Summerfield</a>     | 05/13/2002 | 05:35 PM | Tstm Wind | 50 kts. | 0 | 0 | 0 | 0 |
| 111 <a href="#">Greensboro</a>      | 06/01/2002 | 03:45 PM | Tstm Wind | 50 kts. | 0 | 0 | 0 | 0 |
| 112 <a href="#">Greensboro</a>      | 06/27/2003 | 05:30 PM | Tstm Wind | 52 kts. | 0 | 0 | 0 | 0 |
| 113 <a href="#">Greensboro</a>      | 06/27/2003 | 05:45 PM | Tstm Wind | 50 kts. | 0 | 0 | 0 | 0 |
| 114 <a href="#">Sedalia</a>         | 07/13/2003 | 07:15 PM | Tstm Wind | 50 kts. | 0 | 0 | 0 | 0 |
| 115 <a href="#">Colfax</a>          | 08/17/2003 | 07:00    | Tstm Wind | 50      | 0 | 0 | 0 | 0 |

|                                                                                                    |            |          |           |         |   |   |      |   |
|----------------------------------------------------------------------------------------------------|------------|----------|-----------|---------|---|---|------|---|
|                                                                                                    |            | PM       |           | kts.    |   |   |      |   |
| 116 <a href="#">NCZ007&gt;011 - 021&gt;028 - 038&gt;043 - 073&gt;078 - 083&gt;086 - 088&gt;089</a> | 03/07/2004 | 07:20 PM | High Wind | 65 kts. | 0 | 0 | 136K | 0 |
| 117 <a href="#">Stokesdale</a>                                                                     | 08/12/2004 | 02:25 PM | Tstm Wind | 50 kts. | 0 | 0 | 0    | 0 |
| 118 <a href="#">High Pt</a>                                                                        | 03/08/2005 | 07:56 AM | Tstm Wind | 54 kts. | 0 | 0 | 0    | 0 |
| 119 <a href="#">Sedalia</a>                                                                        | 03/08/2005 | 08:30 AM | Tstm Wind | 50 kts. | 0 | 0 | 0    | 0 |
| 120 <a href="#">Monticello</a>                                                                     | 07/13/2005 | 06:10 PM | Tstm Wind | 50 kts. | 0 | 0 | 0    | 0 |
| 121 <a href="#">Greensboro</a>                                                                     | 04/03/2006 | 05:35 PM | Tstm Wind | 50 kts. | 0 | 0 | 0    | 0 |
| 122 <a href="#">Greensboro</a>                                                                     | 04/17/2006 | 01:30 PM | Tstm Wind | 50 kts. | 0 | 0 | 0    | 0 |
| 123 <a href="#">High Pt</a>                                                                        | 04/17/2006 | 01:30 PM | Tstm Wind | 50 kts. | 0 | 0 | 0    | 0 |
| 124 <a href="#">High Pt</a>                                                                        | 04/17/2006 | 01:30 PM | Tstm Wind | 50 kts. | 0 | 0 | 0    | 0 |
| 125 <a href="#">Climax</a>                                                                         | 05/18/2006 | 03:25 PM | Tstm Wind | 50 kts. | 0 | 0 | 0    | 0 |
| 126 <a href="#">Greensboro</a>                                                                     | 06/11/2006 | 05:30 PM | Tstm Wind | 50 kts. | 0 | 0 | 0    | 0 |
| 127 <a href="#">Greensboro</a>                                                                     | 06/11/2006 | 05:30 PM | Tstm Wind | 50 kts. | 0 | 0 | 0    | 0 |
| 128 <a href="#">Greensboro</a>                                                                     | 06/11/2006 | 05:30 PM | Tstm Wind | 50 kts. | 0 | 0 | 0    | 0 |
| 129 <a href="#">Greensboro</a>                                                                     | 06/11/2006 | 05:30 PM | Tstm Wind | 52 kts. | 0 | 0 | 0    | 0 |
| 130 <a href="#">Greensboro</a>                                                                     | 06/11/2006 | 06:25 PM | Tstm Wind | 50 kts. | 0 | 0 | 0    | 0 |
| 131 <a href="#">Oak Ridge</a>                                                                      | 07/04/2006 | 10:50 PM | Tstm Wind | 50 kts. | 0 | 0 | 0    | 0 |
| 132 <a href="#">Jamestown</a>                                                                      | 07/14/2006 | 03:40 PM | Tstm Wind | 50 kts. | 0 | 0 | 0    | 0 |

|                                     |            |          |                   |         |   |   |    |    |
|-------------------------------------|------------|----------|-------------------|---------|---|---|----|----|
| 133 <a href="#">Mc Leansville</a>   | 07/19/2006 | 05:05 PM | Tstm Wind         | 50 kts. | 0 | 0 | 0  | 0  |
| 134 <a href="#">High Pt</a>         | 07/19/2006 | 05:20 PM | Tstm Wind         | 50 kts. | 0 | 0 | 0  | 0  |
| 135 <a href="#">Jamestown</a>       | 07/19/2006 | 05:45 PM | Tstm Wind         | 50 kts. | 0 | 0 | 0  | 0  |
| 136 <a href="#">Gibsonville</a>     | 07/20/2006 | 05:40 PM | Tstm Wind         | 50 kts. | 0 | 0 | 0  | 0  |
| 137 <a href="#">Jamestown</a>       | 07/22/2006 | 06:30 PM | Tstm Wind         | 50 kts. | 0 | 0 | 0  | 0  |
| 138 <a href="#">Summerfield</a>     | 07/28/2006 | 10:15 PM | Tstm Wind         | 50 kts. | 0 | 0 | 0  | 0  |
| 139 <a href="#">Greensboro</a>      | 08/03/2006 | 04:55 PM | Tstm Wind         | 50 kts. | 0 | 0 | 0  | 0  |
| 140 <a href="#">Pleasant Garden</a> | 08/07/2006 | 05:00 PM | Tstm Wind         | 50 kts. | 0 | 0 | 0  | 0  |
| 141 <a href="#">Greensboro</a>      | 08/30/2006 | 03:10 PM | Tstm Wind         | 50 kts. | 0 | 0 | 0  | 0  |
| 142 <a href="#">Summerfield</a>     | 08/30/2006 | 03:28 PM | Tstm Wind         | 50 kts. | 0 | 0 | 0  | 0  |
| 143 <a href="#">Greensboro</a>      | 09/28/2006 | 05:30 PM | Tstm Wind         | 50 kts. | 0 | 0 | 0  | 0  |
| 144 <a href="#">Greensboro</a>      | 11/16/2006 | 01:35 AM | Thunderstorm Wind | 50 kts. | 0 | 0 | 0K | 0K |
| 145 <a href="#">Greensboro</a>      | 04/15/2007 | 16:14 PM | Thunderstorm Wind | 50 kts. | 0 | 0 | 0K | 0K |
| 146 <a href="#">NCZ022</a>          | 04/16/2007 | 10:00 AM | High Wind         | 54 kts. | 0 | 0 | 0K | 5K |
| 147 <a href="#">Greensboro</a>      | 06/04/2007 | 15:45 PM | Thunderstorm Wind | 50 kts. | 0 | 0 | 0K | 0K |
| 148 <a href="#">Greensboro</a>      | 06/04/2007 | 15:45 PM | Thunderstorm Wind | 50 kts. | 0 | 0 | 0K | 0K |
| 149 <a href="#">Greensboro</a>      | 06/04/2007 | 19:25 PM | Thunderstorm Wind | 50 kts. | 0 | 0 | 0K | 0K |
| 150 <a href="#">Greensboro</a>      | 06/05/2007 | 20:15 PM | Thunderstorm Wind | 50 kts. | 0 | 0 | 0K | 0K |

|                                                                                                                |            |          |                   |         |   |   |     |    |
|----------------------------------------------------------------------------------------------------------------|------------|----------|-------------------|---------|---|---|-----|----|
| 151 <a href="#">Gibsonville</a>                                                                                | 06/11/2007 | 15:30 PM | Thunderstorm Wind | 50 kts. | 0 | 0 | 0K  | 0K |
| 152 <a href="#">Stokesdale</a>                                                                                 | 06/19/2007 | 20:05 PM | Thunderstorm Wind | 50 kts. | 0 | 0 | 0K  | 0K |
| 153 <a href="#">Mc Leansville</a>                                                                              | 06/27/2007 | 16:15 PM | Thunderstorm Wind | 50 kts. | 0 | 0 | 0K  | 0K |
| 154 <a href="#">Gibsonville</a>                                                                                | 06/27/2007 | 16:20 PM | Thunderstorm Wind | 50 kts. | 0 | 0 | 0K  | 0K |
| 155 <a href="#">Oak Ridge Arpt</a>                                                                             | 06/27/2007 | 17:20 PM | Thunderstorm Wind | 50 kts. | 0 | 0 | 0K  | 0K |
| 156 <a href="#">Stokesdale</a>                                                                                 | 06/27/2007 | 17:20 PM | Thunderstorm Wind | 50 kts. | 0 | 0 | 0K  | 0K |
| 157 <a href="#">Stokesdale</a>                                                                                 | 08/21/2007 | 15:45 PM | Thunderstorm Wind | 50 kts. | 0 | 0 | 0K  | 0K |
| 158 <a href="#">Greensboro</a>                                                                                 | 08/21/2007 | 16:25 PM | Thunderstorm Wind | 50 kts. | 0 | 0 | 0K  | 0K |
| 159 <a href="#">NCZ007&gt;011 - 021&gt;028 - 038&gt;043 - 073&gt;078 - 083&gt;086 - 088</a>                    | 02/10/2008 | 12:00 PM | Strong Wind       | 43 kts. | 0 | 0 | 5K  | 0K |
| 160 <a href="#">Guilford</a>                                                                                   | 03/04/2008 | 21:00 PM | Thunderstorm Wind | 52 kts. | 0 | 0 | 0K  | 0K |
| 161 <a href="#">Deep River</a>                                                                                 | 03/04/2008 | 21:04 PM | Thunderstorm Wind | 51 kts. | 0 | 0 | 0K  | 0K |
| 162 <a href="#">Hamilton Lakes</a>                                                                             | 03/04/2008 | 21:15 PM | Thunderstorm Wind | 50 kts. | 0 | 0 | 0K  | 0K |
| 163 <a href="#">(gso)greensboro Rgnl</a>                                                                       | 05/08/2008 | 22:33 PM | Thunderstorm Wind | 54 kts. | 0 | 0 | 0K  | 0K |
| 164 <a href="#">Monticello</a>                                                                                 | 05/08/2008 | 23:20 PM | Thunderstorm Wind | 50 kts. | 0 | 0 | 0K  | 0K |
| 165 <a href="#">Greensboro May Arpt</a>                                                                        | 06/23/2008 | 16:51 PM | Thunderstorm Wind | 50 kts. | 0 | 0 | 0K  | 0K |
| 166 <a href="#">NCZ007&gt;011 - 022 - 024&gt;028 - 038&gt;039 - 041&gt;043 - 073&gt;078 - 084&gt;085 - 088</a> | 01/07/2009 | 08:00 AM | Strong Wind       | 46 kts. | 0 | 0 | 30K | 0K |
| 167 <a href="#">Colfax</a>                                                                                     | 05/06/2009 | 17:45 PM | Thunderstorm Wind | 50 kts. | 0 | 0 | 0K  | 0K |

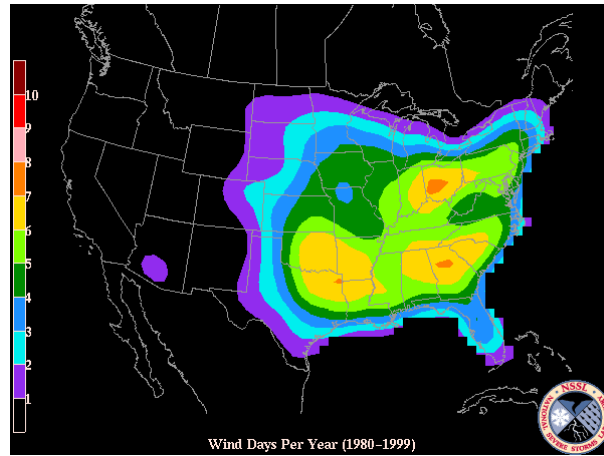
|                                     |            |          |                   |         |   |   |      |    |
|-------------------------------------|------------|----------|-------------------|---------|---|---|------|----|
| 168 <a href="#">Pleasant Garden</a> | 05/09/2009 | 16:18 PM | Thunderstorm Wind | 50 kts. | 0 | 0 | 0K   | 0K |
| 169 <a href="#">Rudd</a>            | 06/03/2009 | 16:45 PM | Thunderstorm Wind | 50 kts. | 0 | 0 | 0K   | 0K |
| 170 <a href="#">Hamilton Lakes</a>  | 06/03/2009 | 17:22 PM | Thunderstorm Wind | 50 kts. | 0 | 0 | 0K   | 0K |
| 171 <a href="#">Deep River</a>      | 06/03/2009 | 17:57 PM | Thunderstorm Wind | 58 kts. | 0 | 0 | 0K   | 0K |
| 172 <a href="#">Greensboro</a>      | 06/03/2009 | 18:30 PM | Thunderstorm Wind | 50 kts. | 0 | 0 | 0K   | 0K |
| 173 <a href="#">Guilquarry</a>      | 06/10/2009 | 18:51 PM | Thunderstorm Wind | 50 kts. | 0 | 0 | 0K   | 0K |
| 174 <a href="#">High Pt</a>         | 07/13/2009 | 23:45 PM | Thunderstorm Wind | 50 kts. | 0 | 0 | 15K  | 0K |
| 175 <a href="#">Climax</a>          | 08/05/2009 | 17:50 PM | Thunderstorm Wind | 50 kts. | 0 | 0 | 0K   | 0K |
| 176 <a href="#">Brightwood</a>      | 08/20/2009 | 12:15 PM | Thunderstorm Wind | 50 kts. | 0 | 0 | 0K   | 0K |
| TOTALS:                             |            |          |                   |         | 2 | 1 | 446K | 5K |

Key: Mag-Magnitude, Dth-Deaths, Inj-Injuries, PrD-Property Damage, CrD-Crop Damage  
Information obtained from [National Climate Data Center – Storm Events \(www.ncdc.noaa.gov\)](http://www.ncdc.noaa.gov)

### Severe Thunderstorm History in Guilford County:

In recent years, severe thunderstorms with damaging winds have caused extensive damage in Guilford County. On June 30, 1998 a severe thunderstorm with multiple downbursts caused extensive damage to several neighborhoods across the county and to buildings in downtown Greensboro. One of the hardest hit communities was in northeast Greensboro where trees fell on homes, across power lines and into streets. Power was out for several days as residents struggled in the summer heat to clean up debris left from the powerful storm.

On May 25, 2000 a powerful thunderstorm developed just west of the Piedmont Triad International Airport and moved swiftly through Guilford County. Strong, damaging winds in excess of 80 MPH caused significant damage to trees and power lines. Electricity was out in many parts of Greensboro and Guilford County. Traffic signals were inoperable and trees blocked many roadways. Storm damage and associated cleanup costs topped \$1.8 million.



This graphic most recent from the National Severe Storms Laboratory represents the number of severe thunderstorms with damaging wind days per year for the period of 1980 through 1999. In Guilford County, severe thunderstorms with damaging winds occur on average five times every year. The frequency of severe thunderstorms with damaging wind is high. Also the impact to both population and infrastructure is high. The extent of potential damages includes winds in excess of 100 knots, with hail in excess of several inches diameter.

To see an *animated graphic* of probabilities of severe thunderstorms with damaging winds in each month, please visit <http://www.nssl.noaa.gov/hazard/tanim/winw8099.html>

### Vulnerability Assessment/Hazard Risk Index

This hazard index is based on a scale from 1 to 12, with 12 representing the greatest hazard risk. The total index score is based on the ratings assigned to the following analysis factors:

| <u>Score</u> | <u>Likelihood</u> | <u>Location</u> | <u>Impact</u> |
|--------------|-------------------|-----------------|---------------|
| 1            | Seldom            | Isolated        | Localized     |
| 2            | Possible          | Confined        | Limited       |
| 3            | Likely            | Significant     | Moderate      |
| 4            | Highly Likely     | Widespread      | Extreme       |

| <u>Hazard Type</u>        | <u>Likelihood of Occurrence</u> | <u>Location of Impact</u> | <u>Impact of Hazard</u> | <u>Hazard Index</u> | <u>Rank of Hazard</u> |
|---------------------------|---------------------------------|---------------------------|-------------------------|---------------------|-----------------------|
| Winter Storm (Snow/Ice)   | Likely (3)                      | Widespread (4)            | Extreme (4)             | 11                  | 1                     |
| <b>Thunder/Wind Storm</b> | <b>Highly Likely (4)</b>        | <b>Significant (3)</b>    | <b>Moderate (3)</b>     | <b>10</b>           | <b>2</b>              |
| Inland Hurricane          | Possible (2)                    | Widespread (4)            | Moderate (3)            | 9                   | 3                     |
| Tornado                   | Possible (2)                    | Significant (3)           | Moderate (3)            | 8                   | 4                     |
| Flash Flooding            | Likely (3)                      | Confined (2)              | Limited (2)             | 7                   | 5                     |
| Extreme Temperature       | Possible (2)                    | Significant (3)           | Localized (1)           | 6                   | 6                     |
| Lightning Strike          | Likely (3)                      | Isolated (1)              | Localized (1)           | 5                   | 7                     |
| Damaging Hail             | Seldom (1)                      | Confined (2)              | Localized (1)           | 4                   | 8                     |
| Wildfire                  | Seldom (1)                      | Widespread (4)            | Limited (2)             | 3                   | 9                     |

### Extreme Temperatures



Extreme temperatures within Guilford County are composed of extreme heat and extreme cold which obviously each have unique concerns, response, recovery and mitigative activities. The parameters of an extreme heat watch, warning, or advisory can vary by location. Generally, temperatures that hover 10 degrees or more above the average high temperature for the region, last for prolonged periods of time, and are often accompanied by high humidity that the body cannot tolerate are defined as extreme heat. A heat wave is a very dangerous situation.

Definitions, characteristics and effects of extremely cold temperatures vary across different areas of the United States. In areas unaccustomed to winter weather, near freezing temperatures are considered "extreme cold." Freezing temperatures can cause severe damage to citrus fruit crops and other vegetation. Pipes may freeze and burst in homes that are poorly insulated or without heat. In areas that have more experience with, and likelihood of, cold temperatures, it may take significantly lower temperatures to be considered "extreme cold." In areas that are more prone to cold weather, long cold spells can cause rivers to freeze, disrupting shipping and ice jams may form and lead to flooding. No matter where the extreme temperatures are located, there are concerns for local farms, crops, livestock, businesses and, most importantly, the citizens within the affected areas.

#### **Recorded Extreme Temperature Events in Guilford County:**

| Location or County                                                                               | Date       | Time     | Type           | Mag | Dth | Inj | PrD  | CrD |
|--------------------------------------------------------------------------------------------------|------------|----------|----------------|-----|-----|-----|------|-----|
| 1 <a href="#">Statewide</a>                                                                      | 01/15/1994 | 0000     | Extreme Cold   | N/A | 3   | 0   | 500K | 0   |
| 2 <a href="#">Statewide</a>                                                                      | 01/19/1994 | 0000     | Extreme Cold   | N/A | 6   | 0   | 0    | 0   |
| 3 <a href="#">NCZ022</a>                                                                         | 02/03/1996 | 10:00 PM | Extreme Cold   | N/A | 0   | 0   | 0    | 0   |
| 4 <a href="#">NCZ007&gt;011 - 021&gt;028 - 038&gt;043 - 073&gt;078 - 083&gt;086 - 088&gt;089</a> | 07/22/1998 | 11:00 AM | Excessive Heat | N/A | 0   | 0   | 0    | 0   |
| 5 <a href="#">NCZ022</a>                                                                         | 05/27/2008 | 16:00    | Heat           | N/A | 1   | 0   | 0K   | 0K  |

|         |  |    |  |  |    |   |      |   |
|---------|--|----|--|--|----|---|------|---|
|         |  | PM |  |  |    |   |      |   |
| TOTALS: |  |    |  |  | 10 | 0 | 500K | 0 |

Key: Mag-Magnitude, Dth-Deaths, Inj-Injuries, PrD-Property Damage, CrD-Crop Damage Information obtained from National Climate Data Center – Storm Events ([www.ncdc.noaa.gov](http://www.ncdc.noaa.gov))

### Extreme Temperature History in Guilford County:

There is not a sizeable history of extreme temperature events. Nevertheless, even events not officially categorized as “extreme” can pose a threat. Generally, extreme temperature events can be forecast and sufficient warnings issued by the National Weather Service. Appropriate precautions should be taken anytime extreme temperatures are anticipated. The extent of extreme temperatures can be temperatures above 100 degrees and below 32 degrees depending on the duration of the extreme temperatures.

### Vulnerability Assessment/Hazard Risk Index

This hazard index is based on a scale from 1 to 12, with 12 representing the greatest hazard risk. The total index score is based on the ratings assigned to the following analysis factors:

| <u>Score</u> | <u>Likelihood</u> | <u>Location</u> | <u>Impact</u> |
|--------------|-------------------|-----------------|---------------|
| 1            | Seldom            | Isolated        | Localized     |
| 2            | Possible          | Confined        | Limited       |
| 3            | Likely            | Significant     | Moderate      |
| 4            | Highly Likely     | Widespread      | Extreme       |

| <u>Hazard Type</u>         | <u>Likelihood of Occurrence</u> | <u>Location of Impact</u> | <u>Impact of Hazard</u> | <u>Hazard Index</u> | <u>Rank of Hazard</u> |
|----------------------------|---------------------------------|---------------------------|-------------------------|---------------------|-----------------------|
| Winter Storm (Snow/Ice)    | Likely (3)                      | Widespread (4)            | Extreme (4)             | 11                  | 1                     |
| Thunder/Wind Storm         | Highly Likely (4)               | Significant (3)           | Moderate (3)            | 10                  | 2                     |
| Inland Hurricane           | Possible (2)                    | Widespread (4)            | Moderate (3)            | 9                   | 3                     |
| Tornado                    | Possible (2)                    | Significant (3)           | Moderate (3)            | 8                   | 4                     |
| Flash Flooding             | Likely (3)                      | Confined (2)              | Limited (2)             | 7                   | 5                     |
| <b>Extreme Temperature</b> | <b>Possible (2)</b>             | <b>Significant (3)</b>    | <b>Localized (1)</b>    | <b>6</b>            | <b>6</b>              |
| Lightning Strike           | Likely (3)                      | Isolated (1)              | Localized (1)           | 5                   | 7                     |
| Damaging Hail              | Seldom (1)                      | Confined (2)              | Localized (1)           | 4                   | 8                     |
| Wildfire                   | Seldom (1)                      | Widespread (4)            | Limited (2)             | 3                   | 9                     |

### Wildfire



### **There are three types of wildfires:**

- Surface Fire – This type burns slowly along the floor of a forest. This is the most common type of wildland fire. This type of fire can damage or even kill trees.
- Ground Fire – Usually occurs from a lightning strike. This type of fire burns on or below the forest floor.
- Crown Fire – This fire is quickly spread by the wind. It tends to jump among the crowns of trees.

Wildland fires are generally characterized by very thick smoke. While there are not any recorded instances of significant wildfire within the County, any area of the State and County is equally vulnerable to the possibility of a wildfire. When a wildfire is first reported, a county or municipal fire department responds. If they are unable to control the fire, the NC Division of Forest Service County Headquarters responds. They use bulldozers and plows to put a break around the fire. If this is unsuccessful, the Forest Service County Headquarters has the option of calling in reinforcements from any of the NC Forest Service's headquarters and districts in North Carolina. If the fire requires resources beyond these, according to the Southeast Compact, all forest service agencies in the southeast agree to assist each other.

For fire prevention, the NC Division of Forest Service will do controlled burns every three years, at a landowner's request, in large wooded areas throughout the county. They also develop pre-suppression lines, where tractors put in firebreaks between the woods and heavily populated areas. There is also law enforcement for prevention, as well as for issuing tickets and citations to people who allow their fires to escape. A problem that is becoming more prevalent in recent years involves the Wildland-Urban interface. People who want to be close to nature move into areas that have historically been wildland. The Wildland/Urban interface is defined as the area where structures and other human development meet or intermingle with undeveloped wildland or vegetative fuels. Since 1985, Urban/Wildland interface fires have destroyed 9,000 homes in the United States.

Between January 1950 and August 2009, there have not been any significant wildfires reported within Guilford County. The potential extent of damages within the county can be significant dollar losses depending on the location and extent of the damages.

### **Vulnerability Assessment/Hazard Risk Index**

This hazard index is based on a scale from 1 to 12, with 12 representing the greatest hazard risk. The total index score is based on the ratings assigned to the following analysis factors:

| <u>Score</u> | <u>Likelihood</u> | <u>Location</u> | <u>Impact</u> |
|--------------|-------------------|-----------------|---------------|
| 1            | Seldom            | Isolated        | Localized     |
| 2            | Possible          | Confined        | Limited       |
| 3            | Likely            | Significant     | Moderate      |
| 4            | Highly Likely     | Widespread      | Extreme       |

| <b>Hazard Type</b>      | <b>Likelihood of Occurrence</b> | <b>Location of Impact</b> | <b>Impact of Hazard</b> | <b>Hazard Index</b> | <b>Rank of Hazard</b> |
|-------------------------|---------------------------------|---------------------------|-------------------------|---------------------|-----------------------|
| Winter Storm (Snow/Ice) | Likely (3)                      | Widespread (4)            | Extreme (4)             | 11                  | 1                     |
| Thunder/Wind Storm      | Highly Likely (4)               | Significant (3)           | Moderate (3)            | 10                  | 2                     |
| Inland Hurricane        | Possible (2)                    | Widespread (4)            | Moderate (3)            | 9                   | 3                     |
| Tornado                 | Possible (2)                    | Significant (3)           | Moderate (3)            | 8                   | 4                     |
| Flash Flooding          | Likely (3)                      | Confined (2)              | Limited (2)             | 7                   | 5                     |
| Extreme Temperature     | Possible (2)                    | Significant (3)           | Localized (1)           | 6                   | 6                     |
| Lightning Strike        | Likely (3)                      | Isolated (1)              | Localized (1)           | 5                   | 7                     |
| Damaging Hail           | Seldom (1)                      | Confined (2)              | Localized (1)           | 4                   | 8                     |
| <b>Wildfire</b>         | <b>Seldom (1)</b>               | <b>Widespread (4)</b>     | <b>Limited (2)</b>      | <b>3</b>            | <b>9</b>              |

### **III. Vulnerability Assessment**

Vulnerability assessment in Guilford County helps to identify areas that are most likely to be affected by different kinds of hazard events. People and buildings that are in known hazard areas can be relocated to lower risk areas based on the findings of the vulnerability assessment. Vulnerability is defined as the level of exposure to risk combined with the lack of resources to combat the event were it were to occur, which would be likely to result in a high impact or loss on the population or area due to an event.

High-risk areas are those that are in or near a known hazard area for pre-identifiable risks such as flooding landslide. Vulnerable populations are those populations who are higher risk for extreme impact from an event. Populations may be vulnerable because they live or work in high-risk areas or they may be vulnerable because educational, socioeconomic or geographic conditions such as put them at higher risk of a disparate impact if they were to be affected by a hazard event . There were no set population patterns we chose to follow only geographical patterns.

#### **Guilford County Major Features**

As part of the eleven-county Piedmont Triad region, Guilford County is centered along the piedmont industrial crescent stretching from Raleigh to Charlotte. The County's traditional employment base of textiles, apparel and furniture has diversified greatly in the last fifty years, and now encompasses more than 300 companies producing a wide range of products. An excellent transportation infrastructure, including two interstate highways, Piedmont Triad International Airport, and readily available rail and truck service, has helped to solidify the County's position as a major distribution and transportation center in the Southeast.

Many corporate and regional offices are located in Guilford, including Jefferson-Pilot, Volvo Trucks North America, Lorillard Corporation, and VF Corporation. The International Home Furnishings Market in High Point attracts some 140,000 visitors annually, generating millions of dollars in economic benefits to the community. Aggressive economic recruitment efforts by both the private and public sectors have yielded many new corporate neighbors. Since 2004, Guilford County has awarded economic incentives to create 1,968 new job opportunities, retain 900 existing jobs and generate \$248.5 million in capital investment in the economy. The Guilford County Board of Commissioners has awarded economic incentives to 10 companies in the last three years. The companies that expanded operations and added jobs or retained current jobs include CitiCard; Purolator Facet, Inc.; R.F. Micro; Transportation System Solutions; International Textile Group (Burlington Industries and Cone Mills); Stockhausen; Southern Film Extruders; Volvo Trucks-North America; Comair, Inc.; and Legacy Paddlesports. From 1994 through 2003, Guilford County provided a total of 15 job growth incentives. In 2005 a new CitiCard call center opened on Millstream Road in the eastern portion of Guilford County. Incentives authorized by the Guilford County Board of Commissioners and other economic partners helped CitiCard to create 1,000 new jobs and retain 700 already based here, with a capital investment of \$20 million.

Guilford County affords the full range of amenities of a thriving urban area, including three regional shopping malls and more than three million square feet of retail space. Five acute care hospitals provide nearly 1,500 licensed beds, and three nationally prominent teaching hospitals are within an hour's drive of the County.

Governmentally, Guilford is administered by an eleven-member Board of County Commissioners (9 districts, 2 at-large) who oversee an annual budget of \$611 million that is raised from a tax base of some \$32.4 billion in valuation. Major areas of allocation include education (31.5%), human services (26.9%), public safety (16.28%), administrative support (5.8%) and community development (2.6%). An acknowledged leader in governmental service and innovation, Guilford was the first county in the nation to offer a full-time county health service and one of the first two in the state to employ a welfare superintendent. The county has also led the way in the development of air pollution guidelines and a county-wide fire prevention code, as well as the implementation of mobile intensive care ambulance service.

### **Community Profile**

A brief Guilford County community profile can be found at Appendix E to this plan.

### **Future Land Use**

For information about future land use within Guilford County, please see Appendix F to this plan. Map of land uses, current and future, can be found from the Guilford County Community Development Department.

### **Critical Facilities**

Critical Facilities are essential to the health, safety and viability of a community. These include buildings, services and utilities without which residents and businesses cannot survive for long periods of time. Therefore, Guilford County must identify these facilities to help with the protection and welfare of its citizens. Please note that, for safety purposes, the physical addresses of these facilities have been omitted from this plan. Addresses for these facilities are available by request from the Guilford County Emergency Services Department and general locations can be found on maps in Appendix D to this plan.

#### **Name of Facility**

#### **City, State**

##### **Airports**

|                                             |                |
|---------------------------------------------|----------------|
| Climax Southeast Airport                    | Climax, NC     |
| Greensboro Air Harbor Airport               | Greensboro, NC |
| Piedmont Triad International Airport (PTIA) | Greensboro, NC |
| PTIA Airport Terminal Command               | Greensboro, NC |

##### **Communications Towers**

|                                      |                  |
|--------------------------------------|------------------|
| Greensboro Cone Building Tower       | Greensboro, NC   |
| Greensboro Forest Lawn Dr. Tower     | Greensboro, NC   |
| Greensboro Police Firing Range Tower | Greensboro, NC   |
| Greensboro Service Center Tower      | Greensboro, NC   |
| Greensboro South Tower One           | Greensboro, NC   |
| Greensboro South Tower Two           | Greensboro, NC   |
| Greensboro Station Five Tower        | Greensboro, NC   |
| Greensboro Time Warner Tower         | Greensboro, NC   |
| Guilford County Meadowood Tower      | Greensboro, NC   |
| Guilford County Station 37 Tower     | McLeansville, NC |
| High Point Jail Tower                | High Point, NC   |
| Summerfield Tower                    | Summerfield, NC  |

**Emergency Medical Services Facilities**

|                                                        |                   |
|--------------------------------------------------------|-------------------|
| Guilford County EMS Base 1                             | Greensboro, NC    |
| Guilford County EMS Base 2                             | High Point, NC    |
| Guilford County EMS Base 3                             | Greensboro, NC    |
| Guilford County EMS Base 4                             | Greensboro, NC    |
| Guilford County EMS Base 5                             | Jamestown, NC     |
| Guilford County EMS Base 6                             | Greensboro, NC    |
| Guilford County EMS Maintenance Shop                   | Greensboro, NC    |
| Guilford County EMS Medic 1                            | Summerfield, NC   |
| Guilford County EMS Medic 2                            | Climax, NC        |
| Guilford County EMS Medic 4                            | McLeansville, NC  |
|                                                        | Browns Summit, NC |
| Guilford County EMS Medic 5                            | Colfax, NC        |
| Guilford County EMS Medic 6                            |                   |
| Guilford County Emergency Services Rock Creek Facility | Whitsett, NC      |
| Piedmont Triad Ambulance & Rescue Base 7               | High Point, NC    |
| Piedmont Triad Ambulance & Rescue Base 9               | Colfax, NC        |
| Piedmont Triad Ambulance & Rescue Base 10              | Greensboro, NC    |

**Public Safety Operations and Administration**

|                                                       |                     |
|-------------------------------------------------------|---------------------|
| Gibsonville Town Hall                                 | Gibsonville, NC     |
| Guilford County Emergency Services                    | Greensboro, NC      |
| Guilford-Metro 911 Communications                     | Greensboro, NC      |
| High Point City Hall & Emergency Operations Center    | High Point, NC      |
| Jamestown Town Hall                                   | Jamestown, NC       |
| Melvin Municipal Office Building (City of Greensboro) | Greensboro, NC      |
| Oak Ridge Town Hall                                   | Oak Ridge, NC       |
|                                                       | Pleasant Garden, NC |
| Pleasant Garden Town Hall                             | NC                  |
| Sedalia Town Hall                                     | Sedalia, NC         |
| Stokesdale Town Hall                                  | Stokesdale, NC      |
| Summerfield Town Hall                                 | Summerfield, NC     |
| Whitsett Town Hall                                    | Whitsett, NC        |

**Fire Stations**

|                             |                 |
|-----------------------------|-----------------|
| Alamance Fire Station 44    | Greensboro, NC  |
| Alamance Fire Station 54    | Greensboro, NC  |
| Climax Fire Station 35      | Climax, NC      |
| Climax Fire Station 42      | Climax, NC      |
| Colfax Fire Station 26      | Colfax, NC      |
| Colfax Fire Station 16      | Colfax, NC      |
| Fire District 13 Station 13 | Greensboro, NC  |
| Fire District 13 Station 55 | Greensboro, NC  |
| Fire District 13 Station 58 | Greensboro, NC  |
| Fire District 28 Station 28 | Gibsonville, NC |
| Gibsonville Fire Station 6  | Gibsonville, NC |
| Greensboro Station 1        | Greensboro, NC  |
| Greensboro Station 2        | Greensboro, NC  |
| Greensboro Station 4        | Greensboro, NC  |

|                                   |                  |
|-----------------------------------|------------------|
| Greensboro Station 5              | Greensboro, NC   |
| Greensboro Station 7              | Greensboro, NC   |
| Greensboro Station 8              | Greensboro, NC   |
| Greensboro Station 10             | Greensboro, NC   |
| Greensboro Station 11             | Greensboro, NC   |
| Greensboro Station 14             | Greensboro, NC   |
| Greensboro Station 17             | Greensboro, NC   |
| Greensboro Station 18             | Greensboro, NC   |
| Greensboro Station 19             | Greensboro, NC   |
| Greensboro Station 20             | Greensboro, NC   |
| Greensboro Station 21             | Greensboro, NC   |
| Greensboro Station 40             | Greensboro, NC   |
| Greensboro Station 41             | Greensboro, NC   |
| Greensboro Station 43             | Greensboro, NC   |
| Greensboro Station 48             | Greensboro, NC   |
| Greensboro Station 49             | Greensboro, NC   |
| Greensboro Station 52             | Greensboro, NC   |
| Greensboro Station 53             | Greensboro, NC   |
| Greensboro Station 56             | Greensboro, NC   |
| Greensboro Station 57             | Greensboro, NC   |
| Guil-Rand Fire Station 20         | Archdale, NC     |
| Guil-Rand Fire Station 21         | Sophia, NC       |
| Guil-Rand Fire Station 39         | Trinity, NC      |
| Guil-Rand Fire Station 40         | Archdale, NC     |
| Guil-Rand Fire Station 41         | Archdale, NC     |
| High Point Station 1              | High Point, NC   |
| High Point Station 2              | High Point, NC   |
| High Point Station 3              | High Point, NC   |
| High Point Station 4              | High Point, NC   |
| High Point Station 5              | High Point, NC   |
| High Point Station 6              | High Point, NC   |
| High Point Station 7              | High Point, NC   |
| High Point Station 8              | High Point, NC   |
| High Point Station 9              | High Point, NC   |
| High Point Station 10             | High Point, NC   |
| High Point Station 11             | Greensboro, NC   |
| High Point Station 12             | High Point, NC   |
| High Point Station 13             | High Point, NC   |
| High Point Station 26             | High Point, NC   |
| High Point Fire Training Building | High Point, NC   |
| Jamestown Fire Station 46         | Jamestown, NC    |
| Julian Fire Station 36            | Julian, NC       |
| Kimesville Station 45             | Liberty, NC      |
| Level Cross Station 43            | Randleman, NC    |
| McLeansville Fire Station 27      | McLeansville, NC |
| McLeansville Fire Station 37      | McLeansville, NC |
| McLeansville Fire Station 47      | McLeansville, NC |
| Mt Hope Fire Station 38           | Julian, NC       |
| Northeast Fire Station 32         | Brown Summit, NC |
| Northeast Fire Station 33         | Brown Summit, NC |

|                                      |                     |
|--------------------------------------|---------------------|
| Northeast Fire Station 34            | Gibsonville, NC     |
| Oak Ridge Fire Station 15            | Oak Ridge, NC       |
| Oak Ridge Fire Station 51            | Greensboro, NC      |
| Pinecroft Sedgefield Fire Station 22 | Greensboro, NC      |
| Pinecroft Sedgefield Fire Station 23 | Greensboro, NC      |
| Pinecroft Sedgefield Fire Station 24 | Greensboro, NC      |
| Pinecroft Sedgefield Fire Station 25 | Greensboro, NC      |
| Pleasant Garden Fire Station 3       | Pleasant Garden, NC |
| PTIA Fire Station 100                | Greensboro, NC      |
| Southeast Fire Station 30            | Climax, NC          |
| Stokesdale Fire Station 12           | Stokesdale, NC      |
| Summerfield Fire Station 9           | Summerfield, NC     |
| Summerfield Fire Station 29          | Summerfield, NC     |
| Summerfield Fire Station 39          | Summerfield, NC     |
| Whitsett Fire Station 31             | Whitsett, NC        |

### Hospitals

|                                                |                |
|------------------------------------------------|----------------|
| Greensboro Moses Cone Behavioral Health System | Greensboro, NC |
| Greensboro Moses Cone Hospital                 | Greensboro, NC |
| Greensboro Kindred Hospital                    | Greensboro, NC |
| Greensboro Wesley Long Hospital                | Greensboro, NC |
| High Point Moses Cone MedCenter                | High Point, NC |
| High Point Regional Hospital                   | High Point, NC |
| The Women's Hospital of Greensboro             | Greensboro, NC |

### Law Enforcement Facilities

|                                                        |                 |
|--------------------------------------------------------|-----------------|
| Gibsonville Police Department                          | Gibsonville, NC |
| Greensboro Police Department                           | Greensboro, NC  |
| Guilford County Jail - Greensboro                      | Greensboro, NC  |
| Guilford County Jail - High Point                      | High Point, NC  |
| Guilford County Juvenile Detention Center              | Greensboro, NC  |
| Guilford County Sheriff's Office                       | Greensboro, NC  |
| Guilford County Prison Farm                            | Elon, NC        |
| High Point Police Department                           | High Point, NC  |
| N.C. Agricultural & Technical State Univ. Police Dept. | Greensboro, NC  |
| University of North Carolina - Greensboro Police Dept. | Greensboro, NC  |

### Wastewater and Water Treatment Facilities

|                                                         |                 |
|---------------------------------------------------------|-----------------|
| Greensboro Wastewater Treatment Plant- N. Buffalo Plant | Greensboro, NC  |
| Greensboro Wastewater Treatment Plant- TZ Osborne       | Greensboro, NC  |
| Greensboro Water Treatment Plant - Lake Townsend        | Greensboro, NC  |
| Greensboro Water Treatment Plant - NL Mitchell          | Greensboro, NC  |
| Greensboro Water Treatment Plant - Reedy Fork           | Greensboro, NC  |
| Frank L. Ward Water Treatment Plant                     | High Point, NC  |
| Westside Wastewater Treatment Plant                     | Thomasville, NC |
| Eastside Wastewater Treatment Plant                     | Jamestown, NC   |

### Designated Shelters

|                              |                |
|------------------------------|----------------|
| Alamance Presbyterian Church | Greensboro, NC |
|------------------------------|----------------|

|                                          |                  |
|------------------------------------------|------------------|
| Alfred J Griffin Middle School           | High Point, NC   |
| Allen Jay Elementary School              | High Point, NC   |
| Allen Jay Middle School                  | High Point, NC   |
| Andrews High School                      | High Point, NC   |
| Archdale Elementary School               | High Point, NC   |
| Archdale Friends Meeting                 | High Point, NC   |
| Archdale Recreation Center               | High Point, NC   |
| Bales Memorial Wesleyan Church           | Jamestown, NC    |
| Barber Park/george Simkins Sports Center | Greensboro, NC   |
| Bethlehem United Methodist Church        | Climax, NC       |
| Brown Recreation Center                  | Greensboro, NC   |
| Center United Methodist Church           | Greensboro, NC   |
| Church of God of Prophecy                | High Point, NC   |
| Craft Recreation Center                  | Greensboro, NC   |
| Deep River Friends Meeting               | High Point, NC   |
| East White Oak Recreation Center         | Greensboro, NC   |
| Fairview Elementary School               | High Point, NC   |
| Ferndale Middle School                   | High Point, NC   |
| First Baptist Church                     | High Point, NC   |
| First Baptist Church of Jamestown        | Jamestown, NC    |
| Florence Elementary School               | High Point, NC   |
| Folk Teen Center                         | Greensboro, NC   |
| Girl Scout Learning Center               | Colfax, NC       |
| Glenwood Recreation Center               | Greensboro, NC   |
| Greensboro Sportsplex                    | Greensboro, NC   |
| High Point Central High School           | High Point, NC   |
| High Point Central YMCA                  | High Point, NC   |
| Horneytown Fire Department               | High Point, NC   |
| Jamestown Elementary School              | Jamestown, NC    |
| Jamestown Middle School                  | Jamestown, NC    |
| Jamestown Presbyterian Church            | Greensboro, NC   |
| Johnson Street Elementary School         | High Point, NC   |
| Kirkman Park Elementary School           | High Point, NC   |
| Lawrence Elementary School               | High Point, NC   |
| Leonard Recreation Center                | Greensboro, NC   |
| Lewis Recreation Center                  | Greensboro, NC   |
| Lindley Recreation Center                | Greensboro, NC   |
| McLeansville First Baptist Church        | McLeansville, NC |
| Mills Road Elementary School             | Jamestown, NC    |
| Montlieu Elementary School               | High Point, NC   |
| Northwood Elementary School              | High Point, NC   |
| Oak Hill Elementary School               | High Point, NC   |
| Oak Ridge Elementary School              | Oak Ridge, NC    |
| Oakview Elementary School                | High Point, NC   |
| Parkview Elementary School               | High Point, NC   |
| Peeler Recreation Center                 | Greensboro, NC   |
| Presbyterian Church Of The Covenant      | Greensboro, NC   |
| Ragsdale High School                     | Jamestown, NC    |
| Salvation Army Boys And Girls Club       | High Point, NC   |
| Seventh Day Adventist Church             | High Point, NC   |

|                                         |                 |
|-----------------------------------------|-----------------|
| Shadybrook Elementary School            | High Point, NC  |
| Smith Senior Recreation Center          | Greensboro, NC  |
| Southwest Elementary School             | High Point, NC  |
| Southwest High School                   | High Point, NC  |
| Southwest Middle School                 | High Point, NC  |
| Stokesdale United Methodist Church      | Stokesdale, NC  |
| Summerfield United Methodist Church     | Summerfield, NC |
| Tomlinson Montessori School             | High Point, NC  |
| Trindale Elementary School              | High Point, NC  |
| Trotter Recreation Center               | Greensboro, NC  |
| Union Hill Elementary School            | High Point, NC  |
| Unity United Methodist Church           | High Point, NC  |
| Warnersville Recreation Center          | Greensboro, NC  |
| Welborn Middle School                   | High Point, NC  |
| Wesley Memorial United Methodist Church | High Point, NC  |
| Westchester Academy                     | High Point, NC  |
| Windsor Recreation Center               | Greensboro, NC  |

### **Hazardous Risk Areas**

Hazardous Risk Areas are those geographical areas of the county that are most likely to be affected by a particular hazard. Citizens, buildings and homes located within these high-risk areas maybe exposed to greater impacts from hazards.

It is especially important that critical facilities in known hazard areas be documented, and the risks understood. To that end, the critical facilities identified above have been mapped with identified hazard areas and these maps can be found in Appendix D to this plan.

Guilford County is vulnerable to many events as described in the earlier in Section II: Hazard Identification and Analysis. These events can be multi-hazard such as a severe thunderstorm creating high winds, hail and flash flooding. Although this example is NOT location specific, hazard mitigation measures can be use to mitigate or lessen the impact of these potential natural disasters.

### **National Flood Insurance Program and Repetitive Loss Structures**

The National Flood Insurance Program (NFIP) has developed several programs to provide mitigation assistance for those properties that have repetitive damage due to flooding. While these programs have evolved over the last 15 years, they currently have two specific forms: Repetitive Loss and Severe Repetitive Loss programs. More information about these programs can be found at <http://www.fema.gov>, but a brief description of each will be provided below. For each program, the local government will be the sub-applicant and the property will be applied for utilizing the program parameters. Both programs provide money and assistance for elevation or acquisition of the property that has experienced the loss.

The Repetitive Loss Program has been in existence for more than 15 years. The program identifies the properties that have had damages from flooding and have a high likelihood of having damage in the future from flooding. The updated program was authorized by the Bunning-Bereuter-Blumenauer Flood Insurance Reform Act of 2004. Eligible properties are those residential and non-residential properties, insured by the NFIP at the time of loss, that have had at least one prior claim for flood damage.

The Severe Repetitive Loss Program (SRL) is designed to offer more assistance to those properties that have experienced more frequent flooding losses. An SRL property is a residential property that is covered under an NFIP flood insurance policy and that has at least four NFIP claim payments (including building and contents) over \$5,000 each, and the cumulative amount of such claims payments exceeds \$20,000 or for which at least two separate claims payments (building payments only) have been made with the cumulative amount of the building portion of such claims exceeding the market value of the building. Claims must have taken place within the past ten years.

According to North Carolina Emergency Management in Guilford County, City of Greensboro and City of Archdale there have been 31 losses (claims) on four single family properties in the Severe Repetitive Loss program amounting to \$465,288.37. Under the Repetitive Loss program, Guilford County and the City of Greensboro have a combined 184 losses (claims) on 45 properties amounting to losses of \$3,762,834.34. This includes 29 single family properties, 3 non residential properties, 11 other residential properties and two condo properties. The City of Greensboro and Guilford County are acutely aware of the undeveloped and under-developed properties that exist in the areas with repetitive losses. They have tailored, and continue to tailor, their building codes and water policies to minimize building up of areas that are prone to flooding. The jurisdictions continue to strive for restrictive code regulations in these areas.

### **NFIP Strategy**

Guilford County, Oak Ridge, Pleasant Garden, Sedalia, Stokesdale, and Whitsett all participate in the NFIP due to shared goals with the Federal Government of reducing loss of life and property caused by flooding, reducing disaster relief costs caused by flooding, and making affordable federally backed insurance coverage available to property owners.

All jurisdictions have adopted ordinances for flood damage prevention that exceed the minimum NFIP floodplain management requirements located in Title 44 of the Code of Federal Regulations. New construction and substantial improvements must be flood resistant and meet a two feet freeboard above the base flood elevation. Ordinances further guide development away from flood hazard areas by requiring all subdivisions to set aside special flood hazard area in drainage and open space easements or dedicate the land to the jurisdiction and the public as drainageway and open space. Furthermore, non-special flood hazard areas that are subject to periodic flooding are regulated by development ordinances. All streams that have more than a 120 acre drainage area are required to be dedicated or contained in an easement a distance of 55' from the centerline of the stream, thus preventing future development along these drainageways.

All communities have effective Flood Insurance Rate Maps dated June 18, 2007 or later which utilized LIDAR based topography and incorporates aerial photography. FIRM maps are updated internally as letters of map change are received from FEMA. Jurisdictions will continue to oversee all development for compliance with their flood damage prevention ordinances and rely on FEMA and the North Carolina Department of Crime Control and Public Safety, Division of Emergency Management for expert guidance when required.

Within the last two years the towns of Oak Ridge, Sedalia, and Stokesdale have participated in a Community Assistance Visit (CAV) in which no violations were identified. This is the highest rating that can be achieved during a CAV.

## IV. Capability Assessment

### **Introduction**

This portion of the Plan assesses the current capacity to mitigate the effects of the natural hazards identified for Guilford County and its municipalities to include the Cities of Gibsonville, Greensboro and High Point, the Towns of Jamestown, Oak Ridge, Pleasant Garden, Sedalia, Stokesdale, Summerfield and Whitsett. The assessment includes a comprehensive examination of the following local government capabilities:

- 1. Staff & Organizational Capability*
- 2. Technical Capability*
- 3. Policy & Program Capability*
- 4. Fiscal Capability*
- 5. Legal Authority*
- 6. Political Willpower*

The purpose of conducting this capabilities assessment is to identify potential hazard mitigation opportunities available to Guilford County and its municipalities through its operation as a local government. Careful analysis should detect any existing gaps, shortfalls or weaknesses within existing government activities that could exacerbate community vulnerability. The assessment will also highlight the positive measures already in place at the County level, which should continue to be supported and enhanced if possible through future mitigation efforts. The capabilities assessment serves as the foundation for designing an effective hazard mitigation strategy. It not only helps establish the goals and objectives for Guilford County to pursue under this plan, but also ensures that those goals and objectives are realistically achievable under current local conditions.

For the 2010 update to this plan, the County and each municipality thoroughly reviewed the information that was provided in the previous plan update. The information was either confirmed to be correct or was updated to reflect current information.

It is important to note that it is critical for Guilford County and its municipalities to leverage and improve upon the existing capabilities for improving mitigation. All of these policies can be applied for improving mitigation capabilities, and the county plans to leverage these resources to the maximum extent possible.

### **1. Staff and Organizational Capability**

Guilford County has limited staff and organizational capability to implement hazard mitigation strategies. An eleven member Board of Commissioners who has the responsibility of serving the people and improving the quality of life in the county governs Guilford County. The County is divided into eleven municipal cities, each being served by a Mayor and Board of Alderman or City Council. Terms on the board are staggered with elections being held every four years. A County Manager, hired by the commissioners, acts on their behalf and manages County finances and services. More specifically, the

County Manager directs and supervises the administration of all county offices, boards, commissions and agencies under the general direction and control of the Board. Guilford County has a number of professional staff departments to serve its residents and to carry out day-to-day administrative activities. These include the following: Legal, Internal Audit, Human Services (Mental & Public Health, Social Services, Transportation and Coordinated Services), Public Safety (Emergency Management, Emergency Services, Court Alternatives, Sheriff), Cooperative Extension Office, Community Development (Planning and Zoning, Inspections and Permits, Watershed Protection, Stormwater Management, Floodplain Management), Board of Elections, Register of Deeds, Tax, Budget/Management & Evaluation, General Services, Purchasing, Finance, Human Resources, Information Services and Risk Management Departments.

Of the above-listed County departments, the following have been assigned specifically delegated responsibilities to carry out hazard mitigation activities: Emergency Management, Community Development and Municipal offices. Each of these has been integrally involved in the development of, and update to, this mitigation plan in order to identify gaps, weaknesses or opportunities for enhancement with existing mitigation programs.

## **2. Technical Capability**

Guilford County has some technical capability to implement hazard mitigation strategies.

**Technical Expertise:** Guilford County does have a full-time Planner, Emergency Manager, Building Inspector, Housing Specialist and Information Technology staff employed to administer the County's hazard mitigation programs. Each can assist all jurisdictions.

**Geographic Information Systems (GIS):** County and City GIS systems can best be described as a set of tools (hardware, software and people) used to collect, manage, analyze and display spatially referenced data. Many local governments are now incorporating GIS systems into their existing planning and management operations. Guilford County currently has GIS capabilities.

**Internet Access:** Guilford County does provide its employees and citizens with high-speed broadband internet as established under the North Carolina Department of Commerce. Internet access opens up an enormous door for local officials to keep abreast of the latest information relative to their work, and makes receiving government services more affordable and convenient. According to the North Carolina Rural Economic Development Center, information technology also offers increased economic opportunities, higher living standards, more individual choices, and wider and more meaningful participation in government and public life. Simply put, information technology can make distance – a major factor for Guilford County officials and residents - far less important than it used to be. It is believed that internet access will help further the County's hazard mitigation awareness programs, but should be supplemented with more traditional (and less technical) means as well.

## **3. Fiscal Capability**

Guilford County has limited fiscal capability to implement hazard mitigation strategies. The majority of the 2009-2010 budget funds are obligated to human services and education, although "public safety" did cost the county \$99,571,677 for this period according to the most recent financial statements. Guilford County receives most of its revenues through Ad Valorem taxes and through restricted intergovernmental contributions (federal and state pass through dollars). It is highly unlikely that Guilford County could afford to provide the local match for the existing hazard mitigation grant programs if the State of North Carolina did not provide the match. Considering the current budget deficits at both the State and local government levels in North Carolina, combined with the apparent

increased reliance on local accountability by the Federal government, this is a significant and growing concern for Guilford County.

Under the Disaster Mitigation Act of 2000, FEMA has made special accommodations for "small and impoverished communities", who will be eligible for a 90 percent Federal share, 10 percent non-Federal cost split for projects funded through the Pre-Disaster Mitigation Grant Program. Unfortunately, according to the current Interim Final Rule for Section 322 of the Act, Guilford County will not qualify as a small and impoverished community. The definition is restricted to "communities of 3,000 or fewer individuals that is identified by the State as a rural community." The North Carolina Department of Commerce classifies counties into one of three tiers to determine the lack of economic resources and the needs for additional assistance. Guilford County is currently classified as a Tier 3 county, or one of the 19 least distressed counties in the state. This designation makes it difficult for the County access to a special utilities fund, priority status for Community Development Block Grant funds for economic development, and a waiver of local matching fund requirements for CDBG funds and Industrial Development Fund loans and grants.

#### **4. Policy and Program Capability**

This part of the capabilities assessment includes the identification and evaluation of existing plans, policies, practices, programs, or activities that either increase or decrease the community's vulnerability to natural hazards. Positive activities, which decrease hazard vulnerability, should be sustained and enhanced if possible. Negative activities, which increase hazard vulnerability, should be targeted for reconsideration and thoroughly addressed within the mitigation strategy for Guilford County.

#### **Recent Hazard Mitigation Efforts**

Guilford County has not undertaken any new hazard mitigation projects; however the City of Greensboro has purchased several homes and relocated families out of the floodway. Other recent mitigation efforts are summarized as follows:

#### **Community Rating System Activities**

Communities that regulate development in floodplains are able participate in the National Flood Insurance Program (NFIP). In return, the NFIP makes federally backed flood insurance policies available for properties in the community. The Community Rating System (CRS) was implemented in 1990 as a program for recognizing and encouraging community floodplain management activities that exceed the minimum NFIP standards. There are ten CRS classes: class 1 requires the most credit points and gives the largest premium reduction; class 10 receives no premium reduction. Guilford County participates in the Community Rating System as a "Class 8" community. This allows County residents to receive a 10 percent discount on their flood insurance premiums for policies purchased under the NFIP.

#### **Emergency Operations Plan**

Guilford County has developed an Emergency Operations Plan (EOP), which predetermines actions to be taken by government agencies and private organizations in response to an emergency or disaster event. The EOP was reviewed for revision in July 2009. The EOP describes the County's capabilities to respond to emergencies and establishes the responsibilities and procedures for responding effectively to the actual occurrence of a disaster. The EOP does not specifically address hazard mitigation, but it does identify the specific operations to be undertaken by the County (to protect lives and property before,

during and immediately following an emergency). There are no foreseeable conflicts between this Hazard Mitigation Plan and Guilford County's Emergency Operations Plan, primarily because each plan focuses on a separate phase of emergency management.

### **Floodplain Management Plan**

In November of 2008, Guilford County published the Floodplain Development Technical Manual which introduces the concepts of floodplain management and gives detailed information for floodplain regulations and development within the county.

### **Stormwater Management Plan**

Guilford County currently has several documents and reports on stormwater management including: A comprehensive stormwater management plan developed to meet the requirements of the Randleman Lake Water Supply Watershed Protection Rules, a Comprehensive Stormwater Management Program Report, National Pollutant Discharge Elimination System (NPDES) Phase II, and Guilford County's Comprehensive Stormwater Management Plan to meet the NPDES Phase II Rules 15A NCAC 2H .0126 to comply with federal stormwater requirements, and a Stage 1 adaptive management program for existing development in the Jordan Lake watershed required by Session Law 2009-216. These three documents help to identify the copious amounts of work that the county is doing to effectively manage the stormwater within the County.

### **County Ordinances**

Guilford County has adopted several ordinances that are relevant to hazard mitigation. The following information provides an inventory of these ordinances, along with specific information to be considered when developing this plan's mitigation strategy. For each ordinance, the purpose is identified, a condensed description is provided, and a quantification of its "mitigation effectiveness" is listed (i.e. high, moderate or low). This worksheet will continue to be revisited by Guilford County when considering how to strengthen its existing mitigation program through local ordinances.

### **Inventory of Local Ordinances**

#### **Guilford County Emergency Operations Plan (EOP)**

Revised in June 2007 and reviewed for revision every year since that time, the EOP was created to establish predetermined actions taken by government and response organizations in response to an emergency or disaster event. The EOP describes the County's capabilities to respond to emergencies and establishes the responsibilities and general operating guideline for responding effectively to an actual occurrence of a disaster.

#### Mitigation Effectiveness: Low

The EOP does not specifically address hazard mitigation, but it does identify the specific operations to be undertaken by the County (to protect lives and property before, during and immediately after an emergency). There are no conflicts or adverse effects that the EOP or hazard mitigation plan will have on each other due to each focuses on different phases of Emergency Management. ***Administered by Guilford County Emergency Management.***

#### **Subdivision Ordinance**

The Guilford County Subdivision Ordinance requires the land between the natural one-hundred-year flood contour lines to be set apart from development in a drainageway and open space easement or to be dedicated voluntarily to the public during the subdivision process. It also requires that drainage channels

carrying concentrated flow from a two acre or larger drainage basin be protected with a drainage easement.

Mitigation Effectiveness: Moderate

Although not designed specifically for hazard mitigation purposes, this ordinance will prevent flood losses in tandem with the Watershed Protection and Soil Erosion & Sedimentation Control Ordinance. It will also minimize the adverse effects that development can have on Stormwater drainage through impervious surface requirements and through sedimentation and erosion control. Through its roadway requirements, the ordinance also provides for adequate ingress and egress to subdivisions by emergency vehicles for fires or severe weather events. ***Administered by the Planning and Development Department.***

**Soil Erosion & Sedimentation Control Ordinance**

Sub-section 7-4.1 of the Guilford County Soil Erosion and Sedimentation Control Ordinance require that any person initiating land-disturbing activity that exceeds one acre be required to submit an erosion control plan to the County. The objectives of this requirement are to identify critical areas, limit time of exposure, limit exposed areas, control surface water, control sedimentation, and manage Stormwater runoff.

Mitigation Effectiveness: Moderate

This ordinance assists with the control of run-off and pollution of public water sources that is limited in Guilford County.

**Watershed Protection Ordinance**

Sections 7-1 through 7-3 of the Guilford County Watershed Protection Ordinance control the density of development in designated General Watershed Areas (GWA) and Watershed Critical Areas (WCA) of the County's drinking-water- supply watersheds. These measures are in place to protect the quality of the drinking water supply of Greensboro and surrounding jurisdictions. Sub-section 7-1.11 also requires an inventory to be maintained of all hazardous materials used and stored in the watershed, as well as a spill/failure containment plan and safeguards against contamination. Properties in the GWA or WCA are also required to comply with federal hazardous substances regulations if regulated materials are stored or used on site. Sub-section 7-2.3(F) spells out measures to reduce and contain spills in the WCA, and contains a list of prohibited land uses in designated WCAs.

Mitigation Effectiveness: Low

This ordinance protects water sources in Guilford County. This is a low mitigation hazard; however, it controls the amount of development in the critical areas near watersheds that which have flood zones.

***Administered by Guilford County Planning and Development Department.***

**Manufactured Home Parks Ordinance**

Sub-section 6-4.56 of the Guilford County Development Ordinance requires that manufactured home spaces in manufactured dwelling parks be located on ground with an elevation that is not susceptible to flooding and which is graded to prevent any water from pooling or accumulating on or around the manufactured home park. Each space is required to be graded and grassed to prevent erosion and provide adequate storm drainage away from the manufactured home.

Mitigation Effectiveness: High

This ordinance prevents the development and placement of manufacture homes in a flood zone.

***Administered by the Planning and Development Department.***

### **Zoning Ordinances**

Article 4 of the Guilford County Development Ordinance establishes zoning districts within the county, lists permitted uses within those districts, and outlines dimensional requirements for all permitted uses. Requirements include building height limitations, lot coverage requirements, building setbacks, and minimum lot sizes. These zoning requirements are, in part, a means of protecting the health and safety of inhabitants. These requirements reduce the likelihood of fire spreading during a fire emergency, separate property uses from traffic, separate residential uses from potentially polluting industrial uses, create the lot sizes necessary to site drinking-water wells a safe distance from septic fields, etc.

#### Mitigation Effectiveness: High

Zoning will prevent the development of certain building in critical areas. For example, commercial buildings with parking lots will not be built in residential zones. ***Administered by the Planning and Development Department.***

### **Departmental Budgets**

The Planning and Development Department's budget includes staff to administer and enforce the Guilford County Development Ordinance, which comprises the Zoning Ordinance, the Subdivision Ordinance, the Soil Erosion and Sedimentation Control Ordinance, the Watershed Protection Ordinance, the Manufactured Home Parks Ordinance, etc., and includes staff to ensure that structures in the county are built and maintained in compliance with the NC Building Code.

#### Mitigation Effectiveness: Moderate

The Community Development Department's personnel within Guilford County assure compliance and enforcement and regulate building permits. ***Budget is approved and controlled by Guilford County Board of Commissioners.***

### **Administration Ordinance (BOCC, Boards, Commissions, Committees)**

Article 9 of the Guilford County Development Ordinance recognizes the Board of County Commissioners as the governing body who will provide for the manner in which the provisions of the Ordinance will be determined, established, enforced, amended, supplemented or changed. Section 9 also recognizes and outlines the procedures for the Boards, Commissions, and Committees, which are appointed by the BOCC to carry out the duties associated with application and enforcement of the Ordinance.

#### Mitigation Effectiveness: Moderate

These Boards can control the changes needed to enhance hazard mitigation thru ordinance revisions, changes and amendments that will affect Guilford County. ***Controlled by Guilford County Board of Commissioners.***

### **Stormwater Management Ordinance**

Guilford County currently has several documents and reports on stormwater management including: A comprehensive stormwater management plan developed to meet the requirements of the Randelman Lake Water Supply Watershed Protection Rules, a Comprehensive Stormwater Management Program Report, National Pollutant Discharge Elimination System (NPDES) Phase II, and Guilford County's Comprehensive Stormwater Management Plan to meet the NPDES Phase II Rules 15A NCAC 2H .0126 to comply with federal stormwater requirements. These three documents help to identify the copious amounts of work that the county is doing to effectively manage the stormwater within the County.

#### Mitigation Effectiveness: Moderate

This ordinance assists with management of stormwater and its related preparedness and recovery actions.

### **Floodplain Management Plan**

In November of 2008, Guilford County published the Floodplain Development Technical Manual which introduces the concepts of floodplain management and gives detailed information for floodplain regulations and development within the county.

#### Mitigation Effectiveness: High

This is very helpful with managing the planning of the flood waters within the County.

### **Bylaws of the Zoning Board of Adjustment**

The bylaws of the Zoning Board of Adjustment require Board members to be thoroughly familiar with the requirements of the Guilford County Zoning Ordinance, so that they may grant variances to the County's Zoning requirements, as well as to hear appeals of decisions concerning floodplain boundaries and floodplain permits.

#### Mitigation Effectiveness: High

These bylaws serve a critical purpose that can prevent the building or the infringement to the floodplains. Once ordinances are passed, Zoning can enforce these thru their bylaws. ***Administered and enforced by Planning and Development Department.***

### **State Fire Prevention Code**

Guilford County has adopted the North Carolina International Residential and Commercial Building Codes. Required fire detection measures for one- and two-family dwellings are outlined in the residential code. The commercial code (Chapter 9, Fire Suppression Systems) details the requirements for fire prevention and suppression systems, and fire alarm and detection systems, required for all other structures, including commercial, industrial, institutional, recreational, and multi-family structures. Fire is often a by-product of natural hazards. Adherence to the State Fire Prevention Code will help prevent and mitigate fires.

#### Mitigation Effectiveness: High

Through these codes, all structural mitigation measures involve constructing, retrofitting homes, businesses and other structures will be constructed to high standards to resist wind, load bearing, etc. ***Enforce by Guilford County Fire Marshall's Office.***

### **Emergency Declaration Ordinance**

The Emergency Declaration Ordinance is an ordinance which allows Guilford County to Declare a State of Emergency which allows certain restrictions on the sale of commodities, and enacts curfews or other local laws which may be needed in the event of an emergency.

#### Mitigation Effectiveness: Low

This does not affect hazard mitigation but can assist the administration of emergency aid from the State or other jurisdictions. ***Administered when needed by Guilford County Manager and Board Chair.***

### **Statewide Mutual Aid Agreement**

The NC Association of County Commissioners and League of Municipalities have developed a statewide mutual aid agreement, which coordinates the allocation of resources between communities during emergencies.

#### Mitigation Effectiveness: Low

Low priority and effect on hazard mitigation. Will be greatly used during response and recovery during emergencies. ***Administered by NC Division of Emergency Management.***

### **Open Space Report**

The Guilford County Open Space Report, adopted April 16, 2009, by the Board of County Commissioners, recommends that wetlands, creek, stream and river corridors, and buffers for drinking water supply lakes and streams be acquired and preserved. Following these recommendations will help to prevent or mitigate future flooding events and protect Greensboro's drinking water supply.

Mitigation Effectiveness: High

### **Comprehensive Plan/Area Plans**

Guilford County's comprehensive plan and area plans encourage new development that is orderly and contiguous with existing developed areas, with outlying areas reserved for very low-density rural residential development and farming uses. When implemented, this recommended pattern of development ensures that emergency services can be supplied to the greatest number of people in the shortest amount of time.

Mitigation Effectiveness: Moderate

Development in areas of low-density can help reduce the impact on land absorption, run-off and Stormwater management. ***Administered by the Planning and Development Department.***

### **North Carolina Building Code**

The County requires builders to comply with the North Carolina International Residential and Commercial Building Codes. These codes prescribe that buildings and structures be constructed to safely support all loads, including flood loads, snow loads, wind loads and seismic loads.

Mitigation Effectiveness: High

These codes are important to the Housing Standards of Guilford County for the safety and strength of homes to resist damage from high winds, driven rain and heavy snows/ice during natural weather events. Additionally, this will decrease construction debris to be disposed of if buildings and homes are damaged. ***Administered by Guilford County Fire Marshall's Office and Planning and Development Department.***

### **Floodplain Regulations**

Section 7-5 of the Guilford County Development Ordinance regulates development in special flood hazard areas (floodways, floodway fringe, one-hundred-year floodplain), sets building and development standards for flood hazard reduction, and sets stream non-encroachment widths for streams without established floodways or base flood elevations.

Mitigation Effectiveness: High

This ordinance helps to decrease the construction of homes and buildings in a special flood hazard area. Infringement to these areas will not be allowed and base flood elevations will be established. With this decrease of development, the flood hazard reduction areas will increase. ***Administered by the Planning and Development Department.***

## **5. Legal Capability**

Local governments in North Carolina have a wide range of tools available to them for implementing mitigation programs, policies and actions. A hazard mitigation program can utilize any or all of the four

broad types of government powers granted by the State of North Carolina, which are (a) Regulation; (b) Acquisition; (c) Taxation; and (d) Spending. The scope of this local authority is subject to constraints, however, as all of North Carolina's political subdivisions must not act without proper delegation from the State. Under a principle known as "Dillon's Rule," all power is vested in the State and can only be exercised by local governments to the extent it is delegated. Thus, this portion of the capabilities assessment will summarize North Carolina's enabling legislation, which grants the four types of government powers listed above within the context of available hazard mitigation tools and techniques.

## ***A. Regulation***

### **General Police Power**

North Carolina's local governments have been granted broad regulatory powers in their jurisdictions. North Carolina General Statutes (N.C.G.S.) bestow the general police power on local governments, allowing them to enact and enforce ordinances which define, prohibit, regulate or abate acts, omissions, or conditions detrimental to the health, safety, and welfare of the people, and to define and abate nuisances (including public health nuisances). Since hazard mitigation can be included under the police power (as protection of public health, safety and welfare), towns, cities and counties may include requirements for hazard mitigation in local ordinances. Local governments may also use their ordinance-making power to abate "nuisances," which could include, by local definition, any activity or condition making people or property more vulnerable to any hazard (N.C.G.S. Ch. 160A Art. 8 (Delegation and Exercise of the General Police Power to Cities and Towns); Ch 153A, Art. 6 (Delegation and Exercise of the General Police Power to Counties). Guilford County has enacted and enforces regulatory ordinances designed to promote the public health, safety and general welfare of its citizenry. These ordinances are listed and further discussed in Section 3.

### **Building Codes and Building Inspection**

Many structural mitigation measures involve constructing and retrofitting homes, businesses and other structures according to standards designed to make buildings more resilient to the impacts of natural hazards. Many of these standards are imposed through the building code. North Carolina has a state mandated building code, which applies throughout the state (N.C.G.S. 143-138(c)). However, municipalities and counties may adopt codes for their respective areas if approved by the state as providing "adequate minimum standards" (N.C.G.S. 143-138(e)). Local regulations cannot be less restrictive than the state code. Exempted from the state code are: public utility facilities other than buildings; liquefied petroleum gas and liquid fertilizer installations; and farm buildings outside municipal jurisdictions. No state permit may be required for structures under \$20,000. (Note that exemptions apply only to state, not local, permits). Local governments in North Carolina are also empowered to carry out building inspections. N.C.G.S. Ch. 160A, Art. 19. Part 5; and Ch. 153A Art. 18, Part 4 empower cities and counties to create an inspection department, and enumerates its duties and responsibilities, which include enforcing state and local laws relating to the construction of buildings, installation of plumbing, electrical, heating systems, etc.; building maintenance; and other matters. Guilford County has adopted the state building code, and has established a Building Inspections Department to carry out its building inspections.

### **Land Use**

Regulatory powers granted by the state to local governments are the most basic manner in which a local government can control the use of land within its jurisdiction. Through various land use regulatory

powers, a local government can control the amount, timing, density, quality, and location of new development. All of these characteristics of growth can determine the level of vulnerability of the community in the event of a natural hazard. Land use regulatory powers include the power to engage in planning, enact and enforce zoning ordinances, floodplain ordinances, and subdivision controls. Each local community possesses great power to prevent unsuitable development in hazard-prone areas. See N.C.G.S. Ch. 160A, Art. 8. (Delegation and Exercise of the General Police Powers to Cities and Towns); Art. 19 (Planning); Part 3 (Zoning); and Ch. 153A, Art. 6 (Delegation and Exercise of the General Police Power to Counties); Art. 18 (Planning and Regulation of Development); Part 2 (Subdivision Regulation); and Part 3 (Zoning).

### **Planning**

In order to exercise the regulatory powers conferred by the General Statutes, local governments in North Carolina are required to create or designate a planning agency (N.C.G.S. 160A-387). The planning agency may perform any number of duties, including: making studies of the area; determining objectives; preparing and adopting plans for achieving those objectives; developing and recommending policies, ordinances, and administrative means to implement plans; and performing other related duties (N.C.G.S. 160A-361). The importance of the planning powers of local governments is emphasized in N.C.G.S. 160A-383, which requires that zoning regulations be made in accordance with a comprehensive plan. While the ordinance itself may provide evidence that zoning is being conducted “in accordance with a plan”, the existence of a separate planning document ensures that the government is developing regulations and ordinances that are consistent with the overall goals of the community. Guilford County has established a planning department.

### **Zoning**

Zoning is the traditional and most common tool available to local governments to control the use of land. Broad enabling authority for municipalities in North Carolina to engage in zoning is granted in N.C.G.S. 160A-381; and for counties in N.C.G.S. 153A-340 (counties may also regulate inside municipal jurisdiction at the request of a municipality (N.C.G.S. 160A-360(d))). The statutory purpose for the grant of power is to promote health, safety, morals, or the general welfare of the community. Land “uses” controlled by zoning include the type of use (e.g. residential, commercial, industrial) as well as minimum specifications for use such as lot size, building height and set backs, density of population, etc. Local governments are authorized to divide their territorial jurisdiction into districts, and to regulate and restrict the erection, construction, reconstruction, alteration, repair or use of buildings, structures, or land within those districts (N.C.G.S. 160A-382). Districts may include general use districts, overlay districts, and special use districts or conditional use districts. Zoning ordinances consist of maps and written text.

### **Subdivision Regulations**

Subdivision regulations control the division of land into parcels for the purpose of building development or sale. Flood-related subdivision controls typically require that sub-dividers install adequate drainage facilities and design water and sewer systems to minimize flood damage and contamination. They prohibit the subdivision of land subject to flooding unless flood hazards are overcome through filling or other measures, and they prohibit filling of floodway areas. Subdivision regulations require that subdivision plans be approved prior to the division or sale of land. Subdivision regulations are a more limited tool than zoning and only indirectly affect the type of use made of land or minimum specifications for structures. Broad subdivision control enabling authority for municipalities is granted

in N.C.G.S. 160-371, and in 153-330 for counties outside of municipalities and municipal extraterritorial planning jurisdictions (ETJs). Subdivision is defined as all divisions of a tract or parcel of land into two or more lots and all divisions involving a new street (N.C.G.S. 160A-376). The definition of subdivision does not include the division of land into parcels greater than 10 acres where no street right-of-way dedication is involved (N.C.G.S. 160A-376(2)). Guilford County has adopted a Subdivision Ordinance, which is further discussed in Section Three.

### **Floodplain Regulation**

In the summer of 2000, the North Carolina General Assembly adopted Senate Bill 1341, entitled “An Act to Prevent Inappropriate Development in the One Hundred-Year Floodplain and to Reduce Flood Hazards.” This act was proposed through the North Carolina Department of Environment and Natural Resources in the wake of Hurricane Floyd and the catastrophic flooding that followed. Under the Act, the North Carolina General Statutes regulating development within floodways were rewritten to include floodplain regulation (N.C.G.S. 143- 214.51-214.61). The purpose of the new law is to (1) minimize the extent of floods by preventing obstructions that inhibit water flow and increase flood height and damage; (2) prevent and minimize loss of life, injuries, property damage and other losses in flood hazard areas; and (3) promote the public health, safety and welfare of citizens of North Carolina in flood hazard areas. The new statute affects local governments by directing, not mandating, that local government entities: (1) designate a one hundred-year floodplain; (2) adopt local ordinances to regulate uses in flood hazard areas; (3) enforce those ordinances, and (4) grant permits for use in flood hazard areas that are consistent with the ordinance. The act also makes certain that local ordinances meet the minimum requirements of participation in the National Flood Insurance Program (NFIP). The incentive for local governments adopting such ordinances is that they will afford their residents the ability to purchase flood insurance through the NFIP. In addition, communities with such ordinances in place will be given priority in the consideration of applications for loans and grants from the Clean Water Revolving Loan and Grant Fund. Additional points may be awarded for actions taken toward the implementation of a comprehensive land-use plan, such as the adoption of a zoning ordinance or any other measure that significantly contributes to the implementation of the comprehensive land-use plan and the flood hazard prevention ordinance. The statute establishes minimum standards for local ordinances and provides for variances for prohibited uses as follows:

(a) A flood hazard prevention ordinance adopted by a county or city pursuant to this Part shall, at a minimum: (1) Meet the requirements for participation in the National Flood Insurance Program and of this section. (2) Prohibit new solid waste disposal facilities, hazardous waste management facilities, salvage yards, and chemical storage facilities in the 100-year floodplain except as authorized under subsection (b) of this section. (3) Provide that a structure or tank for chemical or fuel storage incidental to a use that is allowed under this section or to the operation of a water treatment plant or wastewater treatment facility may be located in a 100-year floodplain only if the structure or tank is either elevated above base flood elevation or designed to be watertight with walls substantially impermeable to the passage of water and with structural components capable of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy.

(b) A flood hazard prevention ordinance may include a procedure for granting variances for use prohibited under N.C.G.S. 143-215.54(c). A county or city shall notify the Secretary [of Crime Control and Public Safety] of its intention to grant a variance at least 30 days prior to granting the variance. A county or city may grant a variance upon finding that all of the following apply: (1) The use serves a critical need in the community. (2) No feasible location exists for the location of the use outside the 100-year floodplain. (3) The lowest floor of any structure is elevated above the base flood elevation or is

designed to be watertight with walls substantially impermeable to the passage of water and with structural components capable of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy. (4) The use complies with all other applicable laws and regulations. *Guilford County is in good standing with the National Flood Insurance Program. The County has adopted and enforces a Flood Damage Prevention Ordinance.*

### ***B. Acquisition***

The power of acquisition can be a useful tool for pursuing local mitigation goals. Local governments may find that the most effective method for completely “hazard proofing” a particular piece of property or area is to acquire the property (either in fee or a lesser interest, such as an easement), thus removing the property from the private market and eliminating or reducing the possibility of inappropriate development occurring. North Carolina legislation empowers cities, towns, counties to acquire property for public purpose by gift, grant, devise, bequest, exchange, purchase, lease or eminent domain (N.C.G.S. Ch 153A. Art. 8; Ch. 1600A. Art. 11). Guilford County has used acquisition as a local mitigation tool.

### ***C. Taxation***

The power to levy taxes and special assessments is an important tool delegated to local governments by North Carolina law. The power of taxation extends beyond merely the collection of revenue, and can have a profound impact on the pattern of development in the community. Communities have the power to set preferential tax rates for areas which are more suitable for development in order to discourage development in otherwise hazardous areas. Local units of government also have the authority to levy special assessments on property owners for all or part of the costs of acquiring, constructing, reconstructing, extending or otherwise building or improving beach erosion control or flood and hurricane protection works within a designated area (N.C.G.S. §160A-238). This can serve to increase the cost of building in such areas, thereby discouraging development. Because the usual methods of apportionment seem mechanical and arbitrary, and because the tax burden on a particular piece of property is often quite large, the major constraint in using special assessments is political. Special assessments seem to offer little in terms of control over land use in developing areas. They can, however, be used to finance the provision of necessary services within municipal or county boundaries. In addition, they are useful in distributing to the new property owners the costs of the infrastructure required by new development. Guilford County does levy property taxes, but does not use any preferential tax districts or special assessments for purposes of guiding growth and development.

### ***D. Spending***

The fourth major power that has been delegated from the North Carolina General Assembly to local governments is the power to make expenditures in the public interest. Hazard mitigation principles can be made a routine part of all spending decisions made by the local government, including the adoption annual budgets and a Capital Improvement Plan (CIP). A CIP is a schedule for the provision of municipal or county services over a specified period of time. Capital programming, by itself, can be used as a growth management technique, with a view to hazard mitigation. By tentatively committing itself to a timetable for the provision of capital to extend services, a community can control growth to some extent especially in areas where the provision of on-site sewage disposal and water supply are unusually expensive. In addition to formulating a timetable for the provision of services, a local community can regulate the extension of and access to services. A CIP that is coordinated with extension and access policies can provide a significant degree of control over the location and timing of

growth. These tools can also influence the cost of growth. If the CIP is effective in directing growth away from environmentally sensitive or high hazard areas, for example, it can reduce environmental costs.

## **6. Political Willpower**

Most Guilford County residents are quite knowledgeable about the potential hazards that their community faces, and in recent years, they have become more familiar with the practices and principles of mitigation. Many flood prone structures have been acquired and relocated or replaced out of harm's way. It is strongly believed that such tangible and visual changes within the community have created a greater sense of awareness among local residents, and that hazard mitigation is a concept that citizens are beginning to readily accept and support. Because of this fact, coupled with Guilford County's history with natural disasters, it is expected that the current and future political climates are favorable for supporting and advancing future hazard mitigation strategies.

# Town of Gibsonville

**Form of Government:** Alderman / Mayor

**Mitigation Contact:** Ben Baxley, City Manager  
Brandon Parker, Planning Director

**Mitigation Goals for Fiscal Year 2010 – 2011:** No additions or deletions to countywide goals.

**Departments:** Administration, Fire, Library, Planning, Police, Public Works, Recreation

**Are there any structures in your jurisdiction that have sustained repetitive damage?**

A couple of houses in floodplain on Driftwood and Wood Streets.

## Ordinances, Policies, and Programs Reviewed

|                    |                                                                              |
|--------------------|------------------------------------------------------------------------------|
| <u>    X    </u>   | Guilford County Emergency Operations Plan                                    |
| <u>    X    </u>   | Subdivision Ordinance                                                        |
| <u>  X/State  </u> | Soil Erosion & Sedimentation Control Ordinance                               |
| <u>    X    </u>   | Watershed Protection Ordinance                                               |
| <u>    X    </u>   | Manufactured Home Parks Ordinance                                            |
| <u>    X    </u>   | Zoning Ordinances                                                            |
| <u>    X    </u>   | Budget Fiscal Year 209-2010                                                  |
| <u>    X    </u>   | Administration Ordinance (City Council, Boards, Commissions, and Committees) |
| <u>    X    </u>   | Stormwater Management Ordinance                                              |
| <u>    X    </u>   | Bylaws of the Planning and Zoning Board of Adjustment                        |
| <u>    X    </u>   | State Fire Prevention Code                                                   |
| <u>    X    </u>   | Emergency Declaration Ordinance                                              |

|                  |                                                 |
|------------------|-------------------------------------------------|
| <u>    X    </u> | Current State Wide Mutual Aid Ordinance         |
| <u>    X    </u> | Ordinance with respect to Public Nuisance       |
| <u>    X    </u> | Housing and Building Numbers                    |
| <u>    X    </u> | Water and Sewer Ordinance                       |
| <u>    X    </u> | Floodplain Regulations                          |
| <u>    X    </u> | Motor Vehicle Removal, Storage, and Disposition |
| <u>    X    </u> | NC Building Code                                |
| <u>    X    </u> | Open Space / Natural Area Inventory             |
| <u>    X    </u> | Comp. Plan / Area Plan / 2015                   |

# City of Greensboro

**Form of Government:** City Council / Mayor / City Manager

**Mitigation Contact:** Graham (Jim) Robinson

**Mitigation Goals for Fiscal Year 2010 – 2011:** The City of Greensboro shares the same countywide goals.

**Departments:** Budget & Evaluation, Coliseum, Engineering and Inspections, Environmental Services, Enterprise Solutions, Executive, Finance, Fire, Housing / Community Development, Human Relations, Human Resources, Legal, Libraries, Management Information Systems, Organization Development / Communication, Parks and Recreation, Planning, Police, Support Services, Transportation, Water Resources, Field Operations, Financial and Administrative Services, Information Technology, Legislative, Public Affairs, Special Events

***Are there any structures in your jurisdiction that have sustained repetitive damage?***

Based on the July 2008 repetitive loss list for City of Greensboro, a total of 36 structures have sustained repetitive losses; however 1 structure on the repetitive loss list has been acquired and demolished by a private developer (1107 Latham Road) leaving 35 structures within the city limits that have sustained repetitive damage.

## Ordinances, Policies, and Programs Reviewed

|          |                                                                              |
|----------|------------------------------------------------------------------------------|
| <u>X</u> | Guilford County Emergency Operations Plan                                    |
| <u>X</u> | Subdivision Ordinance                                                        |
| <u>X</u> | Soil Erosion & Sedimentation Control Ordinance                               |
| <u>X</u> | Watershed Protection Ordinance                                               |
| <u>X</u> | Manufactured Home Parks Ordinance                                            |
| <u>X</u> | Zoning Ordinances                                                            |
| <u>X</u> | Budget Fiscal Year 2009-2010                                                 |
| <u>X</u> | Administration Ordinance (City Council, Boards, Commissions, and Committees) |
| <u>X</u> | Stormwater Management Ordinance                                              |
| <u>X</u> | Bylaws of the Planning and Zoning Board of Adjustment                        |

|          |                                             |
|----------|---------------------------------------------|
| <u>X</u> | State Fire Prevention Code                  |
| <u>X</u> | Emergency Declaration Ordinance             |
| <u>X</u> | Current Statewide Mutual Aid Ordinance      |
| <u>X</u> | Comp. Plan / Area Plans / 2015              |
| <u>X</u> | Floodplain Regulations                      |
| <u>X</u> | NC Building Code                            |
| <u>X</u> | Open Space Report / Natural Areas Inventory |

# County of Guilford

**Form of Government:** Manager / County Commissioners / Chairman

**Mitigation Contact:** Don Campbell

**Mitigation Goals for Fiscal Year 2010 – 2011:** County goals outlined above

**Departments:** Administration, Board of Elections, Cooperative Extension Service, Department of Social Services, Emergency Services Department, Finance Department, General Services, Human Resource Department, Information Services, Mental Health, Planning and Development Department, Public Health Department, Purchasing Department, Register of Deeds, Security, Sheriff's Department, Tax Department

**Are there any structures in your jurisdiction that have sustained repetitive damage?**

Yes, two repetitive loss structures exist.

## Ordinances, Policies, and Programs Reviewed

|                  |                                                                              |
|------------------|------------------------------------------------------------------------------|
| <u>    X    </u> | Guilford County Emergency Operations Plan                                    |
| <u>    X    </u> | Subdivision Ordinance                                                        |
| <u>    X    </u> | Soil Erosion & Sedimentation Control Ordinance                               |
| <u>    X    </u> | Watershed Protection Ordinance                                               |
| <u>    X    </u> | Manufactured Home Parks Ordinance                                            |
| <u>    X    </u> | Zoning Ordinances                                                            |
| <u>    X    </u> | Budget Fiscal Year 2009-2010                                                 |
| <u>    X    </u> | Administration Ordinance (City Council, Boards, Commissions, and Committees) |
| <u>    X    </u> | Stormwater Management Ordinance                                              |
| <u>    X    </u> | Bylaws of the Planning and Zoning Board of Adjustment                        |
| <u>    X    </u> | State Fire Prevention Code                                                   |
| <u>    X    </u> | Emergency Declaration Ordinance                                              |

|       |                                               |
|-------|-----------------------------------------------|
| <hr/> |                                               |
| <hr/> | Current Statewide Mutual Aid Ordinance        |
| <hr/> |                                               |
| <hr/> | X Open Space Report / Natural Areas Inventory |
| <hr/> |                                               |
| <hr/> | X Comp Plan / Area Plans / 2015               |
| <hr/> |                                               |
| <hr/> | X NC Building Code                            |
| <hr/> |                                               |
| <hr/> | X Floodplain Regulations                      |

# City of High Point

***Form of Government:*** City Council / Mayor / City Manager

***Mitigation Contact:*** Lee Burnette – Primary  
Barry Tilley - Secondary

## ***Mitigation Goals for Fiscal Year 2010-2011:***

No deletions or additions to countywide goals

### ***Departments:***

Central Engineering  
Communications and Information Services  
Community Development and Housing  
Economic Development Corporation  
Electric  
Emergency Management  
Financial Services  
Fire  
High Point Public Library  
High Point Transit System  
Housing  
Human Relations  
Human Resources  
Parks and Recreation  
Planning and Development  
Police  
Public Information  
Public Services  
Recycling  
Solid Waste Collections and Disposal  
Theatre  
Transportation  
Utilities Customer Service

***Are there any structures in your jurisdiction that have sustained repetitive damage?***

Eastside treatment plant

Westside treatment plant

Fire Department Headquarters (not in floodplain)

Ordinances, Policies, and Programs Reviewed

- X     Guilford County Emergency Operations Plan
- X     Subdivision Ordinance
- X     Soil Erosion & Sedimentation Control Ordinance
- X     Watershed Protection Ordinance
- X     Manufactured Home Parks Ordinance
- X     Zoning Ordinance
- X     Budget Fiscal Year 2009-2010
- X     Administration Ordinance (City Council, Boards, Commissions, and Committees)
- X     Stormwater Management Ordinance
- X     Bylaws of the Planning and Zoning Board of Adjustment
- X     State Fire Prevention Code
- X     Emergency Declaration Ordinance
- X     Current State Wide Mutual Aid Ordinance
- X     Open Space / Natural Areas Inventory
- X     Housing and Building Numbers
- X     Water and Sewer Ordinance
- X     Floodplain Regulations

|                      |                                                 |
|----------------------|-------------------------------------------------|
| <u>      X      </u> | Motor Vehicle Removal, Storage, and Disposition |
| <u>      X      </u> | NC Building Code                                |
| <u>      X      </u> | Public Nuisance Ordinance                       |
| <u>      X      </u> | Comp. Plan / Area Plans / 2015                  |

# Town of Jamestown

**Form of Government:** Town Council / Mayor

**Mitigation Contact:** Martha Wolfe

**Mitigation Goals for Fiscal Year 2010-2011:** No additions or deletions to countywide goals.

**Departments:** Fire Department, Parks & Recreation Department, Public Service Department including: Water/Sewer Department, Sanitation Department and Streets Department

**Are there any structures in your jurisdiction that have sustained repetitive damage?** None known.

## Ordinances, Policies, and Programs Reviewed

|                  |                                                                              |
|------------------|------------------------------------------------------------------------------|
| <u>    X    </u> | Guilford County Emergency Operations Plan                                    |
| <u>    X    </u> | Subdivision Ordinance                                                        |
| <u>    X    </u> | Soil Erosion & Sedimentation Control Ordinance                               |
| <u>    X    </u> | Watershed Protection Ordinance                                               |
| <u>  N/A  </u>   | Modular Home Parks Ordinance                                                 |
| <u>    X    </u> | Zoning Ordinances                                                            |
| <u>    X    </u> | Budget Fiscal Year 2009-2010                                                 |
| <u>    X    </u> | Administration Ordinance (City Council, Boards, Commissions, and Committees) |
| <u>    X    </u> | Stormwater Management Ordinance                                              |
| <u>    X    </u> | Bylaws of the Planning and Zoning Board of Adjustment                        |
| <u>    X    </u> | State Fire Prevention Code                                                   |
| <u>    X    </u> | Emergency Declaration Ordinance                                              |
| <u>    X    </u> | Current State Wide Mutual Aid Ordinance                                      |

|                  |                                                 |
|------------------|-------------------------------------------------|
| <u>    X    </u> | Open Space Report / Natural Areas Inventory     |
| <u>    X    </u> | Housing and Building Numbers                    |
| <u>    X    </u> | Water and Sewer Ordinance                       |
| <u>    X    </u> | Motor Vehicle Removal, Storage, and Disposition |
| <u>    X    </u> | Flood Damage Prevention                         |
| <u>    X    </u> | NC Building Code                                |
| <u>    X    </u> | Comp. Plans / Area Plans                        |
| <u>    X    </u> | Public Nuisance Ordinance                       |

# Town of Oak Ridge

**Form of Government:** Town Council / Mayor elected by Council

**Mitigation Contact:** Rachel Hawley, Town Clerk

**Mitigation Goals for Fiscal Year 2010 – 2011:** No additions or deletions to the countywide goals.

**Departments:** Administration, Parks and Recreation

**Are there any structures in your jurisdiction that have sustained repetitive damage?** None

## Ordinances, Policies, and Programs Reviewed

|                  |                                                                              |
|------------------|------------------------------------------------------------------------------|
| <u>    X    </u> | Guilford County Emergency Operations Plan                                    |
| <u>    X    </u> | Subdivision Ordinance                                                        |
| <u>    X    </u> | Soil Erosion & Sedimentation Control Ordinance                               |
| <u>    X    </u> | Watershed Protection Ordinance                                               |
| <u>   X*   </u>  | Manufactured Home Parks Ordinance – *modified ordinance in Zoning            |
| <u>    X    </u> | Zoning Ordinances                                                            |
| <u>    X    </u> | Budget Fiscal Year 2009-2010                                                 |
| <u>    X    </u> | Administration Ordinance (City Council, Boards, Commissions, and Committees) |
| <u>    X    </u> | Stormwater Management Ordinance                                              |
| <u>    X    </u> | Bylaws of the Planning and Zoning Board of Adjustment                        |
| <u>    X    </u> | State Fire Prevention Code                                                   |
| <u>    X    </u> | Emergency Declaration Ordinance                                              |
| <u>    X    </u> | Current State Wide Mutual Aid Ordinance                                      |

|                      |                                                 |
|----------------------|-------------------------------------------------|
| <u>          </u>    | NC Building Code                                |
| <u>      X      </u> | Housing and Building Numbers                    |
| <u>          </u>    | Water and Sewer Ordinance                       |
| <u>      X      </u> | Open Space Report / Natural Areas Inventory     |
| <u>      X      </u> | Motor Vehicle Removal, Storage, and Disposition |
| <u>      X      </u> | Floodplain Regulations                          |
| <u>      X      </u> | Public Nuisance Ordinance                       |
| <u>      X      </u> | Comp. Plan / Area Plan / 2015                   |

# Town of Pleasant Garden

**Form of Government:** Town Council / Mayor

**Mitigation Contact:** Sandy Carmany

**Mitigation Goals for Fiscal Year 2010 – 2011:** No additions or deletions to countywide goals

**Departments:** None

**Are there any structures in your jurisdiction that have sustained repetitive damage?** None Known

## Ordinances, Policies, and Programs Reviewed

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| <u>    X    </u>  | Guilford County Emergency Operations Plan                                    |
| <u>    X    </u>  | Subdivision Ordinance                                                        |
| <u>    X    </u>  | Soil Erosion & Sedimentation Control Ordinance                               |
| <u>    X    </u>  | Watershed Protection Ordinance                                               |
| <u>          </u> | Manufactured Home Parks Ordinance                                            |
| <u>    X    </u>  | Zoning Ordinances                                                            |
| <u>    X    </u>  | Budget Fiscal Year 2009-2010                                                 |
| <u>    X    </u>  | Administration Ordinance (City Council, Boards, Commissions, and Committees) |
| <u>    X    </u>  | Stormwater Management Ordinance                                              |
| <u>    X    </u>  | Bylaws of the Planning and Zoning Board of Adjustment                        |
| <u>    X    </u>  | State Fire Prevention Code                                                   |
| <u>    X    </u>  | Emergency Declaration Ordinance                                              |
| <u>    X    </u>  | Current State Wide Mutual Aid Ordinance                                      |
| <u>    X    </u>  | NC Building Code                                                             |

|                           |                                                 |
|---------------------------|-------------------------------------------------|
| <u>      X      </u>      | Housing and Building Numbers                    |
| <u>                  </u> | Water and Sewer Ordinance                       |
| <u>      X      </u>      | Comp. Plan / Area Plan / 2015                   |
| <u>      X      </u>      | Motor Vehicle Removal, Storage, and Disposition |
| <u>      X      </u>      | Floodplain Regulation                           |
| <u>      X      </u>      | Sign Ordinance                                  |
| <u>      X      </u>      | Open Space Report / Natural Area Inventory      |

# Town of Sedalia

**Form of Government:** Town Council / Mayor elected by Town Council

**Mitigation Contact:** Mayor Howard Morgan – Primary  
Cam Dungee, Town Clerk - Secondary

**Mitigation Goals for Fiscal Year 2010 – 2011:** No additions or deletions to countywide goals

**Departments:** Zoning Board (includes Planning), Finance Officer (council member)  
Adjustment Board (town council)

**Are there any structures in your jurisdiction that have sustained repetitive damage?** None Known

## Ordinances, Policies, and Programs Reviewed

|                  |                                                                              |
|------------------|------------------------------------------------------------------------------|
| <u>    X    </u> | Guilford County Emergency Operations Plan                                    |
| <u>    X    </u> | Subdivision Ordinance                                                        |
| <u>    X    </u> | Soil Erosion & Sedimentation Control Ordinance                               |
| <u>    X    </u> | Watershed Protection Ordinance                                               |
| <u>    X    </u> | Manufactured Home Parks Ordinance                                            |
| <u>    X    </u> | Zoning Ordinances                                                            |
| <u>    X    </u> | Budget Fiscal Year 2009-2010                                                 |
| <u>    X    </u> | Administration Ordinance (City Council, Boards, Commissions, and Committees) |
| <u>    X    </u> | Stormwater Management Ordinance                                              |
| <u>    X    </u> | Bylaws of the Planning and Zoning Board of Adjustment                        |
| <u>    X    </u> | State Fire Prevention Code                                                   |
| <u>    X    </u> | Emergency Declaration Ordinance                                              |
| <u>    X    </u> | Current State Wide Mutual Aid Ordinance                                      |

|                       |                                                 |
|-----------------------|-------------------------------------------------|
| <u>      X      </u>  | NC Building Code                                |
| <u>      X      </u>  | Housing and Building Numbers                    |
| <u>              </u> | Water and Sewer Ordinance                       |
| <u>      X      </u>  | Open Space Report / Natural Area Inventory      |
| <u>              </u> | Motor Vehicle Removal, Storage, and Disposition |
| <u>      X      </u>  | Floodplain Regulation                           |
| <u>      X      </u>  | Comp. Plan / Area Plan / 2015                   |

# Town of Stokesdale

**Form of Government:** Town Council / Mayor

**Mitigation Contact:** Carolyn Joyner

**Mitigation Goals for Fiscal Year 2010-2011:** No additions or deletions to countywide goals.

**Departments:** None

**Are there any structures in your jurisdiction that have sustained repetitive damage?** No.

## Ordinances, Policies, and Programs Reviewed

|                      |                                                                              |
|----------------------|------------------------------------------------------------------------------|
| <u>      X      </u> | Guilford County Emergency Operations Plan                                    |
| <u>      X      </u> | Subdivision Ordinance                                                        |
| <u>      X      </u> | Soil Erosion & Sedimentation Control Ordinance                               |
| <u>      X      </u> | Watershed Protection Ordinance                                               |
| <u>      X      </u> | Manufactured Home Parks Ordinance                                            |
| <u>      X      </u> | Zoning Ordinances                                                            |
| <u>      X      </u> | Budget Fiscal Year 2009-2010                                                 |
| <u>      X      </u> | Administration Ordinance (City Council, Boards, Commissions, and Committees) |
| <u>      X      </u> | Stormwater Management Ordinance                                              |
| <u>      X      </u> | Bylaws of the Planning and Zoning Board of Adjustment                        |
| <u>      X      </u> | State Fire Prevention Code                                                   |
| <u>      X      </u> | Emergency Declaration Ordinance                                              |
| <u>      X      </u> | Current State Wide Mutual Aid Ordinance                                      |

|          |                                                 |
|----------|-------------------------------------------------|
| <u>X</u> | NC Building Code                                |
| <u>X</u> | Housing and Building Numbers                    |
| <u>X</u> | Comp. Plan / Area Plan / 2015                   |
| <u>X</u> | Motor Vehicle Removal, Storage, and Disposition |
| <u>X</u> | Floodplain Regulation                           |
| <u>X</u> | Open Space Report / Natural Area Inventory      |
| <u>X</u> | Public Nuisance Ordinance                       |

# Town of Summerfield

**Form of Government:** Town Council / Mayor/ Manager

**Mitigation Contact:** Michael Brandt, Town Manager

**Mitigation Goals for Fiscal Year 2010-2011:** No additions or deletions countywide goals.

**Departments:** Administration, Planning

**Are there any structures in your jurisdiction that have sustained repetitive damage?** None

## Ordinances, Policies, and Programs Reviewed

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| <u>    X    </u>  | Guilford County Emergency Operations Plan                                    |
| <u>    X    </u>  | Subdivision Ordinance                                                        |
| <u>    X    </u>  | Soil Erosion & Sedimentation Control Ordinance                               |
| <u>    X    </u>  | Watershed Protection Ordinance                                               |
| <u>          </u> | Manufactured Home Parks Ordinance                                            |
| <u>    X    </u>  | Zoning Ordinances                                                            |
| <u>    X    </u>  | Budget Fiscal Year 2002-2003                                                 |
| <u>    X    </u>  | Administration Ordinance (City Council, Boards, Commissions, and Committees) |
| <u>    X    </u>  | Stormwater Management Ordinance                                              |
| <u>    X    </u>  | Bylaws of the Planning and Zoning Board of Adjustment                        |
| <u>    X    </u>  | State Fire Prevention Code                                                   |
| <u>    X    </u>  | Emergency Declaration Ordinance                                              |
| <u>    X    </u>  | Current State Wide Mutual Aid Ordinance                                      |
| <u>    X    </u>  | NC Building Code                                                             |

|                      |                                                 |
|----------------------|-------------------------------------------------|
| <u>      X      </u> | Housing and Building Numbers                    |
| <u>          </u>    | Water and Sewer Ordinance                       |
| <u>      X      </u> | Open Space Report / Natural Area Inventory      |
| <u>          </u>    | Motor Vehicle Removal, Storage, and Disposition |
| <u>      X      </u> | Floodplain Regulation                           |
| <u>      X      </u> | Comp. Plan / Area Plan / 2015                   |
| <u>      X      </u> | Public Nuisance Ordinance                       |

# Town of Whitsett

**Form of Government:** Town Council / Town Administrator / Mayor

**Mitigation Contact:** Town Administrator Gary Deal

**Mitigation Goals for Fiscal Year 2010-2011:** No additions or deletions to countywide goals

**Departments:** Planning

**Are there any structures in your jurisdiction that have sustained repetitive damage?** None known.

## Ordinances, Policies, and Programs Reviewed

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| <u>    X    </u>  | Guilford County Emergency Operations Plan                                    |
| <u>    X    </u>  | Subdivision Ordinance                                                        |
| <u>    X    </u>  | Soil Erosion & Sedimentation Control Ordinance                               |
| <u>    X    </u>  | Watershed Protection Ordinance                                               |
| <u>    X    </u>  | Manufactured Home Parks Ordinance                                            |
| <u>    X    </u>  | Zoning Ordinances                                                            |
| <u>    X    </u>  | Budget Fiscal Year 2009-2010                                                 |
| <u>    X    </u>  | Administration Ordinance (City Council, Boards, Commissions, and Committees) |
| <u>    X    </u>  | Stormwater Management Ordinance                                              |
| <u>    X    </u>  | Bylaws of the Planning and Zoning Board of Adjustment                        |
| <u>    X    </u>  | State Fire Prevention Code                                                   |
| <u>          </u> | Emergency Declaration Ordinance                                              |
| <u>    X    </u>  | Current State Wide Mutual Aid Ordinance                                      |
| <u>    X    </u>  | NC Building Code                                                             |

|                           |                                                 |
|---------------------------|-------------------------------------------------|
| <u>      X      </u>      | Housing and Building Numbers                    |
| <u>                  </u> | Water and Sewer Ordinance                       |
| <u>      X      </u>      | Open Space Report / Natural Area Inventory      |
| <u>      X      </u>      | Motor Vehicle Removal, Storage, and Disposition |
| <u>      X      </u>      | Floodplain Regulation                           |
| <u>      X      </u>      | Comp. Plan / Area Plan / 2015                   |
| <u>      X      </u>      | Public Nuisance Ordinance                       |

## V. Mitigation Goals

This portion of the plan identifies four goal statements established by Guilford County's Multi-Jurisdictional Hazard Mitigation Committee to represent all of Guilford County and its municipalities. Each goal is written to be general and broad in nature, and can only be achieved through the long-term implementation of more specific objectives. It is intended that each goal listed below will be addressed and realized through the implementation of short-term mitigation objectives and actions established and maintained in the County's mitigation strategies.

For the 2010 plan update, these mitigation goal statements were revisited and were confirmed to still be comprehensive and accurate for the County and all of its municipalities

**Goal 1:** Increase the internal capabilities of Guilford County and its municipalities to mitigate the effects of natural hazards.

**Goal 2:** Enhance existing or implement new County, City and Town policies that will reduce the potential damaging effects of hazards without hindering other community goals.

**Goal #3:** Protect the most vulnerable populations, public buildings, and critical facilities in Guilford County, and its municipalities, through the implementation of cost-effective and technically feasible mitigation projects.

**Goal #4:** Protect public health, safety and welfare by increasing the public awareness of existing hazards and by enhancing both individual and public responsibility in mitigating risks due to those hazards throughout Guilford County and its Municipalities.

# VI. Mitigation Strategy

## Introduction

This portion of the plan outlines Guilford County and its municipalities', to include the cities of Gibsonville, Greensboro and High Point, the towns of Jamestown, Oak Ridge, Pleasant Garden, Sedalia, Stokesdale, Summerfield and Whitsett, overall strategy to reduce their communities' vulnerability to the effects of natural hazards. It has been separated into the following two distinct sections: mitigation objectives and mitigation strategies. As a result of the review of the plan for the 2010 plan update, the county and municipalities made several changes to the mitigation objectives for the plan. The updated mitigation objectives are listed below.

*A. Mitigation Objectives:* The Mitigation Objectives are designed to support and correspond directly with the Community Goals and were developed to provide Guilford County and its municipalities with some measurable, mid-range targets (2-5 years). Each objective is numbered (i.e., "1.1"), with the first digit representing the corresponding Community Goal.

*B. Mitigation Actions:* The Mitigation Actions are short-term, specific measures to be undertaken by Guilford County and its municipalities in order to achieve the identified objectives. Most of these actions are also hazard-specific. Each action identifies the objective(s) it is intended to achieve, includes some general background information to justify the proposed action, and provides measures to assure successful and timely implementation. Also important to note is that each Mitigation Objective and Mitigation Action is designed to be performance-based, making it easier for Guilford County and its municipalities to measure the plan's progress over time and during the plan's future evaluations. It is expected that while the Community Goals may remain the same for an extended period of time, the objectives and actions included in this Mitigation Strategy will be updated and/or revised through regular enhancements to this plan.

## A. Mitigation Objectives

**Objective 1.2** Enhance the County's capability to conduct hazard assessments, demonstrate funding needs, and track mitigation activities throughout the county.

**Objective 1.3** Ensure that current emergency services are adequate to protect public health and safety.

**Objective 2.1** Increase the County's control over development in the floodplain to ensure lives and property are not at risk to future flood conditions.

**Objective 2.2** Preserve the natural and beneficial functions of the county's

Floodplain and wetlands through continued support of natural resource protection policies and by discouraging growth in environmentally sensitive areas.

**Objective 2.3** Ensure that all new construction is completed using wind-resistant design techniques that will limit damage caused by high winds and reduce the amount of wind-borne debris.

**Objective 3.1** Maximize the use of available hazard mitigation grant programs to protect the County's most vulnerable populations and structures.

**Objective 3.2** Work with municipalities and all county departments to decrease the number of FEMA-identified "repetitive loss properties" located in Guilford County and the municipalities.

**Objective 3.3** Work to ensure that all vital / critical facilities are protected from the effects of natural hazards to the maximum extent possible.

**Objective 4.1** Increase the level of knowledge and awareness for Guilford County residents on the hazards that routinely threaten the area.

**Objective 4.2** Encourage all eligible county residents to obtain and maintain an active NFIP flood insurance policy.

**Objective 4.3** Educate property owners on the affordable, individual mitigation and preparedness measures that can be taken before the next hazard event.

## **B. Mitigation Techniques**

In formulating the Mitigation Strategy, a wide range of activities were considered in order to help achieve the goals of the community and to lessen the vulnerability of Guilford County and its Municipalities to include the Cities of Gibsonville, Greensboro and High Point, the Towns of Jamestown, Oak Ridge, Pleasant Garden, Sedalia, Stokesdale, Summerfield and Whitsett to the effects of natural hazards. In general, all of these activities fall into one of the following broad categories of mitigation techniques.

### **Available Mitigation Techniques**

#### **1. Prevention**

Preventative activities are intended to keep hazard problems from getting worse. They are particularly effective in reducing a community's future vulnerability, especially in areas where development has not occurred or capital improvements have not been substantial. Examples of preventative activities include:

- Planning and Zoning
- Open space preservation
- Floodplain regulations
- Stormwater management
- Drainage system maintenance
- Capital improvements programming

#### **2. Property Protection**

Property protection measures protect existing structures by modifying the building to withstand hazardous events, or removing structures from hazardous locations. Examples include:

- Acquisition
- Relocation
- Building elevation
- Critical facilities protection
- Retrofitting (i.e., wind proofing, flood proofing, seismic design standards, etc.)
- Insurance
- Safe rooms

#### **3. Natural Resource Protection**

Natural resource protection activities reduce the impact of natural hazards by preserving or restoring natural areas and their mitigative functions. Such areas include floodplains, wetlands and dunes. Parks, recreation or conservation agencies and organizations often implement these measures. Examples include:

- Floodplain protection
- Riparian buffers
- Fire resistant landscaping
- Fuel Breaks
- Erosion and sediment control
- Wetland preservation and restoration
- Habitat preservation
- Slope stabilization

#### **4. Structural Projects**

Structural mitigation projects are intended to lessen the impact of a hazard by modifying the environmental natural progression of the hazard event. They are usually designed by engineers and managed or maintained by Public Works staff. Examples include:

- Reservoirs
- Diversions / Detention / Retention
- Channel modification
- Storm sewers

#### **5. Emergency Services**

Although not typically considered a “mitigation technique,” emergency service measures do minimize the impact of a hazard event on people and property. These commonly are actions taken immediately prior to, during, or in response to a hazard event. Examples include:

- Warning systems
- Emergency planning and management

#### **6. Public Information and Awareness**

Public Information and awareness activities are used to advise residents, business owners, potential property buyers, and visitors about hazards, hazardous areas, and mitigation techniques they can use to protect themselves and their property. Examples of measures to educate and inform the public include:

- Outreach projects
- Speaker series / demonstration events
- Hazard map information
- Real estate disclosure
- Library materials
- School children education
- Hazard expositions

#### **C. Mitigation Actions and Techniques**

The mitigation actions proposed for Guilford County and its municipalities to include the Cities of Gibsonville, Greensboro and High Point, the Towns of Jamestown, Oak Ridge, Pleasant Garden, Sedalia, Stokesdale, Summerfield and Whitsett to undertake are listed on the pages that follow. Each has been designed to achieve the goals and objectives identified through this Hazard Mitigation Plan. These actions and strategies were coordinated and updated for the 2010 plan update, by the Guilford County Emergency Services department. The actions that are outlined below are those that the County has identified and put forth. For the 2010 plan update,

each municipality had the opportunity to determine its own participation in the County's actions and define actions for itself where appropriate. Where individual municipalities have identified their own actions, they are noted in the subsequent section. Each proposed action includes:

- (1) The appropriate category for the mitigation technique;
- (2) The hazard it is designed to mitigate;
- (3) The objective(s) it is intended to help achieve;
- (4) Some general background information;
- (5) The priority level for its implementation (high, moderate or low);
- (6) Potential funding sources, if applicable;
- (7) The agency/person assigned responsibility for carrying out the strategy;
- (8) A target completion date.

It is important to note that these mitigation actions are short-term, specific measures to be undertaken by Guilford County and its municipalities. It is expected that this component of the plan will be the most dynamic and these actions will be used as the primary indicators to measure the plan's progress over time and will be routinely updated and/or revised through future planning efforts.

#### **D. Priority and Cost-Benefit**

A process for prioritization of identified hazard mitigation strategies was performed. The Guilford County Hazard Mitigation Committee used the following criteria for prioritization of hazard mitigation strategies:

- 1) Cost-benefit review
- 2) Results of hazard identification and analysis
- 3) Results of Vulnerability Assessment
- 4) Results of Community Capability Assessment
- 5) Effectiveness in meeting hazard mitigation goals and comprehensive plan goals

The cost-benefit review was given special emphasis, in light of its possible use in environmental reviews for Hazard Mitigation Grant Program, Flood Mitigation Assistance and other federal hazard mitigation projects. This prioritizing and cost-benefit were revisited for the 2010 plan update and mitigation actions were revised based on the most updated information available. The review was completed using the criteria identified above

#### **E. Progress and Update to Actions**

Due to funding restrictions, the vast majority of the mitigation actions from the 2004 plan update are still awaiting completion. For clarity, where actions have been completed, they have been removed from the actions outlined below. The county and municipalities do not anticipate any funding to be dedicated to mitigation efforts from their local budgets, and feel it is likely that most, if not all, of the actions outlined below are likely to need federal subsidy. The County will continue to pursue federal and state grants and other sources of funding. Those actions from the 2004 plan that have been deleted due to funding constraints and current political agendas include the following four:

Develop and adopt a “no-rise (in base flood elevation)” clause for the County’s Flood Damage Prevention Ordinance.

Category: Prevention

Hazard: Flood

Objective(s) Addressed: 1.1, 2.1, and 2.2

Background: Many floodplain permitting systems, including those that meet National Flood Insurance Program standards, allow projects outside the floodway to increase base flood elevations by up to one foot. While this may not represent a significant increase for just one project, the cumulative impact of a number of projects in the same floodplain can be significant. By prohibiting any rise throughout the 100-year floodplain, a “no rise” clause ensures that the cumulative impact of multiple permitted projects will not cause flood elevations to rise to unacceptable levels.

Priority: Low

Funding Sources: N/A

Responsibility Assigned to: Guilford County NFIP/CRS

Target Completion Date: June 1, 2005

Collect educational materials on individual and family preparedness/ mitigation measures for property owners, and display at both the library and routinely visited County Offices.

Category: Public Information & Awareness

Hazard: All

Objective(s) Addressed: 1.1, 4.1, 4.2, and 4.3

Background: FEMA, the North Carolina Division of Emergency Management, the National Weather Service and other agencies provide information brochures and pamphlets on property protection measures at no cost to local governments.

Priority: High

Funding Sources: N/A

Responsibility Assigned to: Emergency Management

Target Completion Date: June 1, 2005

Conduct inventory/survey for the County’s emergency response services to identify any existing needs or shortfalls in terms of personnel, equipment or required resources.

Category: Emergency Services

Hazard: All

Objective(s) Addressed: 1.3

Background: A survey should be completed in order to ensure the county’s current emergency services are adequate to protect public health and safety from anticipated hazard events. Any identified needs or shortfalls should become documented and result in specific recommendations to the County Manager for emergency service enhancements.

Priority: Moderate

Funding Sources: Local

Responsibility Assigned to: Emergency Management Coordinator

Target Completion Date: June 1, 2005

Develop an educational flyer targeting NFIP policyholders on the

Increased Costs of Compliance (ICC) coverage, to be disseminated following a flood event that results in substantial damage determinations by the county.

Category: Public Information and Awareness

Hazard: Flood

Objective(s) Addressed: 1.1, 2.1, 2.2, and 4.3

Background: Increased Cost of Compliance (ICC) under the NFIP provides for the payment of a claim to help pay for the cost to comply with State or community floodplain management laws or ordinances from a flood event in which a building has been declared substantially damaged.

When a flood damages an insured building and the State or community declares the building to be substantially damaged, ICC will help pay for the cost to elevate, flood proof, demolish or relocate the building up to \$20,000. This coverage is in addition to the building coverage for the repair of actual physical damages from the flood.

Priority: Moderate

Funding Sources: Local

Responsibility Assigned to: Building Inspector

Target Completion Date: June 1, 2005

## **2010 Mitigation Actions**

### **ACTION 1: Promote the availability of flood insurance to County and City property owners.**

Category: Public Information and Awareness

Hazard: Flood

Objective(s) Addressed: 4.2, 4.3

Background: Guilford County joined the National Flood Insurance Program (NFIP) on February 4, 1987. NFIP flood insurance policies protect property owners by offering affordable rates for protecting both structures and contents. Both Guilford County and the City of Greensboro have developed yearly mailing lists to those in or near a Special Flood Hazard Area (SFHA) promoting the availability of flood insurance.

Priority: High

Funding Sources: Local when available

Responsibility Assigned to: Guilford County, City of Greensboro and City of High Point.

Target Completion Date: Ongoing

### **ACTION 2: Maintain Geographic Information System (GIS) to maintain current cadastral (building/parcel) data for purposes of conducting more detailed hazard risk assessments and for tracking permitting and land use patterns.**

Category: Prevention

Hazard: All

Objective(s) Addressed: 1.2

Background: A GIS system will greatly enhance the County and the City of Greensboro's technical capability to collect, manage, analyze and display spatially referenced data. Guilford County and the City of Greensboro currently have GIS capability, but it has been identified as a

needed enhancement for both the Planning Department and the Building Inspections office to further hazard mitigation goals.

**Priority:** High

**Funding Sources:** NC Division of Emergency Management.

**Responsibility Assigned to:** Planning Department

**Target Completion Date:** Ongoing

### **ACTION 3: Continue to acquire and preserve parcels of land subject to repetitive flooding from willing and voluntary property owners.**

**Category:** Property Protection

**Hazard:** Flood

**Objective(s) Addressed:** 1.1, 2.2, 3.1, and 3.2

**Background:** Land acquisition is an effective mitigation technique to permanently eliminate the potential for damages from future flood events. Guilford County and its Municipalities to include the Cities of Gibsonville, Greensboro and High Point, the Towns of Jamestown, Oak Ridge, Pleasant Garden, Sedalia, Stokesdale, Summerfield and Whitsett has successfully applied for and received grant funding to acquire flood prone parcels of land in the past from voluntary and willing property owners.

**Priority:** High

**Funding Sources:** FEMA; NC Division of Emergency Management

**Responsibility Assigned to:** Guilford County Planning and Development Department, City of Greensboro Water Resources and High Point

**Target Completion Date:** Ongoing

### **ACTION 4: Regularly calculate and document the amount of flood prone property that is preserved as open space for additional credit points under the Community Rating System (CRS).**

**Category:** Prevention

**Hazard:** Flood

**Objective(s) Addressed:** Several

**Background:** CRS credit is given for areas that are permanently preserved as open space. Although credit is not given for Federal lands, Guilford County and the City of Greensboro maintain (and continues to expand) floodplain areas preserved as open space through land acquisition projects (i.e., HMGP) which protect parcels from development through deed restrictions.

**Priority:** High

**Funding Sources:** N/A

**Responsibility Assigned to:** Guilford County NFIP/CRS, City of Greensboro and City of High Point Engineering Department

**Target Completion Date:** Ongoing

### **ACTION 5: Identify the county's most at-risk vital / critical facilities, and evaluate the potential mitigation techniques for protecting each facility to the maximum extent possible.**

**Category:** Prevention

**Hazard:** All

**Objective(s) Addressed:** 1.2, 3.1, and 3.3

**Background:** A thorough evaluation of potential mitigation opportunities for Guilford County and its Municipalities to include the Cities of Gibsonville, Greensboro and High Point, the Towns of Jamestown, Oak Ridge, Pleasant Garden, Sedalia, Stokesdale, Summerfield and Whitsett, critical facilities must still be completed. Currently, there is very little available data on these facilities. An inventory/database on critical facilities should be created and maintained by the County and shared with the N.C. Division of Emergency Management. This inventory should include information on the location and risk to each facility, and should also document any cost-effective mitigation techniques to consider when funding becomes available.

**Priority:** Moderate

**Funding Sources:** N.C. Division of Emergency Management and others as available

**Responsibility Assigned to:** Emergency Management Coordinator

**Target Completion Date:** Ongoing

**ACTION 6: Monitor grant opportunities for funding to establish a local reserve fund for repairing and/or incorporating hazard mitigation measures for public facilities and infrastructure damaged by natural hazards.**

**Category:** Prevention

**Hazard:** All

**Objective(s) Addressed:** 3.1, 3.3

**Background:** Not all hazard events will receive disaster declarations by the State or Federal government, limiting the amount of post-disaster assistance for local governments for certain events. Further, state and federal disaster assistance programs could likely require local matching funds of up to 25 percent. A local reserve fund should ensure Guilford County and its municipalities are prepared to quickly recover and rebuild from hazard events and maximize possible funding opportunities.

**Priority:** Moderate

**Funding Sources:** N/A

**Responsibility Assigned to:** Guilford County Emergency Services

**Target Completion Date:** Ongoing

**ACTION 7: Revise the county's Flood Damage Prevention Ordinance to incorporate cumulative substantial damage or improvement requirements.**

**Category:** Prevention

**Hazard:** Flood

**Objective(s) Addressed:** 2.1 and 2.2

**Background:** The County's ordinance currently limits the definition of "substantial damage" and "substantial improvement" to one-time damage repairs or improvements.

Communities can reduce flood damage by counting improvement and repair projects cumulatively, so that buildings will be brought into compliance with flood protection standards earlier in their life cycle. This will require the county to maintain permit history so when cumulative repairs or improvements equal 50 percent of the building value, the building must be brought up to current codes for floodplain development.

**Priority:** Moderate

**Funding Sources:** All options will be explored

**Responsibility Assigned to:** Guilford County NFIP/CRS, and City of High Point

**Target Completion Date:** July 1, 2012

**ACTION 8: Incorporate the inspection and management of hazardous trees into the county's routine drainage system maintenance process.**

**Category:** Property Protection

**Hazard:** Hurricanes and Tropical Storms

**Objective(s) Addressed:** 2.3, 3.3

**Background:** A significant amount of property damage during high wind events results from tree failure. Trees that fall into utility lines have additional serious consequences such as causing power outages, surges, fires and other damage. The county's ability to recognize and prevent hazardous tree conditions (through inspection, pruning or removal) is the best defense against problems and costly damages resulting from tree failure. Specifically, trees located on county property, which pose immediate threats to property, utility lines and other critical facilities should be addressed.

**Priority:** Moderate

**Funding Sources:** Local

**Responsibility Assigned to:** Guilford County NFIP/CRS and City of Greensboro

**Target Completion Date:** Ongoing

**ACTION 9: As new Repetitive Loss Properties are identified within the County and municipalities, contact all owners and inform them of the assistance available through the federal flood assistance programs, in addition to other flood protection measures.**

**Category:** Public Information & Awareness

**Hazard:** Flood

**Objective(s) Addressed:** 3.1, 3.2, and 4.3

**Background:** A list of FEMA-identified repetitive loss properties is maintained and regularly updated by the Emergency Services department. Each of these properties is targeted by FEMA and the State of North Carolina for Flood Mitigation Assistance (FMA) funding, which will fund up to 75 percent of a mitigation project to eliminate future flood risk (usually through elevation or acquisition or relocation). The North Carolina Emergency Management awards FMA funds on an annual basis. Eligible property owners should be contacted every year to promote the availability of the FMA funding and to determine their level of interest in applying for the program.

**Priority:** High

**Funding Sources:** Local

**Responsibility Assigned to:** Guilford County NFIP/CRS, City of Greensboro and City of High Point

**Target Completion Date:** Ongoing

**ACTION 10: Augment enforcement of the State Building Code and related County ordinances by encouraging wind-resistant design techniques for new residential construction during the county's permit process.**

**Category:** Property Protection

**Hazard:** Hurricanes and Tropical Storms, Tornadoes, Nor'easters

**Objective(s) Addressed:** 2.3

**Background:** Although the State Building Code and local ordinances require certain building practices for wind loss reduction, experts agree that structures built to exceed high wind provisions have a much greater chance of surviving violent windstorms. Additional techniques include adding protection for windows (i.e., shutters), anchoring doorframes with multiple hinges, stiffening garage doors with additional bracing, reinforcing masonry chimneys with vertical steel, and strengthening connections between walls and the roof with hurricane straps and ties. These techniques should be promoted to building contractors and homebuyers by the county for all new residential construction, to the maximum extent possible during the building permits process.

**Priority:** High

**Funding Sources:** None identified at this time

**Responsibility Assigned to:** County and municipal code enforcement officials

**Target Completion Date:** Ongoing

The Towns within the County have chosen to participate in many actions that the County will undertake. They have also identified actions that are specific to their jurisdictions. It should also be noted that all municipal actions listed below are new for the 2010 plan update

**Town of Gibsonville Mitigation Actions**

**Action 1:** Continue to participate in the NFIP

Responsible Department: Town Planner

Potential Funding Sources: State and Federal funding as available

Timeframe to complete: Ongoing

**Action 2:** Work with the County and State to complete hazard mitigation plan updates

Responsible Department: Town Planner

Potential Funding Sources: State and Federal funding as available; Town planning expertise

Timeframe to complete: Ongoing

**Action 3:** Continue to identify and document hazard occurrences and potential mitigation projects.

Responsible Department: Town Planner

Potential Funding Sources: Town planning expertise

Timeframe to complete: Ongoing

**City of Greensboro Mitigation Actions**

**ACTION 1: Promote the availability of flood insurance to City property owners.**

**Category:** Public Information and Awareness

**Hazard:** Flood

**Objective(s) Addressed:** 4.2, 4.3

**Background:** Both Guilford County and the City of Greensboro have developed yearly mailing lists to those in or near a Special Flood Hazard Area (SFHA) promoting the availability of flood insurance.

**Priority:** High

**Funding Sources:** Local when available

**Responsibility Assigned to:** City of Greensboro

**Target Completion Date:** Ongoing

**ACTION 2: Maintain Geographic Information System (GIS) to maintain current cadastral (building/parcel) data for purposes of conducting more detailed hazard risk assessments and for tracking permitting and land use patterns.**

**Category:** Prevention

**Hazard:** All

**Objective(s) Addressed:** 1.2

**Background:** A GIS system will greatly enhance the County and the City of Greensboro's technical capability to collect, manage, analyze and display spatially referenced data. Guilford County and the City of Greensboro currently have GIS capability, but it has been identified as a needed enhancement for both the Planning Department and the Building Inspections office to further hazard mitigation goals.

**Priority:** High

**Funding Sources:** NC Division of Emergency Management.

**Responsibility Assigned to:** Planning Department

**Target Completion Date:** Ongoing

**ACTION 3: Continue to acquire and preserve parcels of land subject to repetitive flooding from willing and voluntary property owners.**

**Category:** Property Protection

**Hazard:** Flood

**Objective(s) Addressed:** 1.1, 2.2, 3.1, and 3.2

**Background:** The City of Greensboro has successfully applied for and received grant funding to acquire flood prone parcels of land in the past from voluntary and willing property owners.

**Priority:** High

**Funding Sources:** FEMA; NC Division of Emergency Management

**Responsibility Assigned to:** City of Greensboro Water Resources

**Target Completion Date:** Ongoing

**ACTION 4: Regularly calculate and document the amount of flood prone property that is preserved as open space for additional credit points under the Community Rating System (CRS).**

**Category:** Prevention

**Hazard:** Flood

**Objective(s) Addressed:** Several

**Background:** CRS credit is given for areas that are permanently preserved as open space. Although credit is not given for Federal lands, the City of Greensboro maintains (and continues to expand) floodplain areas preserved as open space through land acquisition projects (i.e., HMGP) which protect parcels from development through deed restrictions.

**Priority:** High

**Funding Sources:** N/A

**Responsibility Assigned to:** City of Greensboro Engineering Department

**Target Completion Date:** Ongoing

**ACTION 5: Identify the city's most at-risk vital / critical facilities, and evaluate the potential mitigation techniques for protecting each facility to the maximum extent possible.**

**Category:** Prevention

**Hazard:** All

**Objective(s) Addressed:** 1.2, 3.1, and 3.3

**Background:** A thorough evaluation of potential mitigation opportunities for The City of Greensboro critical facilities must still be completed. Currently, there is very little available data on these facilities. An inventory/database on critical facilities should be created and maintained by the County and shared with the N.C. Division of Emergency Management. This inventory should include information on the location and risk to each facility, and should also document any cost-effective mitigation techniques to consider when funding becomes available.

**Priority:** Moderate

**Funding Sources:** N.C. Division of Emergency Management and others as available

**Responsibility Assigned to:** Emergency Management Coordinator

**Target Completion Date:** Ongoing

**ACTION 6: Monitor grant opportunities for funding to establish a local reserve fund for repairing and/or incorporating hazard mitigation measures for public facilities and infrastructure damaged by natural hazards.**

**Category:** Prevention

**Hazard:** All

**Objective(s) Addressed:** 3.1, 3.3

**Background:** Not all hazard events will receive disaster declarations by the State or Federal government, limiting the amount of post-disaster assistance for local governments for certain events. Further, state and federal disaster assistance programs could likely require local matching funds of up to 25 percent. A local reserve fund should ensure the City of Greensboro and its municipalities are prepared to quickly recover and rebuild from hazard events and maximize possible funding opportunities.

**Priority:** Moderate

**Funding Sources:** N/A

**Responsibility Assigned to:** Guilford County Emergency Services

**Target Completion Date:** Ongoing

**ACTION 7: Work with the County to revise the county's Flood Damage Prevention Ordinance to incorporate cumulative substantial damage or improvement requirements.**

**Category:** Prevention

**Hazard:** Flood

**Objective(s) Addressed:** 2.1 and 2.2

**Background:** The County's ordinance currently limits the definition of "substantial damage" and "substantial improvement" to one-time damage repairs or improvements. Communities can reduce flood damage by counting improvement and repair projects cumulatively, so that

buildings will be brought into compliance with flood protection standards earlier in their life cycle. This will require the county to maintain permit history so when cumulative repairs or improvements equal 50 percent of the building value, the building must be brought up to current codes for floodplain development.

**Priority:** Moderate

**Funding Sources:** All options will be explored

**Responsibility Assigned to:** City of Greensboro

**Target Completion Date:** July 1, 2012

**ACTION 8: As new Repetitive Loss Properties are identified within the City of Greensboro, contact all owners and inform them of the assistance available through the federal flood assistance programs, in addition to other flood protection measures.**

**Category:** Public Information & Awareness

**Hazard:** Flood

**Objective(s) Addressed:** 3.1, 3.2, and 4.3

**Background:** A list of FEMA-identified repetitive loss properties is maintained and regularly updated by the Emergency Services department. Each of these properties is targeted by FEMA and the State of North Carolina for Flood Mitigation Assistance (FMA) funding, which will fund up to 75 percent of a mitigation project to eliminate future flood risk (usually through elevation or acquisition or relocation). The North Carolina Emergency Management awards FMA funds on an annual basis. Eligible property owners should be contacted every year to promote the availability of the FMA funding and to determine their level of interest in applying for the program.

**Priority:** High

**Funding Sources:** Local

**Responsibility Assigned to:** City of Greensboro

**Target Completion Date:** Ongoing

**ACTION 9: Augment enforcement of the State Building Code and related City of Greensboro ordinances by encouraging wind-resistant design techniques for new residential construction during the county's permit process.**

**Category:** Property Protection

**Hazard:** Hurricanes and Tropical Storms, Tornadoes, Nor'easters

**Objective(s) Addressed:** 2.3

**Background:** Although the State Building Code and local ordinances require certain building practices for wind loss reduction, experts agree that structures built to exceed high wind provisions have a much greater chance of surviving violent windstorms. Additional techniques include adding protection for windows (i.e., shutters), anchoring doorframes with multiple hinges, stiffening garage doors with additional bracing, reinforcing masonry chimneys with vertical steel, and strengthening connections between walls and the roof with hurricane straps and ties. These techniques should be promoted to building contractors and homebuyers by the county for all new residential construction, to the maximum extent possible during the building permits process.

**Priority:** High

**Funding Sources:** None identified at this time

**Responsibility Assigned to:** City of Greensboro code enforcement officials

**Target Completion Date:** Ongoing

## **The City of High Point Mitigation Actions**

**Action Item #1:** Prevent encroachments, including fill, new construction, substantial improvements, and other developments within areas designated as floodways or non-encroachment areas. Consider revising Chapter 7, Article C, Flood Damage Prevention, of the High Point Development Ordinance to prevent new development within all Special Flood Hazard Areas.

Lead department(s): Engineering Services Department.

**Background:** Floodways and non-encroachment areas are extremely hazardous areas due to the velocity of floodwaters that have erosion potential and carry debris and potential projectiles. Within the Special Flood Hazard Areas designated as Approximate Zone A, where no Base Flood Elevation (BFE) data has been provided by FEMA, no fill, new construction, substantial improvements, or new development shall be permitted within a distance of twenty (20) feet from the top of the bank on each side of a stream, or five times the width of the stream, whichever is greater, unless certification with supporting technical data by a registered professional engineer is provided, demonstrating that such encroachments shall not result in any increase in flood levels during the 100-year storm event.

**Priority:** Low

**Cost:** Negligible. This would be accomplished as a part of normal staff activities

**Action Item #2:** Advertise and promote the availability of flood insurance to property owners that are located in flood hazard areas. Continue to review FEMA-identified repetitive loss properties for potential for mitigation through the federal Flood Mitigation Assistance (FMA) program or other flood protection measures. Lead department (s): Public Services Department.

**Background:** High Point joined the National Flood Insurance Program in 1978. FEMA uses a formula that combines the monetary cost of damage and damage frequency to determine repetitive loss status. NFIP flood insurance policies protect property owners by offering affordable rates for protecting both structures and contents.

**Priority:** High

**Cost:** Negligible. There are fewer than 10 repetitive loss properties in High Point.

**Action Item #3:** Continue to collect educational materials as budgeting will allow for pamphlets to educate the public on family preparedness as well as mitigation measures that are available to property owners. These pamphlets shall remain on display for the public at the following locations; the City Library, Public Services and the Fire Department / City's Office of Emergency Management. Lead Department(s) Fire Department.

**Background:** FEMA, the National Weather Service and the North Carolina Department of Emergency Management as well as other agencies provide to the general public informational bulletins and pamphlets to educate the general public on property protection measures at no cost to the local governments. The Fire Department has placed for public review a number of these pamphlets and brochures at various locations throughout the city.

**Priority:** HIGH

**COST:** Minimal, This would be a matter of routinely checking on the selection and quality of these materials and ordering new ones as they become available

**Action Item #4:** Continue to identify areas in the city subject to repetitive flooding and institute mitigation measures as funds allow. Lead department (s): Public Services Department.

**Background:** A \$15.4 million storm water bond was voted on and approved by the citizens of the City of High Point in 2004. Drainage and watershed studies have been completed in seven high priority areas. The seven areas were chosen for having the highest level of citizen complaints and for having storm water problem areas with a greater potential loss of life and property damage. Capital improvement projects will continue to be designed and constructed in the seven identified areas.

**Priority:** High

**Cost:** Expensive

**Action Item #5:** Continue to update City of High Point facilities and infrastructure that may be deemed “High Risk” facilities for various threats. As budgetary resources allow, redefine the criteria and evaluate the aid of establishment of protective measures that may be required to mitigate and respond to incidents within the high risk facilities. Lead Department(s): ALL. It is the responsibility of each city department to determine site specific threats, along with mitigative actions to be taken.

**Background:** An evaluation of each department is crucial to this action item. Outside expertise may be required to perform this evaluation and ensure proper planning and utilization of resources to address identified risks. This evaluation must be maintained and addressed by each department, through available planning methods and mitigative strategies.

**Priority:** Moderate

**Cost:** Difficult to estimate until the site evaluations are fully complete.

**Action Item #6:** Each city department should have an established system to identify potential hazards within their supervised departments. This system should provide for mitigation strategies of known hazards in the department’s planning and budget processes as needed. The list of hazard mitigation need should be periodically revised and updated. Lead Department(s): ALL

**Background:** Numerous city departments manage facilities that are considered vital infrastructure. This system will be maintained to ensure that departmental capabilities will not be interrupted.

**Priority:** Moderate

**Cost:** Negligible. Review cost can be accomplished as part of normal staff activities. Mitigative costs will vary, dependent upon mitigative strategies to be implemented.

**Action Item #7:** Inventory and evaluate the City’s emergency response activities. Identify the resources needed to accomplish specific response activities. Reviews shall include the needs of personnel, equipment and required resources for an emergency deployment. Lead Department(s): Fire and Police Departments

**Background:** This is done normally on a yearly basis as a major part of the budgetary preparation program. This should be extended to each Department for their specific resource needs to determine operational readiness.

**Priority:** Moderate

**Cost:** Negligible, should be conducted as normal staff activities.

**Action Item #8:** Update the educational pamphlet of the ICC (Increased Cost of Compliance) and how it associates with the policy holders within the City of High Point. This informational pamphlet should be distributed to the city property owners that receive substantial damage during a flood type event.

Lead Department; Fire Department and Public Services

**Background:** Current Flood Insurance Policy Holders may be required to bring flood-damaged structures into a state of compliance with the local building regulations under certain circumstances. Increased Cost of Compliance coverage will provide up to \$30,000 for this stated purpose. The owner may choose one of four options 1) Elevating the structure 2) Relocating the structure 3) demolishing the structure or 4) flood proofing the structure (this is primarily done to those non-residential buildings).

**Priority:** High

**Funding:** Negligible, due to this being accomplished under normal staff activities. A number of these type of activities are already on-going. Non-localized funding may be available for some of these types of activities.

#### **Town of Jamestown Mitigation Actions**

**Action 1:** Continue to participate in the NFIP

Responsible Department: Town Clerk

Potential Funding Sources: State and Federal funding as available

Timeframe to complete: Ongoing

**Action 2:** Work with the County and State to complete hazard mitigation plan updates

Responsible Department: Town Clerk

Potential Funding Sources: State and Federal funding as available; Town planning expertise

Timeframe to complete: Ongoing

**Action 3:** Continue to identify and document hazard occurrences and potential mitigation projects.

Responsible Department: Town Clerk

Potential Funding Sources: Town planning expertise

Timeframe to complete: Ongoing

#### **Town of Oak Ridge Mitigation Actions**

**Action 1:** Continue to participate in the NFIP

Responsible Department: Town Clerk

Potential Funding Sources: State and Federal funding as available

Timeframe to complete: Ongoing

**Action 2:** Work with the County and State to complete hazard mitigation plan updates

Responsible Department: Town Clerk

Potential Funding Sources: State and Federal funding as available; Town planning expertise

Timeframe to complete: Ongoing

**Action 3:** Continue to identify and document hazard occurrences and potential mitigation projects.

Responsible Department: Town Clerk

Potential Funding Sources: Town planning expertise

Timeframe to complete: Ongoing

#### **Town of Pleasant Garden Mitigation Actions**

**Action 1:** Continue to participate in the NFIP

Responsible Department: Town Clerk

Potential Funding Sources: State and Federal funding as available

Timeframe to complete: Ongoing

**Action 2:** Work with the County and State to complete hazard mitigation plan updates

Responsible Department: Town Clerk

Potential Funding Sources: State and Federal funding as available; Town planning expertise

Timeframe to complete: Ongoing

**Action 3:** Continue to identify and document hazard occurrences and potential mitigation projects.

Responsible Department: Town Clerk

Potential Funding Sources: Town planning expertise

Timeframe to complete: Ongoing

#### **Town of Sedalia Mitigation Actions**

**Action 1:** Continue to participate in the NFIP based of our Stormwater Management Ordinance and the Watershed Protection Ordinance

Responsible Department: Town Clerk

Potential Funding Sources: State and Federal funding as available

Timeframe to complete: Ongoing

**Action 2:** Work with the County and State to complete hazard mitigation plan updates

Responsible Department: Town Clerk

Potential Funding Sources: State and Federal funding as available; Town planning expertise

Timeframe to complete: Ongoing

**Action 3:** Continue to identify and document hazard occurrences and potential mitigation projects.

Responsible Department: Town Clerk

Potential Funding Sources: Town planning expertise

Timeframe to complete: Ongoing

#### **Town of Stokesdale Mitigation Actions**

**Action 1:** Continue to participate in the NFIP

Responsible Department: Town Clerk

Potential Funding Sources: State and Federal funding as available

Timeframe to complete: Ongoing

**Action 2:** Work with the County and State to complete hazard mitigation plan updates  
Responsible Department: Town Clerk  
Potential Funding Sources: State and Federal funding as available; Town planning expertise  
Timeframe to complete: Ongoing

**Action 3:** Continue to identify and document hazard occurrences and potential mitigation projects.  
Responsible Department: Town Clerk  
Potential Funding Sources: Town planning expertise  
Timeframe to complete: Ongoing

#### **Town of Summerfield Mitigation Actions**

**Action 1:** Continue to participate in the NFIP  
Responsible Department: Town Planner  
Potential Funding Sources: State and Federal funding as available  
Timeframe to complete: Ongoing

**Action 2:** Work with the County and State to complete hazard mitigation plan updates  
Responsible Department: Town Manager  
Potential Funding Sources: State and Federal funding as available; Town planning expertise  
Timeframe to complete: Ongoing

**Action 3:** Continue to identify and document hazard occurrences and potential mitigation projects.  
Responsible Department: Town Planner  
Potential Funding Sources: Town planning expertise  
Timeframe to complete: Ongoing

#### **Town of Whitsett Mitigation Actions**

**Action 1:** Continue to participate in the NFIP  
Responsible Department: Town Clerk  
Potential Funding Sources: State and Federal funding as available  
Timeframe to complete: Ongoing

**Action 2:** Work with the County and State to complete hazard mitigation plan updates  
Responsible Department: Town Clerk  
Potential Funding Sources: State and Federal funding as available; Town planning expertise  
Timeframe to complete: Ongoing

**Action 3:** Continue to identify and document hazard occurrences and potential mitigation projects.  
Responsible Department: Town Clerk  
Potential Funding Sources: Town planning expertise  
Timeframe to complete: Ongoing

## **VII. Implementation**

### **A. Process**

The Guilford County Multi-Jurisdictional Hazard Mitigation Plan will be implemented through the delegation of assignments by the Guilford County Manager, and as specified within this plan. In this plan, 10 mitigation actions are listed and assigned specific implementation measures. Also included for each action is the party responsible for seeing that it is accomplished. The Guilford County Manager, in conjunction with Guilford County Emergency Services, has the responsibility to see that the actions within the plan are completed in the timeframes outlined. Guilford County Emergency Services will annually communicate with each responsible party and will ensure that the goals are being worked toward, as applicable. This will be done through an annual meeting that will be held in the first quarter of every year.

The Guilford County Multi-Jurisdictional Hazard Mitigation Committee, and its members will also have jurisdiction over the plan, and they will monitor progress and potential funding sources on an annual basis to ensure that all possible avenues for completing the mitigation actions are explored. The completion of each proposed mitigation action has been determined feasible within the timeframe allowed, and specific procedures for regular monitoring and reporting progress on the proposed mitigation actions are provided in Section V: Evaluation and Enhancement.

### **B. Funding Sources**

Although all mitigation techniques will likely save money by avoiding losses, many projects are costly to implement. Guilford County and its municipalities will continue to seek outside funding assistance for mitigation projects in both the pre- and post-disaster environments. This portion of the plan identifies the primary Federal and State programs that Guilford County and its municipalities will consider, and also briefly discusses local and non-governmental funding sources.

### **FEDERAL**

The North Carolina Division of Emergency Management (NCEM) recently identified over 300 federal “disaster-related” funding sources. This listing includes mostly federal government grant programs that do not necessarily target hazard mitigation projects, but are certainly related and should be considered as good resources for potential mitigation funding. The listing of these funding sources will continue to be used as a reference but was not included within this plan due to space limitations.

The following federal grant programs have been identified as funding sources which specifically target hazard mitigation projects:

#### **Title: Pre-Disaster Mitigation Program**

**Agency: Federal Emergency Management Agency**

Through the Disaster Mitigation Act of 2000, Congress approved the creation of a national program to provide a funding mechanism that is not dependent on a Presidential disaster

declaration. The Pre-Disaster Mitigation (PDM) Program provides funding to states and communities for cost-effective hazard mitigation activities that complement a comprehensive mitigation program, and reduce injuries, loss of life, and damage and destruction of property. The funding is based upon a 75 percent Federal share, 25 percent non-Federal share. The non-Federal match can be fully in-kind or cash, or a combination. Special accommodations will be made for “small and impoverished communities”, who will be eligible for 90% Federal share, 10% non-Federal. FEMA provides PDM grants to states that, in turn, can provide sub-grants to local governments for accomplishing eligible mitigation activities.

### **Title: Flood Mitigation Assistance Program**

#### **Agency: Federal Emergency Management Agency**

FEMA's Flood Mitigation Assistance program (FMA) provides funding to assist states and communities in implementing measures to reduce or eliminate the long-term risk of flood damage to buildings, manufactured homes, and other structures insurable under the National Flood Insurance Program (NFIP). FMA was created as part of the National Flood Insurance Reform Act of 1994 (42 U.S.C. 4101) with the goal of reducing or eliminating claims under the NFIP. FMA is a pre-disaster grant program, and is made available to states on an annual basis. This funding is available for mitigation planning and implementation of mitigation measures only, and is based upon a 75 percent Federal share, 25 percent non-Federal share. States administer the FMA program and are responsible for selecting projects for funding from the applicants submitted by all communities within the state. The state then forwards selected applications to FEMA for an eligibility determination. Although individuals cannot apply directly for FMA funds, their local government may submit an application on their behalf.

### **Title: Hazard Mitigation Grant Program**

#### **Agency: Federal Emergency Management Agency**

The Hazard Mitigation Grant Program (HMGP) was created in November 1988 through Section 404 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act. The HMGP assists states and local communities in implementing long-term mitigation measures following a Presidential disaster declaration. To meet these objectives, FEMA can fund 75 percent of the eligible costs of each project. The state or local cost-share match does not need to be cash; in kind services or materials may also be used. The HMGP can be used to fund projects to protect either public or private property, so long as the projects in question fit within the state and local government's overall mitigation strategy for the disaster area, and comply with program guidelines. Examples of projects that may be funded include the acquisition or relocation of structures from hazard-prone areas, the retrofitting of existing structures to protect them from future damages; and the development of state or local standards designed to protect buildings from future damages. Eligibility for funding under the HMGP is limited to state and local governments, certain private nonprofit organizations or institutions that serve a public function, Indian tribes and authorized tribal organizations. These organizations must apply for HMGP project funding on behalf of their citizens. In turn, applicants must work through their state, since the state is responsible for setting priorities for funding and administering the program.

### **Title: Public Assistance (Infrastructure) Program, Section 406**

**Agency: Federal Emergency Management Agency**

FEMA's Public Assistance Program, through Section 406 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act, provides funding to local governments following a Presidential disaster declaration for mitigation measures in conjunction with the repair of damaged public facilities and infrastructure. The mitigation measures must be related to eligible disaster-related damages and must directly reduce the potential of future, similar disaster damages to the eligible facility. These opportunities usually present themselves during the repair/replacement efforts. Proposed projects must be approved by FEMA prior to funding. They will be evaluated for cost effectiveness, technical feasibility, and compliance with statutory, regulatory and executive order requirements. In addition, the evaluation must ensure that the mitigation measures do not negatively impact a facility's operation or risk from another hazard.

**Title: Small Business Administration Disaster Assistance Program****Agency: U.S. Small Business Administration**

The Small Business Administration (SBA) Disaster Assistance Program provides low-interest loans to individuals and businesses following a Presidential disaster declaration. For additional information on program requirements, please visit: <http://www.sba.gov/services/disasterassistance>.

**Title: Community Development Block Grants****Agency: U.S. Department of Housing and Urban Development**

The Community Development Block Grant (CDBG) program provides grants to local governments for community and economic development projects that primarily benefit low- and moderate-income people. The CDBG program also provides grants for post-disaster hazard mitigation and recovery following a Presidential disaster declaration. Funds can be used for activities such as acquisition, rehabilitation or reconstruction of damaged properties and facilities and for the redevelopment of disaster areas.

**STATE**

The following State grant programs have been identified as the primary funding sources to support hazard mitigation projects within the state of North Carolina:

**Title: Water and Sewer Grant Programs****Agency: North Carolina Rural Economic Development Center, Inc.**

The Rural Center administers programs to help rural communities develop the water and sewer systems they need to support local economic growth and ensure a reliable supply of clean water. The programs are made possible through appropriations from the North Carolina General Assembly and through proceeds from the Clean Water Bonds, approved by the voters of North Carolina in November 1998.

**Title: Clean Water Management Trust Fund****Agency: Board of Trustees, Clean Water Management Trust Fund**

Created in 1996, the Clean Water Management Trust Fund (CWMTF) makes grants to local governments, state agencies and conservation non-profits to help finance projects that address water pollution problems. Specifically, CWMTF will fund projects that (1) enhance or restore

degraded waters, (2) protect unpolluted waters, and/or (3) contribute toward a network of riparian buffers and greenways for environmental, educational, and recreational benefits. At the end of each fiscal year, 6.5% of the unreserved credit balance in North Carolina's General Fund (or a minimum of \$30 million) will go into the CWMTF. Revenues from the CWMTF will then be allocated in the form of grants to local governments, state agencies and conservation non-profits to help finance projects that specifically address water pollution problems. The 18 member, independent, CWMTF Board of Trustees has full responsibility over the allocation of moneys from the Fund.

**Title: Water Resources Development Grant Program**

**Agency: North Carolina Department of Environment and Natural Resources,  
Division of Water Resources**

Applications for grants may be made for the non-federal share of water resources development projects for the specific purposes in amounts not to exceed the percentage of the non-federal costs indicated.

**LOCAL**

Local governments depend upon local property taxes as their primary source of revenue. These taxes are typically used to finance services that must be available and delivered on a routine and regular basis to the general public. If local budgets allow, these funds may be used for other purposes in the general public interest. These funds are often used to match federal or state grant programs when required for large-scale projects.

**NON-GOVERNMENTAL**

Another potential source of revenue for implementing local mitigation projects are monetary contributions from non-governmental organizations, such as private sector companies, churches, charities, community relief funds, the Red Cross, hospitals, Land Trusts and other non-profit organizations.

## **VIII. Evaluation and Enhancement**

### **Monitoring and Reporting**

Periodic monitoring and reporting of the plan are required to ensure that the goals and objectives for Guilford County are kept current and that local mitigation efforts are being carried out. The plan has therefore been designed to be user-friendly in terms of monitoring implementation and preparing regular progress reports. The ultimate responsibility for all monitoring and reporting actions will fall to the Guilford County Emergency Services to complete the actions required. Thus far, monitoring and reporting has helped to keep a gauge on the progress being made on the mitigation actions. This has helped the county and municipalities to realize that the most substantial obstacle to accomplishing mitigation actions is the lack of funding provided by local budgets. This has helped the county, cities and towns to realize that they need to seek out traditional and creative funding sources.

### **Revisions and Updates**

Periodic revisions and updates of the plan are required to ensure that the goals and objectives for Guilford County and its municipalities are kept current. More importantly, revisions may be necessary to ensure that the plan is in full compliance with federal regulations and state statutes. This portion of the plan outlines the procedures for completing such revisions and updates.

### **Five Year Plan Review**

The three background studies (Hazard Identification and Analysis, Vulnerability Assessment, and Capabilities Assessment) should be reviewed every 5 years or as needed to determine if there have been any significant changes in Guilford County that would affect the Mitigation Plan. Increased development, increased exposure to certain hazards, the development of new mitigation capabilities or techniques, and changes to Federal or State legislation are examples of changes that may affect the condition of the plan.

Following a disaster declaration, the plan will need to be revised to reflect lessons learned or to address specific circumstances arising out of the disaster. The results of this five year review should become summarized in a report prepared for this Mitigation Plan under the direction of the Committee. This report will include an evaluation of the effectiveness and appropriateness of the Plan, and will recommend, as appropriate, any required changes or amendments to the Plan. If the County Board of Commissioners determines that the recommendations warrant modification to the Plan, the Board may either initiate a Plan amendment as described below or, if conditions justify, may direct the County Manager to undertake a complete update of the Plan.

After the Board of Commissioners review and approved the plan, it will be submitted to the State Hazard Mitigation Officer for NCEM and FEMA for review and approval.

### **Plan Amendments**

An amendment to the plan should be initiated only by the Board of Commissioners, either at its own initiative or upon the recommendation of the Guilford County Multi-Jurisdictional Hazard Mitigation Committee or the County Emergency Management Coordinator. Upon initiation of an amendment to the plan, the Guilford County Multi-Jurisdictional Hazard Mitigation Committee will forward information on the proposed amendment to all interested parties including, but not

limited to, all affected County departments, residents and businesses. Information will also be forwarded to the North Carolina Division of Emergency Management. This information will be sent out in order to seek input on the proposed plan amendment for not less than a 45 day review and comment period. At the end of the comment period, the proposed amendment and all review comments will be forwarded to the Guilford County Multi-Jurisdictional Hazard Mitigation Committee for consideration. If no comments are received from the reviewing parties within the specified review period, this will be noted. The Guilford County Multi-Jurisdictional Hazard Mitigation Committee will review the proposed amendment along with the comments received from other parties, and submit a recommendation to the Board of County Commissioners within 60 days.

In determining whether to recommend approval or denial of a plan amendment request, the following factors will be considered:

1. There are errors or omissions made in the identification of issues or needs during the preparation of the Plan;
2. New issues or needs have been identified which were not adequately addressed in the Plan;
3. There has been a change in information, data, or assumptions upon which the plan was based.

Upon receiving the recommendation of the County Manager or his/her designee, the Board of Commissioners will hold a public hearing. The Board of Commissioners will review the recommendation (including the factors listed above) and any oral or written comments received at the public hearing. Following that review, the Board of Commissioners will take one of the following actions:

1. Adopt the proposed amendment as presented.
2. Adopt the proposed amendment with modifications.
3. Refer the amendments request back to the Guilford County Multi-Jurisdictional Hazard Mitigation Committee for further consideration.
4. Defer the amendment request for further consideration and/or hearing.

### **Incorporation Into Existing Planning Documents**

The Guilford County Hazard Mitigation Committee intends to make available to all of Guilford County and its municipalities a process by which the requirements of this hazard mitigation plan will be incorporated into other plans. During the planning process for new and updated local planning documents, such as a comprehensive plan, capitol improvements plan or emergency management plan to name a few examples, the local planner will provide a copy of the hazard mitigation plan to each respective advisory committee member. The local planner will advise the advisory committee members to ensure that all goals and strategies of new and updated local planning documents are consistent with the hazard mitigation plan and will not increase hazards in the jurisdictions.

### **Continued Public Involvement**

For the past five years, the county and each municipality, has kept a copy of the mitigation plan for viewing at the local offices. The plan has also been available on the Guilford County Emergency Services website. There has not been any comment on the plan in the last five years, and the public has not offered any suggestions for changes to the plan.

A copy of the plan will continue to be available for viewing during regular business hours at the Guilford County Office of Emergency Management, and the Municipal City/Town Halls. Public comments will be encouraged at all sites. Due to security concerns, all plans have been removed from the county website unless they are up for review. The county will publish a notice in the local newspapers notifying the public of the location of copies of the plan and requesting input on the plan. The article will be published in conjunction with the annual monitoring.

# **Appendix A – 2009 Guilford County Hazard Mitigation Committee Meeting Agendas, Minutes and Sign-In Sheets**

## **Guilford County Multi-Jurisdictional Hazard Mitigation Plan 2010 Update Meeting Agenda**

September, 2009 at 2:00pm  
Guilford County Emergency Operations Center

- 1) Introductions and Welcome
- 2) Project Overview from Emergency Management
- 3) Jurisdictional Updates
  - a. Guilford County – Unincorporated Areas
  - b. City of Greensboro
  - c. City of High Point
  - d. Town of Jamestown
  - e. Town of Oak Ridge
  - f. Town of Pleasant Garden
  - g. Town of Sedalia
  - h. Town of Stokesdale
  - i. Town of Summerfield
  - j. Town of Whitsett
  - k. Town of Gibsonville
- 4) Estimated Project Timelines
- 5) NCEM Comments / Concerns
- 6) Open Discussion / Questions
- 7) Next Actions / Meeting Dates

Guilford County Multi-Jurisdictional Hazard Mitigation Plan Meeting  
September 10, 2009

Need 2 public interaction meetings before approval.

After submittal of plan, FEMA sends letter approving adoption of the plan.

We need an approval meeting before taking plan to commissioners for approval.

Need to get draft of plan in place by end of December, 2009.

Draft of plan update to NC Emergency Management by February.

Plan update to FEMA by June, 2010.

Get copy of plan to municipalities.

- Mitigation strategies and actions to municipalities
- Matrix for each community
- For each strategy, there needs to be an action
- Change 2005 to 2010 in plan

Use strike through font. Make additions and changes in color. (red, blue, etc.)

FEMA wants to see update 6 months before expiration date.

Use checklist (approx. 25 pages)

Important:

Location in plan where changes are made. Where did you put the new information?

Element – questions you are addressing in the plan.

- Planning process
- Risk assessment
- Goals and objectives
- Mitigation strategies
- Planned maintenance section
- Adoption

Each element must be addressed.

If plan is not updated, you will not qualify for FEMA money in the case of an emergency.

Next meeting: Thursday, October 1, 2009 at 2:00 PM

**Guilford County**  
**Multi-Jurisdictional Hazard Mitigation Plan**  
**2010 Update Meeting Agenda**

October 1<sup>st</sup>, 2009 at 2:00pm  
Guilford County Emergency Operations Center

- 1) Introductions and Welcome
- 2) Project Overview from Emergency Management
- 3) Jurisdictional Updates
  - a. Guilford County – Unincorporated Areas
  - b. City of Greensboro
  - c. City of High Point
  - d. Town of Jamestown
  - e. Town of Oak Ridge
  - f. Town of Pleasant Garden
  - g. Town of Sedalia
  - h. Town of Stokesdale
  - i. Town of Summerfield
  - j. Town of Whitsett
  - k. Town of Gibsonville
- 4) Estimated Project Timelines
- 5) NCEM Comments / Concerns
- 6) Open Discussion / Questions
- 7) Next Actions / Meeting Dates

# **Guilford County Multi-Jurisdictional Hazard Mitigation Plan 2010 Update Meeting Minutes**

October 1<sup>st</sup>, 2009 at 2:00pm – 3:00pm  
Guilford County Emergency Operations Center

## **1) Introductions and Welcome**

- a. In Attendance: *Steve Marks, Don Campbell, Mike Wright (Guilford County Emergency Services), Jim Robinson and Mike Borchers (City of Greensboro), Brandon Parker (Gibsonville), Carolyn Joyner (Stokesdale), Martha Wolfe (Jamestown), Robert Jones (Sedalia), Stephen Lovette (High Point).*
- b. Jurisdictions Not Represented: *Guilford County Planning, Town of Oak Ridge , Town of Pleasant Garden, Town of Summerfield, Town of Whitsett*

## **2) Project Overview from Emergency Management**

- a. *Guilford County Emergency Management is working on the Hazard and Vulnerability Analysis sections of the plan. We are currently coordinating additional staffing to assist with the process of updating the HVA.*
- b. *Guilford County EM is currently going through the process to bring in a contractor / consultant to assist with the compilation of the new 2010 plan. Our goal is to create a professional plan that is easy to update in 2015. Earliest start date is late October and they will come in and help coordinate the updates and do the heavy lifting on the document. This will not relieve each jurisdiction of having to update their objectives. Guilford County Emergency Management is planning to fund this project through current planning grants.*

## **3) Jurisdictional Updates**

- a. Guilford County – Unincorporated Areas
  - i. *Not Represented*
- b. City of Greensboro
  - i. *Jim Robinson will be the acting Emergency Manager for the City of Greensboro and it getting up to speed with the Mitigation Project. Mike Borchers is currently reviewing the plan and will have their updates for the November meeting.*
- c. City of High Point
  - i. *Stephen Lovette attended for Barry Tilley and is new to the Mitigation project. He will coordinate with Jim Gwyn to complete the City of High Point's updates.*
- d. Town of Jamestown
  - i. *Community Profile and critical facility list has been updated and submitted to Steve with Emergency Management.*
- e. Town of Oak Ridge
  - i. *Emergency Management will be coordinating with the new Town of Oak Ridge Town Clerk to get them up to speed with the project and invited to the next meeting.*

- f. Town of Pleasant Garden
    - i. *Sandy was unable to attend due to an illness. The Town of Pleasant Garden has sent in their updates to Steve with Emergency Management.*
  - g. Town of Sedalia
    - i. *Cam Dungee was unable to attend and had Robert Jones attend in her place. Sedalia has provided Emergency Management with their updates.*
  - h. Town of Stokesdale
    - i. *They will have very few updates to the information currently in the plan and will send any updates to Steve.*
  - i. Town of Summerfield
    - i. *Not Represented.*
  - j. Town of Whitsett
    - i. *Not Represented.*
  - k. Town of Gibsonville
    - i. *Updates have been completed and will be sent to Steve Marks with Emergency Management early next week.*
- 4) Estimated Project Timelines
- a. *The current plan expires in June of 2010. We are required to have the plan to FEMA 45 days prior to expiration and NCEM must have a copy of the plan 45 days prior to it being sent to FEMA. Before the plan can be submitted to NCEM, Emergency Management will coordinate a public meeting for review and comments.*
  - b. *The Plan will have to be approved by all of our elected officials. We anticipate having this completed once the plans are approved by FEMA. It was discussed that we will need 2 – 3 months in some cases to get the plan on the agendas for the boards and we will take this into consideration during our timeline planning.*
- 5) NCEM Comments / Concerns
- a. *NCEM was not in attendance.*
- 6) Open Discussion / Questions
- a. *None*
- 7) Next Actions / Meeting Dates
- a. *Our next meeting will take place on November 5<sup>th</sup>, 2009 at 2:00pm in the Guilford County Emergency Operations Center.*

**Guilford County LEPC Meeting Agenda**  
**Thursday, January 14, 2010**  
**9:00 am to 11 am**

Host: Guilford County Emergency Services  
*Emergency Services Training Room*  
*1002 Meadowood Rd.*  
*Greensboro, NC 27409*

**Welcome and Introductions**

**Review and Approval of November Minutes**

**Treasurer Report**

**Lessons Learned** (Results from investigations, inspections, internal or external certifications, awards, commendations, recognition, etc.)

**NOTE:** In order to preserve time for the main topic of the meeting, subcommittee reports will be done as necessary.

**Sub-Committee Reports:**

- TERG
- Regulatory Review Committee
- Citizen Corps Committee
- By-Laws Committee
- Web Page Committee
- Program Committee
- Historical Committee
- Executive Committee
- Guilford County LEPC Community Hazardous Materials Contingency Guide Committee

**Fire and Emergency Services Reports**

- High Point Fire
- Greensboro Fire
- Guilford County Fire
- Law Enforcement – City and County
- Greensboro Emergency Management
- Guilford County Environmental Health
- Guilford County Emergency Management
- North Carolina Emergency Management

**Board of County Commissioners**

**Any City Council Members or Town Representatives**

**VOTING ISSUES: by-laws and hazardous materials plan**

**Training Topic: Hazard Mitigation Plan overview, Don Campbell, Guilford County Emergency Management**

**Next Meeting: Guilford County Emergency Services, February 11, 2010**

# Appendix B – 2004 and 2009 Public Participation Surveys and 2009 Survey Results

## 2004 PUBLIC PARTICIPATION SURVEY FOR HAZARD MITIGATION PLANNING

### We need your help!

Our community is currently engaged in a planning process to become less vulnerable to disasters caused by natural hazards, and your participation is important to us!

The City of Greensboro and Guilford County are working together to prepare a *Multi-jurisdictional Hazard Mitigation Plan*. The purpose of the Multi-jurisdictional Plan is to identify and assess our community's natural hazard risks (such as hurricanes, tornadoes, flooding, winter storms, drought and wildfires) and determine how to best minimize or manage those risks. Upon completion, the Plan will be presented to each local governing body for adoption and submitted to the North Carolina Division of Emergency Management and Federal Emergency Management Agency for review and approval.

This survey questionnaire provides an opportunity for you to share your opinions and concerns, and participate in the mitigation planning process. The information you provide will help us better understand your hazard concerns and can lead to mitigation activities that should help lessen the impact of future hazard events.

### Please help us by completing this survey and returning it to:

Melissa Beaver  
City of Greensboro  
Stormwater Management Division  
201 N. Greene St.  
Greensboro, NC 27402-3136

Ronald D. Campbell  
Guilford County  
Emergency Management  
1002 Meadowood St.  
Greensboro, NC 27409

**Surveys can also be faxed to: (336) 412-6305 or (336) 641-5748.**

1. What city/town do you live in? \_\_\_\_\_
2. Have you ever experienced or been impacted by a disaster?  
☐ Yes (please explain): \_\_\_\_\_  
☐ No
3. How concerned are you about the possibility of our community being impacted by a disaster?  
☐ Extremely concerned  
☐ Somewhat concerned  
☐ Not concerned
4. Please select the one hazard you think is the *highest threat* to your neighborhood:

- ☐ Drought
- ☐ Earthquake
- ☐ Erosion
- ☐ Extreme Heat
- ☐ Flood
- ☐ Hail
- ☐ Hurricane and Tropical Storm
- ☐ Land Subsidence
- ☐ Landslide
- ☐ Lightning
- ☐ Severe Thunderstorm
- ☐ Tornado
- ☐ Winter Storm
- ☐ Wildfire
- ☐ Other (please explain): \_\_\_\_\_

**5. Please select the one hazard you think is the *second highest threat* to your neighborhood:**

- ☐ Drought
- ☐ Earthquake
- ☐ Erosion
- ☐ Extreme Heat
- ☐ Flood
- ☐ Hail
- ☐ Hurricane and Tropical Storm
- ☐ Land Subsidence
- ☐ Landslide
- ☐ Lightning
- ☐ Severe Thunderstorm
- ☐ Tornado
- ☐ Winter Storm
- ☐ Wildfire
- ☐ Other (please explain): \_\_\_\_\_

**6. Is there another natural hazard not listed above that you think is a wide-scale threat to your neighborhood?**

- ☐ Yes (please explain): \_\_\_\_\_
- ☐ No

**7. Is your home located in a floodplain?**

- ☐ Yes
- ☐ No
- ☐ I don't know

**8. Do you have flood insurance?**

- ☐ Yes
- ☐ No
- ☐ I don't know

**a. If “No”, why not?**

- ☐ Not located in floodplain
- ☐ Too expensive
- ☐ Not necessary because it never floods
- ☐ Not necessary because I'm elevated or otherwise protected
- ☐ Never really considered it
- ☐ Other (please explain): \_\_\_\_\_

**9. Have you taken any actions to make your home or neighborhood more resistant to natural hazards?**

- ☐ Yes
- ☐ No

**b. If “Yes”, please explain:**

**10. Are you interested in making your home or neighborhood more resistant to natural hazards?**

- ☐ Yes
- ☐ No

**11. What is the most effective way for you to receive information about how to make your home and neighborhood more resistant to natural hazards?**

- ☐ Newspaper
- ☐ Television
- ☐ Radio
- ☐ Internet
- ☐ Mail
- ☐ Public workshops/meetings
- ☐ Other (please explain): \_\_\_\_\_

**12. In your opinion, what are some steps your local government could take to reduce or eliminate the risk of future natural hazard damages in your neighborhood?**

**13. Are there any other issues regarding the reduction of risk and loss associated with natural hazards or disasters in the community that you think are important?**

**14. A number of community-wide activities can reduce our risk from natural hazards. In general, these activities fall into one of the following six broad categories. Please tell us how important you think each one is for your community to consider pursuing.**

| Category                                                                                                                                                                                                                                                                                       | Very Important           | Somewhat Important       | Not Important            |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|
| <b><u>1. Prevention</u></b><br>Administrative or regulatory actions that influence the way land is developed and buildings are built. Examples include planning and zoning, building codes, open space preservation, and floodplain regulations.                                               | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b><u>2. Property Protection</u></b><br>Actions that involve the modification of existing buildings to protect them from a hazard or removal from the hazard area. Examples include acquisition, relocation, elevation, structural retrofits, and storm shutters.                              | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b><u>3. Natural Resource Protection</u></b><br>Actions that, in addition to minimizing hazard losses, also preserve or restore the functions of natural systems. Examples include: floodplain protection, habitat preservation, slope stabilization, riparian buffers, and forest management. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b><u>4. Structural Projects</u></b><br>Actions intended to lessen the impact of a hazard by modifying the natural progression of the hazard. Examples include dams, levees, seawalls, detention/retention basins, channel modification, retaining walls and storm sewers.                     | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b><u>5. Emergency Services</u></b><br>Actions that protect people and property during and immediately after a hazard event. Examples include warning systems, evacuation planning, emergency response training, and protection of critical emergency facilities or systems.                   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b><u>6. Public Education and Awareness</u></b><br>Actions to inform citizens about hazards and the techniques they can use to protect themselves and their property. Examples include outreach projects, school education programs, library materials and demonstration events.               | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

**THANK YOU FOR YOUR PARTICIPATION!**

## 2009 PUBLIC PARTICIPATION SURVEY FOR HAZARD MITIGATION PLANNING

Our community is currently engaged in a planning process to become less vulnerable to disasters caused by natural hazards, and your participation is important to us.

This survey questionnaire provides an opportunity for you to share your opinions and concerns, and participate in the mitigation planning process. The information you provide will help us better understand your hazard concerns and can lead to mitigation activities that should help lessen the impact of future hazard events.

**Please help us by completing this survey and returning it to:**

Ronald D. Campbell  
Guilford County  
Emergency Management  
1002 Meadowood St.  
Greensboro, NC 27409

**Surveys can also be faxed to: (336) 641-5748 or emailed to [Don.Campbell@guilford-es.com](mailto:Don.Campbell@guilford-es.com)**

1. **What city/town do you live in?** \_\_\_\_\_
2. **Have you ever experienced or been impacted by a disaster?**  
☐ Yes (please explain): \_\_\_\_\_  
  . No
3. **How concerned are you about the possibility of our community being impacted by a disaster?**  
  . Extremely concerned  
  . Somewhat concerned  
  . Not concerned
4. **Please select the one hazard you think is the *highest threat* to your neighborhood:**  
  . Drought  
  . Earthquake  
  . Erosion  
  . Extreme Heat  
  . Flood  
  . Hail  
  . Hurricane and Tropical Storm  
  . Land Subsidence  
  . Landslide  
  . Lightning  
  . Severe Thunderstorm  
  . Tornado  
  . Winter Storm

- . Wildfire
- . Other (please explain): \_\_\_\_\_

5. **Is there another natural hazard not listed above that you think is a wide-scale threat to your neighborhood?**

- . Yes (please explain): \_\_\_\_\_
- . No

6. **Is your home located in a floodplain?**

- . Yes
- . No
- . I don't know

7. **Do you have flood insurance?**

- . Yes
- . No
- . I don't know

8. **In your opinion, what are some steps your local government could take to reduce or eliminate the risk of future natural hazard damages in your neighborhood?**

9. **Are there any other issues regarding the reduction of risk and loss associated with natural hazards or disasters in the community that you think are important?**

**THANK YOU FOR YOUR PARTICIPATION!**

# 2009 Public Participation Survey Results



|                                                                                                                |                                           |                          |    |
|----------------------------------------------------------------------------------------------------------------|-------------------------------------------|--------------------------|----|
|  <a href="#">Show replies</a> | Yes (please specify) <input type="text"/> | 33.3%                    | 6  |
|                                                                                                                |                                           | <i>answered question</i> | 18 |
|                                                                                                                |                                           | <i>skipped question</i>  | 0  |

|                                                                                               |                      |                              |                          |
|-----------------------------------------------------------------------------------------------|----------------------|------------------------------|--------------------------|
| 3. How concerned are you about the possibility of our community being impacted by a disaster? |                      | <a href="#">Create Chart</a> | <a href="#">Download</a> |
|                                                                                               |                      | Response Percent             | Response Count           |
| Extremely concerned                                                                           | <input type="text"/> | 16.7%                        | 3                        |
| Somewhat concerned                                                                            | <input type="text"/> | 77.8%                        | 14                       |
| Not concerned                                                                                 | <input type="text"/> | 5.6%                         | 1                        |
|                                                                                               |                      | <i>answered question</i>     | 18                       |
|                                                                                               |                      | <i>skipped question</i>      | 0                        |

|                                                                                       |                      |                              |                          |
|---------------------------------------------------------------------------------------|----------------------|------------------------------|--------------------------|
| 4. Please select the one hazard you think is the highest threat to your neighborhood: |                      | <a href="#">Create Chart</a> | <a href="#">Download</a> |
|                                                                                       |                      | Response Percent             | Response Count           |
| Drought                                                                               |                      | 0.0%                         | 0                        |
| Earthquake                                                                            | <input type="text"/> | 11.1%                        | 2                        |
| Erosion                                                                               |                      | 0.0%                         | 0                        |
| Extreme Heat                                                                          |                      | 0.0%                         | 0                        |
| Flood                                                                                 | <input type="text"/> | 5.6%                         | 1                        |
| Hail                                                                                  |                      | 0.0%                         | 0                        |
| Hurricane and Tropical Storm                                                          |                      | 0.0%                         | 0                        |
| Land Subsidence                                                                       |                      | 0.0%                         | 0                        |
| Landslide                                                                             |                      | 0.0%                         | 0                        |
| Lightning                                                                             | <input type="text"/> | 5.6%                         | 1                        |
| Severe Thunderstorm                                                                   | <input type="text"/> | 27.8%                        | 5                        |
| Tornado                                                                               | <input type="text"/> | 22.2%                        | 4                        |
| Winter Storm                                                                          | <input type="text"/> | 27.8%                        | 5                        |
| Wildfire                                                                              |                      | 0.0%                         | 0                        |

|                          |    |
|--------------------------|----|
| <i>answered question</i> | 18 |
| <i>skipped question</i>  | 0  |

5. Is there another natural hazard not listed in the previous question that you think is a wide-scale threat to your neighborhood? [Create Chart](#) [Download](#)

|                                                                                                                |                                           | Response<br>Percent | Response<br>Count |
|----------------------------------------------------------------------------------------------------------------|-------------------------------------------|---------------------|-------------------|
| No                                                                                                             | <input type="text"/>                      | 88.9%               | 16                |
|  <a href="#">Show replies</a> | Yes (please specify) <input type="text"/> | 11.1%               | 2                 |
| <i>answered question</i>                                                                                       |                                           |                     | 18                |
| <i>skipped question</i>                                                                                        |                                           |                     | 0                 |

6. Is your home located in a floodplain? [Create Chart](#) [Download](#)

|                          |                      | Response<br>Percent | Response<br>Count |
|--------------------------|----------------------|---------------------|-------------------|
| No                       | <input type="text"/> | 72.2%               | 13                |
| Yes                      | <input type="text"/> | 5.6%                | 1                 |
| I Don't Know             | <input type="text"/> | 22.2%               | 4                 |
| <i>answered question</i> |                      |                     | 18                |
| <i>skipped question</i>  |                      |                     | 0                 |

7. Do you have flood insurance? [Create Chart](#) [Download](#)

|                          |                      | Response<br>Percent | Response<br>Count |
|--------------------------|----------------------|---------------------|-------------------|
| Yes                      | <input type="text"/> | 16.7%               | 3                 |
| No                       | <input type="text"/> | 83.3%               | 15                |
| I don't know             |                      | 0.0%                | 0                 |
| <i>answered question</i> |                      |                     | 18                |
| <i>skipped question</i>  |                      |                     | 0                 |

8. In your opinion, what are some steps your local government could take to reduce or eliminate the risk of future natural hazard damages in your neighborhood? [Download](#)

Response

|                                                                                                                                                                       |                                                                                                                  |                |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|----------------|
|                                                                                                                                                                       |                                                                                                                  | Count          |
|                                                                                                                                                                       |  <a href="#">Show replies</a> | 9              |
|                                                                                                                                                                       | <i>answered question</i>                                                                                         | 9              |
|                                                                                                                                                                       | <i>skipped question</i>                                                                                          | 9              |
|                                                                                                                                                                       |                                                                                                                  |                |
| 9. 9. Are there any other issues regarding the reduction of risk and loss associated with natural hazards or disasters in the community that you think are important? | <a href="#">Download</a>                                                                                         |                |
|                                                                                                                                                                       |                                                                                                                  | Response Count |
|                                                                                                                                                                       |  <a href="#">Show replies</a> | 7              |
|                                                                                                                                                                       | <i>answered question</i>                                                                                         | 7              |
|                                                                                                                                                                       | <i>skipped question</i>                                                                                          | 11             |

In your opinion, what are some steps your local government could take to reduce or eliminate the risk of future natural hazard damages in your neighborhood?

|                          |                |
|--------------------------|----------------|
|                          | Response Count |
|                          | 9              |
| <i>answered question</i> | 9              |
| <i>skipped question</i>  | 9              |

| Response Text |                                                                                                                                                                                   |                      |
|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| 1             | Get powerlines buried in new developments, and work at getting that done retroactively, if possible. could utilize sidewalk construction or renovation to bury overhead lines     | Nov 14, 2009 7:38 PM |
| 2             | Educating the public on prevention measures and preparedness efforts.                                                                                                             | Nov 19, 2009 2:56 PM |
| 3             | Keep trees/limbs trimmed away from power lines                                                                                                                                    | Dec 1, 2009 9:51 PM  |
| 4             | Notify home owners of trees that may need to be trimed or removed.                                                                                                                | Dec 11, 2009 1:42 PM |
| 5             | Keep drains clear                                                                                                                                                                 | Dec 11, 2009 1:42 PM |
| 6             | None                                                                                                                                                                              | Dec 11, 2009 1:42 PM |
| 7             | Ensure that the stormwater system is upgraded so it has a higher capacity to avoid flooding. Work with utilities to put lines underground (perhaps offer incentives or easements) | Dec 11, 2009 1:44 PM |
| 8             | Put power lines underground, pick up fallen leaves/other debris                                                                                                                   | Dec 11, 2009 1:44 PM |
| 9             | Continue sewer and storm water upgrades in Latham Park. Some homes there are very flood prone.                                                                                    | Dec 11, 2009 1:45 PM |

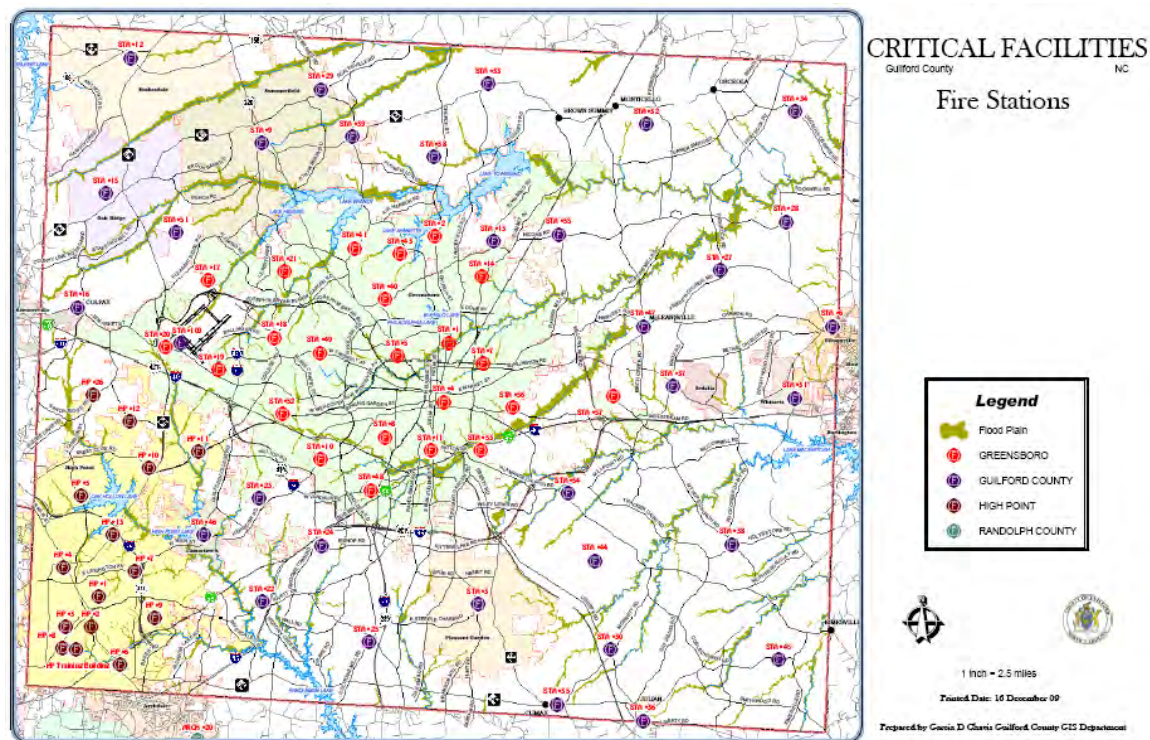
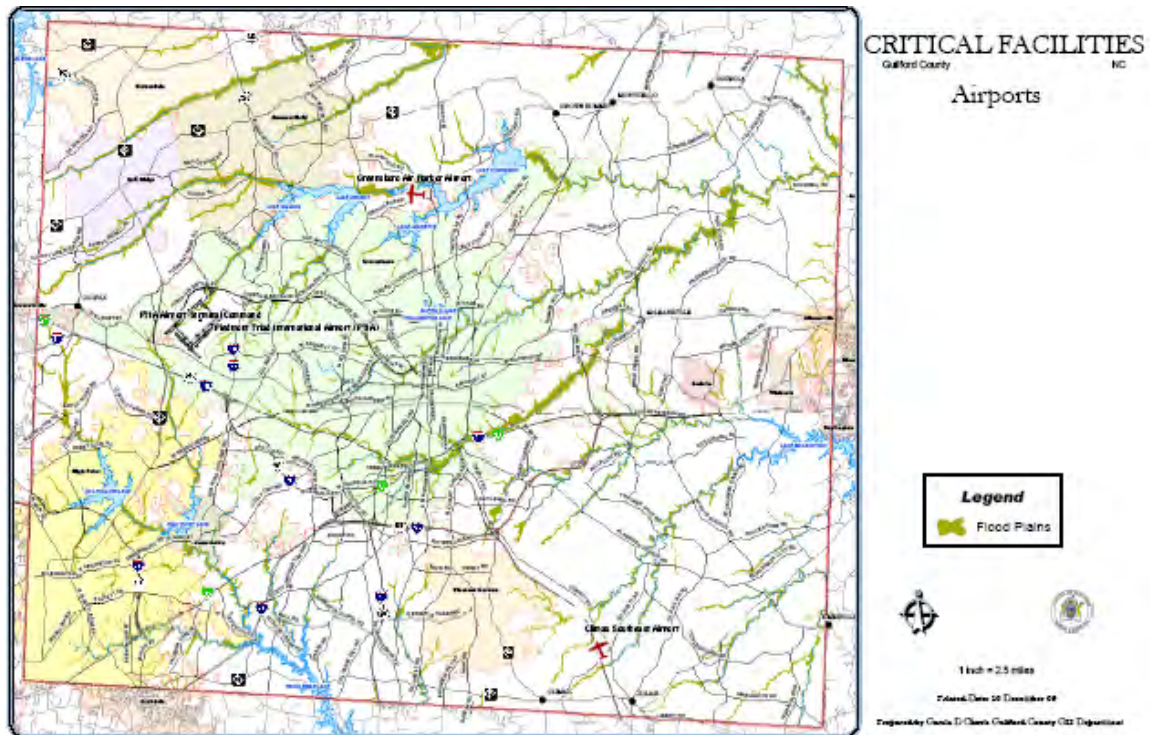
| 9. Are there any other issues regarding the reduction of risk and loss associated with natural hazards or disasters in the community that you think are important? |                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
|                                                                                                                                                                    | Response Count |
|                                                                                                                                                                    | 7              |
| answered question                                                                                                                                                  | 7              |
| skipped question                                                                                                                                                   | 11             |

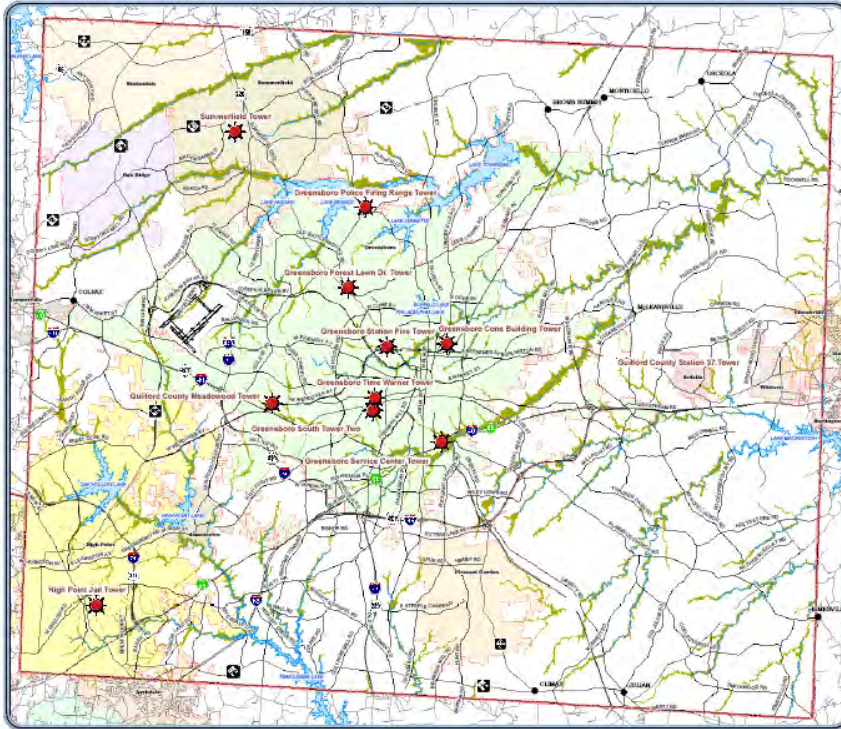
| Response Text |                                                                                                                                                                                           |                      |
|---------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| 1             | Keeping overhead lines clear of overhanging branches and nearby pine trees.                                                                                                               | Nov 14, 2009 7:38 PM |
| 2             | Educating and talking with populations that don't speak English about possible hazards, preparations they can make, and what they should do if something were to happen in our community. | Nov 25, 2009 6:12 PM |
| 3             | preventative education on how to make one's home/property safer regarding specific hazards or disasters                                                                                   | Dec 1, 2009 9:51 PM  |
| 4             | none                                                                                                                                                                                      | Dec 11, 2009 1:42 PM |
| 5             | No                                                                                                                                                                                        | Dec 11, 2009 1:42 PM |
| 6             | No                                                                                                                                                                                        | Dec 11, 2009 1:44 PM |
| 7             | Classes in winter weather driving.                                                                                                                                                        | Dec 11, 2009 1:45 PM |

## **Appendix C – Resolution for Adoption of Plan**

***\*Copies of all 11 Resolutions will be added here to Appendix C after adoption.***

## Appendix D – Maps





## CRITICAL FACILITIES

Guilford County NC

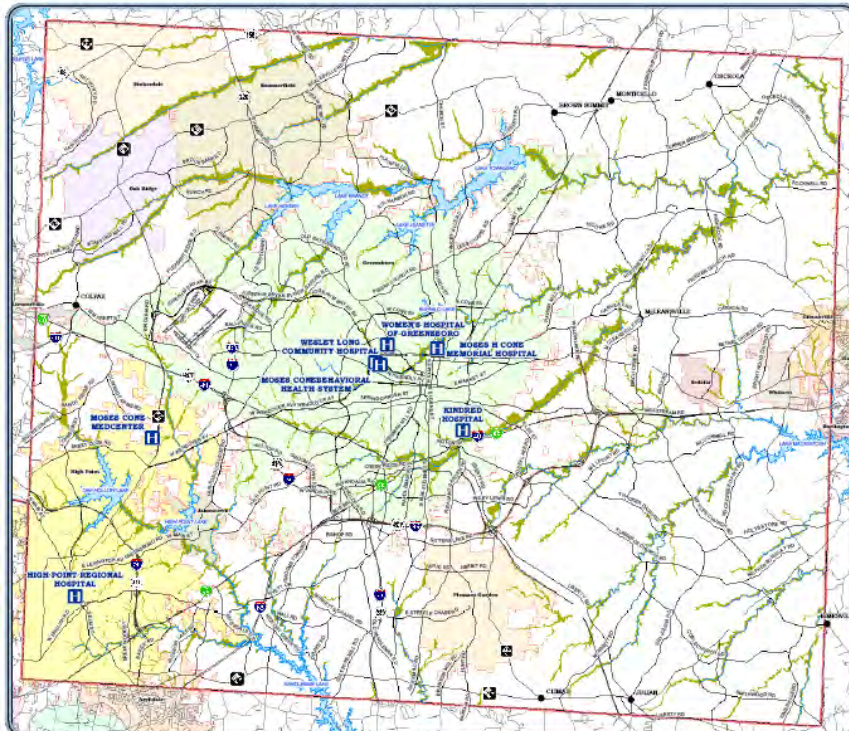
### Communications Towers



1 inch = 2.5 miles

Printed Date: 16 December 09

Prepared by Genia D. Glavin, Guilford County GIS Department



## CRITICAL FACILITIES

Guilford County NC

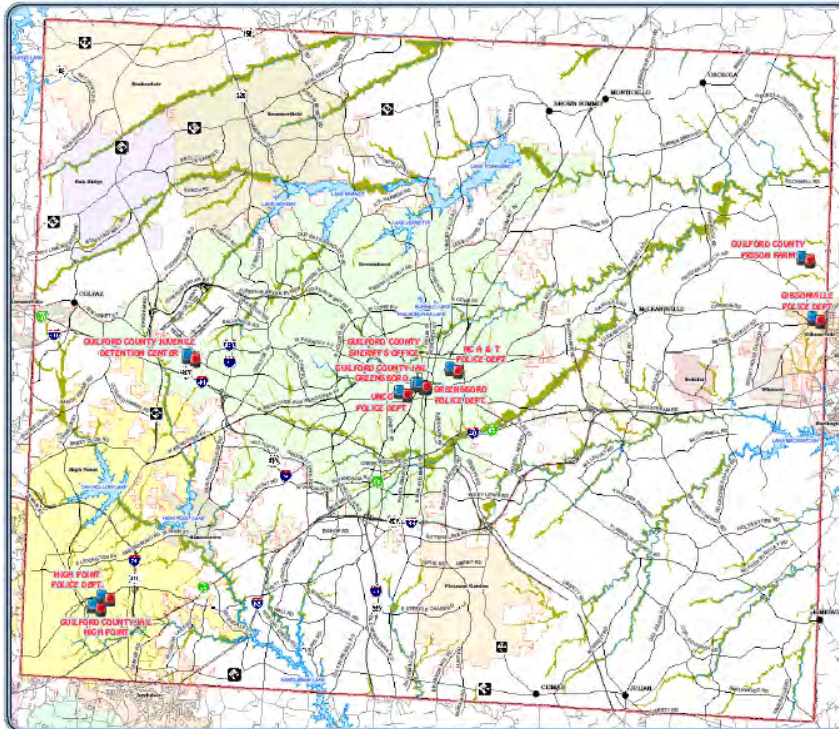
### Hospitals



1 inch = 2.5 miles

Printed Date: 16 December 09

Prepared by Genia D. Glavin, Guilford County GIS Department



## CRITICAL FACILITIES

Guilford County NC

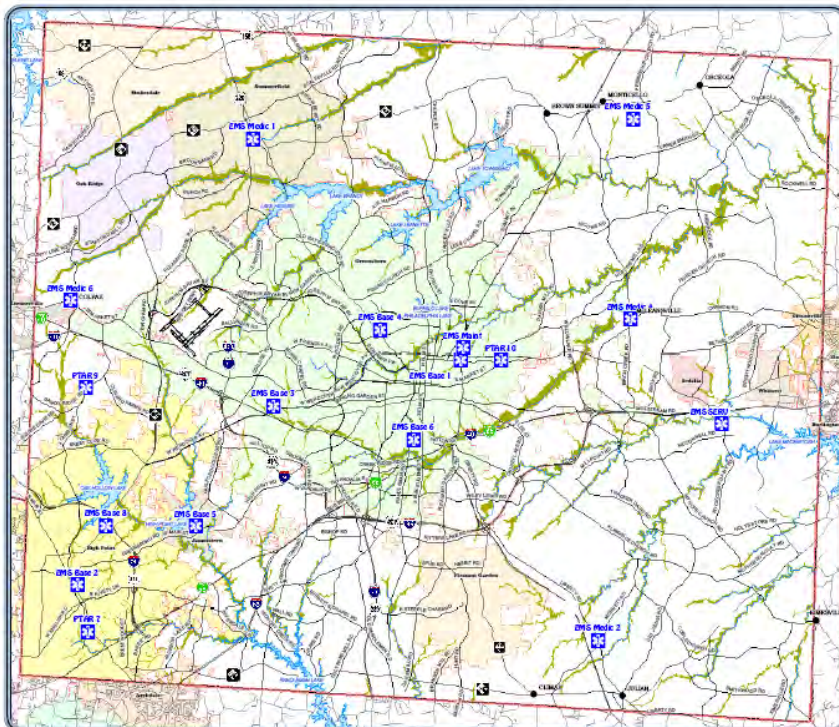
### Law Enforcement Facilities



1 inch = 2.5 miles

Printed Date: 16 December 09

Prepared by: Genia D. Glavin Guilford County GIS Department



## CRITICAL FACILITIES

Guilford County NC

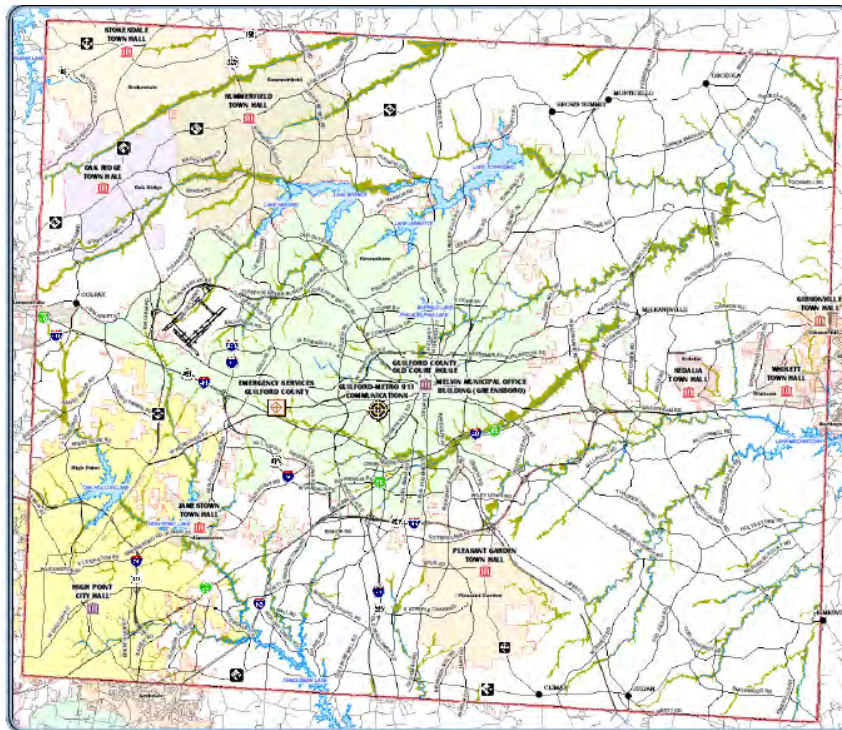
### Emergency Medical Services Facilities



1 inch = 2.5 miles

Printed Date: 19 December 09

Prepared by: Genia D. Glavin Guilford County GIS Department



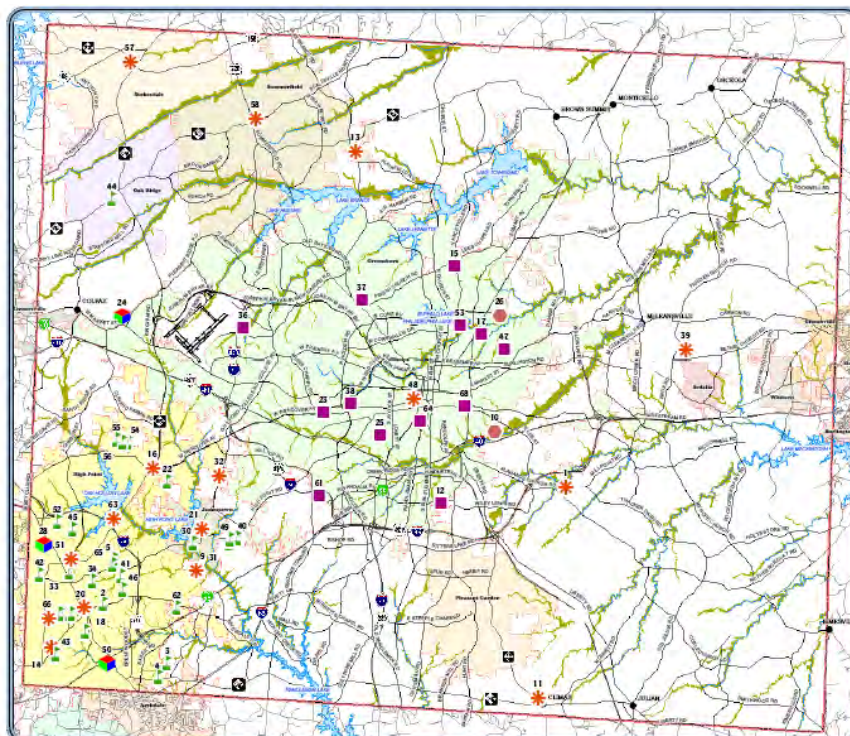
# **CRITICAL FACILITIES** Guilford County NC Public Safety Operations and Administration



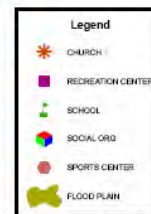
1 inch = 2.5 miles

Printed Date: 14 December 09

Prepared by Genia D. Clark Guilford County GIS Department



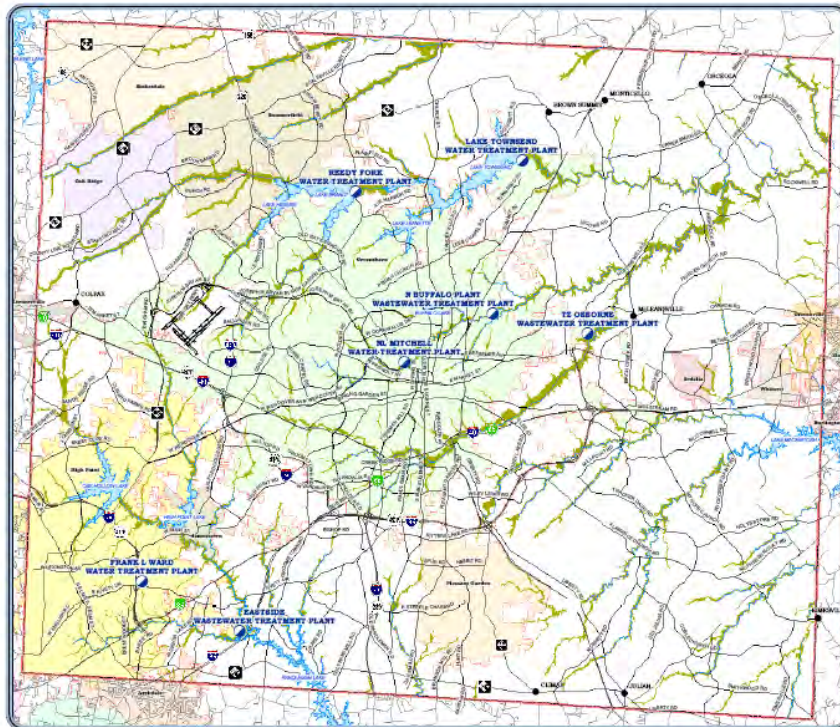
# **CRITICAL FACILITIES** Guilford County NC Designated Shelters



1 inch = 2.5 miles

Printed Date: 16 December 09

Prepared by Genia D. Clark Guilford County GIS Department



**CRITICAL FACILITIES**  
 Guilford County NC  
**Wastewater  
 and  
 Water Treatment Facilities**

**Legend**  
 Flood Plain



1 inch = 2.5 miles

Printed Date: 16 December 09

Prepared by: Gloria D. Chenis, Guilford County GIS Department

# Appendix E – Community Profile

## GUILFORD COUNTY PROFILE

### County Government Profile

In January of 1771, the North Carolina General Assembly passed an act creating Guilford County. The new county was named after Francis North, first Earl of Guilford, whose son Frederick was Prime Minister of Great Britain at the time of the county's creation. In 1779, the southern portion of Guilford was taken to form Randolph County, and six years later the northern part was cut off to create Rockingham County, leaving Guilford with its present dimensions.

Guilford County, with a population of 476,642, is the most populous county of the Piedmont Triad region, and the third most populous county in North Carolina. The Piedmont Triad is a twelve county area with a population in excess of 1.5 million located in the north central portion of North Carolina between the Blue Ridge Mountains and the coastal plains. A moderate year-round climate enhances the life-style of the area. The County's 651 square miles contain ten municipalities (Gibsonville, Jamestown, Oak Ridge, Pleasant Garden, Sedalia, Stokesdale, Summerfield, and Whitsett) including two of the state's nine largest cities (Greensboro and High Point).

The Board of County Commissioners is the chief administrative and policymaking body of Guilford County government, and consists of eleven members, nine of whom are elected from districts and two of whom are elected at-large. Board members serve four-year staggered terms. The Board chooses a Chairman and Vice Chairman from among its membership during its first meeting in December.

Major duties of the Board of County Commissioners include:

1. Adoption of an annual budget.
2. Establishment of an annual property tax rate for the County.
3. Appointment of various officials and the following County employees - County Manager, County Attorney, Finance Director, Tax Director and Clerk to the Board.
4. Regulation of land use and zoning outside the jurisdiction of incorporated municipalities.
5. Enactment of local ordinances.
6. Enactment of policies concerning the operation of the County.
7. Planning for County needs.

The Board of County Commissioners does not have complete authority over all the services provided by the County. Many County activities are administered by boards with varying degrees of autonomy and by elected officials who receive their instructions from laws passed by the General Assembly. Some examples are the boards of education, social services, health, mental health, elections, register of deeds, and sheriff. State law requires the Commissioners to appropriate funds in the areas of health, mental health, social services, and public schools. They must also provide for the operation of the offices of the Register of Deeds, Elections and the Sheriff, and are required to allocate funds for the building and maintenance of courtrooms and facilities to house county departments. In addition Guilford County provides services in the areas of emergency services, juvenile detention, planning and zoning, building inspections, animal control, and parks and recreation.

Guilford County was a pioneer among North Carolina counties when it adopted the county manager form of government in 1928. The County Manager is responsible to the Board for

carrying out its policies and ordinances, administration of county affairs, and supervising and coordinating the activities of county departments.

Guilford County continues to have an excellent financial reputation receiving a AAA bond rating from Standard & Poor's Corporation, Aa1 from Moody's, and AA+ from Fitch IBCA on all of its nonrefunded outstanding debt.

#### **Local Economy**

Guilford County generally enjoys a favorable economic environment, which until the recent recession has enjoyed consistent stable growth. While gross retail sales information is unavailable, comparable State taxable sales figures are available to approximate retail sales growth. Due to the national streamlined sales tax initiative, taxable sales are reported beginning in fiscal year 2006 rather than gross retail sales. State taxable sales for Guilford County declined 8% in fiscal year 2009, after growing 1.5% and 5.7% respectively, in the two previous fiscal years. Taxable sales are \$5.59 billion for fiscal year 2009 as compared to \$6.08 billion in fiscal year 2008. Guilford County has a labor force of approximately 245,000.

During the recent economic downturn, the Piedmont Triad region was affected more strongly than in the past due to the strong negative impact on traditional manufacturing industries. Guilford County's unemployment rate has historically been below both state and national averages, however, during 2001 this changed as the unemployment rate began to exceed the national average. After tracking the national average for the past two years, the County's unemployment rate has exceeded the national average for much of fiscal 2009. The unemployment rate for Guilford County was 4.7% for calendar 2007 and 6.2% for 2008; the U.S. unemployment rate was 4.6% for 2007 and 5.8% for 2008. Guilford County's unemployment rate of 10.9% for the first six months of 2009 is above the U.S. rate of 9.0% and equal to the North Carolina rate. Announcements of layoffs in excess of one hundred employees per event by large retail, financial and manufacturing concerns have contributed to the increasing unemployment rate.

Guilford County's economy has continued to change and diversify. In December 2008, manufacturing accounted for 14.3% of the County's 242,795 jobs compared to 28.6% of the County's 214,346 jobs in 1980. Manufacturing jobs have declined significantly in furniture and textiles but have shown growth in computer and electronic products, electrical equipment and transportation equipment. Major employers with headquarters or divisions within Guilford County include semiconductor, communications, chemical, bus, truck, pharmaceutical, insurance, aircraft maintenance, healthcare, real estate development, and distribution services. The County is home to two state universities, five private colleges, a private school of law, and a community college with a total enrollment exceeding 47,000 students.

Construction on the fifth national Federal Express hub at the Piedmont Triad International Airport (PTIA) continues with an initial investment estimated at \$300 million in facilities and equipment. A portion of the one million square foot hub began operations in June 2009. Full operations of Phase I of the hub should begin in late 2009 with 350 jobs. The total project calls for approximately 1,500 jobs added by the end of Phase II, drawing other economic development associated with the hub.

Honda Aircraft Company announced in February 2007 that it will locate its world headquarters and production facility at PTIA investing \$100 million in this project and will, over five years, create 600 jobs when the construction hangar is complete in 2011.

The revitalization of downtown Greensboro continues with further development of housing, retail, restaurants and entertainment venues with \$50.9 million in new investments identified over the 2008 fiscal year. The redevelopment of a vacant 17-story office tower including over 100 condominium units, one floor of office space, retail shops and a restaurant opened for occupancy in the spring of 2009.

Mack Trucks, Inc. announced plans in August 2008 to relocate its corporate headquarters and some support functions to Greensboro creating 493 jobs and investing \$17.7 million over the next three years. The local headquarters opened in September 2009 with the relocation of 150 executive positions from Pennsylvania.

Precor announced plans in December 2008 to build a 225,000 square foot \$26.2 million facility in Rock Creek Center to manufacture exercise equipment.

High Point is also experiencing healthy development with new commercial capital investment of \$117.5 million and \$57.7 million of commercial additions or expansions in 2007, while creating or announcing 3,096 jobs. High Point University is undergoing a \$225 million upgrade of its campus and programs over a three-year period.

Trans Tech Pharma and PharmaCore, sister biotech companies, announced in December 2007 that they will be expanding in High Point, which will create 205 new jobs within the next five years while investing over \$23 million.

**Principal Employers and Taxpayers  
2009 and 2000**

| Employer                                   | 2009          |                                    | 2000          |                                    |
|--------------------------------------------|---------------|------------------------------------|---------------|------------------------------------|
|                                            | Employees     | % of Total<br>County<br>Employment | Employees     | % of Total<br>County<br>Employment |
| Guilford County School System              | 9,386         | 4.02                               | 8,000         | 3.64                               |
| Moses Cone Health Systems                  | 7,440         | 3.19                               | 6,000         | 2.73                               |
| City of Greensboro                         | 2,958         | 1.27                               | 2,376         | 1.08                               |
| United States Postal Service               | 2,800         | 1.20                               | 2,180         | 0.99                               |
| University of North Carolina at Greensboro | 2,800         | 1.20                               | 1,900         | 0.87                               |
| Guilford County Government                 | 2,648         | 1.14                               | 2,689         | 1.22                               |
| American Express Credit Card Services      | 2,100         | 0.90                               | 3,200         | 1.46                               |
| Bank of America                            | 2,000         | 0.86                               | 2,070         | 0.94                               |
| United Parcel Service                      | 2,000         | 0.86                               | 1,900         | 0.87                               |
| High Point Regional Health System          | 1,863         | 0.80                               | 1,975         | 0.90                               |
| Lorillard, Inc.                            | 1,800         | 0.77                               | 2,275         | 1.04                               |
| Citi Cards                                 | 1,700         | 0.73                               | -             | -                                  |
| AMP, Inc.                                  | -             | -                                  | 2,500         | 1.14                               |
| Cone Mills Corporation                     | -             | -                                  | 2,108         | 0.96                               |
| Sears Roebuck & Co.                        | -             | -                                  | 2,097         | 0.95                               |
| Guilford Mills, Inc                        | -             | -                                  | 1,800         | 0.82                               |
| <b>Total</b>                               | <b>39,495</b> | <b>16.94</b>                       | <b>43,070</b> | <b>19.61</b>                       |

| Taxpayer                               | FY 2009                 |                                 | FY 2000                 |                                 |
|----------------------------------------|-------------------------|---------------------------------|-------------------------|---------------------------------|
|                                        | Assessed Value          | % of Total<br>Assessed<br>Value | Assessed Value          | % of Total<br>Assessed<br>Value |
| Duke Energy Corporation                | \$ 341,721,051          | 0.77                            | \$ 301,909,619          | 1.04                            |
| Koury Corporation                      | \$ 277,192,223          | 0.62                            | \$ 305,885,198          | 1.05                            |
| Lorillard Tobacco Company              | \$ 270,378,566          | 0.61                            | \$ 186,722,191          | 0.64                            |
| RF Micro Devices, Inc.                 | \$ 214,973,534          | 0.48                            | \$ -                    | -                               |
| CBL & Associates Properties, Inc.      | \$ 212,855,431          | 0.48                            | \$ -                    | -                               |
| TYCO Electronics (AMP)                 | \$ 186,261,055          | 0.42                            | \$ 197,723,452          | 0.68                            |
| International Home Furnishings Center  | \$ 184,884,223          | 0.41                            | \$ 129,339,000          | 0.45                            |
| BellSouth                              | \$ 166,939,858          | 0.37                            | \$ 212,838,400          | 0.73                            |
| Procter & Gamble Manufacturing Company | \$ 163,788,275          | 0.37                            | \$ 170,661,016          | 0.59                            |
| Liberty Property LP                    | \$ 137,937,077          | 0.31                            | \$ -                    | -                               |
| VF Corporation                         | \$ -                    | -                               | \$ 136,239,989          | 0.47                            |
| Highwoods/Forsyth limited              | \$ -                    | -                               | \$ 137,953,000          | 0.48                            |
| Guilford Mills, Inc.                   | \$ -                    | -                               | \$ 116,555,181          | 0.40                            |
| <b>Total</b>                           | <b>\$ 2,156,931,293</b> | <b>4.84</b>                     | <b>\$ 1,895,827,046</b> | <b>6.53</b>                     |

Source: Draft Guilford County Annual Financial Report, FY 2009

## Guilford County (NC)

August 2009



County Profile Contact (919) 715-6374

Commerce/Economic Development Contact (919) 753-4977

### Demographics

#### Population & Growth

|                                         | Population | Annual Growth Rate |
|-----------------------------------------|------------|--------------------|
| 2013 Total Population                   | 503,256    | 1.5%               |
| 2008 Total Population                   | 468,153    | 1.3%               |
| 2000 Total Population                   | 421,048    |                    |
| July 2007 Certified Population Estimate | 460,780    |                    |
| July 2007 Certified Population Growth   | 39,732     |                    |
| July 2007 Certified Net Migration       | 22,009     |                    |

#### Urban/Rural Representation

|                                                          |         | Urban/Rural Percent |
|----------------------------------------------------------|---------|---------------------|
| 2000 Total Population: Urban - inside Urbanized Area     | 352,859 | 83.8%               |
| 2000 Total Population: Urban - inside Urbanized Clusters | 0       | 0.0%                |
| 2000 Total Population: Rural - Farm                      | 1,346   | 0.3%                |
| 2000 Total Population: Rural - Nonfarm                   | 66,843  | 15.9%               |

#### Estimated Population by Age

|                      |         | Pop by Age, % Est. |
|----------------------|---------|--------------------|
| 2013 Median Age      | 38      |                    |
| 2008 Median Age      | 37      |                    |
| 2000 Median Age      | 35      |                    |
| 2008 Total Pop 0-19  | 122,912 | 26.3%              |
| 2008 Total Pop 20-29 | 67,921  | 14.5%              |
| 2008 Total Pop 30-39 | 65,330  | 14.0%              |
| 2008 Total Pop 40-49 | 70,206  | 15.0%              |
| 2008 Total Pop 50-59 | 62,559  | 13.4%              |
| 2008 Total Pop 60+   | 79,225  | 16.9%              |

### Working Commuters, 2000 Census

#### Workers, Travel Time

|                                    |         |
|------------------------------------|---------|
| Avg Travel Time, Not at Home       | 21      |
| Workers Not Working at Home        | 207,192 |
| Travel Time to Work: < 5 minutes   | 4,968   |
| Travel Time to Work: 5-9 minutes   | 20,527  |
| Travel Time to Work: 10-14 minutes | 37,331  |
| Travel Time to Work: 15-19 minutes | 45,166  |
| Travel Time to Work: 20-24 minutes | 38,672  |
| Travel Time to Work: 25-29 minutes | 12,792  |
| Travel Time to Work: 30-34 minutes | 25,060  |
| Travel Time to Work: 35-39 minutes | 4,064   |
| Travel Time to Work: 40-44 minutes | 3,763   |
| Travel Time to Work: 45-59 minutes | 6,794   |
| Travel Time to Work: 60-89 minutes | 4,448   |
| Travel Time to Work: 90+ minutes   | 3,607   |

#### Workers, By Transportation

|                           |         |
|---------------------------|---------|
| Worker Mode, Base         | 213,079 |
| Work at Home              | 5,887   |
| Drove Car/Truck/Van Alone | 173,063 |
| Carpooled Car/Truck/Van   | 25,615  |
| Bus/Trolley Bus           | 2,185   |
| Streetcar/Trolley Car     | 91      |
| Subway/Elevated           | 51      |
| Railroad                  | 76      |
| Ferryboat                 | 6       |
| Taxicab                   | 297     |
| Motorcycle                | 132     |
| Bicycle                   | 364     |
| Walked                    | 3,688   |
| Other Means               | 1,624   |

| <b>Travel to Work</b>                       | <b>Commuters</b> | <b>Percent by Residence</b> |
|---------------------------------------------|------------------|-----------------------------|
| Worked in State/County of Residence         | 187,150          | 87.8%                       |
| Worked in State/Outside County of Residence | 23,997           | 11.3%                       |
| Worked Outside State of Residence           | 1,932            | 0.9%                        |

## Education

|                                                                |         | <b>Pop Age 25+, %</b> |
|----------------------------------------------------------------|---------|-----------------------|
| 2008-09 Kindergarten-12th Enrollment                           | 72,473  |                       |
| 2008 Average SAT score (2400 scale)                            | 1,471   |                       |
| 2008 Percent of Graduates taking SAT                           | 65%     |                       |
| 2006-07 Higher Education Completions                           | 3,215   |                       |
| 2006-07 Higher Education Total Enrollment                      | 54,665  |                       |
| 2008 Proj Education Attainment - At Least High School Graduate | 265,645 | 85.6%                 |
| 2008 Proj Education Attainment - At Least Bachelor's Degree    | 100,405 | 32.4%                 |

## Housing

|                                             |           | <b>Growth / Appreciation Est</b> |
|---------------------------------------------|-----------|----------------------------------|
| 2013 Total Housing                          | 227,173   | 9.1%                             |
| 2008 Total Housing                          | 208,143   |                                  |
| 2013 Median Value of Owner Occupied Housing | \$154,419 | 8.2%                             |
| 2008 Median Value of Owner Occupied Housing | \$142,782 | 26.8%                            |
| 2008 Owner Occupied Housing                 | 119,186   |                                  |
| 2008 Renter Occupied Housing                | 70,768    |                                  |
| 2008 Total Households                       | 189,954   |                                  |
| 2000 Median Year Housing Structure Built    | 1975      |                                  |

## Income

|                                                            |          | <b>Growth Est or Total %/ Percent</b> |
|------------------------------------------------------------|----------|---------------------------------------|
| 2013 Median Family Income                                  | \$78,822 | 16.5%                                 |
| 2008 Median Family Income                                  | \$67,650 | 28.0%                                 |
| 2000 Median Family Income                                  | \$52,851 |                                       |
| 2013 Median Household Income                               | \$64,855 | 14.2%                                 |
| 2008 Median Household Income                               | \$56,815 | 32.6%                                 |
| 2000 Median Household Income                               | \$42,860 |                                       |
| 2008 Median Disposable Income                              | \$45,314 |                                       |
| 2008-2013 Per Capita Income: Annual Compound Growth Rate % |          | 2.9%                                  |
| 2013 Per Capita Income                                     | \$35,982 | 15.6%                                 |
| 2008 Per Capita Income                                     | \$31,135 | 33.4%                                 |
| 2000 Per Capita Income                                     | \$23,340 |                                       |
| 2000 Total Pop with Income Below Poverty Level             | 43,227   |                                       |
| 2000 Percent of Pop with Income Below Poverty Level        |          | 10.6%                                 |

## Employment / Unemployment

|                                                  | <b>Year to Date</b> | <b>2008 Annual</b> |
|--------------------------------------------------|---------------------|--------------------|
| 2009Q1 Employment                                | 216,000             | 233,211            |
| 2009Q1 Unemployment                              | 25,791              | 15,469             |
| 2009Q1 Unemployment Rate                         | 10.7%               | 6.2%               |
| 2009Q2 Announced Job Creation                    | 155                 | 2,239              |
| 2009Q2 Total Announced Investments (\$mil)       | \$22                | \$285              |
| Jul2009 Lost Jobs, Closings & Layoffs            | 1,417               | 2,439              |
| Jul2009 Establishment Events, Closings & Layoffs | 52                  | 74                 |

| Employment / Wages by Industry            | 2008 4th Qtr<br>Employment | 2008 Annual<br>Employment | 2008 4th Qtr Avg Weekly<br>Wage | 2008 Avg Weekly<br>Wage |
|-------------------------------------------|----------------------------|---------------------------|---------------------------------|-------------------------|
| Total All Industries                      | 277,746                    | 278,686                   | \$797                           | \$768                   |
| Total Government                          | 26,023                     | 25,224                    | \$888                           | \$837                   |
| Total Private Industry                    | 244,709                    | 246,709                   | \$785                           | \$757                   |
| Agriculture Forestry<br>Fishing & Hunting | 256                        | 249                       | \$590                           | \$568                   |
| Mining                                    | 256                        | 202                       | \$1,366                         | \$1,101                 |
| Utilities                                 | 414                        | 416                       | \$1,180                         | \$1,223                 |
| Construction                              | 12,760                     | 13,174                    | \$880                           | \$807                   |
| Manufacturing                             | 35,011                     | 36,073                    | \$998                           | \$962                   |
| Wholesale Trade                           | 16,686                     | 17,077                    | \$1,046                         | \$979                   |
| Retail Trade                              | 30,762                     | 30,533                    | \$511                           | \$511                   |
| Transportation and Warehousing            | 17,317                     | 17,337                    | \$853                           | \$808                   |
| Information                               | 5,873                      | 5,758                     | \$983                           | \$1,007                 |
| Finance and Insurance                     | 15,554                     | 15,515                    | \$1,007                         | \$1,043                 |
| Real Estate and Rental and Leasing        | 3,707                      | 3,693                     | \$895                           | \$809                   |
| Professional and Technical Services       | 11,479                     | 11,650                    | \$1,206                         | \$1,070                 |
| Management of Companies,<br>Enterprises   | 7,101                      | 6,988                     | \$1,181                         | \$1,461                 |
| Administrative and Waste Services         | 22,377                     | 23,036                    | \$491                           | \$461                   |
| Educational Services                      | 16,688                     | 15,437                    | \$733                           | \$721                   |
| Health Care and Social Assistance         | 31,290                     | 30,964                    | \$905                           | \$818                   |
| Arts, Entertainment and Recreation        | 2,423                      | 2,916                     | \$396                           | \$342                   |
| Accommodation and Food Services           | 22,860                     | 23,139                    | \$280                           | \$274                   |
| Other Services Ex. Public Admin           | 6,580                      | 6,675                     | \$568                           | \$557                   |
| Public Administration                     | 10,640                     | 10,474                    | \$919                           | \$864                   |
| Unclassified                              | 698                        | 627                       | \$985                           | \$918                   |

### Commercial/Retail/Industrial

|                                             |        |                                                   |             |
|---------------------------------------------|--------|---------------------------------------------------|-------------|
| <b>Local Businesses</b>                     |        | <b>Local Retail Business</b>                      |             |
| 2009 Available Industrial Buildings         | 196    | 2008 Total Retail Sales (With Food/Drink) (\$mil) | \$7,595.7   |
| 2008 Establishments: Total Private Industry | 14,499 | 2008 Total Retail Businesses (With Food/Drink)    | 4,811       |
| 2008 Establishments: Manufacturing          | 731    | 2008 Avg Sales/Business Total (with Food/Drink)   | \$1,578,828 |

### Quality of Life

|                                               |           |                                        |        |
|-----------------------------------------------|-----------|----------------------------------------|--------|
| <b>Taxes</b>                                  |           | <b>Childcare</b>                       |        |
| FY2009-10 Property Tax Rate per \$100 Value   | \$0.7374  | Jun2009 Licensed Child Care Facilities | 540    |
| FY2007-08 Annual Taxable Retail Sales (\$mil) | \$6,078.0 | Jun2009 Licensed Child Care Enrollment | 17,639 |
| 2009 Tier designation                         | 3         |                                        |        |
| <b>Weather</b>                                |           | <b>Healthcare Providers</b>            |        |
| Annual Rainfall                               | 49        | 2007 Number of Physicians              | 1,117  |
| Annual Snowfall                               | 10        | 2007 Physicians per 10,000 population  | 24.2   |
| Average Annual Temperature                    | 50        | 2007 RNs per 10,000 population         | 113.7  |
| Average Annual High Temperature               | 72        | 2007 Dentists per 10,000 population    | 5.3    |
| Average Annual Low Temperature                | 49        | 2007 Pharmacists per 10,000 population | 9.8    |

#### Sources:

ESRI for demographics, working population, educational attainment, housing, income, crime, weather, and retail data. <http://www.esri.com>

NC Dept. of Education and various state education departments for SAT data by county system. <http://www.ncpublicschools.org>

US Dept. of Education, National Center for Education Statistics for higher education data. <http://nces.ed.gov/ipeds/>

NC Commerce for announced new jobs and investment, NC tiers, and number of industrial buildings. <http://www.nccommerce.com/en>

NC Employment Security Commission for lost jobs and affected establishments data. <http://www.ncesc.com>

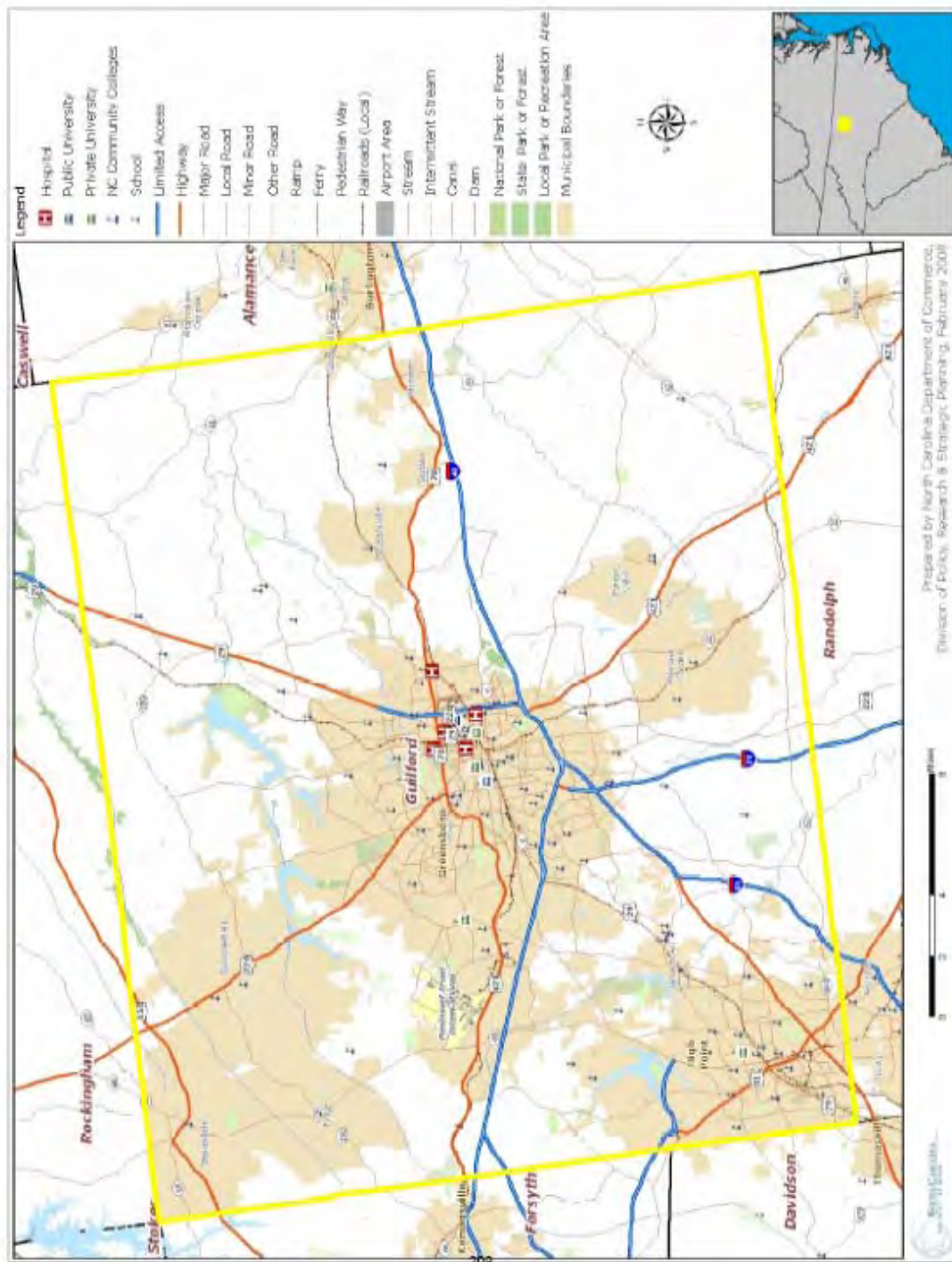
NC Dept. of Health & Human Services for childcare data. <http://www.ncdhhs.gov/>

UNC Sheps Center for healthcare provider statistics. <http://www.shepscenter.unc.edu/>

US Bureau of Labor Statistics for employment and unemployment, wages and establishments by industry. <http://www.bls.gov>

#### Notes:

Data are the latest available at the date the profile was prepared. SAT scores use the new scoring system including a writing test for a perfect score of 2400 and represent county systems. ESRI 2008/2013 data are projections. Some data may be available only for North Carolina. For further details or questions, please check the Data Sources Guide at [https://edis.commerce.state.nc.us/docs/bibliography/Data\\_Sources\\_Guide.pdf](https://edis.commerce.state.nc.us/docs/bibliography/Data_Sources_Guide.pdf).



## Appendix F: Guilford County Comprehensive Plan: Future Land Use Element

*“Respectful of Our Past... Optimistic for Our Future” 5*

Goal #1: Guilford County shall position itself to accommodate new growth and redevelopment that is efficient and cost-effective; improves the quality of life for residents; enhances economic vitality; is respectful to citizen based Areas Plans; supports creativity and innovative design; and protects and preserves the natural, historic, and cultural resources and assets of the County.

Objective 1.1: Continue to use community-based area plans as the cornerstone for future land use and policy decisions.

Policy 1.1.1: Planning staff will continue to utilize the future land uses depicted on citizen based Area Plans, in conjunction with the rezoning guidance matrix, as the basis for land use and policy recommendations. *[Planning staff/Planning Board, On-going]*

Policy 1.1.2: Existing Area Plans will be updated to reflect current jurisdictional boundaries, roadway improvements (existing and proposed), and emerging commercial areas, based on the following schedule: *[Planning staff/Planning Board, Per schedule]*

Southwest (1989) – fall 2006

Rock Creek (1988) – winter 2007

Alamance (1994) – spring 2007

Northwest (1998) – summer 2007

Northeast (2000) – summer 2007

Airport (2002) – fall 2007

Southern (2002) – fall 2007

Policy 1.1.3: Prepare, in conjunction with a citizen group, a Northern Lakes Area Plan, beginning in September 2006. *[Planning staff/Citizen group, beginning fall 2006]*

Policy 1.1.3.1: Develop consistent Land Use classifications for nonresidential uses in conjunction with Area Plan updates. *[Planning staff, per Policy 1.1.2 schedule]*

Policy 1.1.3.2: Utilize consistent Land Use classifications to develop a rezoning guidance matrix for non-residential uses. *[Planning staff, fall 2007]*

Policy 1.1.4: Pursue a thorough review of Area Plan land use designations, and seek to consolidate into four Quadrant

Plans beginning January 2009, as follows: *[Planning staff/Planning Board, per schedule below]*

Southwest (south of I-40, west of 220) – 2009

Southeast (south of I-40/I-85, east of 220) – 2009

Northwest (north of I-40, west of Church Street) – 2010

Northeast (north of I-40/I-85, east of Church Street) -2010

Policy 1.1.5: At a minimum update Quadrant Plans every two years after adoption to reflect jurisdictional changes, and roadway / infrastructure improvements. More thorough updates or Plan amendments may be warranted. *[Planning staff/Planning Board, 2011]*

Objective 1.2: Encourage coordination among responsible entities in the timing of infrastructure improvements to afford the greatest latitude in future development options.

Policy 1.2.1: Review availability and delivery of essential public services, including roads, schools and water/wastewater facilities, in conjunction with land use petitions and applications. *[Planning staff/Service providers, On-going]* (See Housing policy 2.2.1)

Policy 1.2.2: Guilford County will seek and maintain active participation on all MPO's serving the County. *[Planning staff, Ongoing]* (See Transportation policy 2.1.1)

Policy 1.2.3: Investigate in conjunction with the Guilford County Public Schools collaborative school siting planning and evaluation methods currently utilized in other North Carolina counties. *[Planning staff/School District, initiate winter 2007]* (See Governmental Coordination policy 1.1.4)

Policy 1.2.4: Work closely with the cities of Greensboro, High Point and Burlington to track infrastructure upgrades, existing and proposed distribution lines, and available capacities for water and wastewater facilities. *[Planning staff, initiate tracking system winter 2007]* (See Housing policy 2.2.2)

Objective 1.3: Complement and enhance the economic vitality of rural Guilford County farms while providing for expanded economic opportunities, through prudent regulations and sound land use decisions. (Also see Housing objective 1.2 )

Policy 1.3.1: Planning staff will investigate and develop text amendments, as deemed appropriate, to both Rural Family Occupation and Agricultural Tourism sections of the Guilford County Development Ordinance. Particular emphasis will be paid to bona fide farm sites. *[Planning staff/Planning Board, fall 2006]*

Policy 1.3.2: Review and recommend additional permitted commercial uses, with or without development standards, to the AG section of the Table of Permitted Uses. *[Planning staff/Planning Board, fall 2006]*

Policy 1.3.3: Research transfer and/or purchase of development rights policies and procedures for presentation to appropriate governing bodies. *[Planning staff, spring 2009]* (See Housing policy 2.4.6)

Objective 1.4: Seek coordination and compatibility of land use plans among Guilford County, its incorporated cities and towns, and neighboring jurisdictions.

Policy 1.4.1: Coordinate comprehensive planning efforts with Greensboro, High Point, incorporated towns, and neighboring jurisdictions to promote thoughtful and complementary land development patterns and policies. *[Planning staff/Partners, On-going]* (See Governmental Coordination policies 1.2.2 and 1.2.3)

Policy 1.4.2: Collaborate with the City of Greensboro to achieve meaningful advancement of their adopted "Growth at the Fringe" policies contained in their 2025 Comprehensive Plan. *[Planning staff/City staff, On-going]* (See Housing 1.2.1)

Policy 1.4.3: Reference adopted Land Use Plans and recommended uses and densities/intensities, when applicable, in conjunction with rezoning staff reports presented to the Planning Board. *[Planning staff, On-going]*

Policy 1.4.4: Encourage participation by representatives of local jurisdictions during the update process for Area Plans. *[Planning staff, per update schedules]*

Objective 1.5: Recognize and respect the unique characteristics of Guilford County's unincorporated and emerging communities.

Policy 1.5.1: In conjunction with Policy 1.1.4, staff will conduct subarea plans and studies for existing and emerging communities as needed. *[Planning staff, per Area Plan schedules]*

Policy 1.5.2: Investigate the use of design standards and developer incentives to maintain and enhance the character of Guilford County's historic crossroads communities and emerging activity centers. *[Planning staff/Design Community, spring 2007]*

Policy 1.5.3: Consider traditional neighborhood design principles in appropriate locations, including mixed uses, pedestrian friendly streets and commercial areas, and transit-oriented

development. *[Planning staff/Design Community, fall 2007]* (See Housing policies 1.1.1 and 1.2.1)

Objective 1.6: Guilford County will be an active partner in the planning and implementation of large-scale multi-jurisdictional land use initiatives such as the Heart of the Triad and transit-oriented development.

Policy 1.6.1: Provide policy and technical assistance and staff support for regional land use planning efforts. *[Planning staff, Ongoing]*

Policy 1.6.2: Recommend Development Ordinance amendments and Area/Quadrant Plan changes to support and implement regional plans endorsed and adopted by Guilford County. *[Planning staff, when deemed appropriate]*

Policy 1.6.3: Identify interim growth management strategies to provide viable planning alternatives to support and advance long range regional land use plans (e.g., Heart of the Triad). *[Planning staff/PART, On-going]* (See Transportation 2.1.2 and Governmental Coordination 1.3.3)

Policy 1.6.4: Continually seek opportunities for joint collaboration to attract new economic growth and prosperity for the County and the Triad region. *[CED/Economic Development Partners, On-going]* (See Transportation objectives 2.3)

**DEPARTMENT OF PLANNING AND DEVELOPMENT  
INSPECTIONS DIVISION  
HOUSING ENFORCEMENT**

**ORDINANCE  
REQUEST:**

Ordinance to Vacate

**PROPERTY  
ADDRESS:**

612 South Road

**OWNER:**

James D. & Phyllis H. Morgan

**FIRST  
INSPECTION  
7-13-2010**

Number of Violations: Major 5 Minor 20

- 1) ceiling susceptible to falling in living room – sagging joists
- 2) exposed wires on baseboard heater in bathroom
- 3) repair or demolish Outbuilding (structurally unsound)
- 4) some windows are nailed shut
- 5) remove hasp and padlock on the rear door for safe egress

**HEARING  
RESULTS:  
8-02-2010**

The owner did not appear for the hearing. During the hearing, the following findings of fact were established. There are numerous violations of the Minimum Housing Code as recorded on the report of violations. The inspection was in response to complaints from tenant. There is one adult living at the residence at the time of the inspection and is still occupied. The ordinance is requested to allow the inspector to vacate, close and placard the dwelling in accordance with State statutes.

**ORDER(S)  
ISSUED:  
8-02-2010**

Order to Repair with a compliance date of 9-07-2010

**APPEALS:**

No appeals to date.

**OWNER  
ACTIONS:**

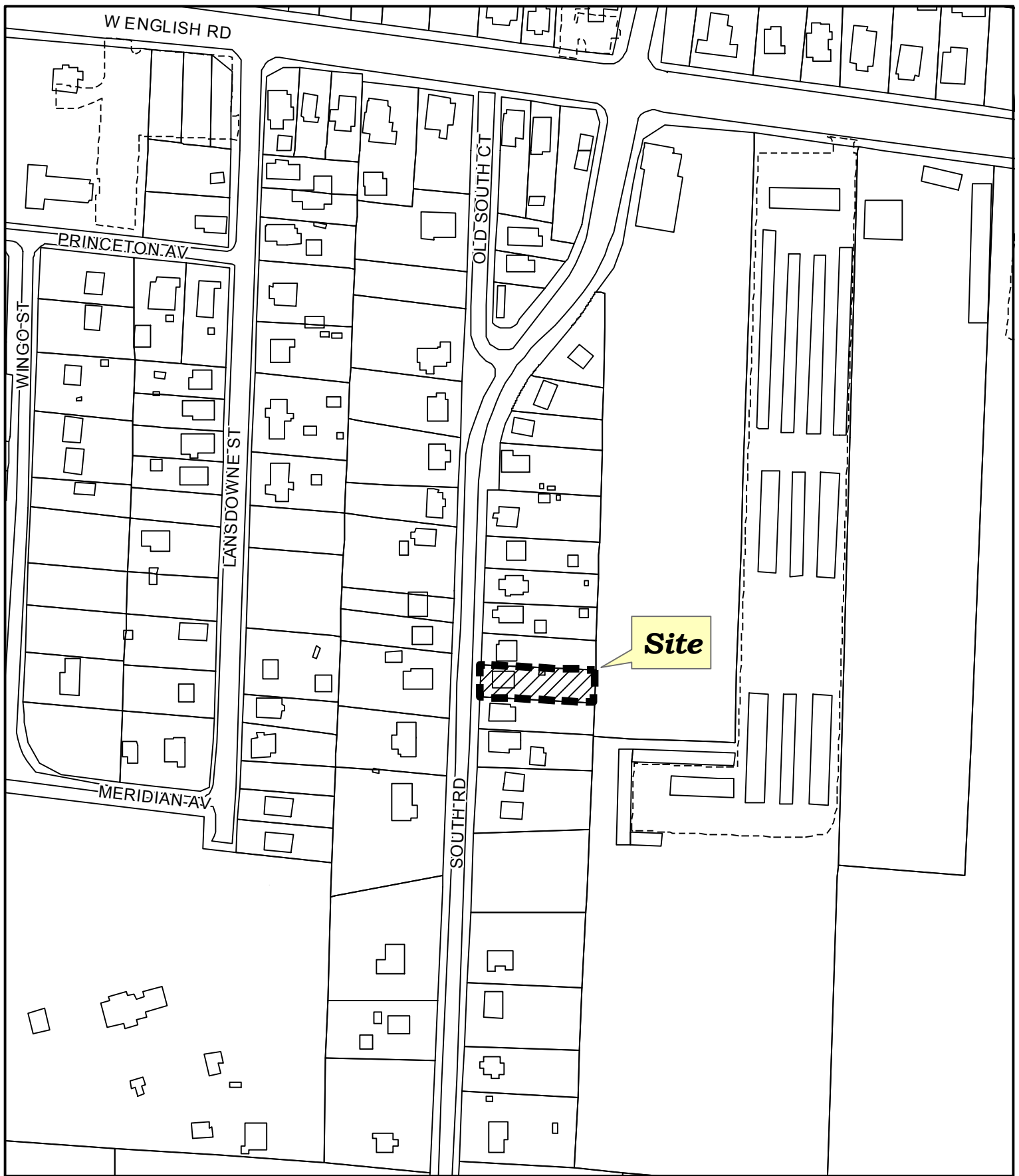
Owner has started work on the major violations and has obtained the required Building Repair Permit (#222736 on 8-05-2010).

**EXTENSIONS:**

None requested by the owner.

**CURRENT  
STATUS:  
9-02-2010**

Most of the minor violations still exist on the last progress inspection (8-12-2010) Owner has demolished the structurally unsound outbuilding and was nearly done with ceiling repairs.



**612 South Road**

**Ordinance to Vacate/Close**



**Location of subject property**

**Department of Planning  
and Development**

**City of High Point**

**Date: September 14, 2010**



**Scale: 1"=200'**  
y/ba-pz/inspection/vacate



612 South Road

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

**ORDINANCE REQUEST:** Ordinance to Vacate

**PROPERTY ADDRESS:** 400 Montlieu Avenue

**OWNER:** Southeastern Residential Properties, LLC  
(Jeffrey H. Schwarz)

**FIRST INSPECTION**  
7-13-2010

Number of Violations: Major 6 Minor 23  
1) missing UL listed smoke detectors  
2) broken exterior wall structural members at back wall of rear bedroom  
3) floor system not level at north east corner of dwelling  
4) back porch flooring – subflooring is weak  
5) water damaged floor in bathroom  
6) windows in rear bedroom are nailed shut – not operable

**HEARING RESULTS:** 7-30-2010 The owner did not appear for the hearing. During the hearing, the following findings of fact were established. There are numerous violations of the Minimum Housing as recorded in the report of violations. The inspection was in response to complaints from tenant. The tenant moved on 9-02-2010. All utilities have been placed on hold. The ordinance is requested to allow the inspector vacate, close and placard the dwelling in accordance with State statutes.

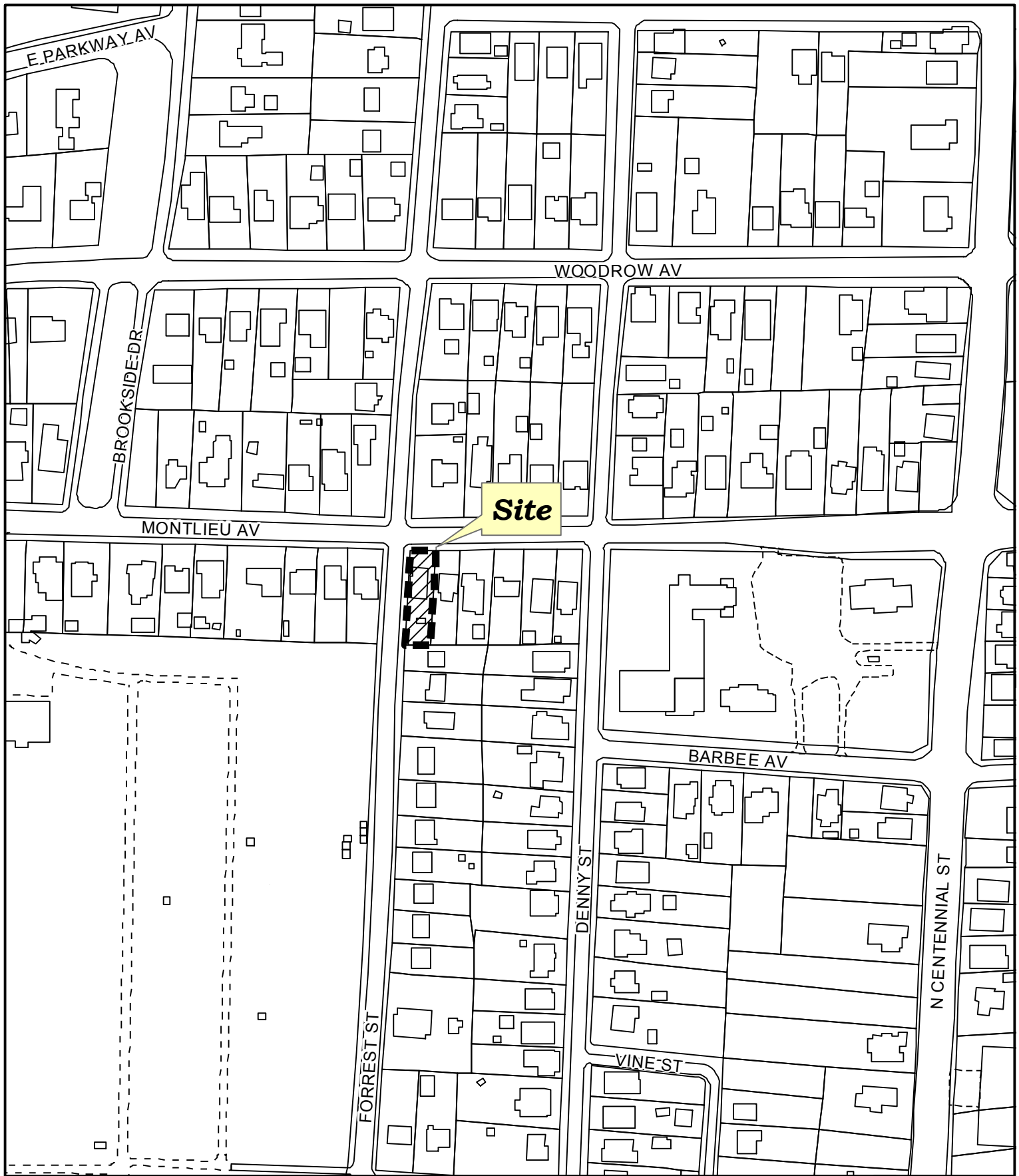
**ORDER(S) ISSUED:** 7-30-2010 Order to Repair or Vacate with a compliance date of 9-07-2010

**APPEALS:** No appeals to date.

**OWNER ACTIONS:** There have been no permits issued and repairs have not started.

**EXTENSIONS:** None requested by the owner.

**CURRENT STATUS:** Conditions still exist. Dwelling is vacant and secure 9-02-2010



**400 Montlieu Avenue**

**Ordinance to Vacate/Close**



**Location of subject property**

**Department of Planning  
and Development**

**City of High Point**

**Date: September 14, 2010**



**Scale: 1"=200'**  
y/ba-pz/inspection/vacate



400 Montlieu Avenue

Publish four (4) consecutive weeks: September 24, October 1, 8, & 15, 2010

**RESOLUTION OF INTENT TO CONSIDER A**  
**STREET ABANDONMENT**  
**(Case # SA10-12)**

WHEREAS, the City Council is requesting to close the improved right-of-way of Fifth Court (identified as Sherwood Court on a plat titled "Plat No. 2 – Sherwood Park" as recorded in Plat Book 11 Page 67) lying east of Fifth Street between E. Farriss Avenue and North Avenue (private).

WHEREAS, G.S. 160A-299 requires the Council to first adopt a resolution declaring its intent to close the street and calling a public hearing on the question;

NOW, THEREFORE BE IT RESOLVED, THAT THE COUNCIL declares its intent to consider the abandonment of the street above described and sets Monday, October 18, 2010, at 5:30 p.m. as the date for said public hearing before the Council of the City of High Point, in the Council Chambers of the Municipal Building, High Point, on the closing of said street.

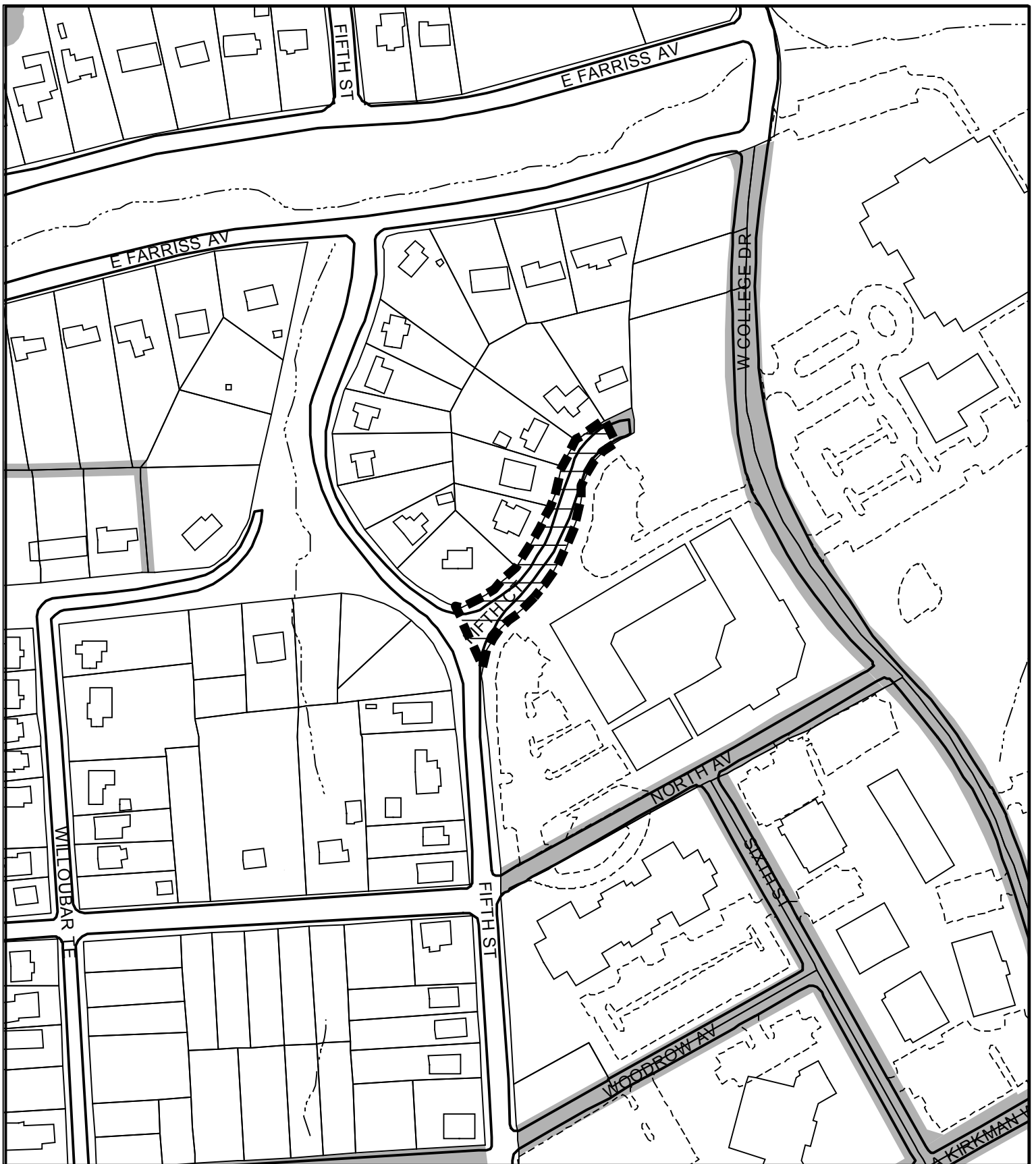
Persons wishing to be heard either for or against the said street closing are asked to be present for the hearing. The meeting facilities of the City of High Point are accessible to people with disabilities. If you need a special accommodation, call 336/883-3298 or TDD# 336/883-8517.

Further information pertaining to this request is available at the Planning and Development in the Municipal Office Building, 211 South Hamilton Street, Room 316, High Point, North Carolina, 336/883-3544 or FAX 336/883-3056.

By Order of the City Council  
This the 20<sup>th</sup> day of September, 2010.

Lisa B. Vierling, City Clerk

Petition Submitted By:  
High Point University



# **STREET ABANDONMENT REQUEST SA10-12**

**Applicant: High Point University**  
**Area: 0.44 acres**



Location of requested street abandment

**Planning & Development  
 Department**

**City of High Point**

**Date: August 18, 2010**



**Scale: 1"=200'**  
 y:/ba-pz/2009/pz/sa10-12.mxd

**MEMBER COOPERATIVE BID AGREEMENT  
FOR JOINT PURCHASING OF  
UTILITY MATERIALS, SUPPLIES AND EQUIPMENT**

THIS IS A MEMBER COOPERATIVE BID AGREEMENT made effective the \_\_\_\_\_ day of \_\_\_\_\_, 2010, among the North Carolina municipalities and other local political subdivisions, authorities, and agencies of local government being parties signatory to this Agreement either originally or by counterpart executed from time to time (referred to herein individually as a "**Participating Member**" and collectively as the "**Participating Members**") and ELECTRICITIES OF NORTH CAROLINA, INC., a joint municipal assistance agency ("ElectriCities").

RECITALS

A. Each Participating Member desires to purchase various materials, supplies and items of equipment for use in the operation of its electric utility system (referred to herein collectively as ("**Utility Equipment**") during the 2010-2013 fiscal years; and desires to jointly advertise and receive bids for fixed prices on those items of Utility Equipment to obtain the lowest price reasonably available to them.

B. Pursuant to §160A-460 et seq. of the General Statutes of North Carolina, the Participating Members desire to join in this Agreement for the purpose of jointly advertising for and receiving bids for one or more vendors to provide a fixed price or prices to supply various items or category of items of Utility Equipment as may be desired by two or more of Participating Members, to identify the lowest responsive and responsible bidder(s) for each item or category of items, to award a fixed price contract and establish a process whereby each of the Participating Members may issue purchase orders against such fixed price contracts as specified in the bid documents, and to have ElectriCities provide administrative assistance to the Participating Members in the bid and award process and in the administration of the contracts, all in conformity with the requirements of North Carolina General Statute § 143-129 and other relevant public procurement laws.

COVENANTS

NOW, THEREFORE, the parties hereto agree as follows:

1. Scope of Member Cooperation. The Participating Members associate themselves under this Agreement for the purpose of proceeding jointly in the competitive procurement of various items of categories of Utility Equipment. As set forth below, the Participating Members, with the administrative assistance of ElectriCities, shall prepare the appropriate bid materials, place required advertisements, receive bids, determine the lowest responsive and responsible bidder(s) (the "**Vendor(s)**"), award a fixed price contract and establish a process whereby each of the Participating Members desiring to participate in a joint bid may issue purchase orders against such contracts directly to the Vendor(s). The Participating

Members acknowledge and agree that this Agreement is for the purpose of interlocal cooperation under North Carolina General Statute §160A-460 et seq. and not as a partnership or joint venture. No Participating Member shall have the power or right to bind or act on behalf of any other Participating Member except as expressly set forth in this Agreement. Neither this Agreement, nor the fixed price contract contained in the bid documents, shall be considered a requirements contract, and a Participating Member will have no obligation to a Vendor under or in connection with the same until and only if the Participating Member issues a purchase order as specified in the bid documents against the fixed price contract to that Vendor. The fixed price contract shall provide that by issuing a purchase order as specified in the fixed price contract to a Vendor for a particular item, the Participating Member will be covenanting not to purchase that item, and that item only, from a source other than the successful Vendor for the term of the fixed price contract. Except as set forth in the preceding sentence, nothing herein shall preclude a Participating Member from purchasing any item or category of Utility Equipment from any source or under any procedures it deems appropriate, in its sole and absolute discretion.

2. Term. The term of this Agreement shall commence on the date hereof and shall end on June 30, 2013.

3. Participation of ElectriCities. Pursuant to this Agreement, the Participating Members have requested that ElectriCities assist them in the administration of the joint bid process and to exercise each other and further powers as may be reasonably necessary to administer the joint fixed price contract as deemed in the best interest of the Participating Members. Except as provided in Section 7 below, the Participating Members shall jointly and severally release, indemnify, defend and hold harmless ElectriCities, and its officers, directors, commissioners, officials, employees and agents, from and against any and all loss, liabilities, claims, damages, fines, penalties, clean-up costs and other pollution related items, costs, fees (including reasonable attorney's fees) and expenses related thereto (referred to herein collectively as "Damages"), resulting or arising out of the services to be provided hereunder by ElectriCities, including, without limitation, those resulting or arising out of the acts or omissions (negligent or otherwise) of ElectriCities or its officers, directors, commissioners, officials, employees or agents, except those resulting solely from their gross negligence or willful misconduct.

4. Appointment of an Acting Member. By joining in the execution of this Agreement, each Participating Member hereby authorizes the City of Rocky Mount (Rocky Mount"), or such other Participating Member as shall be designated as provided below, to act on its behalf under this Agreement pursuant to North Carolina General Statute §160A-460 et seq. At any time and from time to time, Rocky Mount or a majority of the Participating Members may designate a Participating Member other than Rocky Mount to perform the tasks of Rocky Mount for one or more of the joint bids to be made pursuant to this Agreement. Hereinafter Rocky Mount and the other Participating Member(s), if any are designated as herein provided, shall be referred to as the "**Acting Member**" in connection with each joint bid.

a. Powers and Duties. With the assistance of ElectriCities, the Acting Member, or its delegates under North Carolina General Statute §143-129(a), shall have the following powers and duties:

(i) To canvass or otherwise determine what items or categories of Utility Equipment are desired by the Participating Members, and for which of those items or categories bidding under this Agreement might be advisable,

(ii) To prepare a joint invitation for bids for each item or category of Utility Equipment to be jointly bid hereunder, with appropriate terms and specifications, together with a joint advertisement consistent with the public bid laws, and with the joint purchase approach contemplated by this Agreement. In carrying out this duty, the Acting Member shall observe the following requirements:

(1) The bid documents shall clearly state:

(a) That upon award, the Vendor agrees to enter into the fixed price contract included in the bid documents within the time period set forth in the bid documents, which period shall not exceed thirty (30) days, and to comply with all purchase orders, if any, issued by a Participating Member;

(b) That no contract enforceable against any Participating Member is formed until that Participating Member accepts the fixed price contract and issues its individual purchase order as specified in the bid documents to the Vendor and that the Participating Member's liability to the successful Vendor shall exist solely pursuant to, and only to the extent of, its individual purchase orders.

(2) The right shall be reserved to make multiple awards when it appears in the best interest of the Participating Members. The joint advertisement shall be placed in newspapers having general circulation or any other media permitted in the then current North Carolina General Statutes addressing public bidding and advertisement, and otherwise qualified to advertise legal notices, in each Participating Member desiring to participate in a joint bid.

(3) The location for the receipt and opening of the public bids shall be the offices of ElectriCities in Raleigh, North Carolina, or such other location as shall be designated by the Acting Member.

(iii) To examine the bids to identify all bids complying with the terms and specifications of the invitation for bids, and to tabulate all complying bids, identifying the lowest responsive and responsible bidder or bidders, taking into consideration matters permitted by law and deemed appropriate by the Acting Member; to cause the tabulation and the identification of the lowest responsive and responsible bidder(s) to be transmitted by ElectriCities to each Participating Member, or its delegees under North Carolina General Statute §143-129(a); thereafter, unless otherwise instructed by a majority of the Participating Members desiring to participate in a joint bid, or unless good cause appears to the Acting Member to either recall the tabulation due to error or to reject all bids and cancel the procurement (notification of which decisions shall be transmitted to each Participating Member), to cause a notice to be sent to the lowest and best responsive and responsible Vendor on behalf of all Participating Members

desiring to participate in a joint bid together with a fixed price contract form to be executed as set forth in the bid documents;

(iv) to execute fixed price contracts on behalf of the Participating Members desiring to participate in a joint bid and to cause the transmittal of copies of each such contract to each Participating Member desiring to participate in a joint bid, or its delegees under North Carolina General Statute § 143-129(a); and

(v) to exercise such other and further powers as may be reasonably necessary to administer the joint fixed price contracts or as otherwise consistent with the public procurement procedures of the Acting Member.

b. Hold Harmless. Each of the Participating Members, other than the Acting Member; hereby jointly and severally agrees, to the fullest extent permitted by law, to release, indemnify, defend and hold harmless the Acting Member, and its officers, councilmen, officials, employees and agents, from and against any and all Damages resulting or arising out of acts or omissions (negligent or otherwise) of the Acting Member, or its officers, councilmen, officials, employees or agents as the Acting Member, except those resulting solely from their gross negligence or willful misconduct, including without limitation, the Acting Member's execution of the Fixed price Contract on behalf of the Participating Members. ElectriCities and the Participating Members agree that the provisions of this paragraph 4(b) shall apply separately to each joint bid conducted pursuant to this Agreement and that the "Acting Member" may be different for one or more joint bids and that this paragraph shall be interpreted and applied accordingly.

5. Purchase Orders. Each Participating Member or its delegees under North Carolina General Statute §143-129(a), shall be responsible for preparing and executing its own purchase order or orders for each item or category of items of Utility Equipment it desires to purchase pursuant to this Agreement, if any, which purchase orders shall not be inconsistent with the bid documents used in this cooperative bidding. Each purchase order shall provide that the Participating Member shall be solely liable for obligations to the party shown as Vendor on the purchase order and shall permit each Participating Member, at its option, to waive bonding requirements as provided in the North Carolina General Statutes.

6. Administration of Purchase Contracts. Each Participating Member shall be solely responsible for the administration and enforcement of its respective purchase orders, if any, and to see that the party shown as Vendor on the purchase order fulfills its obligation to that Participating Member. Each Participating Member will notify ElectriCities as soon as is practicable of any problems or disputes with a vendor, and ElectriCities shall use its good faith efforts to assist the Participating Member in its efforts to resolve the problem or dispute. Each Participating Member hereby agrees, to the fullest extent permitted by law, to release, indemnify, defend and hold harmless the other Participating Members, and their respective officers, councilmen, officials, employees and agents, from and against any and all Damages arising or resulting from that Participating Member issuing a purchase order in connection with a joint bid conducted pursuant to this Agreement.

7. Costs and Expenses. ElectriCities shall bear the administrative costs and expenses of activities it participates in pursuant to this Agreement, including the costs of placing all joint legal advertisements in connection with the public bid. Costs may be recovered as agreed upon between ElectriCities and the Participating Members.

B. Assignment. To the extent allowed by applicable law, no Participating Member may assign this Agreement or any of its rights or obligations hereunder without the prior consent of all the other Participating Members.

9. Notice. Except as provided in Section 4.a. hereof, all notices and other communications authorized or required hereunder shall be in writing and shall be deemed given when hand delivered, upon confirmation of receipt of facsimile transfer or three (3) days after being sent by certified mail, return receipt requested, postage prepaid, to ElectriCities and the Participating Members at the last address of each as on record at ElectriCities, or such other address or addresses as a Participating Member hereto may hereafter designate by notice to the other parties hereto given in the manner provided for notices hereunder:

ElectriCities of North Carolina, Inc.  
Procurement Specialist  
Post Office Box 29513  
Raleigh, NC 27626-0513  
Facsimile Number: (919) 715-6055

10. Counterparts. This Agreement may be executed in two or more counterparts or through the use of counterpart signature pages. The signature of any party on any counterpart signature page, even if executed after the date of this Agreement, shall be deemed to be a signature to, and may be appended to, a counterpart of this Agreement. All such counterparts and counterpart pages shall be deemed an original and all of which shall together constitute one and the same instrument binding on all parties to this Agreement, notwithstanding that all parties may not have executed all counterparts or the same counterpart, or that counterpart signature pages have been executed after the date of this Agreement and appended to a counterpart of this Agreement. A Participating Member may only directly participate in fixed price contracts jointly bid pursuant to this Agreement where the newspaper notice for that joint bid is published for the first time after the counterpart signature page for that Participating Member is received by ElectriCities. However, nothing herein shall preclude a Participating Member from utilizing Section 143-129(g) of the North Carolina General Statutes or other rights it may have in connection with a joint bid made pursuant to this Agreement to fulfill its public procurement requirements.

11. Entire Agreement. This Agreement constitutes the entire agreement among ElectriCities and the Participating Members with respect to the subject matter described herein, and this Agreement may not be modified except by a writing executed by all the Participating Members. The exhibit and counterpart signature pages attached hereto from time to time are hereby incorporated herein by reference.

IN WITNESS WHEREOF, the parties hereto have signed and sealed this Agreement in the manner prescribed by law, to be effective the day and year first above written.

ELECTRICITIESOF NORTH CAROLINA, INC.

By: \_\_\_\_\_  
Graham Edwards  
Chief Executive Officer

CITY of ROCKY MOUNT  
(as a Participating Member and as Acting  
Member)  
By:\_\_\_\_\_

Mayor

ATTEST:

Clerk  
[SEAL]

SEPARATE ADDITIONAL SIGNATURE PAGE  
FOR PARTICIPATING MEMBER

MEMBER COOPERATIVE BID AGREEMENT  
FOR JOINT PURCHASING OF  
UTILITY MATERIALS, SUPPLIES AND EQUIPMENT

\_\_\_\_\_  
Participating      Member

By: \_\_\_\_\_

\_\_\_\_\_  
[Printed Name]

Title: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Clerk  
[SEAL]

## PLANNING AND ZONING COMMISSION RECOMMENDATION

On August 24, 2010, a public hearing was held before the Planning and Zoning Commission regarding the requests described below. All members of the Commission were present.

### **City of High Point**

### **Text Amendment Case 10-06**

A request by the City of High Point Planning & Development Department to repeal the Conditional Use District zoning process and to establish a Conditional Zoning process in its place.

Mr. Robbins presented Text Amendment Case 10-06 and recommended approval as outlined in the staff report.

Speaking in favor of the request were Ms. Judy Stalder of 1814 Eastchester Drive, Regulatory Affairs Director of TREBIC and Mr. Jim Grdich of 5826 Samet Drive, of Blue Ridge Companies.

Ms. Stalder requested that additional language be added to the text amendment within Section 3 item (b) Conditions - (1) General limitations, restricting the ability for conditions to require office site improvements. She recommended that text be amended to line 5 of section b.1 to note “...or those that address the impacts on site or at site reasonably expected to be generated by the development or use of the site”.

No one spoke in opposition.

The Planning & Zoning Commission recommended ***approval*** of Text Amendment Case 10-06, by a vote of 8-0, with the amendment recommended by Ms. Stalder.

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

**STAFF REPORT  
TEXT AMENDMENT CASE 10-06  
August 24, 2010  
(Revised September 20, 2010)**

| Request                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Applicant:</b><br><br>City of High Point<br>Planning and Development Department                                                        | <b>Affected Ordinance Sections:</b><br><br><i>9-3-8, Dedication or Reservation of Right-of-Way; 9-3-12, Zoning Map Amendments; 9-3-13, Conditional Use Districts and Conditional Use Permits; 9-3-17, Zoning Changes in Historic Districts; 9-3-18, Vested Rights; 9-3-21, Fees; 9-4-2, District Descriptions; 9-4-3, Floating Districts; 9-9-1, Administrative Procedures; 9-9-2, The Planning and Zoning Commission; and 9-9-5, Historic Preservation Commission</i> |
| <b>Proposal:</b><br><br>To repeal the Conditional Use District zoning process and to establish a Conditional Zoning process in its place. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

**Background**

In late 2007, the High Point City Council authorized the Planning and Development Department to investigate and report on a relatively new zoning procedure termed Conditional Zoning. Rather than establishing uses and applying conditions to a zoning site through a quasi-judicial process, culminating in the issuance of a conditional use permit, conditional zoning treats both the rezoning and the establishment of uses and restrictive conditions on the site as a single legislative decision. The uses and restrictive conditions are made a part of the ordinance that authorizes the zoning map amendment.

Conditional Zoning has been tested and upheld twice by appeals courts in North Carolina in 2001 and 2002. Several municipalities across the state, including Greensboro, requested and received local legislation during this time authorizing the use of conditional zoning. In 2005, as part of S.L. 2005-426, the North Carolina General Assembly legalized conditional zoning statewide.

Since early 2008, the Planning and Development Department staff has been researching the conditional zoning process, discussing details and procedures with Council's Planning and Development Committee, and more recently with members of the development community. The proposed ordinance is the result of those discussions.

## Details of Proposal

The purpose of the amendment is to: 1) remove the present conditional use district zoning process and all references to it; 2) establish a new conditional zoning process; and 3) set forth the future treatment and application of existing conditional use zoning districts.

Although the proposed text amendment affects a number of sections of the Development Ordinance, many changes are simply wording changes that remove references to the conditional use permit, or to conditional use districts, and replace them with references to conditional zoning. There are essentially two major areas of change. First, Section 9-3-13, which contains the procedural requirements for conditional use districts and conditional use permits, is repealed and replaced with a completely new section that sets forth the procedures for conditional zoning. Second, Section 9-4-3(a), which contains the City's Planned Unit Development regulations, has been modified to the conditional zoning process and the current sketch plan/Unified Development Plan requirements have been replaced with a required PUD Master Plan.

Section 14 of the proposed text amendment addresses existing conditional use (CU) zoning districts. Properties that are governed by the provisions of a conditional use permit will continue to be so governed until a zoning change is requested, or until a major amendment is requested. At that time, the CU district would be converted to a conditional zoning (CZ) district. Minor amendments to existing CU districts will be permitted under the existing minor amendment procedure for a period of three years from the effective date of this amendment. After that, any amendment request to a CU district will require conversion to a CZ district.

The amendment, if approved by Council, will become effective January 1, 2011, therefore cases filed for consideration at the January Planning and Zoning Commission meeting will be processed using conditional zoning procedures.

## Analysis

Most of the largest cities and towns in the state, and several counties have adopted the conditional zoning process. With the proposed conditional zoning, many of the procedural "ground rules" that are a part of the City's conditional use district zoning remain:

- ❖ Unless initiated by City Council, all of the landowners of property to be included in the rezoning must sign in agreement to the petition.
- ❖ Conditions imposed may be proposed by the property owner or by the city and its agencies, but only those mutually agreed upon by the owner and the government may be included.
- ❖ Conditions are limited to those that address conformance of the proposed development and use of the site to ordinances and officially adopted plans and to those that address the impacts reasonably expected to be generated by the proposed development and use of the site.
- ❖ All zoning map amendments can only be decided following a public hearing, pursuant to public notice as established by state law, and on-site posting of the notice of the public

hearing must be made. Providing written notice to the owners of property within 300 feet of the proposed zoning site is unchanged.

- ❖ The requirement that the petitioner hold a neighborhood information meeting prior to the Planning and Zoning Commission public hearing is unchanged.
- ❖ The method by which changes may be made to an application once it is filed is unchanged.
- ❖ The manner in which the Planning and Zoning Commission public hearing is conducted is unchanged.
- ❖ In its recommendation on a zoning request, the Planning and Zoning Commission must still issue a statement of consistency with applicable City plans, and the City Council must still issue both a consistency statement and one regarding the reasonableness of its decision. These are required by state law.

Some of the procedures however would change:

- ❖ The conditional use permit and associated quasi-judicial hearing process is eliminated. Conditions are included in written and/or map form as part of the ordinance approving the rezoning.
- ❖ Specific written findings are not required. In their place, review criteria are established to guide reviewers and decision makers. The review criteria include all of the major considerations of the written findings.
- ❖ City Council public hearing procedures will change. Persons wishing to speak at the hearing will no longer be required to be sworn in. Comment may be taken at any time up to the vote on the matter, rather than held to the period in which the hearing is open for testimony.
- ❖ The conditional zoning procedures will permit certain conditions – those affecting dimensional, parking and landscaping requirements – to be established that are less than the minimum requirement of the Development Ordinance, if approved by the City Council. Currently, conditions must be in addition to, or be more restrictive than the ordinance minimum.
- ❖ Decision makers will be able to discuss the petitioner's application amongst themselves, with the applicant or with others outside of the public hearing context. The current quasi-judicial process prohibits this. The amendment establishes conduct guidelines for decision makers that provide an ethical framework for such discussions.
- ❖ While major amendments to approved CZ districts will be handled in the same way that major amendments to CU districts are – meaning that the amendment must proceed through the same review and approval process as the original district - the CU district minor amendment is being replaced by the CZ district administrative amendment. Administrative amendments may be approved by the Planning Director (compared to the present minor amendment approval by the City Council), and a list of what may be approved is included in the text amendment. It should also be noted that the proposed ordinance allows Council to prohibit any or all administrative amendments specifically in the conditional zoning approval, thereby transferring approval authority for those amendments from the Planning Director to City Council.

A move to conditional zoning will simplify public hearing procedures, and will permit City Council and P&Z members to communicate with the applicant and with affected neighbors outside of the public hearing arena. This ability to seek information and communicate more freely without repercussion makes conditional zoning attractive to both decision makers and applicants. Other than minor administrative changes to the staff report format, some forms, applications and checklists, there are no implementation problems or costs expected.

## Recommendation

### **Staff recommends approval.**

Staff has worked with City Council members and representatives of the development community over quite a number of months to refine this text amendment, and believes that it follows the direction as set forth to date. The Planning and Development Department therefore recommends approval of Text Amendment 10-06.

**09/20/10 Revision:** At the Planning and Zoning Commission meeting of August 24, the TREBIC representative, Judy Stalder, proposed that the language of Section 9-3-13(b)(1) regarding Conditions be amended to add the words “on site or at site” as indicated below.

General Limitations: The conditions and site specific standards in a Conditional Zoning District shall be limited to those that address the conformance of the development and use of the site to the Development Ordinance, the comprehensive plan or other officially adopted plan, or those that address the impacts on site or at site reasonably expected to be generated by the development of use of the site. Conditions may be more restrictive or less restrictive than the requirements of the Development Ordinance. Less restrictive conditions shall be limited to those affecting dimensional, parking and landscape requirements.

The Planning and Zoning Commission’s recommendation includes this change. Since the P&Z meeting, however, the staff has had an opportunity to discuss the change and has sought a review by the City Attorney. As a result, the staff believes the added language is unnecessary and unclear, and recommends approval of the text amendment as presented.

## 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 staff’s findings as written in this report, by adopting the staff’s findings with additions or changes as agreed upon by the Commission, or, if the Commission is in disagreement with staff’s findings, 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. This may be done by adopting the staff's findings as written in this report, by adopting the staff's findings with additions or changes as agreed upon by the Council, or, if the Council is in disagreement with staff's findings, by adoption of its own statement.

In addition, the City Council must, prior to adopting or rejecting any zoning amendment, explain why it considers the action taken to be reasonable and in the public interest. In this case, staff suggests that the approval of the applicant's request is reasonable and in the public interest because: 1) the adoption of conditional zoning will allow and encourage communication among all parties with an interest in zoning map amendment requests, resulting in increased opportunities for meaningful dialogue, and better development for the City; 2) the public hearing process will be simplified and more informal through the elimination of quasi-judicial procedures; and 3) the establishment of certain administrative amendments that may be approved by the Planning Director will reduce response time and provide better service to the development community. The City Council may adopt this statement, it may add to or change this statement, or, if the Council is in disagreement with the above statement it will need to formulate its own reasonableness / public interest statement.

### **Report Preparation**

This report was prepared by Planning and Development Department staff member Robert L. Robbins, AICP, and reviewed by Lee Burnette, AICP, Planning Director.

**NOTICE OF APPROVED AMENDMENT  
TO THE CODE OF ORDINANCES  
OF THE CITY OF HIGH POINT, NORTH CAROLINA**

**TEXT AMENDMENT 10-06**  
APPLICANT: City of High Point

AN ORDINANCE AMENDING TITLE 9 OF THE CODE OF ORDINANCES, PURSUANT TO SECTION 9-3-15, *TEXT AMENDMENTS*, OF THE CITY OF HIGH POINT DEVELOPMENT ORDINANCE.

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

WHEREAS, public hearings were held before the Planning and Zoning Commission on \*\*\*\*\* and before the City Council on \*\*\*\*\* regarding Text Amendment 10-06; and

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

WHEREAS, this amendment was adopted by the City Council of the City of High Point on \*\*\*\*\*.

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

**SECTION 1.**

Section 9-3-8, entitled DEDICATION OR RESERVATION OF RIGHT-OF-WAY, Subsection (a) *DEDICATION OF RIGHT-OF-WAY WITH DENSITY TRANSFER*, shall be amended as follows:

- (1) Whenever a tract of land located within the jurisdiction is proposed for subdivision or for use pursuant to a ~~Conditional Use Permit~~ **Conditional Zoning District** or Special Use Permit and a portion of it is embraced within a corridor for a street or highway shown on a plan established and

adopted pursuant to NCGS 136-66.2, the City may provide for the dedication of right-of-way within that corridor pursuant to any applicable legal authority.

- (2) The City may require an applicant for subdivision plat approval, ~~Conditional Use Permit~~ **Conditional Zoning District** approval, Special Use Permit approval, or for any other permission pursuant to a land use control ordinance authorized by local act, to dedicate for street or highway purpose the right-of-way within such corridor if the City allows the applicant to transfer density credits attributable to the dedicated right-of-way to contiguous land owned by the applicant. No right-of-way dedication shall be required pursuant to this Section unless the board or agency granting final subdivision plat approval, ~~Conditional Use Permit~~ **Conditional Zoning District** approval, Special Use Permit approval, or any other permission shall find:
  - a. That the dedication does not result in the deprivation of a reasonable use of the original tract; and
  - b. That the dedication is either reasonably related to the traffic generated by the proposed subdivision or use of the remaining land or the impact of the dedication is mitigated by measures provided in this Ordinance; or
- (3) If an applicant for subdivision plat approval, ~~Conditional Use Permit~~ **Conditional Zoning District** approval, Special Use Permit approval, building permit approval, or any other permission is not required to, but elects to, dedicate right-of-way within the corridor, the City may allow the applicant to transfer density credits attributable to the dedicated right-of-way to contiguous land that is a part of a common development plan.

## SECTION 2.

Section 9-3-12, entitled ZONING MAP AMENDMENTS, Subsection (b) *PROCEDURE*, shall be amended as follows:

Paragraphs (1) through (4), (6), (7) and (9) through (16) are unaffected. Paragraphs (5) and (8) shall read as follows:

- (5) Information Meeting: When required for applications for ~~Conditional Use Districts and Conditional Use Permits~~ **Conditional Zoning Districts**,

including major amendments thereto, an information meeting shall be held as provided for in Subsection 9-3-13(c)(3).

- (8) Application Conversion: An application for a zoning map amendment to a general use zoning district shall not be converted into an application for a ~~conditional use~~ **Conditional Zoning District** at any point in the application process after the application submittal deadline, nor shall an application for a zoning map amendment to a ~~conditional use~~ **Conditional Zoning District** be converted into an application for a general use zoning district. If such conversion is desired, then the applicant must withdraw the original application and submit a new application for a zoning map amendment to the other type.

### **SECTION 3.**

Section 9-3-13, entitled CONDITIONAL USE DISTRICTS AND CONDITIONAL USE PERMITS is hereby repealed in its entirety. In its place, the following new Section 9-3-13 shall be established and shall read as follows:

#### **9-3-13 CONDITIONAL ZONING DISTRICTS**

##### **(a) GENERAL REQUIREMENTS**

- (1) Application: **Property may be rezoned to a Conditional Zoning (CZ) District only in response to, and consistent with, an application submitted by the owner(s) of all the property to be included in the district.**
- (2) Other Regulations Apply: **Within a Conditional Zoning District, all requirements of any companion general use zoning district and all other requirements of this Ordinance shall apply except where they conflict with the approved conditions of the Conditional Zoning District.**
- (3) Uses Within District: **Within a Conditional Zoning District, only those uses allowed in the companion general use zoning district shall be permitted. No uses shall be permitted except those authorized by the Conditional Zoning District. Within a Planned Unit Development Conditional Zoning District, only those uses permitted in Subsection 9-4-3(a)(2) *Minimum Size and Uses Allowed* shall be allowed.**

- (4) Permits Compliant With Zoning:** No permit shall be issued for any development activity within a Conditional Zoning District except in accordance with the approved conditions and, if one is submitted, the Conditional Zoning Plan.

**(b) CONDITIONS**

- (1) General Limitations:** The conditions and site specific standards in a Conditional Zoning District shall be limited to those that address the conformance of the development and use of the site to the Development Ordinance, the comprehensive plan or other officially adopted plan, or those that address the impacts reasonably expected to be generated by the development or use of the site. Conditions may be more restrictive or less restrictive than the requirements of the Development Ordinance. Less restrictive conditions shall be limited to those affecting dimensional, parking and landscape requirements.
- (2) Permissible Conditions:** Such conditions may specify the location on the property of the proposed use(s); the number of dwelling units; the location and extent of supporting facilities such as parking lots, driveways and access streets; the location and extent of screening or buffer areas, landscaping and other special purpose areas; the timing of development; street and right-of-way improvements; water and sewer improvements; storm water drainage; the provision of open space; the dedication of right-of-ways or easements for public infrastructure; the construction of, financial participation toward the cost of construction of, or the payment of fees-in-lieu of the construction of, public improvements; or may relate to other matters that the City Council finds appropriate or that the applicant may propose.
- (3) Prohibited Conditions:** No condition shall be made part of the application, or attached to the approval of a Conditional Zoning District, which: specifies the ownership status, race, religion, or other characteristics of the occupants of housing units; establishes a minimum size of a dwelling unit; establishes a minimum value of buildings or improvements; or is intended to exclude residents based upon race, religion or income. No condition shall be made part of the application that binds or

obligates the City to perform in any manner relative to the approval of the map amendment or development of the property.

- (4) Review of, and Agreement to Conditions: The applicant shall have a reasonable opportunity to consider and respond to any conditions suggested by the City prior to final action by the City Council. Only those conditions mutually agreed upon by the applicant and the City may be incorporated into the approved Conditional Zoning District.
- (5) Violation of Conditions: A violation of a condition in an approved Conditional Zoning district shall be treated the same as any other violation of this Ordinance and shall be subject to the same remedies and penalties.

(c) PROCEDURE

- (1) General: Applications for Conditional Zoning Districts shall be filed, processed, and voted upon in the same manner as that required in Section 9-3-12(b) ZONING MAP AMENDMENTS, except as prescribed by this Section (9-3-13(c)).
- (2) Conditional Zoning Plan: Any request for a Conditional Zoning District, other than a Planned Unit Development District, may include a Conditional Zoning Plan, the purpose of which is to illustrate conditions where text does not provide an adequate description. If submitted, a Conditional Zoning Plan shall be developed in accordance with Appendix 5, Map Standards of this Ordinance and shall accompany the application form.
- (3) Information Meeting:

  - a. Meeting Required: The applicant requesting a Conditional Zoning (CZ) District shall hold an information meeting a minimum of 22 days prior to the Planning and Zoning Commission public hearing. The information meeting is defined as any meeting, assembly, gathering or telephone communication, held pursuant to giving notice as provided herein, between the applicant or applicant's representative and notified property owners or other citizens. The meeting's purpose is to provide information about the

applicant's proposed development in a forum that permits and encourages conversation, questions and comment. It is intended to educate and inform those who potentially would be the most affected by the applicant's proposal, so that potential conflicts and other issues may be identified, discussed and resolved prior to the public hearings, and so that well conceived, constructive comments may be provided at the public hearings. Any number of information meetings may be held.

- b. Notice:** Prior to the meeting, the applicant shall contact, send or otherwise provide notice of the information meeting to all owners of property as shown on the county tax listing and located within a minimum of 300 feet of the subject property. Failure of a party to receive notice of the meeting shall not invalidate the application.
- c. Information Provided:** The applicant should describe and provide known information about the development proposal to the meeting attendees. The applicant must provide a written description of the proposed development and may provide any other information that would promote the understanding of the proposal. In addition, the applicant must provide information, prepared by the Planning and Development Department, which describes the process an application for Conditional Zoning must follow for consideration, the purpose of the required information meeting, the potential for changes in the applicant's development proposal as it proceeds through the process, and references for further information. Any of this written information may be provided either prior to, or at the meeting.
- d. Meeting Report:** A minimum of 22 days prior to the Planning and Zoning Commission public hearing, the applicant shall file a written report with the Planning and Development Department regarding the information meeting(s) held, which at a minimum shall include:

1. A list of those property owners notified of the meeting and the manner and date of the notification.
2. The date, time and location of the meeting(s) and a list of attendees.
3. A brief description of the development proposal as presented to the meeting attendees.
4. Any comments, ideas, or suggestions from attendees that were, or will be, incorporated into the development proposal.

- e. Failure to Hold Information Meeting: Failure of an applicant to hold an information meeting in accordance with this ordinance shall not prevent the consideration of the application, provided the applicant files a written statement with the Planning and Development Department, prior to the Planning and Zoning Commission public hearing, documenting the reasons a meeting was not held. The failure to hold a meeting, or any inadequacies of a held information meeting, shall be reviewed by the City Council, but shall not prevent consideration of the application.

**(4) Changes to Application:**

- a. Once a Conditional Zoning District application is submitted, the applicant may add or remove conditions or make other changes in the application up to 22 days prior to the Planning and Zoning Commission public hearing. Thereafter, the applicant shall make changes to the application in accordance with all of the following:
1. By filing the proposed change(s) in writing with the Planning and Development Department during or after the Planning and Zoning Commission public hearing, but no closer than 48 hours prior to final action by the City Council on the Conditional Zoning request.

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Version8.docx

2. Minimizes or effectively mitigates any identified adverse impact on adjacent and nearby property, such as that caused by traffic, parking, noise, lighting, trash, loading areas, etc.;
3. Minimizes or effectively mitigates any identified adverse environmental impact on water and air resources, minimizes land disturbance, preserves trees and protects habitat;
4. Minimizes or effectively mitigates any identified adverse impact on municipal facilities and services, such as streets, potable water and wastewater facilities, parks, police and fire; and
5. Minimizes or effectively mitigates any identified adverse effect on the use, enjoyment or value of adjacent properties.

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

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

(6) Conduct of Reviewers: So as to not circumvent or devalue the application review process, and in the interest of assuring a process that is transparent, fair to all parties, and consistent with the purposes and intent of this Ordinance, the conduct of Planning and Zoning Commission members and members of the City Council throughout the conditional zoning process shall be guided by the following:

a. Open Mind: Members should consider the application without prejudice.

b. No Commitment Prior to Public Hearing: Members should make no commitment or agreement or take a public position on an application or on any proposed condition therein until the public hearing on the matter.

- c. Disclosure: Members should exercise good judgment and disclose any information obtained outside of the public hearing that the member believes has influenced his/her evaluation of the application.
- d. Discussion and Deliberation: Members may discuss an application with other members, the applicant or others as a means of obtaining information, a clarification or understanding of the proposal or of the interests of the applicant, the neighborhood or an affected party. However, members should refrain from deliberation, meaning consideration resulting in conclusions or formulation of a judgment or decision, until the public hearing.
- e. Conflict of Interest: City Council or Planning and Zoning Commission members shall not vote on any application where the outcome of the matter being considered is reasonably likely to have a direct, substantial, and readily identifiable financial impact on the member.

(d) EFFECT OF APPROVAL

- (1) Conditions Perpetually Binding: If an application for a Conditional Zoning District is approved, the development and use of the property shall be governed by the predetermined ordinance requirements applicable to the district's category, the approved Conditional Zoning Plan for the district - if one has been submitted, and any additional approved rules, regulations and conditions, which together shall constitute the zoning regulations for the approved district. These regulations are perpetually binding on the property included in such Conditional Zoning District as an amendment to this Development Ordinance and to the Official Zoning Map, unless subsequently amended or changed as provided for in this ordinance. The City Council may specifically prohibit the amendment of any condition(s) normally permitted through the administrative amendment process set forth in Section 9-3-13(e).

- (2) No Removal of Other Requirements: No rule, regulation or condition of a Conditional Zoning District shall have the effect of removing or amending any requirement of this Development Ordinance, with the exception of less restrictive conditions as authorized by this Ordinance and approved by the City Council.
- (3) Designation: Following approval of the application for a Conditional Zoning District, the subject property shall be identified on the Official Zoning Map by the appropriate district designation. A companion Conditional Zoning District shall be identified by the same designation as the corresponding general use district, preceded by the letters 'CZ' (for example: CZ GO-M). Planned Unit Development districts shall be designated by the district designation only (for example: PDM).
- (4) Review of Approval: It is generally intended that property shall be reclassified to a Conditional Zoning District only in the event of plans to develop the property. Therefore, if no application for approval of a preliminary subdivision plat or site plan for any part of the rezoned land is submitted within three (3) years after approval of the Conditional Zoning District, the Planning and Zoning Commission may forward a recommendation to the City Council to initiate an application to rezone the property to any general use district determined to be appropriate. Prior to making such a recommendation, the Planning and Zoning Commission shall determine that the property owner(s) has been notified and given a reasonable opportunity to comment.

(e) AMENDMENTS TO APPROVAL

- (1) Administrative Amendment: The Planning and Development Director shall have the authority to approve an administrative amendment to an approved Conditional Zoning Plan and to written conditions only as specifically authorized by this section, unless administrative amendment has been expressly forbidden by the City Council in its approval of the district. An amendment proposal not meeting the qualification for consideration as an administrative amendment, or proposals that qualify as administrative amendments but are prohibited from being

considered in that manner by the City Council, shall be considered as a major amendment.

- a. Procedure: An administrative amendment to an approved Conditional Zoning Plan or to written conditions may be requested in accordance with Section 9-3-13(e)(1)c. below. Such request shall be in writing, signed by the property owner, to the Planning and Development Department, detailing the requested change. Review fees, if required, shall accompany the letter. Additional information, as may be requested, shall be provided by the applicant.
- b. Qualification: The standard for approving an administrative amendment shall be that the change will result in equal or better performance when compared with the approved Conditional Zoning Plan, if one exists, and with the objectives and purposes of the original standard or condition; does not significantly alter the plan or affect any written condition that cannot be administratively changed; and that the change will not result in a significant worsening of the impact upon abutting properties. No administrative amendment shall result in a standard or condition that is less restrictive than the Development Ordinance requirement. The Planning and Development Director may refuse to exercise the authority to approve an administrative amendment where uncertainty exists pursuant to these standards or because a public hearing and City Council consideration is deemed appropriate under the circumstances.
- c. Administrative Amendment Types: Changes that may be approved as an administrative amendment are:
  - 1. Minor adjustments to the location of entrances or driveways, the rearrangement of internal streets or drives, configuration of parking areas, configuration or location of open space or placement of required amenities;

2. Minor adjustments to other features on the Conditional Zoning Plan that are not specifically conditioned;
3. Minor adjustments to the arrangement of buildings provided there is no increase in the number or size, and to the height of any structure to the extent that additional floor space could not be added;
4. Minor adjustments to the proposed building elevation or façade, including materials, provided that the change retains the same general architectural character;
5. Increases in residential density of up to 10%, not to exceed the zoning district maximum, and increases in non-residential gross floor area of up to 10%, cumulative, or 50,000 square feet, whichever is less;
6. Reductions in the number of parking spaces of up to 10% or 5 spaces, whichever is greater;
7. Minor adjustments to setbacks, buffers and landscaped areas shown on a Conditional Zoning Plan, only to the extent that the requirement remains at or above the Development Ordinance minimums.

(2) Major Amendment: All changes to an approved Conditional Zoning District that cannot be considered under the administrative amendment process; that would result in a requirement or standard less than that of the Development Ordinance; or that are refused by the Planning and Development Director, shall be considered as major amendments. Major amendments shall be applied for and considered using the same procedure as that required for the original approval of the Conditional Zoning district.

## SECTION 4.

Section 9-3-17, entitled ZONING CHANGES IN HISTORIC DISTRICTS, shall be amended as follows:

Requests for changes in zoning classification, ~~Conditional Use Permits~~ or **requests for** Special Use Permits for property within a historic district shall be processed and considered in the same procedure as set forth for zoning map amendments (Section 9-3-12) except for the following:

Subsections (a) *HISTORIC PRESERVATION COMMISSION RECOMMENDATION* and (b) *VOTING* are unaffected.

## SECTION 5.

Section 9-3-18, entitled VESTED RIGHTS, shall be amended as follows:

Subsection (a) *PRIOR BUILDING PERMIT APPROVAL* is unaffected. Subsection (b) *ESTABLISHMENT OF VESTED RIGHTS*, paragraphs (1) through (3) and (5) through (10) are unaffected. Paragraph (4) shall read as follows:

(4) Concurrent Review:

- a. Applications for the establishment of vested rights may be processed concurrently with applications for Zoning Map Amendments, ~~Conditional Use Permits~~, Special Use Permits and Variances, or with the review of site plans or preliminary subdivision plats which require approval by staff or the Technical Review Committee.
- b. The City Council may approve the site specific or phased development plan which establishes the vested right before such concurrent application is approved. The approval of the plan shall, however, be contingent upon approval of the concurrent application by the City Council, Board of Adjustment, Technical Review Committee or the staff.

## SECTION 6.

Section 9-3-21, entitled FEES, shall be amended as follows:

Subsection 9-3-21(a), *FEE SCHEDULE; GENERALLY*, shall read as follows:

(a) *FEE SCHEDULE; GENERALLY*

City Council may establish a schedule of fees, charges, and expenses and a collection procedure for building permits, sign permits, home occupation permits, zoning map amendments, ~~Conditional Use Permits~~ applications to establish a vested right, Special Use Permits, land disturbing permits, plan reviews, modifications, variances, interpretations, appeals, and other approvals under this Ordinance. No permit, certificate, variance, etc. shall be issued until such fees, charges, or expenses have been paid in full. No action shall be taken on proceedings before any Board authorized by this Ordinance until such fees, charges, or expenses have been paid in full, except that building permits may be issued without prior full payment at the discretion of the Director of Inspections.

Subsection (b), *VESTED RIGHT FEE*, is unaffected.

## SECTION 7.

Section 9-4-2, entitled DISTRICT DESCRIPTIONS, shall be amended as follows:

Subsection (a), *GENERAL USE DISTRICTS* is unaffected.

Subsection (b), *CONDITIONAL USE DISTRICTS*, shall be repealed in its entirety. In its place, the following new subsection 9-4-2(b) shall be established and shall read as follows:

(b) **CONDITIONAL ZONING DISTRICTS**

**(1) Purpose: Conditional Zoning Districts are created through a legislative decision-making process. The development and use of property in a Conditional Zoning District is controlled by predetermined ordinance standards along with additional rules, regulations and conditions that are imposed as part of the decision creating the district.**

**Conditional Zoning Districts are intended to be used when additional regulatory flexibility is deemed necessary to help mitigate impacts due to the nature or scale of some land uses, that cannot be predetermined or controlled by the general use**

district standards. There are also circumstances in which a general use district regulation would not be appropriate for a particular use or location, but a specific use plan with appropriate controls would be consistent with the objectives of this Ordinance. The conditional zoning process allows the City to approve a proposal for a specific development with reasonable conditions to assure the compatibility of the use with surrounding properties and to area conditions in general.

**(2) Companion Districts Established: A Conditional Zoning District, bearing the designation CZ, is hereby established as a companion district for every district established in subsection 9-4-2(a) General Use Districts. These districts are: CZ AG; CZ RS-40; CZ RS-20; CZ RS-15; CZ RS-12; CZ RS-9; CZ RS-7; CZ RS-5; CZ RM-26; CZ RM-18; CZ RM-12; CZ RM-8; CZ RM-5; CZ LO; CZ GO-M; CZ GO-H; CZ NB; CZ LB; CZ GB; CZ HB; CZ CB; CZ SC; CZ CP; CZ LI; CZ HI; and CZ PI. All regulations that apply to a general use district shall also apply to the companion Conditional Zoning District, unless modified by conditions.**

**(3) Planned Unit Development Districts: All Planned Unit Development Districts, as described in Section 9-4-2(c) shall be Conditional Zoning Districts, and shall be established and amended in accordance with Section 9-3-13.**

Subsection (c) *Floating Districts*, shall read as follows:

(c) FLOATING DISTRICTS

**(1) ~~Conditional Use~~ Planned Unit Development Districts:**

a. ~~CU~~-PDR, ~~CONDITIONAL USE~~ PLANNED UNIT DEVELOPMENT – RESIDENTIAL

The ~~CU~~ PDR, ~~Conditional Use~~ Planned Unit Development – Residential District is intended to accommodate a variety of housing types developed on large tracts in accordance with a Unified Development Plan. The ~~CU~~ PDR District also accommodates neighborhood business and office uses which primarily serve nearby residents.

- b. ~~CU-PDM, CONDITIONAL-USE~~ PLANNED UNIT DEVELOPMENT – MIXED

The ~~CU PDM, Conditional-Use~~ Planned Unit Development – Mixed District is intended to accommodate residential, commercial, and light industrial uses developed on large tracts in accordance with a Unified Development Plan.

- c. ~~CU-PDL, CONDITIONAL-USE~~ PLANNED UNIT DEVELOPMENT – LIMITED

The ~~CU PDL, Conditional-Use~~ Planned Unit Development – Limited District is intended to accommodate residential, office and commercial uses developed on limited size tracts in accordance with a Unified Development Plan.

Paragraph (2) *TN Traditional Neighborhood District*, is unaffected.

Section (d) *OVERLAY DISTRICTS*, shall be amended as follows:

- (d) OVERLAY DISTRICTS

Overlay Districts establish regulations for certain areas in addition to the regulations of the underlying General Use, Planned Unit Development, or ~~Conditional Use District(s)~~ **Conditional Zoning District(s)**.

Paragraphs (1) through (7) are unaffected.

## SECTION 8.

Section 9-4-3, entitled FLOATING DISTRICTS, shall be amended as follows:

### Part 1.

Subsection 9-4-3(a) *PLANNED UNIT DEVELOPMENT DISTRICT REQUIREMENTS*, shall add the following before paragraph (1):

- (a) PLANNED UNIT DEVELOPMENT DISTRICT REQUIREMENTS

**All Planned Unit Development Districts permitted by this ordinance shall be established as Conditional Zoning Districts, in accordance with the requirements of this subsection (9-4-3(a)), and Section 9-3-13 Conditional Zoning Districts.**

## Part 2.

Subsection 9-4-3(a), paragraph (1)a. shall read as follows:

### (1) General Requirements

- a. Findings: Applications for ~~Conditional Use~~ Planned Unit Development Districts shall be approved only if all of the following findings are made:

Paragraphs a.1. through a.4. are unaffected.

## Part 3.

Subsection 9-4-3(a), paragraph (1)b. shall read as follows:

- b. Effect of Approval: The approved ~~Conditional Use Permit~~ **Conditional Zoning ordinance** and the approved ~~Unified Development Plan~~ **Planned Unit Development (PUD) Master Plan** shall govern all uses and development activities in a planned unit development. Any use or development activity not in conformance with ~~this permit and these plans~~ **the Conditional Zoning ordinance and PUD Master Plan** shall constitute a violation of this Ordinance and shall be subject to the enforcement remedies in Chapter 8 (Enforcement).

## Part 4.

Subsection 9-4-3(a), paragraph (2) shall read as follows;

- a. ~~Conditional Use~~ **Planned Unit Development – Residential (CU – PDR):**
  1. **Minimum Size:** A ~~CU –~~ PDR District shall contain at least twenty (20) contiguous acres under unified ownership or control.
  2. **Uses Allowed:** A ~~CU –~~ PDR District allows all uses permitted in residential districts, in the Neighborhood Business (NB) District, or in the Limited Office (LO) District.

- b. ~~Conditional Use~~ Planned Unit Development – Mixed (~~CU~~ PDM);
  - 1. Minimum Size: A ~~CU~~ PDM District shall contain at least twenty (20) contiguous acres under unified ownership or control.
  - 2. Uses Allowed: A ~~CU~~ PDM District allows all permitted uses except those uses which are only allowed in the Heavy Industrial (HI) District or the Agricultural (AG) District.
- c. ~~Conditional Use~~ Planned Unit Development – Limited (~~CU~~ PDL);
  - 1. Minimum Size: A ~~CU~~ PDL District shall contain at least five (5) but fewer than twenty (20) contiguous acres under unified ownership or control.
  - 2. Uses Allowed: A ~~CU~~ PDL District allows all uses permitted in residential, office, or commercial districts.

## Part 5.

Subsection 9-4-3(a), paragraph (3) *Development Standards*, shall read as follows:

### (3) Development Standards

Those development standards in Chapters 4, 5, and 6 **of this Ordinance** pertaining to density; size, location and arrangement of buildings and structures; lot dimensions; and landscaping are waived in ~~CU~~ PDR, ~~CU~~ PDM, and ~~CU~~ PDL Districts. The development standards below in this Section, **and any conditions contained within the ordinance approving the** ~~those in the approved Unified Development Plan, and any in the approved Conditional Use Permit~~ **PDR, PDM or PDL** shall apply.

- a. Dimensional Standards: The dimensional standards of this Ordinance are waived in ~~CU~~ PDR, ~~CU~~ PDM, and ~~CU~~ PDL Districts except that within fifty (50) feet of any RS District, the height regulations of that RS District shall apply.

Subsection 9-4-3(a), paragraph (3)b. Access: is unaffected.

c. Commercial Areas:

1. Commercial areas in all ~~CU-PD~~ **Planned Unit Development** Districts shall be arranged to promote pedestrian access from adjacent residential, office, and industrial areas into commercial areas.
2. Commercial uses in a ~~CU~~ PDR District shall be located on and shall face an internal street of the development.
3. Ten percent (10%) of the total land area in a ~~CU~~ PDR District may be occupied by or used for commercial purposes, provided that at no time shall the cumulative amount of land developed for commercial purposes exceed the cumulative amount of land developed for residential purposes.
4. Commercial areas are permitted in a ~~CU~~ PDR District if they are designed and located to serve primarily the residents of the planned unit development.

Subsection 9-4-3(a), paragraph (3)d. *Alleys* and (3)e. *Local Street Design* are unaffected.

f. Boundary Treatment:

1. The scale and setbacks of buildings and structures in a ~~CU~~ PDR and ~~CU~~ PDM District within one hundred and fifty (150) feet of the perimeter of the planned unit development shall be in harmony with development on adjacent lands.
2. No commercial or industrial use in a ~~CU~~ PDR or ~~CU~~ PDM District shall be permitted within one hundred and fifty (150) feet of the perimeter of the planned unit development, unless the adjacent zoning district permits the same or a similar use adjacent to the perimeter at the time of zoning district approval.
3. The scale and setbacks of buildings and structures in a ~~CU~~ PDL District within seventy-five (75) feet of the perimeter of a planned unit development shall be in harmony with development on adjacent lands.

4. No residential use in a ~~CU~~ PDL District shall be permitted within seventy-five (75) feet of the perimeter of a planned unit development unless the adjacent zoning district permits the same or similar uses adjacent to the perimeter at the time of zoning district approval.
5. Any planned unit development located within the Core City area as defined by the adopted Core City Plan is exempt from the above boundary treatment requirements.

## Part 6.

Subsection 9-4-3(a), paragraph (3)g. Signs; shall read as follows:

1. Specifications of size, type, height, setback, location, design, illumination, and number of signs shall be **included** in ~~the a~~ Common Signage Plan element, **which shall be a part** of the ~~Unified Development Plan~~ **PUD Master Plan**. Specifications shall be as restrictive or more restrictive than the regulations of the zoning districts listed below unless exceptions are approved by the City Council. However, no exception shall be approved by the City Council with respect to type of sign permitted.

| Predominant Use in Section of PUD                             | No Less Restrictive than |
|---------------------------------------------------------------|--------------------------|
|                                                               |                          |
| Residential areas                                             | RM-12                    |
| Office areas                                                  | LO                       |
| Commercial areas in <del>CU</del> -PDR                        | NB                       |
| Commercial areas in <del>CU</del> -PDM and <del>CU</del> -PDL | LB                       |
| Industrial areas                                              | CP                       |

2. All signs shall use a coordinated color, style, and lettering scheme shown on the Common Signage Plan.

## Part 7.

Subsection 9-4-3(a), paragraph (3)h. Parking: shall read as follows:

- h. Parking: Off-street parking for each use in a planned unit development shall be provided in accordance with the standards set forth in this Ordinance. The Technical Review Committee may approve a reduction in the number of spaces if the ~~Unified Development Plan~~ **approved Conditional Zoning District** provides **for** convenient pedestrian and/or bicycle access among uses.

Subsection 9-4-3(a), paragraph (3)i. Environmentally Sensitive Areas: is unaffected.

## Part 8.

Subsection 9-4-3(a), paragraph (3)j. Open Space and Common Recreational Facilities: shall read as follows:

Sub-paragraphs 1. through 6. and 8. are unaffected.

7. The Technical Review Committee may reduce the required open space in any ~~CU—PD~~ **Planned Unit Development** District, depending upon the nature and extent of active recreational facilities provided.

## Part 9.

Subsection 9-4-3(a), paragraph (4)a. Rezoning to a Conditional Use Planned Unit Development District: shall be amended as follows:

- a. Rezoning to a ~~Conditional Use~~ Planned Unit Development District:
  1. **Master Plan Required:** Prior to submitting an application for rezoning to a ~~CU—PD~~ **Planned Unit Development** District, the applicant shall submit a ~~Sketch~~ **Planned Unit Development (PUD) Master** Plan prepared in accordance with Appendix 5, Map Standards, **together with such review fee as may be established.** ~~that also includes:~~ **The Master Plan constitutes a map-based presentation of proposed zoning conditions and is a generalized representation of the various components of the proposed development.**

- ~~i. The general location and amount of land proposed for single family residential, multifamily residential, office, commercial, industrial, open space/recreation, and street use;~~
- ~~ii. The number of dwelling units or gross floor area and the acreage of each tract or area shown on the Sketch Plan;~~
- ~~iii. The maximum height of buildings and structures in each such tract or area;~~
- ~~iv. The location and the amount of land in flood hazard areas and any other lands not suitable for development; and~~
- ~~v. Proposed watershed protection measures, including their general location, if the development is within a Watershed Critical Area District or a General Watershed Area District.~~

2. **TRC Review Required:** The Technical **Review Committee** shall review this ~~Sketch~~ **PUD Master** Plan for consistency with the requirements of Chapter 6 (Subdivisions: Procedures and Standards) and other applicable standards in this Ordinance. The Technical Review Committee, upon finding such consistency, shall ~~approve~~ **favorably recommend** the Sketch **Master** Plan, for submission to the ~~Planning and Zoning Commission~~ **which shall then be included as part of the zoning map amendment application.** ~~in combination with a rezoning application.~~ If the ~~Sketch~~ **PUD Master** Plan is ~~unfavorably not approved~~ **unfavorably not recommended**, it shall be returned to the applicant with written reasons ~~for disapproval~~ and/or requests for further information. The applicant may then revise and resubmit the Sketch **Master** Plan **to obtain a favorable recommendation.** **An unfavorable recommendation from the Technical Review Committee shall not prohibit the submittal of a map amendment application.**

3. The ~~rezoning~~ **zoning map amendment** application shall consist of the following materials:
- i. An ~~rezoning~~ application **form** prepared in accordance with Section 9-3-13 (~~Conditional Use Districts and Conditional Use Permits~~ **Conditional Zoning Districts**);
  - ii. **A Planned Unit Development (PUD) Master Plan, containing the recommendation (favorable or unfavorable) of the Technical Review Committee.**  
~~The Sketch Plan approved by the Technical Review Committee for submission. This Sketch Plan constitutes a map-based presentation of proposed zoning conditions attached to the Conditional Use Permit application. It does not constitute a Conditional Use Site Plan as required by Subsection 9-3-13(b)(8) (Submission of Site Plans); and~~
  - iii. **A PUD Statement of Standards and Intent. This is a written document describing the characteristics of the proposed development and which includes all proposed development standards and dimensional requirements. It shall be used as the basis for establishing the written conditions that will accompany the requested zoning map amendment.**
  - iiiiv. A traffic impact analysis, **if required.**
4. The completed application shall be processed in accordance with Chapter 3 **of this Ordinance** (Permits and Procedures).
5. Approval of the rezoning application establishes the maximum density/intensity, maximum height, and general location of each use of each tract or area shown on the ~~Sketch Plan~~ **PUD Master Plan.**

6. **Any proposed change to the PUD Master Plan after it is approved with the Conditional Zoning district ordinance shall follow the procedures in Section 9-3-13(e).** ~~Any proposed change in use, increase in density/intensity, decrease in open space and common recreation facilities, or substantial change in the location of permitted uses or streets from what is shown on the approved Sketch Plan shall be deemed a major change requiring an amendment of the Conditional Use Permit in accordance with Chapter 3 (Permits and Procedures). Factors to be considered by the Enforcement Officer in determining if a change is substantial include, but are not limited to, the extent of the locational change and the expected impact on properties adjacent to the planned unit development.~~
7. ~~A Unified Development Plan may be processed concurrently with the application for rezoning for action by the Planning and Zoning Commission and City Council.~~

## **Part 10.**

Subsection 9-4-3(a), paragraph (4)b., *Unified Development Plan Approval*: shall be repealed in its entirety.

## **Part 11.**

Subsection 9-4-3(a), paragraph (5), *Phased Development*, shall be amended as follows:

- a. **General Requirements:** Planned Unit Developments may be developed in phases provided the following requirements are met:
  1. All phases shall be shown on the ~~Unified Development Plan~~ **PUD Master Plan** and numbered in the expected order of development;

Sub-paragraphs 2. and 3. are unaffected.

- b. **Final Plat Approval:** No final plat for a phase of a planned unit development shall be approved unless:
  1. All open space and common facilities included in previous phases have been conveyed and/or completed; and

2. There is no violation of the ~~Unified Development Plan~~ **PUD Master Plan** or ~~Conditional Use Permit~~ **any other requirements of the Conditional Zoning District** in any previous phase.

## SECTION 9.

Section 9-9-1, entitled ADMINISTRATIVE PROCEDURES, paragraph (b), *NOTICE*, shall be amended as follows:

(b) NOTICE

- (1) ~~Zoning Map Amendment, Special Use Permit, Conditional Use Permit~~ **Conditional Zoning District**, Major Amendment to a Special Use Permit or ~~Conditional Use Permit~~ **Conditional Zoning District**, Application for the Establishment of Vested Rights, Variance and Special Exception Requests:

- a. Except in the case of a comprehensive map amendment of all property within the city where notice is given in accordance with NCGS 160-A384, whenever there is a request for a Zoning ~~Map~~ Amendment, Special ~~Use~~ Permit or ~~Conditional Use Permit~~ **Conditional Zoning District** involving a parcel of land, the owner(s) of all parcels of land wholly or partially within three hundred (300) feet thereof, shall be mailed a notice of the public hearing on the proposed request.

Sub-paragraphs b. and c. are unaffected.

- d. The person or persons mailing such notices for Zoning Map Amendments, ~~Conditional Use Permits~~ **Conditional Zoning Districts**, Special Use Permits, or Major Amendments thereto shall certify to the City Council that proper notice has been given. Such certification shall be deemed conclusive in the absence of fraud.

Sub-paragraphs e. and f. are unaffected.

## **SECTION 10.**

Section 9-9-2, entitled THE PLANNING AND ZONING COMMISSION, Subsection (d), *POWERS AND DUTIES*, shall be amended as follows:

### **(d) POWERS AND DUTIES**

The Planning and Zoning Commission shall have the following powers and duties:

- (1) To hear and make recommendations on matters to the City Council in accordance with the terms of this Ordinance, such as Zoning Map Amendments, ~~Conditional Use Permits~~ **Conditional Zoning Districts**, Special Use Permits, Text Amendments, Applications for the Establishment of Vested Rights, and Street Closings.

Paragraphs (2) through (6) are unaffected.

## **SECTION 11.**

Subsection 9-9-5, entitled HISTORIC PRESERVATION COMMISSION, Subsection (c), *POWERS AND DUTIES*, shall be amended as follows:

Paragraphs (1) through (3) are unaffected.

- (4) To make recommendations to the Planning and Zoning Commission concerning requests for Zoning Map Amendments, ~~Conditional Use Permits~~ or Special Use Permits affecting historic properties or districts; and to make recommendations to the Board of Adjustment concerning variances and special exceptions affecting historic properties or districts;

Paragraphs (5) through (15) are unaffected.

## **SECTION 12.**

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 13.**

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

#### **SECTION 14.**

The provisions of this text amendment shall not affect Conditional Use Zoning Districts and Conditional Use Permits approved prior to the effective date of this text amendment, and properties which are the subject of approved Conditional Use Permits shall continue to be governed by the conditions of such permits. Minor amendments to Conditional Use Permits may be pursued for a period of three years from the effective date of this text amendment, until \*\*\*\*\*. Minor amendments shall be determined by and shall follow the procedure listed below. Any other amendment proposed to a Conditional Use Permit shall require a conversion of the Conditional Use Zoning District to a new Conditional Zoning District pursuant to the procedures set forth in this text amendment.

Minor Amendments: A minor amendment is a change to a condition(s) of a Conditional Use Permit which will result in equal or better performance when compared to the original condition(s) and which will not alter the objective and purpose of the original condition(s) or of the overall Conditional Use Permit. The City Council may approve a minor amendment without a recommendation from the Planning and Zoning Commission and without a public hearing. A written report and recommendation from the Planning and Development Department shall accompany a written minor amendment request. In approving a minor amendment, the City Council may require such new conditions as will secure the objective and purpose of the condition(s) amended.

#### **SECTION 15.**

This ordinance shall become effective \*\*\*\*\*.

Adopted by the High Point City Council

The \*\*\* day of \*\*\*\*\* 2010

Lisa B. Vierling, City Clerk



U.S. Department of Homeland Security  
FEMA Region IV  
3003 Chamblee Tucker Road  
Atlanta, GA 30341

**FEMA**

July 28, 2010

Mr. Doug Hoell, Director  
North Carolina Division of Emergency Management  
4713 Mail Service Center  
Raleigh, North Carolina 27699

Attention: Mr. Chris Crew

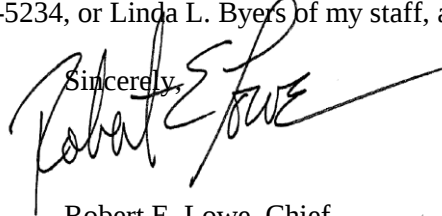
Reference: Guilford County Multi-jurisdictional Hazard Mitigation Plan

Dear Mr. Hoell:

This is to confirm that we have completed a Federal/State review of the draft Guilford County Multi-jurisdictional Mitigation Plan for compliance with the Federal Hazard Mitigation Planning standards contained in 44 CFR 201.6(b)-(d). Based on our review and comments, Guilford County developed and submitted all the necessary revisions. Our staff has reviewed and approved these revisions.

We have determined the revised Guilford County Multi-jurisdictional Mitigation Plan is now compliant with Federal standards, subject to formal community adoption. Upon submittal of a copy of all participating jurisdictions documentation of the adoption resolutions to our office, we will issue formal approval of the Guilford County Multi-jurisdictional Hazard Mitigation Plan. Please have Guilford County submit an electronic final copy of their Plan, without draft notations.

For further information, please do not hesitate to contact Mary Margaret Jackson, of the Hazard Mitigation Assistance Branch, at (770) 220-5234, or Linda L. Byers of my staff, at (770) 220-5498.

Sincerely,  


Robert E. Lowe, Chief  
Risk Analysis Branch  
Mitigation Division

WHEREAS, the North Carolina General Assembly passed Senate Bill 300 “An Act to Amend the Laws Regarding Emergency Management as Recommended by the Legislative Disaster Response Commission” in June of 2001 that among other provisions requires local governments to have a hazard mitigation plan approved prior to August 1, 2002 in order to received state public assistance funds;

WHEREAS, in October of 2000 the President of the United States signed into law the “Disaster Mitigation Act of 2000” (PL 106-390) to amend the “Robert T. Stafford Disaster Relief and Emergency Act of 1988” which among other provisions requires local governments to adopt a mitigation plan in order to be eligible for hazard mitigation funding;

WHEREAS, the North Carolina Division of Emergency Management has established rules and criteria that allow municipalities to adopt their county’s approved hazard mitigation plan through resolution.

WHEREAS, Guilford County last updated the Guilford County Multi-Jurisdictional Hazard Mitigation plan in 2005;

WHEREAS, the regulations set forth by North Carolina Emergency Management and the Federal Emergency Management agency require a 5 year update period for all Mitigation Plans.

WHEREAS, Guilford County departments have worked closely with the Guilford County Multi-Jurisdictional Hazard Mitigation Committee to develop a countywide hazard mitigation plan that will serve the needs of its residents and visitors;

WHEREAS, the County of Guilford supports Hazard Mitigation Planning as a logical means toward protecting people and property from the potential devastating effects of natural hazards,

NOW, THEREFORE, BE IT RESOLVED that the High Point City Council adopts, by way of this resolution, the “Guilford County Multi-Jurisdictional Hazard Mitigation Plan” as approved by the North Carolina Division of Emergency Management and the Federal Emergency Management Agency.

Adopted this \_\_\_\_\_ day of September, 2010

Lisa B. Vierling, City Clerk



**Winston-Salem/Forsyth County  
Emergency Operations Plan**



**APPENDIX 5  
Resolution Approving and Adopting the Winston-Salem /Forsyth County  
Emergency Operations Plan**

WHEREAS, natural phenomena such as floods, tornadoes, ice, droughts, earthquakes, and man-made disasters such as radioactive and other hazardous accidents/emergencies, aircraft accidents, or major electric power failures may constitute a threat to the general welfare; and

WHEREAS, the North Carolina Emergency Management Act of 1977 and the North Carolina Hazardous Materials Emergency Response Act (NCGS 166A-1 through 166A-29) confers upon local governing boards comprehensive powers to be exercised in providing for the protection of the lives and property of their citizens against both man-made and natural disasters; and

WHEREAS, the effective preparation for emergency situations requires extensive initial planning, continuing revision of plans, and coordination of emergency management responsibilities prior to the occurrence of an emergency and the training of personnel in order to ensure a smooth, effective application of governmental functions to emergency operations; and

WHEREAS, these emergency management responsibilities can be accomplished most effectively by those established activities of local government whose normal functions relate to emergency services, which would be needed, and supplemented when necessary by state government;

NOW, THEREFORE, be it resolved that the Winston-Salem/Forsyth County Emergency Operations Plan and its attached Appendices and Annexes, which are incorporated herein, are hereby approved and adopted.

**BE IT FURTHER RESOLVED:**

1. That the Director of the Winston-Salem/Forsyth County Office of Emergency Management shall have direct responsibility for the organization, administration, and operation of the City/County Emergency Management activities for the respective jurisdictions and in this capacity he/she shall act on their behalf as required in coordinating Emergency Management activities of the departments of City and County governments.

Every officer and organization of City and County governments with Emergency Management responsibilities under the Emergency Operations Plan shall perform the said functions subject to the coordination and guidance of the Director of the Office of Emergency Management, or his/her designee, and in accordance with Emergency Management programs and policies of the City, County, Town, Village, State and Federal governments.

2. That Winston-Salem and Forsyth County departments shall provide operational support and personnel for local Emergency Management activities in emergency situations as coordinated by the Director of the Office of Emergency Management.



## Winston-Salem/Forsyth County Emergency Operations Plan



3. That the department heads of City and County governments shall review the Emergency Operations Plan, and develop policies, measures, and activities required to carry out their respective responsibilities under the said plan.
4. That the head of each department or office of City and County governments charged with Emergency Management responsibilities shall designate personnel from said department or office to perform liaison with all other components of City and County governments on matters pertaining to Emergency Management activities.
5. That the department heads of City and County governments assigned emergency management functions shall prepare procedures to procure from governmental and private sources all materials, manpower, equipment, supplies, and services which would be needed to carry out these assigned functions.
6. That the Director of the Office of Emergency Management is hereby authorized to update and periodically revise this plan to the end that it will be at all times current and consistent with the functions, duties, and capabilities of a given department or agency.
7. That during a local state of emergency or any disaster in Forsyth County as defined in G.S. Chapter 166A, the Emergency Management Director is authorized to take such actions under the Emergency Operations Plan as deemed necessary to protect life and property and preserve critical resources.
8. The following powers to impose necessary prohibitions and restrictions are hereby delegated to the Emergency Management Director pursuant to the authority provided in G.S. 166A-7, which authorizes political subdivisions to delegate powers to an appropriate official in a local state of emergency:
  - a) Prohibiting or restricting the movement of vehicles in order to facilitate the work of emergency management forces, or to facilitate the mass movement of personnel from critical areas within the County.
  - b) Prohibiting or restricting the movement of persons from areas deemed to be hazardous or vulnerable to disaster.
  - c) Such other prohibitions and restrictions necessary to preserve public peace, health, and safety.

Prohibitions and restrictions under the authority above will be given widespread circulation through all avenues of the news media.

9. That this resolution is an exercise by Forsyth County and its municipalities of their governmental functions, and the provisions of G.S. 166A-14 shall apply as set forth therein, which statute is incorporated herein by reference.

The provisions of G.S. 166A-15 shall apply to persons, firms, or corporations as provided therein, which statute is incorporated herein by reference.

10. That should any provision of this resolution or the application thereof be declared invalid for any reason, such declaration shall not affect the validity of other provisions, or of this



**Winston-Salem/Forsyth County  
Emergency Operations Plan**



resolution, as a whole, it being the legislative intent that the provisions of this resolution are severable as provided by G.S. 166A-16.

11. That at all times when the orders, rules and regulations made and promulgated pursuant to this resolution shall be in effect, they shall supersede all existing ordinances, orders, rules and regulations insofar as the latter may be inconsistent therewith.

FORSYTH COUNTY  
BOARD OF COMMISSIONERS

Attest:

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Clerk of the Board  
(County Seal)

CITY OF WINSTON-SALEM  
BOARD OF COUNCILMEN

Attest:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Secretary  
(City Seal)

TOWN OF KERNERSVILLE

Attest:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Kernersville Town Clerk  
(Town Seal)

TOWN OF RURAL HALL

Attest:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Rural Hall Town Clerk  
(Town Seal)



**Winston-Salem/Forsyth County  
Emergency Operations Plan**



TOWN OF WALKERTOWN

Attest:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Walkertown Town Clerk  
(Town Seal)

VILLAGE OF CLEMMONS

Attest:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clemmons Village Clerk  
(Village Seal)

TOWN OF LEWISVILLE

Attest:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Lewisville Town Clerk  
(Town Seal)

VILLAGE OF TOBACCOVILLE

Attest:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Tobaccoville Village Clerk  
(Village Seal)

CITY OF KING

Attest:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
King City Clerk  
(City Seal)



**Winston-Salem/Forsyth County  
Emergency Operations Plan**



TOWN OF BETHANIA

Attest:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Bethania Town Clerk  
(Town Seal)

CITY OF HIGH POINT

Attest:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
High Point City Clerk  
(City Seal)



Winston-Salem/Forsyth County  
Emergency Operations Plan



**APPENDIX 6**  
**The Winston-Salem/Forsyth County Resolution Approving and Adopting  
Emergency Management Mutual Aid Agreement**

THIS AGREEMENT, made this **day of June, 2010**, by and among FORSYTH COUNTY, North Carolina, hereinafter referred to as the County, the CITY OF WINSTON-SALEM, hereinafter referred to as the City, the TOWN OF KERNERSVILLE, hereinafter referred to as Kernersville, the TOWN OF RURAL HALL, hereinafter referred to as Rural Hall, the TOWN OF WALKERTOWN, hereinafter referred to as Walkertown, the VILLAGE OF CLEMMONS, hereinafter referred to as Clemmons, the TOWN OF LEWISVILLE, hereinafter referred to as Lewisville, the VILLAGE OF TOBACCOVILLE, hereinafter referred to as Tobaccoville, the CITY OF KING, hereafter referred to as King, and the TOWN OF BETHANIA, hereafter referred to as Bethania and the CITY OF HIGH POINT, hereafter referred to as High Point.

WITNESSETH:

WHEREAS, it is apparent that under certain circumstances during a natural or man-caused emergency and/or disaster there might exist a need for aid and assistance beyond the capabilities of the individual units of government entering into this agreement; and

WHEREAS, the chief executives of County, the City, Kernersville, Rural Hall, Walkertown, Clemmons, Lewisville, Tobaccoville, King, Bethania and High Point are authorized by N.C.G.S. 166A-10, with the concurrence of their respective governing bodies, to develop mutual aid agreements for reciprocal emergency management aid and assistance consistent with the state emergency management program and plans; and

WHEREAS, should any of the named units of government require the aid of the other, it is agreed that the duly authorized officer of the requesting jurisdiction should be authorized to make such request directly to the duly authorized officer(s) of the jurisdiction(s) capable of providing such aid, and that the Director of the Winston-Salem/Forsyth County Emergency Management will notify the State Director of the North Carolina Division of Emergency Management of the request for aid, to the extent necessary.

NOW, THEREFORE, pursuant to the provisions of N.C.G.S. 166A-10 and other applicable laws, the County, the City, Kernersville, Rural Hall, Walkertown, Clemmons, Lewisville, Tobaccoville, King, Bethania and High Point hereby respectively authorize their respective Managers and such other officers of each governmental unit responsible for the needed resources, to provide emergency management aid and assistance and to use and make available resources to assist one another in natural or man-made emergency and/or disaster situations (as defined in Chapter 166A of the North Carolina General Statutes) where the need arises. The Winston-Salem/Forsyth County Office of Emergency Management, a joint agency of the County and the City, shall serve as a coordinating agency under this agreement; but it shall not be necessary for an officer of the participating jurisdictions to contact the Office of Emergency Management before invoking the terms of this agreement.

The aid and assistance which is the subject of this agreement shall include all available resources of the rendering unit which can provide relief and help to the receiving unit, including, but not limited to the furnishing or exchange of supplies, equipment, facilities, personnel and services as may be needed, the reimbursement of costs and expenses for equipment, supplies,



**Winston-Salem/Forsyth County  
Emergency Operations Plan**



personnel and similar items; and on such terms and conditions as deemed necessary. The jurisdiction extending such aid may withhold resources to the extent necessary to provide reasonable and adequate protection for its community. The emergency management, firefighting, law enforcement, utility, health, or other personnel assigned to respond to a particular emergency and/or disaster situation will continue to operate under the command and control of their regular superiors, but the organizational units rendering the requested aid will come under the operational control of the authorities or officers which have been designated to direct response efforts of the jurisdiction receiving such assistance, unless otherwise specified.

Nothing in this agreement shall be construed as a contract to provide services in a non-disaster situation, and provided further that nothing in this agreement shall be construed as a waiver of the privileges and immunities available to the participating units provided by applicable law. The County, City, Kernersville, Rural Hall, Walkertown, Clemmons, Lewisville, Tobaccoville, King, Bethania and High Point agree that the jurisdiction receiving such aid will provide for the physical needs of those volunteers and personnel of the rendering jurisdiction(s), and will pay to the jurisdiction(s) rendering assistance or aid those costs and expenses which said jurisdiction(s) incur under this agreement.

This agreement shall become effective upon approval by all of the participating governmental units, and shall continue in effect from year to year; provided any participant may withdraw from the agreement by giving at least 30 days prior written notice to the other governmental units. If that occurs, the agreement will continue for so long as there are at least two participants.

IN WITNESS WHEREOF, the parties have set their hands and seals as of the date set forth above.

FORSYTH COUNTY  
BOARD OF COMMISSIONERS

Attest:

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Clerk of the Board  
(County Seal)

CITY OF WINSTON-SALEM  
BOARD OF COUNCILMEN

Attest:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Secretary  
(City Seal)



**Winston-Salem/Forsyth County  
Emergency Operations Plan**



TOWN OF KERNERSVILLE

Attest:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Kernersville Town Clerk  
(Town Seal)

TOWN OF RURAL HALL

Attest:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Rural Hall Town Clerk  
(Town Seal)

TOWN OF WALKERTOWN

Attest:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Walkertown Town Clerk  
(Town Seal)

VILLAGE OF CLEMMONS

Attest:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clemmons Village Clerk  
(Village Seal)

TOWN OF LEWISVILLE

Attest:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Lewisville Town Clerk  
(Town Seal)



**Winston-Salem/Forsyth County  
Emergency Operations Plan**



VILLAGE OF TOBACCOVILLE

Attest:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Tobaccoville Village Clerk  
(Village Seal)

CITY OF KING

Attest:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
King City Clerk  
(City Seal)

TOWN OF BETHANIA

Attest:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Bethania Town Clerk  
(Town Seal)

CITY OF HIGH POINT

Attest:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
High Point City Clerk  
(City Seal)

## PLANNING AND ZONING COMMISSION RECOMMENDATION

On August 24, 2010, a public hearing was held before the Planning and Zoning Commission regarding the requests described below. All members of the Commission were present.

### **Malik Hanif**

### **Zoning Case 10-12**

#### **a. Conditional Use Public & Institutional (PI) District**

A request by Malik Hanif to rezone a 6.9 acre parcel from the Residential Multifamily-8 (RM-8) District to a Conditional Use Public & Institutional (CU-PI) District. The site is lying along the east side of Allen Jay Road, approximately 240 feet north of E. Fairfield Road (2801 Allen Jay Road).

#### **b. Conditional Use Permit 10-12**

A request by Malik Hanif for approval of an accompanying Conditional Use Permit with conditions pertaining to permitted uses, development & dimensional standards and vehicular access.

Mr. Shannon presented the zoning request and recommended approval of the case as outlined in the staff report.

Speaking in favor of the request was the applicant's representatives, Uzma Zaman of 1105 E. Springfield Avenue, Tanveer Iqbal and Shazzi Iqbal of 1323 E. Fairfield Avenue. They noted due to the growth of the Muslim community in the High Point area, the two existing mosques in the area, located on W. Lexington Avenue and W. Market Street, are too small to accommodate their needs.

Speaking in opposition were Tommy Shipwash 2715 Ingram Road, David Campbell of 2611 Allen Jay Road, Jennifer Patterson of 2705 Ingram Road, Albert Robbins of 116 Ingram Road, neighbor and Garnett Louise Yarbrough of 118 E. Fairfield Avenue. These speakers expressed the following concerns:

- Mr. Shipwash was concerned with the deterioration of the neighborhood over the years and that this proposed facility may be used by Islamic extremists.
- Mr. Campbell, Mr. Robbins and Ms. Yarbrough noted concerns as to the traffic impact upon the adjacent residential neighborhood. They noted that there are two existing educational facilities in this area that have created traffic problems (Allen Jay Elementary School and Allen Jay Middle School), the allowance of this use would further increase this problem and be detrimental to their property values.
- Ms. Patterson noted that during the neighborhood information meeting held by the applicant they were told the use would be an educational center and community center. At the Planning & Zoning Commission public hearing they are being told the principal use will be a mosque. She request clarification as to the intended use of the property.

The Planning & Zoning Commission recommended **approval** of Zoning Case 10-12 and Conditional Use Permit 10-12, by a vote of 8-0, as recommended by staff.

**Note to City Council:** Due to concerns raised at the Planning & Zoning Commission meeting that their Community Information Meeting notice did not clearly note their intent to have a mosque as the principal use upon the site, the applicant mailed out a revised letter to surrounding property owners after the Planning & Zoning Commission meeting. Both notices have been included in the updated staff report.

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

**STAFF REPORT  
ZONING CASE #10-12  
August 24, 2010**

| <b>Request</b>                                                                                                        |                                                                       |
|-----------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|
| <b>Applicant:</b><br>Malik Hanif                                                                                      | <b>Owner:</b><br>Islamic Society of High Point NC                     |
| <b>Zoning Proposal:</b><br>To rezone an approximately 6.9 acre parcel that is within the High Point corporate limits. | <b>From: RM-8</b> Residential Multifamily-8 District                  |
|                                                                                                                       | <b>To: CU-PI</b> Conditional Use Public & Institutional (PI) District |

| <b>Site Information</b>                |                                                                                                                                                                                                                                                                                                  |
|----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Location:</b>                       | Lying along the east side of Allen Jay Road, approximately 240 feet north of E. Fairfield Road (2801 Allen Jay Road).                                                                                                                                                                            |
| <b>Tax Parcel Numbers:</b>             | Guilford County Tax Parcel 0196001.                                                                                                                                                                                                                                                              |
| <b>Site Acreage:</b>                   | Approximately 6.9 acres.                                                                                                                                                                                                                                                                         |
| <b>Current Land Use:</b>               | Undeveloped                                                                                                                                                                                                                                                                                      |
| <b>Physical Characteristics:</b>       | The site has a moderately sloping terrain and is partially wooded.                                                                                                                                                                                                                               |
| <b>Water and Sewer Proximity:</b>      | An 8-inch City water line and 8-inch City sewer line is adjacent to the site along Allen Jay Road.                                                                                                                                                                                               |
| <b>General Drainage and Watershed:</b> | The site drains in a general northwestern direction and development is subject to the Randleman Lake General Watershed Area (GWA) requirements. Engineered stormwater measures are required for non-residential development with an impervious surface area that exceeds 6% or more of the site. |
| <b>Overlay District(s):</b>            | None                                                                                                                                                                                                                                                                                             |

| <b>Adjacent Property Zoning and Current Land Use</b> |             |                                      |                                                             |
|------------------------------------------------------|-------------|--------------------------------------|-------------------------------------------------------------|
| <b>North:</b>                                        | <b>RS-9</b> | Residential Single Family-9 District | Single family dwelling                                      |
|                                                      | <b>RM-8</b> | Residential Multifamily-8 District   | Multifamily (apartment complex)                             |
| <b>South:</b>                                        | <b>RS-9</b> | Residential Single Family-9 District | Convenience store with gas pumps<br>Single family dwellings |
| <b>East:</b>                                         | <b>RS-9</b> | Residential Single Family-9 District | Single family dwellings                                     |
| <b>West:</b>                                         | <b>PI</b>   | Public & Institutional District      | Allen Jay Middle School                                     |

| <b>Relevant Land Use Policies and Related Zoning History</b> |                 |
|--------------------------------------------------------------|-----------------|
| <b>Community Growth Vision Statement:</b>                    | Not applicable. |

|                                                      |                                                                                                                                                                                                                                                                                                               |
|------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Land Use Plan Map Classification:</b>             | <b>Medium-Density Residential:</b> This classification includes a variety of attached dwellings, generally including higher density townhouses and less land-intensive multi-family housing such as garden apartments. Development densities shall range from eight to sixteen dwelling units per gross acre. |
| <b>Land Use Plan Goals, Objectives and Policies:</b> | None.                                                                                                                                                                                                                                                                                                         |
| <b>Relevant Area Plan(s):</b>                        | None.                                                                                                                                                                                                                                                                                                         |
| <b>Zoning History:</b>                               | There has been no recent rezoning activity in this area.                                                                                                                                                                                                                                                      |

| Transportation Information                      |                                                                                                                                                                                                                  |                    |                                          |
|-------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|------------------------------------------|
| Adjacent Streets:                               | Name                                                                                                                                                                                                             |                    | Approx. Frontage                         |
|                                                 | Allen Jay Road                                                                                                                                                                                                   | Local Street       | 620 feet                                 |
|                                                 | Fairfield Road                                                                                                                                                                                                   | Major Thoroughfare | None                                     |
| <b>Vehicular Access:</b>                        | Allen Jay Road                                                                                                                                                                                                   |                    |                                          |
| <b>Traffic Counts:</b><br>(Average Daily Trips) | Fairfield Road                                                                                                                                                                                                   |                    | 7,100 AADT<br>(2008 NCDOT traffic count) |
| <b>Estimated Trip Generation:</b>               | Using the development data provided by the applicant, the total trips generated by this site are estimated to be less than 300 trips/day.                                                                        |                    |                                          |
| Traffic Impact Analysis:                        | Required                                                                                                                                                                                                         |                    | Comment                                  |
|                                                 | Yes                                                                                                                                                                                                              | <u>No</u><br>X     |                                          |
| <b>Pedestrian Access:</b>                       | This development is subject to the sidewalk requirements in the Development Ordinance. Sidewalks will be required along Allen Jay Road, unless an exception is granted by the City's Technical Review Committee. |                    |                                          |

| School District Comment             |
|-------------------------------------|
| Not applicable to this zoning case. |

### Details of Proposal

The applicant desires to develop a place of worship upon this 6.9 acre parcel which is currently zoned Residential Multifamily-8 (RM-8) District. The Development Ordinance permits churches/places of worship in all residential zoning districts. However, to insure that the scale and intensity of development is compatible with a residential neighborhood, the Development Ordinance requires churches/places of worship located in residentially zoned areas on parcels greater than 3 acres to have its primary access from a collector or higher roadway. Under the site's current RM-8 District zoning, with access from Allen Jay Road (local street), a place of worship would only be permitted if the parcel was less than 3 acres in area regardless of the facility's size. Therefore, the applicant has submitted this zoning map amendment application to change the zoning of the site from RM-8 District to a Conditional Use Public & Institutional (CU-PI) District. The PI District does not have parcel size or access restrictions for a church/place of worship use.

In August 2009, the applicant submitted a site plan to the City of High Point Technical Review Committee (TRC) to develop a Masjid (place of worship) upon this parcel. To meet the zoning

criteria of the ordinance, the applicant approached staff earlier this year regarding development alternatives. This site is uniquely situated in its location and surrounding uses, thus staff suggested to the applicant to seek rezoning to the PI District, which allows a church upon a parcel greater than 3 acres with access from Allen Jay Road. This suggestion was based upon the following:

- The site is located upon the outer edge of a residential neighborhood. The southern half of Allen Jay Road, from intersection of E. Fairfield Road to the northern boundary of the zoning site, has no residential uses. Adjacent uses along the southern segment of Allen Jay Road consists of a Middle School (zoned PI District) upon a 18 acre parcel to the west along the opposite side of Allen Jay Road and a convenience store with gas pumps to the south at the intersection of E. Fairfield Road and Allen Jay Road.
- Schools and churches/places of worship operations tend to congregate on different days.
- The current RM-8 District zoning would permit up to 55 multifamily dwelling units which would generate more traffic during non-peak times than a place of worship. However, it should be noted that during the day of its peak use (day of worship), a religious use could generate up to 5 times more traffic. Based upon the manner in which this neighborhood has developed, placing this traffic upon the southern segment of Allen Jay Road would impact fewer property owners.

To insure that development would be in harmony with the surrounding residential area, the applicant has offered the following conditions as part of the conditional use zoning application:

- Except for churches/religious institutional uses on parcel greater than 3 acres, only those land uses allowed in both the RM-8 and PI District shall be permitted. Examples of these uses are:
  - Athletic Fields
  - Clubs or Lodges
  - Country Clubs & Golf Courses
  - Swim & Tennis Clubs
  - Cemeteries/Mausoleums
  - Churches
  - Adult and Child Day Care Centers
  - Elementary or Secondary School
  - Fire Station & Neighborhood Police Station
  - Communication Towers
- Development of the site will be subject to the development and dimensional requirements of the PI District. This would require greater building setbacks than currently permitted in the RM-8 District.
- A churches/religious institutional use is limited to a maximum of 30,000 square feet of gross floor area.
- Only two points of access are permitted to Allen Jay Road. The southern access point must be opposite the school driveway on the west side of Allen Jay Road and the northern access point must be at least 150-feet south of the intersection of Pegram Road and Allen Jay Road.

### Identified Issues

#### Major Issues:

- ❖ None

#### Minor Issues:

- ❖ None

### Findings

Section 9-3-13 of the Development Ordinance requires that certain findings be made before a zoning map amendment and Conditional Use Permit may be approved. 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 required findings.

#### **That the development of the property in accordance with the proposed conditions will not materially endanger the public health or safety; staff finds**

|                   |                                                                                                                                                                                                                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Compliance</b> | <ul style="list-style-type: none"><li>❖ The applicant has offered to restrict the number and location of access points to Allen Jay Road to prevent turning movement conflicts.</li><li>❖ Allen Jay Road has a right-of-way width of 60 feet, and can accommodate future improvements, if needed.</li></ul> |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

#### **That the development of the property in accordance with the proposed conditions will not substantially injure the value of the adjoining or abutting property; or that the development is a public necessity; staff finds**

|                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Compliance</b> | <ul style="list-style-type: none"><li>❖ The zoning site is uniquely situated; it is located upon the outer edge of a residential neighborhood and there are no residential uses along this segment of Allen Jay Road. Abutting uses along the southern segment of Allen Jay Road are a Middle School and a convenience store with gas pumps.</li><li>❖ The request will not be introducing PI zoning into this area as there is an existing 18 acre PI zoned parcel (Middle School) adjacent to the site along the opposite side of Allen Jay Road. To insure that development will be in harmony with the area, the applicant has offered conditions to restrict the type of PI District uses allowed, limit maximum building square footage for place of worship and requires development to meet the higher setback requirements of the PI District.</li></ul> |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

#### **That the location and character of the development, in accordance with the proposed conditions, will be in harmony with the area in which it is to be located and in general conformity with the plan of development of the City of High Point and its environs; staff finds**

|                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Compliance</b> | <ul style="list-style-type: none"><li>❖ The requested CU-PI District restricts uses to those allowed in both the RM-8 and PI Districts, which mainly consist of neighborhood institutional uses such as schools, churches, daycare centers and fire stations. Those are land uses that are compatible with adjacent residential uses, schools and other non-residential uses in the neighborhood.</li><li>❖ The request does not conflict with the adopted Land Use Plan and policies. The condition offered by the applicant to limit the maximum building size will ensure that development will be consistent and compatible with those allowed in the Medium Density Residential land use classification.</li></ul> |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### Recommendation

**Staff Recommends Approval:**

Staff recommends approval of the request to rezone this 6.9 acre parcel to the CU-PI District. As conditioned, the requested CU-PI District will be compatible with surrounding uses and in conformance with the Land Use Plan.

### 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 staff's findings as written in this report, by adopting the staff's findings with additions or changes as agreed upon by the Commission, or, if the Commission is in disagreement with staff's findings, by adoption of its own statement.

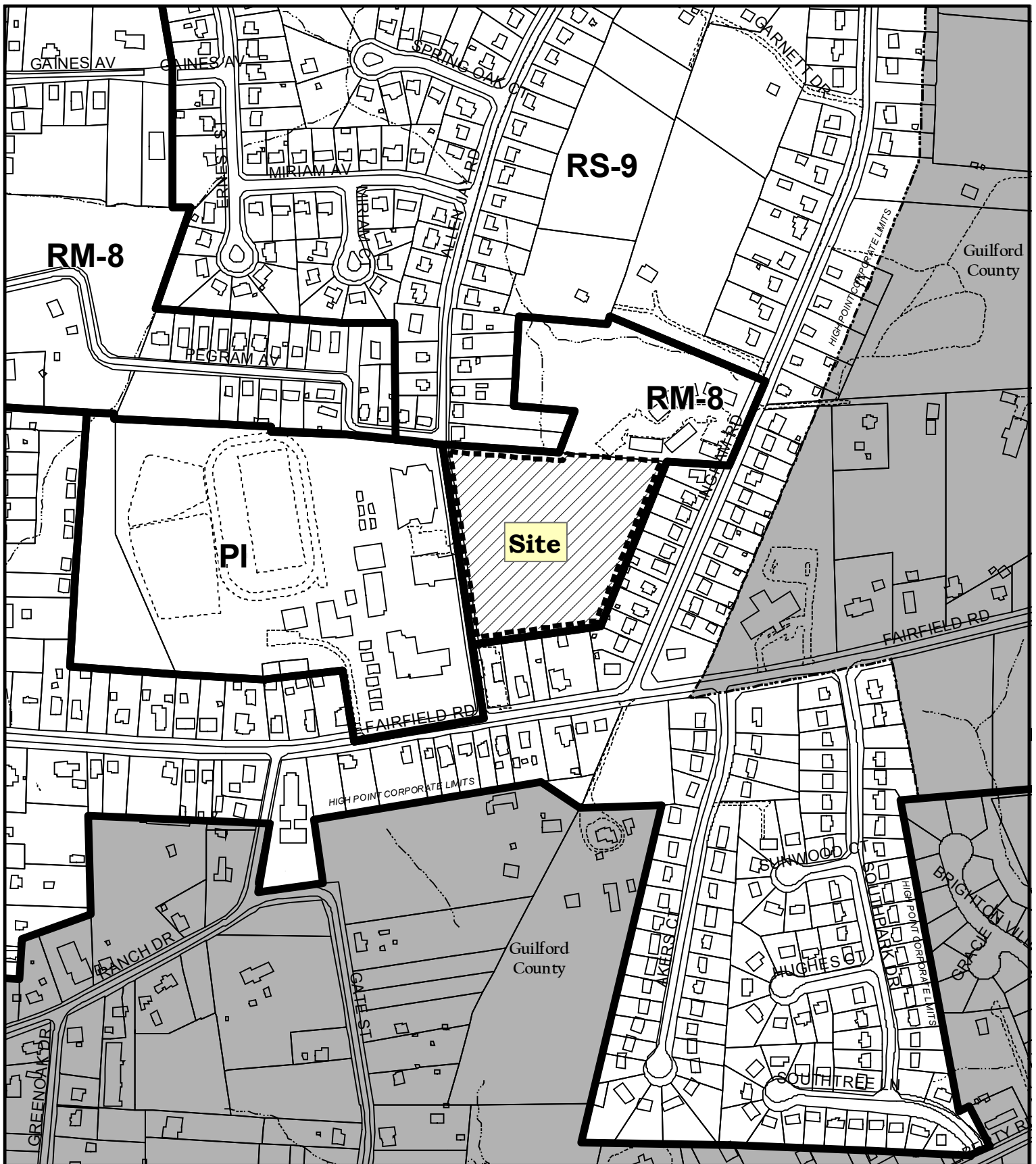
**City Council:**

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. This may be done by adopting the staff's findings as written in this report, by adopting the staff's findings with additions or changes as agreed upon by the Council, or, if the Council is in disagreement with staff's findings, by adoption of its own statement.

In addition, the City Council must, prior to adopting or rejecting any zoning amendment, explain why it considers the action taken to be reasonable and in the public interest. In this case, staff suggests that the approval of the applicant's request is reasonable and in the public interest because: 1) As conditioned, to only allow those uses allowed in both RM-8 District and PI District, the requested CU-PI District is consistent with the Land Use Plan, 2) The request will not be introducing PI zoning into this area as there is an existing 18 acre PI zoned parcel (Middle School) adjacent to the site along the opposite side of Allen Jay Road, 3) The zoning site is on the edge of a residential area and adjacent to other non-residential uses along this segment of Allen Jay Road, and 4) The request is not introducing a new use into the area, a place of worship is permitted in residential zoning district with limitations, this request removes access and lot size restrictions while limiting maximum building size. The City Council may adopt this statement, it may add to or change this statement, or, if the Council is in disagreement with the above statement it will need to formulate its own reasonableness / public interest statement.

### Report Preparation

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



# **REZONING CASE 10-12**

**From: Residential Multifamily-8**  
**To: Conditional Use Public Institutional**

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

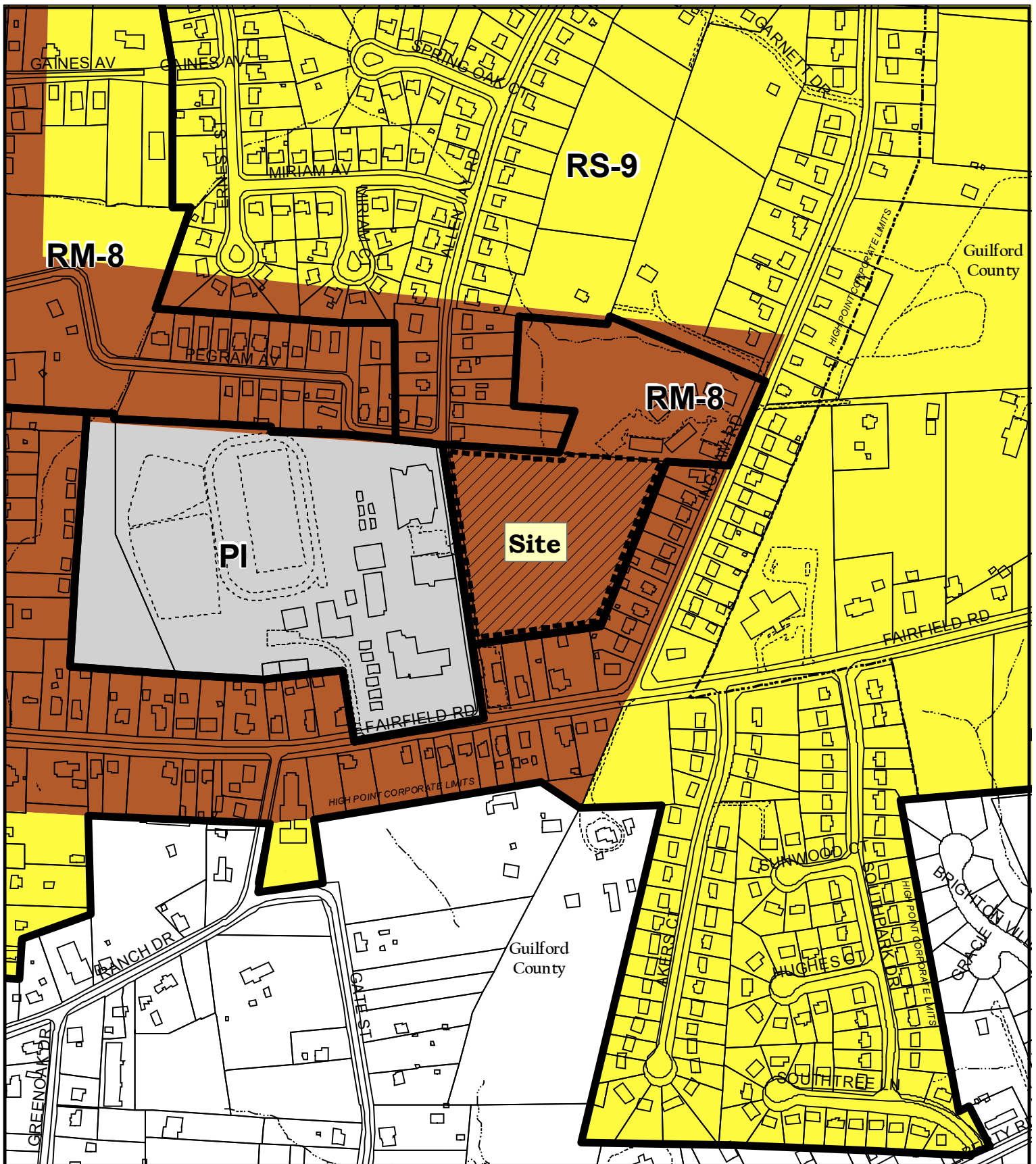
**Planning & Development  
 Department**

**City of High Point**

**Date: August 2, 2010**



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# **REZONING CASE 10-12**

## **Land Use Plan**

- Low-Density Residential
- Medium-Density Residential
- Institutional

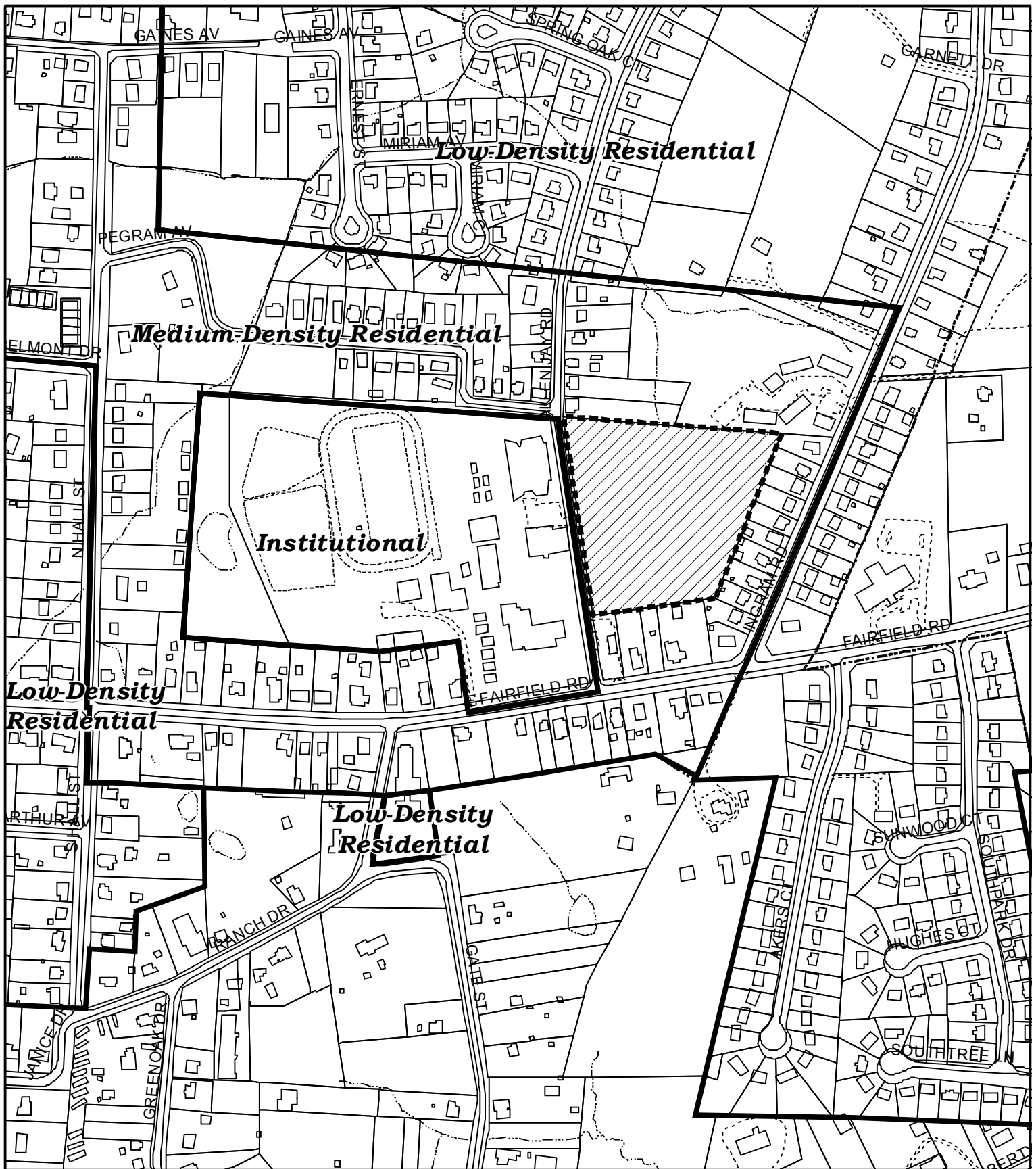
**Planning & Development  
Department**

**City of High Point**

**Date: August 16, 2010**



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# **REZONING CASE 10-12**

## **Land Use Plan**

**Existing Land Use Plan**  
**Subject Property Boundary**



**Planning & Development  
 Department**

**City of High Point**

**Date: August 16, 2010**



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# REZONING CASE 10-12

Topography

Subject Property Boundary - - - - -

Planning & Development  
Department

City of High Point

Date: August 16, 2010



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# REZONING CASE 10-12



**APPLICATION FOR A CONDITIONAL USE PERMIT**

**CITY OF HIGH POINT, NORTH CAROLINA  
Conditional Use Public & Institutional (CU-PI) District**

**July 23, 2010**  
**(Submitted)**

TO THE CITY COUNCIL OF THE CITY OF HIGH POINT:

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

I. USES:

- A. Churches/religious institutional uses (SIC 8661) and their customary accessory uses shall be permitted as allowed in the PI District.
- B. Except for churches/religious institutional uses (SIC 8661) only those land uses allowed in the Residential Multifamily-8 (RM-8) District that are also allowed in the Public & Institutional (PI) District shall be permitted. Where a use is permitted in both districts but requires Special Use Permit or required to meet specific development standards in one of the districts, the more restrictive review process and higher development standards shall apply.
- C. Development shall be permitted subject to the development and dimensional requirements of the Public & Institutional (PI) District of the Development Ordinance and subject to the specific conditions of this Permit.

II. CONDITIONS:

- A. Development & Dimensional Standards: Churches/religious institutional uses and their customary accessory uses shall be limited to a maximum of 30,000 square feet of gross floor area.
- B. Transportation
  - 1. Vehicular Access: Two (2) points of access shall be allowed to Allen Jay Road. The southern access point must be opposite the school driveway on the east side of Allen Jay Road. The northern most access point shall be a minimum of one hundred fifty (150) feet south of the intersection of Pegram Road and Allen Jay Road.
  - 2. The City of High Point Director of Transportation shall approve all construction and improvements.

DESCRIPTION OF PROPERTY: An approximately 7 acre parcel lying along the east side of Allen Jay Road, approximately 240 feet north of E. Fairfield Road (2801 Allen Jay Road). The property is also known as Guilford County Tax Parcel 0196001 (old parcel # 280-1-56).

An application has been duly filed requesting that the property involved in this application be rezoned from the Residential Multifamily-8 (RM-8) District to a Conditional Use Public & Institutional (CU-PI) District. It is understood and acknowledged that if the property is rezoned as requested and the Conditional Use Permit authorized, the property described in this request will be perpetually bound by the use(s) authorized and the conditions imposed, unless subsequently changed or amended as provided for a Title 9, Chapter 3, of the City Code.

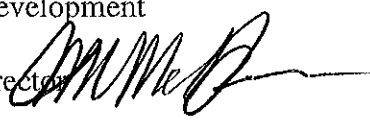
The City Council may add additional conditions to make the necessary findings of fact required for approval of a Conditional Use Permit.

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



July 28, 2010

**To:** Lee Burnette, Director of Planning and Development

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

**Subject:** **Rezoning Case #10-12, Malik Hanif.** Property located east side of Allen Jay Road, approximately 240 feet north of the intersection of Allen Jay Road and Fairfield Road.

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

A traffic impact analysis was not required for this development. To require a traffic study the proposed development must be expected to produce at least one hundred and fifty (150) trips in the AM or PM peak hour. In order to mitigate the development's impact on the surrounding roadway network the following improvements will be required on Allen Jay Road:

Access:

Two (2) points of access shall be allowed to Allen Jay Road. The southern access point must be opposite the school driveway on the east side of Allen Jay Road. The northern most access point shall be a minimum of one hundred fifty (150) feet south of the intersection of Pegram Road and Allen Jay Road.

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

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

# **Citizens Information Meeting Report**

## **Zoning Case 10-12**

Submitted by: Malik Hanif, on behalf of the  
Islamic Society of High Point NC

## **Development Proposal (Revision)**

The Islamic Society of High Point, NC is filing an application with The City of High Point for a re-zoning/major amendment request for parcels of property, consisting of approximately 7 acres, on the corner of Allen Jay Road and East Fairfield Road. Principle use of this lot will be to build a Muslim Worship center including an educational facility, a paved parking area, decorative and landscaped entrance, a playground, and a community center. The meeting of planning and zoning, with a public hearing on this proposal, was held Sunday on July 25th, 2010, at 5:00 pm, at the Trinity Granage, located at 119 Sealey Drive, Trinity, NC 27370. Due to a miscommunication in the meeting, The Islamic Society of High Point is sending everyone a revision. We apologize for any inconvenience.

Please contact Uzma Zaman, Office of Administration, and the Islamic Center of High Point at:

(336)-285-1849 or [Uzi\\_zaman@yahoo.com](mailto:Uzi_zaman@yahoo.com) with comments or concerns.

# Development Proposal

Islamic Society of High Point NC is filing an application with The City of High Point for a re-zoning/major amendment request for parcels of property on the corner of Allen Jay Road and Fairfield Road. The property consists of approximately 7 acres, located at the corner of Allen Jay Road and East Fairfield Road. Proposed development for the area included an educational facility, a paved parking area, decorative and landscaped entrance, a playground, and a community center. This area would also include a parking lot. The meeting of planning and zoning with public hearing on this proposal will take place this **Sunday on July 25th, 2010 at the Trinity Grange located at 119 Sealy Drive, Trinity NC 27370 at 5:00 pm.**

Please contact Uzma Zaman, Office of Administration, and the Islamic Center of High Point at (336)-285-1849 or [Uzi\\_zaman@yahoo.com](mailto:Uzi_zaman@yahoo.com) with comments or concerns.

| NAME                | SIGNATURE           | DATE    |
|---------------------|---------------------|---------|
| David Campbell      | David Campbell      | 7/25/10 |
| Linda Campbell      | Linda Campbell      | 7-25/10 |
| MARK Tuttle         | Mark Tuttle         | 7-25-10 |
| Jennife-Patterson   | Jennifer Patterson  | 7-25-10 |
| Stephanie Patterson | Stephanie Patterson | 7-25-10 |
| Robert P Reddick    |                     | 7-25-10 |
| Lionel Villalva     |                     | 7-25-10 |

MAK 460.0000

A E KIMSEY DESIGN & CONSTRUCTION INC  
1501 MISTY HILL CIRCLE  
HIGH POINT NC 27265

AHMAD, JUNAID  
1610 LINCOLN DR  
HIGH POINT NC 27260

AMBER W & PAUL D YARBOROUGH  
3800 PARKWOOD DR  
GREENSBORO NC 27403

AUTRY JOHN R  
1410 S MAIN ST  
MOULTRIE GA 31768

CARTER, DAN B JR & HAZEL O  
1205 E FAIRFIELD RD  
HIGH POINT NC 27263

COLLIE JOHN M & VIKKI L  
PO BOX 4368  
ARCHDALE NC 27263

COLTRANE, DAMON B  
371 HAVEN HILL LN  
THOMASVILLE NC 27360

COOPER NOLLIE W & KAREL H  
1213 E FAIRFIELD RD  
HIGH POINT NC 27263

CROWDER RONALD D & SHARON D  
1310 SWANNER CT  
HIGH POINT NC 27262

DAVIS GLADYS B  
2709 INGRAM RD  
HIGH POINT NC 27263

DAVIS, ILA DOBBINS  
2405 MIDVIEW DR  
HIGH POINT NC 27265

DILLS JULIA EDWARD DUGGINS; DILLS,  
DALE SMITH  
1202 E FAIRFIELD RD  
HIGH POINT NC 27263

FLINCHUM MAX M & JEANNIE S  
2730 INGRAM RD  
HIGH POINT NC 27263

GILLESPIE BEVERLY R & KATHERINE T  
2720 INGRAM RD  
HIGH POINT NC 27263

GLOVER JOSEPH T  
2725 INGRAM RD  
HIGH POINT NC 27263

GUILFORD COUNTY BOARD OF EDUCATION  
712 N EUGENE ST  
GREENSBORO NC 27401

GURLEY CLEMENTINE L  
2722 INGRAM RD  
HIGH POINT NC 27263

HILL CONNIE D  
2732 INGRAM RD  
HIGH POINT NC 27263

IQBAL, NAHEED  
2727 INGRAM RD  
HIGH POINT NC 27263

IQBAL, TANVEER  
PO BOX 14183  
ARCHDALE NC 27263

ISLAMIC SOCIETY OF HIGH POINT NC  
PO BOX 14183  
ARCHDALE NC 27263

KEARNS, WILLIAM ALLAN  
4506 MERLIN DR  
GREENSBORO NC 27407

KEVIN B & DEBRA N MCGINTY  
5203 HARLEY STAFFORD DR  
OAK RIDGE NC 27310

KHAN SAJID ALI & WASEEM AKHTAR  
2721 INGRAM RD  
HIGH POINT NC 27263

KHAN, SAJID ALI & WASEEM AKHTAR  
2721 INGRAM RD  
HIGH POINT NC 27263

KHAN, TAJ  
2722 ALLEN JAY RD  
HIGH POINT NC 27263

LANGSTON DONALD R  
2723 ALLEN JAY RD  
HIGH POINT NC 27263

LEWIS DAVID R  
PO BOX 27  
TRINITY NC 27370

LEWIS, JAMES O & BETTY L  
1204 E FAIRFIELD RD  
HIGH POINT NC 27263

MACON ARTHUR & BRENDA B  
2707 INGRAM RD  
HIGH POINT NC 27263

MALIK HANIF  
4756 PLINEY FARLOW RD  
TRINITY NC 27370

MCDANIEL BOBBY L  
1048 PEGRAM AVE  
HIGH POINT NC 27263

MCPHERON HERBERT JR  
PO BOX 4161  
ARCHDALE NC 27263

NALL TIMOTHY R  
1212 ELON PL  
HIGH POINT NC 27263

NEWBERRY ALLIE G  
2725 ALLEN JAY RD  
HIGH POINT NC 27263

PAIT PHILLIP R & ELSIE J  
1120 E FAIRFIELD RD  
HIGH POINT NC 27263

PATTERSON LINDA M  
2705 INGRAM RD  
HIGH POINT NC 27263

PEELE, DARREN W & TERESA W  
4151 BEAUMONT DR  
SOPHIA NC 27350

PETERS KEVIN D & ANGELA S  
4004 STONEBROOK FARMS RD  
GREENSBORO NC 27406

RASHID, TARIQ & SUMAIRA SULTAN  
213 TARHEEL DR  
ARCHDALE NC 27263

RUFF RICHARD K & JO ANN  
PO BOX 1655  
CORNELIUS NC 28031

SHIPWASH THOMAS RAY  
5459 OLD THOMASVILLE RD  
ARCHDALE NC 27263

SHRIVALLAGH ENTERPRISES INC DBA  
ALLEN JAY GROCERY & GAS  
1203 E FAIRFIELD RD  
HIGH POINT NC 27263

SMITH BOBBY J & CHERYL A  
2723 INGRAM RD  
HIGH POINT NC 27263

TUTTLE, MARK  
1209 E FAIRFIELD RD  
HIGH POINT NC 27263

WEANT E VERNARD & ROSEMARY  
6467 WEANT RD  
ARCHDALE NC 27263

YARBROUGH RAY O & GARNET L  
TRUSTEES YARBROUGH FAMILY TRUST  
118 MARYLAND DR  
THOMASVILLE NC 27360

YORK HENRY JOHNSON III  
409 WALNUT GROVE RD  
ARCHDALE NC 27263



## MEMORANDUM

September 14, 2010

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

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Please place the following item for City Council's consideration at their September 20, 2010, Council meeting:

The City maintains the good practice of having specialized spare equipment in reserve in the event installed equipment becomes inoperable due to breakdown or other problems. The City needs to restock and contract for the specialized porcelain insulators in use by the Electric Operations Department. place the spare impeller lift station pump which was recently installed to service. A memo from Garey Edwards, Director of Electric Operations is attached for justification of the request.

Although the value of the \$54,120 contract will be an informal contract of less than \$90,000, there is no current provision in State law to delegate City Council's authority to any appointed staff the approval of the exception to bid laws for "sole source" approval.

In order to complete the purchase, the following actions are requested from City Council to authorize the exception to the bid laws and approve the inclusion and assumed acquisition of the specified equipment from the original manufacturers.

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

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

2. City Council is requested to approve the acquisition of 5 porcelain 100kv insulators for \$54,120.00 from Southern States LLC.

The funds are budgeted in the Electric Fund budget for Warehouse Operations.

Accounting  
336.883.3240

Internal Audit  
336.883.3122

Purchasing  
336.883.3219

Treasury Services  
336.883.3230



August 31, 2010

**To:** Randy McCaslin, Assistant City Manager

**From:** Garey Edwards, Director of Electric Utilities

**Subject:** Sole Source Recommendation  
Insulator change out for 100kV MOAB switch

I am recommending that we purchase from Southern States for the repair parts listed on the attached sheets. The reasons for the sole source recommendation to use Southern States are as follows:

- They are the original manufactures of the equipment.
- There are no known interchangeable parts.
- We could bid out the complete switch for replacement. Since we can still use the motor operators on the existing switches, using this replacement part would save half of the purchase cost of a new switch.

I recommend that the City Council authorize the purchase the repair parts from **Southern States** for the total price of **\$54,120.00**.

cc: file  
Bob Martin  
Jeff Moore  
Josh Williams  
Sherry Smith  
Larry Hopkins

City of High Point, P.O. 230, 816 E. Green Dr., High Point, NC 27261 USA  
Phone 336.883.3485 Fax: 336.883.3478 TDD 336.883.8517



## PLANNING AND ZONING COMMISSION RECOMMENDATION

On August 24, 2010, a public hearing was held before the Planning and Zoning Commission regarding the requests described below. All members of the Commission were present.

### **City of High Point**

### **Heart of the Triad Plan**

Consideration of a resolution accepting and endorsing the Heart of the Triad Plan.

Mr. Burnette presented the Heart of the Triad Plan and recommended endorsement of the plan as outlined.

Speaking in favor of the Heart of the Triad Plan were Mr. Jim Morgan of 8625 Bull Road in Colfax, member of Heart of Triad Stakeholder's Committee & farm owner, and Ms. Cathy Poole of 1607 Squire Davis Road. They both expressed their support of the Heart of the Triad Plan now that it included provisions to preserve farm lands and the agricultural district and that the revised process allowed property owners in the area more input.

No one spoke in opposition.

Mr. Burnette addressed several questions from the commission members.

The Planning & Zoning Commission recommended ***approval*** of the Heart of the Triad Plan, by a vote of 8-0, as recommend by staff.



MEMORANDUM

September 14, 2010

**To:** Honorable Mayor and City Council  
**From:** G. Lee Burnette, AICP, Director   
**Subject:** Heart of the Triad Plan

In April of 2004, the chief elected officials, city managers and planning directors from Greensboro, High Point, Winston-Salem, Kernersville, Guilford County and Forsyth County met at the Körner's Folly in Kernersville to discuss the area of the Piedmont Triad region between the municipalities of High Point, Winston-Salem, Kernersville, Oak Ridge, and Greensboro. Subsequently, it was concluded that it was in each local government's best interest to begin working together on a plan that would unify and coordinate land use policy, stimulate the economy and enhance the quality of life for the area. As a result of the planning process that followed, the "*Collaborative Plan for Economic Vitality and Quality of Life*" was produced for acceptance and endorsement by the participating local governments.

The *Plan* was drafted by the local government planning directors in conjunction with an appointed Stakeholders Committee consisting of residents, landowners, businesses, and developers. Several public meetings were held during the planning process, with the last being an open house held April 22, 2010 to gather public comments on the draft *Plan* prior to its completion.

On June 30<sup>th</sup>, the Heart of the Triad Strategic Planning Committee, composed of the elected officials who were appointed by their participating local governments, accepted and endorsed the *Plan* (See *Exhibit B*). The Committee also recommended that the process begin for the local governments to review existing land use and transportation plans and development regulations to incorporate the *Plan's* recommendations.

As Council members are aware, the staff has drafted the NW Area Plan, which addresses the *Plan's* recommendations as suggested in the Strategic Planning Committee's resolution. The City Council is scheduled to hear public comments on the NW Area Plan at its October 18<sup>th</sup> meeting.

Attached is a resolution (*Exhibit A*) stating the City of High Point accepts and endorses the *Plan* and will incorporate its recommendations in plans and regulations for the area. At their August 24<sup>th</sup> regular meeting, the Planning & Zoning Commission voted to recommend that City Council endorse the *Plan*.

Other participating local governments have either endorsed or begun the process to endorse the *Plan*. Oak Ridge endorsed it in July and Kernersville did so on September 7<sup>th</sup>. The Guilford

|                                |                                   |                                      |                                     |
|--------------------------------|-----------------------------------|--------------------------------------|-------------------------------------|
| Administration<br>336.883.3328 | Planning Services<br>336.883.3328 | Development Services<br>336.883.3328 | Inspection Services<br>336.883.3151 |
|--------------------------------|-----------------------------------|--------------------------------------|-------------------------------------|

County Planning Board recommended it at their September 8<sup>th</sup> regular meeting and the County Commissioners are scheduled to consider it at their October 21<sup>st</sup> meeting. The Winston-Salem/Forsyth City-County Planning Board is scheduled to consider it before it goes onto the Forsyth County Commissioners and the Winston-Salem Aldermen.

I respectfully request that the City Council consider the adoption of the proposed resolution that accepts and endorses the Heart of the Triad Collaborative Plan for Economic Vitality and Quality of Life.

**Resolution**

**WHEREAS**, it was recognized by leaders in the region in April of 2004 that a unified land use plan did not exist for an area in the vicinity of Interstate 40 and Future Interstate 74 near the Forsyth/Guilford County Line which includes portions of High Point, Kernersville, Winston-Salem, Greensboro, Guilford County, and Forsyth County; and

**WHEREAS**, a joint resolution was adopted by each these referenced local governments and the Town of Oak Ridge in 2007 where each local government recognized the opportunity to cooperate and participate in a joint process to develop coordinated land use policy for the area; and

**WHEREAS**, that joint resolution specified the creation of a Strategic Planning Committee, consisting of elected officials from each of the participating local governments, that undertook a land use study in the area known as the Heart of the Triad; and

**WHEREAS**, that joint resolution specified the creation of a Stakeholders Committee, consisting of residents, landowners, businesses, and developers, to work with local government's planning directors to develop a land use plan that would enhance the Heart of the Triad while maintaining its natural beauty and unique features; and

**WHEREAS**, the draft plan was made available to the general public for comment and a community input meeting was held on April 22, 2010; and

**WHEREAS**, all parties have spent many hours reading, reviewing, discussing, debating, compromising, and developing a consensus on the final recommended plan; and

**WHEREAS**, the Strategic Planning Committee by resolution accepted and endorsed the Heart of the Triad Collaborative Plan for Economic Vitality and Quality of Life; and

**WHEREAS**, the Strategic Planning Committee by resolution recommended that the affected planning boards and units of local government review, endorse and incorporate the recommendations of the plan into existing land use and transportation plans and development regulations.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT** that the City Council hereby accepts and endorses the Heart of the Triad Collaborative Plan for Economic Vitality and Quality of Life and will incorporate the recommendations into the city's plans and regulations for the area.

Adopted by City Council  
This \_\_\_\_ day of September 2010

---

Lisa Vierling, City Clerk

**Resolution of the Heart of the Triad Strategic Planning Committee to Accept and Endorse the "Heart of the Triad Collaborative Plan for Economic Vitality and Quality of Life."**

WHEREAS, it was recognized by leaders in the region in April of 2004 that a unified land use plan did not exist for an area including portions of High Point, Kernersville, Winston-Salem, Oak Ridge, Greensboro, and equally situated near the Forsyth/Guilford County Line; and

WHEREAS, a Strategic Planning Committee consisting of elected officials who were appointed by the participating units of local government undertook a land use study in the area which became known as the "Heart of the Triad;" and

WHEREAS, a Stakeholders Committee consisting of residents, landowners, businesses, and developers was appointed by the participating units of local government to work with area Planning Directors to develop a land use plan that would enhance the Heart of the Triad while maintaining its natural beauty and unique features; and

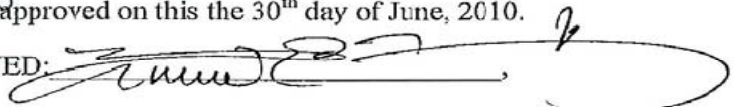
WHEREAS, the draft plan was also made available to the general public for comment, and a community input meeting was held on April 22, 2010; and

WHEREAS, all parties have spent many hours reading, reviewing, discussing, debating, compromising, and developing a consensus on the final recommended plan.

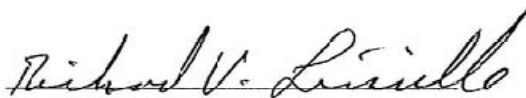
NOW, THEREFORE, BE IT RESOLVED that the Piedmont Triad Region Strategic Planning Committee does hereby accept and endorse the "Heart of the Triad Collaborative Plan for Economic Vitality and Quality of Life;" and

BE IT FURTHER RESOLVED that the affected Planning Boards and units of local government are requested to review, endorse and incorporate the recommendations of the plan into existing land use and transportation plans and development regulations.

A motion was made by John Saichosh and seconded by Ray Combs for adoption of the resolution and upon being put to a vote was duly approved on this the 30<sup>th</sup> day of June, 2010.

APPROVED: 

Co-Chair Strategic Planning Committee



Co-Chair Strategic Planning Committee



**Winston-Salem/Forsyth County  
Emergency Operations Plan**



**APPENDIX 5  
Resolution Approving and Adopting the Winston-Salem /Forsyth County  
Emergency Operations Plan**

WHEREAS, natural phenomena such as floods, tornadoes, ice, droughts, earthquakes, and man-made disasters such as radioactive and other hazardous accidents/emergencies, aircraft accidents, or major electric power failures may constitute a threat to the general welfare; and

WHEREAS, the North Carolina Emergency Management Act of 1977 and the North Carolina Hazardous Materials Emergency Response Act (NCGS 166A-1 through 166A-29) confers upon local governing boards comprehensive powers to be exercised in providing for the protection of the lives and property of their citizens against both man-made and natural disasters; and

WHEREAS, the effective preparation for emergency situations requires extensive initial planning, continuing revision of plans, and coordination of emergency management responsibilities prior to the occurrence of an emergency and the training of personnel in order to ensure a smooth, effective application of governmental functions to emergency operations; and

WHEREAS, these emergency management responsibilities can be accomplished most effectively by those established activities of local government whose normal functions relate to emergency services, which would be needed, and supplemented when necessary by state government;

NOW, THEREFORE, be it resolved that the Winston-Salem/Forsyth County Emergency Operations Plan and its attached Appendices and Annexes, which are incorporated herein, are hereby approved and adopted.

**BE IT FURTHER RESOLVED:**

1. That the Director of the Winston-Salem/Forsyth County Office of Emergency Management shall have direct responsibility for the organization, administration, and operation of the City/County Emergency Management activities for the respective jurisdictions and in this capacity he/she shall act on their behalf as required in coordinating Emergency Management activities of the departments of City and County governments.

Every officer and organization of City and County governments with Emergency Management responsibilities under the Emergency Operations Plan shall perform the said functions subject to the coordination and guidance of the Director of the Office of Emergency Management, or his/her designee, and in accordance with Emergency Management programs and policies of the City, County, Town, Village, State and Federal governments.

2. That Winston-Salem and Forsyth County departments shall provide operational support and personnel for local Emergency Management activities in emergency situations as coordinated by the Director of the Office of Emergency Management.



**Winston-Salem/Forsyth County  
Emergency Operations Plan**



3. That the department heads of City and County governments shall review the Emergency Operations Plan, and develop policies, measures, and activities required to carry out their respective responsibilities under the said plan.
4. That the head of each department or office of City and County governments charged with Emergency Management responsibilities shall designate personnel from said department or office to perform liaison with all other components of City and County governments on matters pertaining to Emergency Management activities.
5. That the department heads of City and County governments assigned emergency management functions shall prepare procedures to procure from governmental and private sources all materials, manpower, equipment, supplies, and services which would be needed to carry out these assigned functions.
6. That the Director of the Office of Emergency Management is hereby authorized to update and periodically revise this plan to the end that it will be at all times current and consistent with the functions, duties, and capabilities of a given department or agency.
7. That during a local state of emergency or any disaster in Forsyth County as defined in G.S. Chapter 166A, the Emergency Management Director is authorized to take such actions under the Emergency Operations Plan as deemed necessary to protect life and property and preserve critical resources.
8. The following powers to impose necessary prohibitions and restrictions are hereby delegated to the Emergency Management Director pursuant to the authority provided in G.S. 166A-7, which authorizes political subdivisions to delegate powers to an appropriate official in a local state of emergency:
  - a) Prohibiting or restricting the movement of vehicles in order to facilitate the work of emergency management forces, or to facilitate the mass movement of personnel from critical areas within the County.
  - b) Prohibiting or restricting the movement of persons from areas deemed to be hazardous or vulnerable to disaster.
  - c) Such other prohibitions and restrictions necessary to preserve public peace, health, and safety.

Prohibitions and restrictions under the authority above will be given widespread circulation through all avenues of the news media.

9. That this resolution is an exercise by Forsyth County and its municipalities of their governmental functions, and the provisions of G.S. 166A-14 shall apply as set forth therein, which statute is incorporated herein by reference.

The provisions of G.S. 166A-15 shall apply to persons, firms, or corporations as provided therein, which statute is incorporated herein by reference.

10. That should any provision of this resolution or the application thereof be declared invalid for any reason, such declaration shall not affect the validity of other provisions, or of this



Winston-Salem/Forsyth County  
Emergency Operations Plan



resolution, as a whole, it being the legislative intent that the provisions of this resolution are severable as provided by G.S. 166A-16.

11. That at all times when the orders, rules and regulations made and promulgated pursuant to this resolution shall be in effect, they shall supersede all existing ordinances, orders, rules and regulations insofar as the latter may be inconsistent therewith.

FORSYTH COUNTY  
BOARD OF COMMISSIONERS

Attest:

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Clerk of the Board  
(County Seal)

CITY OF WINSTON-SALEM  
BOARD OF COUNCILMEN

Attest:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Secretary  
(City Seal)

TOWN OF KERNERSVILLE

Attest:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Kernersville Town Clerk  
(Town Seal)

TOWN OF RURAL HALL

Attest:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Rural Hall Town Clerk  
(Town Seal)



Winston-Salem/Forsyth County  
Emergency Operations Plan



TOWN OF WALKERTOWN

Attest:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Walkertown Town Clerk  
(Town Seal)

VILLAGE OF CLEMMONS

Attest:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clemmons Village Clerk  
(Village Seal)

TOWN OF LEWISVILLE

Attest:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Lewisville Town Clerk  
(Town Seal)

VILLAGE OF TOBACCOVILLE

Attest:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Tobaccoville Village Clerk  
(Village Seal)

CITY OF KING

Attest:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
King City Clerk  
(City Seal)



Winston-Salem/Forsyth County  
Emergency Operations Plan



TOWN OF BETHANIA

Attest:

\_\_\_\_\_  
Mayor

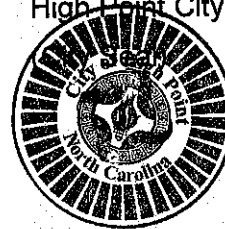
\_\_\_\_\_  
Bethania Town Clerk  
(Town Seal)

CITY OF HIGH POINT

Attest:

*Rebecca R. Smith*  
\_\_\_\_\_  
Mayor

*Lisa D. Verling*  
\_\_\_\_\_  
High Point City Clerk





Winston-Salem/Forsyth County  
Emergency Operations Plan



APPENDIX 6

**The Winston-Salem/Forsyth County Resolution Approving and Adopting  
Emergency Management Mutual Aid Agreement**

THIS AGREEMENT, made this \_\_\_\_\_ day of June, 2010, by and among FORSYTH COUNTY, North Carolina, hereinafter referred to as the County, the CITY OF WINSTON-SALEM, hereinafter referred to as the City, the TOWN OF KERNERSVILLE, hereinafter referred to as Kernersville, the TOWN OF RURAL HALL, hereinafter referred to as Rural Hall, the TOWN OF WALKERTOWN, hereinafter referred to as Walkertown, the VILLAGE OF CLEMMONS, hereinafter referred to as Clemmons, the TOWN OF LEWISVILLE, hereinafter referred to as Lewisville, the VILLAGE OF TOBACCOVILLE, hereinafter referred to as Tobaccoville, the CITY OF KING, hereinafter referred to as King, and the TOWN OF BETHANIA, hereinafter referred to as Bethania and the CITY OF HIGH POINT, hereinafter referred to as High Point.

WITNESSETH:

WHEREAS, it is apparent that under certain circumstances during a natural or man-caused emergency and/or disaster there might exist a need for aid and assistance beyond the capabilities of the individual units of government entering into this agreement; and

WHEREAS, the chief executives of County, the City, Kernersville, Rural Hall, Walkertown, Clemmons, Lewisville, Tobaccoville, King, Bethania and High Point are authorized by N.C.G.S. 166A-10, with the concurrence of their respective governing bodies, to develop mutual aid agreements for reciprocal emergency management aid and assistance consistent with the state emergency management program and plans; and

WHEREAS, should any of the named units of government require the aid of the other, it is agreed that the duly authorized officer of the requesting jurisdiction should be authorized to make such request directly to the duly authorized officer(s) of the jurisdiction(s) capable of providing such aid, and that the Director of the Winston-Salem/Forsyth County Emergency Management will notify the State Director of the North Carolina Division of Emergency Management of the request for aid, to the extent necessary.

NOW, THEREFORE, pursuant to the provisions of N.C.G.S. 166A-10 and other applicable laws, the County, the City, Kernersville, Rural Hall, Walkertown, Clemmons, Lewisville, Tobaccoville, King, Bethania and High Point hereby respectively authorize their respective Managers and such other officers of each governmental unit responsible for the needed resources, to provide emergency management aid and assistance and to use and make available resources to assist one another in natural or man-made emergency and/or disaster situations (as defined in Chapter 166A of the North Carolina General Statutes) where the need arises. The Winston-Salem/Forsyth County Office of Emergency Management, a joint agency of the County and the City, shall serve as a coordinating agency under this agreement; but it shall not be necessary for an officer of the participating jurisdictions to contact the Office of Emergency Management before invoking the terms of this agreement.

The aid and assistance which is the subject of this agreement shall include all available resources of the rendering unit which can provide relief and help to the receiving unit, including, but not limited to the furnishing or exchange of supplies, equipment, facilities, personnel and services as may be needed, the reimbursement of costs and expenses for equipment, supplies,



Winston-Salem/Forsyth County  
Emergency Operations Plan



personnel and similar items; and on such terms and conditions as deemed necessary. The jurisdiction extending such aid may withhold resources to the extent necessary to provide reasonable and adequate protection for its community. The emergency management, firefighting, law enforcement, utility, health, or other personnel assigned to respond to a particular emergency and/or disaster situation will continue to operate under the command and control of their regular superiors, but the organizational units rendering the requested aid will come under the operational control of the authorities or officers which have been designated to direct response efforts of the jurisdiction receiving such assistance, unless otherwise specified.

Nothing in this agreement shall be construed as a contract to provide services in a non-disaster situation, and provided further that nothing in this agreement shall be construed as a waiver of the privileges and immunities available to the participating units provided by applicable law. The County, City, Kernersville, Rural Hall, Walkertown, Clemmons, Lewisville, Tobaccoville, King, Bethania and High Point agree that the jurisdiction receiving such aid will provide for the physical needs of those volunteers and personnel of the rendering jurisdiction(s), and will pay to the jurisdiction(s) rendering assistance or aid those costs and expenses which said jurisdiction(s) incur under this agreement.

This agreement shall become effective upon approval by all of the participating governmental units, and shall continue in effect from year to year; provided any participant may withdraw from the agreement by giving at least 30 days prior written notice to the other governmental units. If that occurs, the agreement will continue for so long as there are at least two participants.

IN WITNESS WHEREOF, the parties have set their hands and seals as of the date set forth above.

FORSYTH COUNTY  
BOARD OF COMMISSIONERS

Attest:

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Clerk of the Board  
(County Seal)

CITY OF WINSTON-SALEM  
BOARD OF COUNCILMEN

Attest:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Secretary  
(City Seal)



Winston-Salem/Forsyth County  
Emergency Operations Plan



TOWN OF KERNERSVILLE

Attest:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Kernersville Town Clerk  
(Town Seal)

TOWN OF RURAL HALL

Attest:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Rural Hall Town Clerk  
(Town Seal)

TOWN OF WALKERTOWN

Attest:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Walkertown Town Clerk  
(Town Seal)

VILLAGE OF CLEMMONS

Attest:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clemmons Village Clerk  
(Village Seal)

TOWN OF LEWISVILLE

Attest:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Lewisville Town Clerk  
(Town Seal)



Winston-Salem/Forsyth County  
Emergency Operations Plan



VILLAGE OF TOBACCOVILLE

Attest:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Tobaccoville Village Clerk  
(Village Seal)

CITY OF KING

Attest:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
King City Clerk  
(City Seal)

TOWN OF BETHANIA

Attest:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Bethania Town Clerk  
(Town Seal)

CITY OF HIGH POINT

Attest:

Rebecca R. Smithers  
Mayor

Lisa A. Verling  
High Point City Clerk





**MEMORANDUM**

**TO:** Honorable Mayor and City Council  
**FROM:** Robert L. Robbins, AICP  
Development Services Administrator  
**DATE:** September 20, 2010  
**SUBJECT:** Washington Street National Register District

As most of you are aware, the City – through its Historic Preservation Commission – received a 2009 Federal Historic Preservation Fund grant, to be used to prepare a National Register District nomination application for the Washington Street area. Total project costs were \$10,000, with \$6,000 paid by the grant and the remaining \$4,000 paid by the City.

The nomination application was prepared by Fearnbach History Services, Inc. of Winston-Salem. The completed nomination has been reviewed by the State Historic Preservation Office (SHPO) and presented to the City for comment. The entire 100+ page nomination application is available online for review at [www.high-point.net/plan](http://www.high-point.net/plan) under the “What’s New” button. However, for general information I have attached a three page description of the proposed district and a brief summary of its primary resources, which is taken from the application. Also attached is a map showing the boundaries of the district and location of resources.

The High Point Historic Preservation Commission officially reviewed the nomination application at its meeting on September 8<sup>th</sup>. The Commission unanimously agreed that the Washington Street District meets the requirements for listing in the National Register of Historic Places and recommended it favorably to the City Council. The official public meeting to share information and receive comment was held on September 13<sup>th</sup> at the Mt. Zion Baptist Church on Washington Street.

The action requested from the Council is to support the nomination. The HPC and Council actions will be transmitted along with any written comments to the SHPO for inclusion in the review by the North Carolina National Register Advisory Committee, which will meet on October 14<sup>th</sup>.

---

Administration  
336.883.3328

Planning Services  
336.883.3328

Development Services  
336.883.3328

Inspection Services  
336.883.3151

City of High Point, P.O. 230, 211 South Hamilton Street, High Point, NC 27261 USA  
Fax: 336.883.3056      [www.high-point.net/plan](http://www.high-point.net/plan)

Permit Fax: 336.883.8518  
TDD 336.883.8517

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United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 7 Page 2

Washington Street Historic District  
Guilford County, NC

## Section 7. Narrative Description

The Washington Street Historic District contains the most cohesive, intact collection of early- to mid-twentieth-century commercial, institutional, ecclesiastical, and residential buildings associated with High Point's African American community. The largely linear district encompasses forty-one primary resources situated on approximately twenty-nine acres bordering Washington Street from Centennial Street on the west to the Toussaint L'Ouverture Lodge No. 524 on the east. Three properties within the district—the Kilby Hotel, First Baptist Church, and William Penn High School—are individually listed in the National Register.

High Point, population 102,161, is North Carolina's eighth-largest city.<sup>1</sup> The metropolitan area, located in the western piedmont south of Interstate 40 and west of Interstate 85, occupies Guilford County's southwest corner. U. S. Highway 311 Business/Main Street runs north-south through the city's center. Commercial development, much of which is related to High Point's furniture industry and associated trade shows, fills the four blocks between Main and Centennial streets. Washington Street was originally called Jamestown Road and once served as a primary connector between downtown and points east, but most through traffic now utilizes Kivett Drive, a parallel four-lane road. Kivett Drive becomes a one-way pair with English Road west of Centennial Street, and Washington Street terminates less than one block west of Centennial Street at a parking lot between Centennial Street and English Road.

The city renamed East Washington Street as part of the Kivett Drive realignment project and a citywide street renaming program in the late 1960s, calling it East Washington Drive.<sup>2</sup> The road name reverted to Washington Street in 2010, and "East" was dropped in order to avoid confusion with East Washington Street in Greensboro. For the purposes of this nomination, Washington Street is used in the inventory list addresses and current property location references, but East Washington Street appears in historic address mentions.

The district is bounded by a depressed railroad corridor and Kivett Drive to the south, Centennial Street to the west, early- to mid-twentieth century residential neighborhoods including the Moon Lands and Griffin Park subdivisions and the 1942 Daniel Brooks Homes (High Point's first African American public housing project) to the north, and an unpaved alley east of the Toussaint L'Ouverture Lodge No. 524 to the east. Intersecting north-south roads include Fourth Street near the western end, followed by Hobson Street, Gaylord Court, Eccles Place, Underhill Street, and Downing Street to the east. The railroad tracks and Kivett Drive create a distinct separation between the Washington Street community and neighborhoods to the south. Pedestrian and vehicular bridges provided connectivity between these areas for much of the twentieth century, but the only intact historic bridge within the district, a Moderne-style structure that carried Downing Street over the railroad

<sup>1</sup> City of High Point, Planning and Development Department, "2010 Population Estimate for the City of High Point," April 7, 2010, <http://www.high-point.net/plan/populationest.pdf>.

<sup>2</sup> City Council meeting minutes, March 21, 1968, transcribed by Glenn R. Chavis.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 7 Page 3

Washington Street Historic District  
Guilford County, NC

to Kivett Drive, has been closed to traffic. Recently constructed pedestrian bridges provide safe passage over the railroad tracks and Kivett Drive south of the Penn-Griffin School for the Arts campus.

Downtown High Point's topography is generally flat, but the elevation gradually rises in the Washington Street Historic District's eastern section. This grade change is natural for the most part. The William Penn High School, now incorporated into the approximately 35-acre Penn-Griffin School for the Arts campus, occupies a prominent site north of Washington Street on a hill above a creek near the district's center. Earlier campus buildings stood closer to Washington Street, but the school now has a deep setback and curving roads lined with parking spaces occupy the areas to the south and east. A vacant lot, once the site of Piedmont Hosiery Mill No. 2 (which became Adams-Millis Mill No. 3, also a hosiery plant), is west of the high school. The former Griffin Elementary School, which currently houses Penn-Griffin's middle school students, is north of the former William Penn High School complex at the base of the hill.

The Morgan Apartments, Hoover's Funeral Home, and the Toussaint L'Ouverture Lodge No. 524 at the district's east end are also at a higher elevation than the core commercial area at the west end. However, the City of High Point elevated the Washington Street road bed section near Hoover's Funeral Home in 1937 to facilitate the railroad's depression and the construction of the Kivett Drive Bridge.

Building rhythm and massing is more regular in the district's western section, where most edifices are brick, one or two stories in height, and situated close to concrete sidewalks. Two of the district's pivotal buildings—the Odd Fellows Hall and the Kilby Hotel (NR 1982)—stand three-stories tall. Quite a few of the commercial buildings and dwellings that once lined Washington Street have been demolished, leaving vacant lots, some of which now serve as parking areas. One infill building, Becky's and Mary's Restaurant, was erected at 731 Washington Street in 1996.

The majority of the district's commercial buildings have a standard form and austere appearance, although some exhibit stylistic influences ranging from Art Moderne to Modernist. Edifices such as the Odd Fellows Hall, the Kilby Hotel, and the one-story building at 213 Hobson Street display decorative elements such as corbelled cornices, sawtooth brick bands, and arched window surrounds commonly seen in early-twentieth-century commercial architecture. The buildings that served as Whitten Clinic and Dr. Murray B. Davis's office are among High Point's few extant examples of Art Moderne-style architecture. Both one-story brick edifices have streamlined façades with curved corners and originally featured glass-block windows.

Most of the buildings erected in the Washington Street Historic District from the late 1940s through the early 1960s display elements of the Modernist style, thus manifesting the optimistic and progressive attitude of the post-World War II recovery period and the civil rights era. The Yarborough Law Building and the Washington Street Branch of the High Point Public Library utilize colored spandrel panels in combination with brick to add visual interest, while the brick Haizlip Funeral Home features a concrete-masonry-unit façade pierced by tall, narrow windows containing colored-glass panes. The William Penn High School gymnasium, the Carl Chavis

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 7 Page 4

Washington Street Historic District  
Guilford County, NC

YMCA/Mary McLeod Bethune YWCA, and Toussaint L'Ouverture Lodge No. 524 employ clerestory windows as part of their Modernist design.

The Washington Street Historic District includes four African American sanctuaries erected over the course of the twentieth century. The oldest two—First Baptist Church (1907) and St. Mark Methodist Episcopal Church (1908)—occupy prominent locations on Washington Street's north side and reflect the influence of the Gothic Revival style in their corner towers and pointed-arched windows. Both churches were expanded and remodeled several times by the 1950s. The former Second Presbyterian Church, completed in 1952, features classical elements such as a pedimented front-gable roof, a pedimented portico supported by grouped Tuscan columns, a double-leaf entrance surmounted by a stained-glass transom, and arched window openings. The one-story, brick-veneered Pearson Memorial A. M. E. Church, erected in 1976 on the site of two earlier sanctuaries, presents a Modernist front-gable façade with a central stuccoed panel flanked by two projecting brick pilasters to Washington Street.

The William Penn High School and gymnasium at 825 Washington Street are classic examples of educational buildings constructed from the 1930s through the 1950s. The 1930 auditorium and classroom building is an imposing two-story brick edifice intended to evoke a sense of tradition and permanence. The building features a pedimented front-gable roof, robust molded cornices, and large double-hung windows which have round-arched surrounds with cast-stone keystones and fanlights at the second-story level. The 1930 building stands between a 1949 classroom addition to the east and the 2001 John Coltrane Hall of Music and Dance to the west. The east wing extends north to the 1955 gymnasium, a one-story, brick, mid-century Modernist building designed by Raleigh architects William Henley Deitrick and John C. Knight. The gymnasium, like many of the district's buildings, emphatically breaks with tradition and embraces the progressiveness of the postwar era.

The district also encompasses nine residential buildings that represent the area's development from the early twentieth century through the 1960s. As proprietors, professionals, employees, and laborers lived within walking distance of Washington Street businesses, offices, and institutions, the residences in the historic district range from owner-occupied homes to rentals for working-class tenants. The oldest extant single-family dwellings—the Dr. C. J. H. and Sallie Gaylord House (1906) and the Robinson House (1907)—were erected near Washington Street's west end and exhibit elements of the Queen Anne style. Two foursquares (hip-roofed, two-story residences)—one of which has served as Hoover's Funeral Home since 1932—display Craftsmen-style features such as truncated porch posts on piers. Two front-gable duplexes, a modest front-gable house, and two two-story brick apartment buildings still provide rental housing in the neighborhood. Similar dwellings once lined Washington Street, but these are the only survivors.

The Washington Street Historic District encompasses forty-three buildings and two structures. Although some of the historic properties have been altered by the installation of modern windows and synthetic siding and two buildings post-dating the period of significance have been constructed, the relationships among the district's extant resources have not changed since the period of significance. Vacant lots and buildings that do not contribute to the district's historic character due to age or loss of integrity were excluded from the district

# WASHINGTON STREET HISTORIC DISTRICT, HIGH POINT, GUILFORD COUNTY, NC



## Fleet Services Department

Gary L. Smith  
DIRECTOR



**DATE:** September 14, 2010  
**TO:** Randy McCaslin, Assistant City Manager  
**FROM:** Gary L. Smith, Director of Fleet Services *Gary L. Smith*  
**SUBJECT:** Agenda Item – 2011 Pothole Patch Truck Addition

---

I respectfully request that the following be included for consideration on the Council Agenda scheduled for September 20, 2010:

Purchase of a new pothole patch truck which will be used by three divisions. The Streets, Water/Sewer, and Stormwater divisions will share the operating and replacement costs each budget year. This will save each division money by reducing the need for outside contractors to patch utility cuts while at the same time reducing customer complaints due to contractors leaving cuts unpatched for extended periods of time.

Truck is priced at \$145,621

Funding for this equipment will come from the following account:  
501271-532401

**Public Services Department**

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

ASSISTANT DIRECTOR



***MEMORANDUM***

DATE: September 15, 2010

TO: Pate Pate, Assistant City Manager  
W. Chris Thompson, PE, Director of Public Services

FROM: Richard D. McMillan, PE, Asst. Director *Richard D. McMillan*

SUBJECT: Pothole Truck Recommendation

---

The reorganization of the Streets and Stormwater Divisions reduced crew sizes and a second paving crew was created, with a primarily focus on roadway base repairs and larger potholes. With the reduction in resurfacing funds, more effort is being place on pothole and roadway base repairs to maintain City roads. The pothole truck will minimize idol time for crews waiting on asphalt material and enable more maintenance work to be completed.

The pothole truck being requested is an improvement over the asphalt trailer for the following reasons:

- Auger system disperses asphalt easier and faster;
- Truck maintains asphalt at a more consistent temperature – prevents crusting and hardening in hopper;
- Class B driver required for truck, instead of Class A for truck and trailer – more drivers are available if needed;

This pothole truck will benefit Public Services by sharing the cost of the equipment between three (3) Divisions – Streets, Mains, and Stormwater, with Streets performing the paving work. Other benefits are:

- This truck will reduce the need for contractor paving repairs on utility cuts by Mains;
- Improves the response time for utility cuts being repaired;
- Reduces the cost for all three Divisions – cost is shared;
- Improves the ability to maintain asphalt material for emergency repairs during nights and weekends, inclement weather (cold, ice & rain), and other times that the asphalt plants are not operating.

If you have any questions, please see me.

**BID INFORMATION AND RECOMMENDATION****BID #** 07-090810**DATE OPENED:** September 8, 2010**DESCRIPTION:** Pothole Patch Truck**BID PACKAGES DISTRIBUTED:** 12**DEPARTMENT:** Fleets/Street Maintenance**SOURCE OF FUNDS:** 501271-532401**BUDGETED AMOUNT:** \$ 150,000**RECOMMENDED AWARD**

| QUANTITY | DESCRIPTION                                | UNIT PRICE    | TOTAL PRICE   |
|----------|--------------------------------------------|---------------|---------------|
| 1 lot    | Pothole Patch Truck for Street Maintenance | \$ 145,621.00 | \$ 145,621.00 |

**PURPOSE:** This purchase is for the replacement of Pothole Patch Truck that was taken out of service. Truck was beyond repair.

**COMMENTS:** Award recommendation is to Whites International Trucks, the low bidder meeting specifications.

**BID TABULATION**

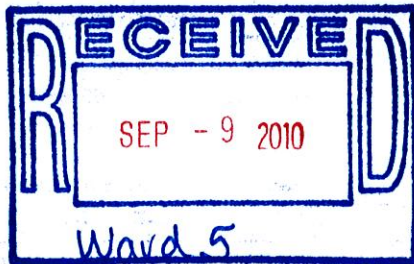
| VENDOR                                                                                   | BID AMOUNT    |
|------------------------------------------------------------------------------------------|---------------|
| Whites International Trucks<br>P O Box 18605<br>Greensboro, NC 27419                     | \$ 145,621.00 |
| Piedmont Truck Center<br>412 S Regional Road<br>Greensboro, NC 27419                     | \$ 145,975.00 |
| Triad Freightliner of Greensboro, Inc.<br>6420 Burnt Poplar Road<br>Greensboro, NC 27409 | \$148,712.00  |
| Trans Source Truck & Trailer Centers<br>8700 Triad Drive<br>Greensboro, NC 27235         | \$ 150,792.00 |

The **PURCHASING DIVISION AND FLEET SERVICES DEPARTMENT** recommend that the contract for **A POTHOLE PATCH TRUCK FOR THE STREET MAINTENANCE DIVISION** be awarded to **WHITES INTERNATIONAL TRUCKS** the lowest responsible and responsive bidder meeting specifications, in the amount of **\$145,621.00**

DATE OF RECOMMENDATION: September 13, 2010



Strib Boynton, CITY MANAGER



Application for Appointment  
To Boards and Commissions

Please TYPE or PRINT the information requested on this application. **You may attach additional pages and / or your resume if you wish.** All appointments to City boards and commissions are made by the Mayor and City Council and are not limited to those persons who fill out applications.

Name Samantha Klemme  
Street Address 2905 Swan Lake Dr  
City, State, Zip High Point, NC 27262  
Employer Robertson Neal & Co, LLP  
Business Address 1026 Hutton Lane  
Phone: home 889-7599 work 841-2198 fax 841-8704  
Email SKlemme@rnc-cpa.com

Do you live inside the corporate limits of High Point? yes If not, do you live within High Point's extraterritorial zoning jurisdiction? \_\_\_\_\_

Please list (in order of preference) the boards and commissions on which you would be willing to serve.

1. Citizens Advisory Council
2. \_\_\_\_\_
3. \_\_\_\_\_

Please list any work, volunteer, and/or educational experience that you would like us to consider in the review of your application. Please feel free to attach a resume or biographical information.

CPA in Public Practice 14 yrs. served on  
Various community nonprofit boards/committees. Am  
building a portfolio of residential rental properties in HP and want  
Have you participated in the City Government 101 Course? No Year to be involved in  
Have you participated in Leadership High Point? Year considered it but

RETURN TO: \_\_\_\_\_  
City Clerk, City of High Point, P. O. Box 230, High Point, NC 27261 • 211 S. Hamilton Street  
Phone: 336-883-3536 • Fax: 336-822-7067

Applications will be retained and active for a two-year period

not participated learning  
about local  
gov concerns and  
efforts w/ regard to  
housing.

Publish four (4) consecutive weeks: **September 24, October 1, 8, & 15, 2010**

**RESOLUTION OF INTENT TO CONSIDER A**  
**STREET ABANDONMENT**  
**(Case # SA10-13)**

WHEREAS, the City Council is requesting to close an improved portion of Quaker Lane and Pine Street (identified as Avery Street and Pine Street on a plat titled "Fuller Place" as recorded in Plat Book 9 Page 66) lying east of Lindsay Street between Westwood Avenue and W. Ray Avenue.

WHEREAS, G.S. 160A-299 requires the Council to first adopt a resolution declaring its intent to close the street and calling a public hearing on the question;

NOW, THEREFORE BE IT RESOLVED, THAT THE COUNCIL declares its intent to consider the abandonment of the street above described and sets Monday, October 18, 2010, at 5:30 p.m. as the date for said public hearing before the Council of the City of High Point, in the Council Chambers of the Municipal Building, High Point, on the closing of said street.

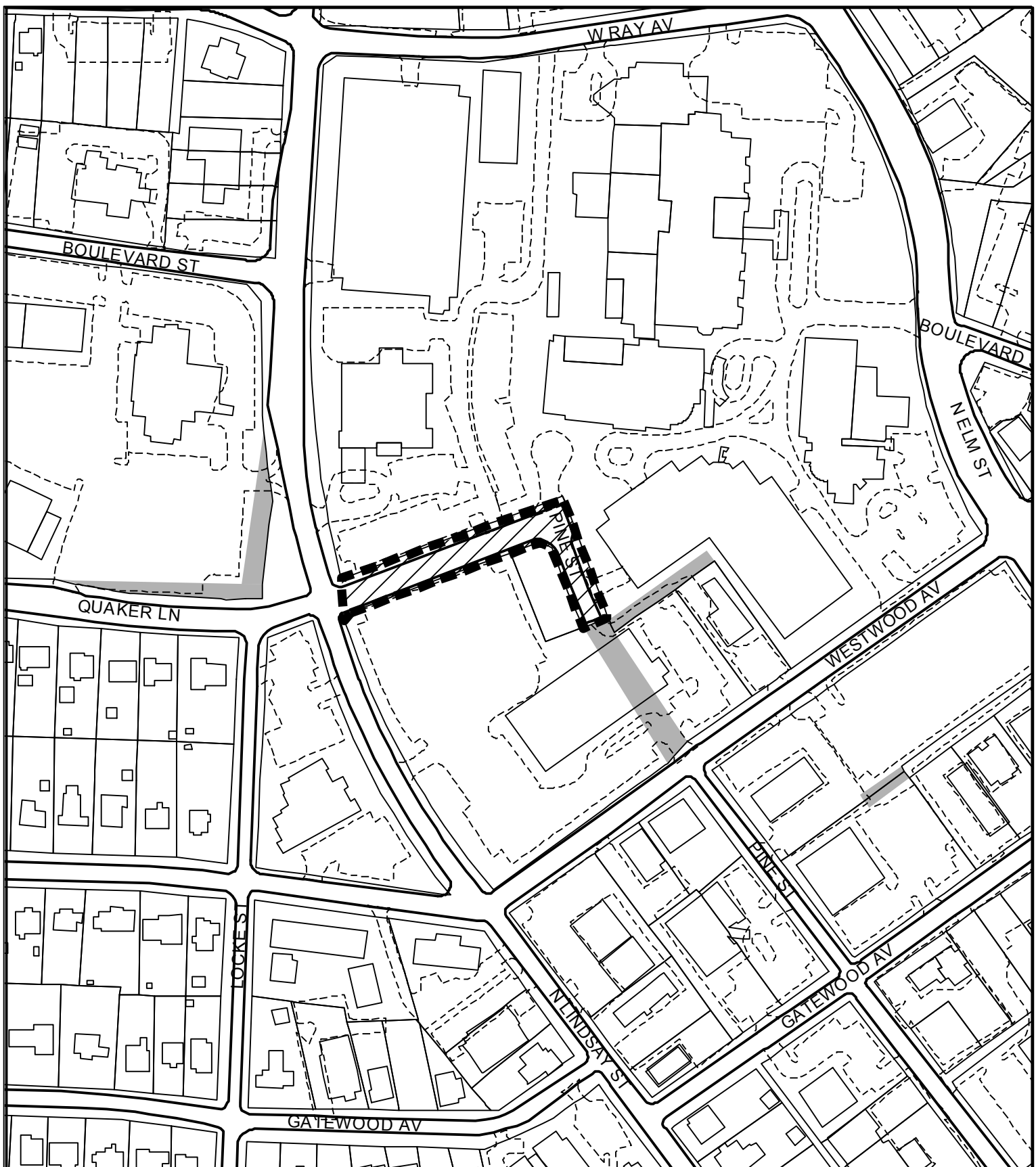
Persons wishing to be heard either for or against the said street closing are asked to be present for the hearing. The meeting facilities of the City of High Point are accessible to people with disabilities. If you need a special accommodation, call 336/883-3298 or TDD# 336/883-8517.

Further information pertaining to this request is available at the Planning and Development in the Municipal Office Building, 211 South Hamilton Street, Room 316, High Point, North Carolina, 336/883-3544 or FAX 336/883-3056.

By Order of the City Council  
This the 20<sup>th</sup> day of September, 2010.

Lisa B. Vierling, City Clerk

Petition Submitted By:  
High Point Regional Health Systems



## STREET ABANDONMENT REQUEST SA10-13

Applicant: High Point Regional Hospital  
Area: 0.59 acres



Location of requested street abandonment

Planning & Development  
Department

City of High Point

Date: August 30, 2010



Scale: 1"=200'

y:/ba-pz/2010/pz/sa10-13.mxd

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

**ORDINANCE**

**REQUEST:** Ordinance to Demolish

**PROPERTY**

**ADDRESS:** 1612 West Avenue

**OWNER:** Samantha P. Craver, Heirs

**FIRST**

**INSPECTION:**

9-3-2009

Number of Violations: Major 15 Minor 1

1) roof structure has collapsed into first floor

2) first floor has collapsed into crawl space

3) rotten flooring throughout building due to roof leaking

4) improperly shored floor joist/ rotted from water damage

5) foundation bearing for piers supporting house has failed and is sunken into ground

**HEARING**

**RESULTS:**

9-14-2009

An heir to the owner did appear for the hearing. During the hearing the following findings of fact were established. There are numerous violations of the Minimum Housing Code as recorded on the report of violations. The dwelling has been vacant since April 1, 2001. There are structural violations creating an unsafe dwelling. Due to the deteriorated condition of the dwelling and the associated blight on the neighborhood and that fact that the repairs exceed 50% of the tax value, the Order to Repair or Demolish was issued. The Guilford County Tax value of the dwelling is \$19,100. The repair estimate is \$32,600.

**ORDER(S)**

**ISSUED:**

Order to Repair or Demolish with a compliance date of 3-15-2010

**APPEALS:**

No appeals to date.

**OWNER**

**ACTIONS:**

The owner has not obtained any permits or made any repairs.

**EXTENSIONS:**

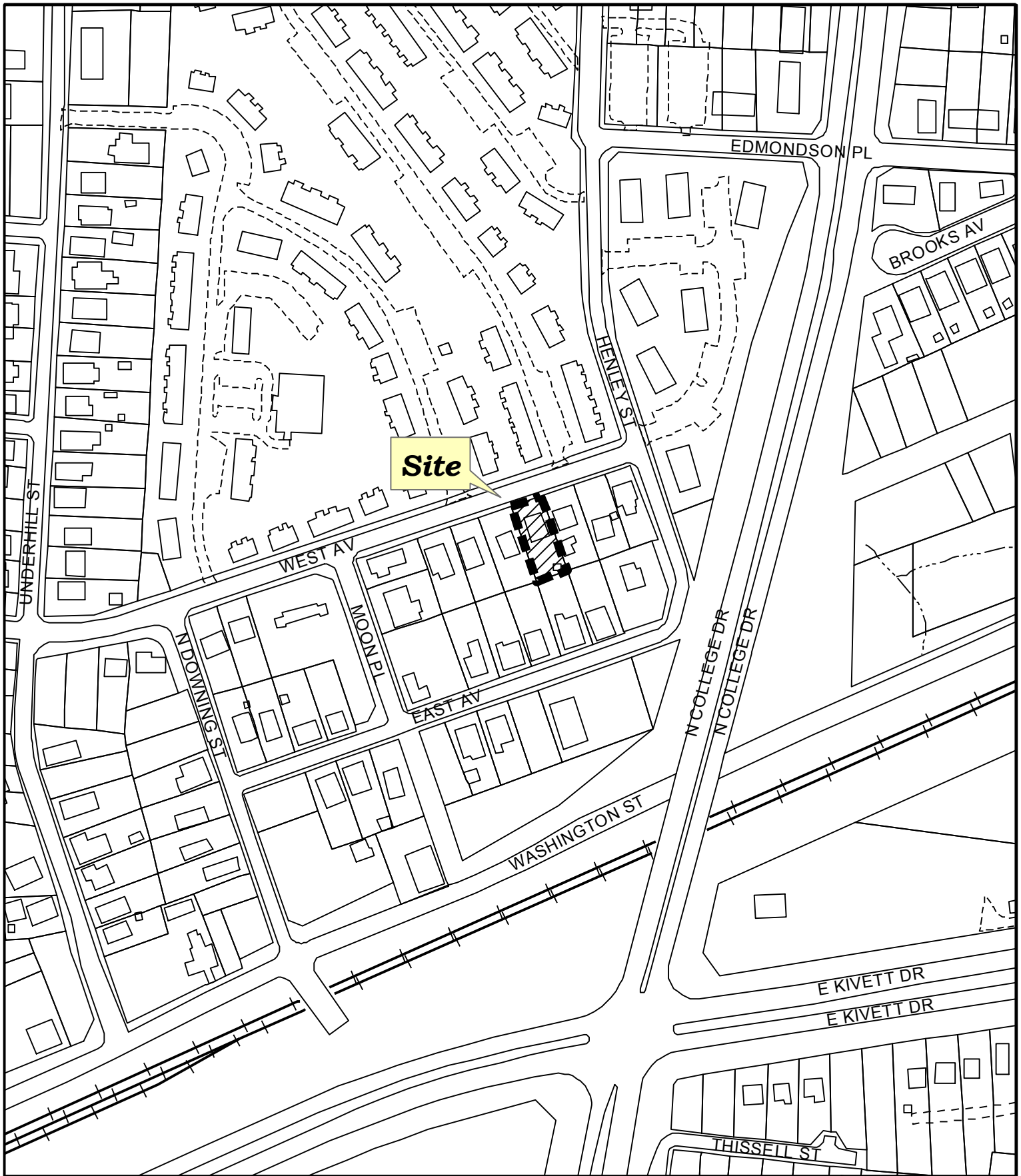
None requested by owner.

**CURRENT**

**STATUS:**

9-10-2010

Conditions still exist. Dwelling is vacant and secure.



**1612 West Avenue**

**Ordinance to Demolish**



**Location of subject property**

**Department of Planning  
and Development**

**City of High Point**

**Date: September 14, 2010**



**Scale: 1"=200'**

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ord-demo.mxd



1612 West Avenue



1612 West Avenue



**MEMORANDUM**

**Date:** September 13, 2010

**To:** Pat Pate, Assistant City Manager

**From:** Terry Houk, Assistant Director of Public Services (T. H.)

**Re:** Agenda Item

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

Acceptance of Change Order submitted by Gilbert Engineering Company to remove and dispose of sludge from the lagoon at the Westside Wastewater Plant.

This change order will remove and dispose of an additional 1,710 tons of sludge from the Westside Wastewater Treatment Plant. This change order is for the overage in the quantity of sludge in the lagoon.

Public Services is recommending this Change Order be accepted for:

Removal and Disposal of 1,710 tons of Sludge: \$150,150.00

Funding for this contract will come from the 421779-533701-421001013405-40201.

**Cc:** Chris Thompson  
Jeff Moore  
Greg Hall  
File

## PLANNING AND ZONING COMMISSION RECOMMENDATION

On August 24, 2010, a public hearing was held before the Planning and Zoning Commission regarding the requests described below. All members of the Commission were present.

### **Gerald Grubb**

### **Zoning Case 10-11**

#### **a. Conditional Use Limited Business (CU-LB) District**

A request by Gerald Grubb to rezone a 2 acre parcel from the General Office-Moderate Intensity (GO-M) District to a Conditional Use Limited Business (CU-LB) District. The site is lying along the east side of Eastchester Drive, approximately 870 feet south of Lassiter Drive (*1200 Eastchester Drive*).

#### **b. Conditional Use Permit 10-11**

A request by Gerald Grubb for approval of an accompanying Conditional Use Permit with conditions pertaining to permitted uses and vehicular access.

Mr. Shannon presented the zoning request and recommended approval of the case as outlined in the staff report.

Speaking in favor of the request was the applicant, Mr. Gerald Grubb of 3938 Brandywine Street. He stated that the use of this property would be limited to quilting classes and selling fabric to those that are attending the classes.

Speaking in opposition was Ms. Sara Loeblein of 1116 Eastchester Drive, representing Triad Center Stage Shopping Center. She stated they are in opposition to this rezoning request due to the excess amount of vacant commercial space already available in the area that would suit Mr. Grubb's needs, such as the three vacancies in the Triad Center Stage Shopping Center lying a few hundred feet south of the zoning site and within the Oak Hollow Mall. She advised that they would be happy to support this rezoning in a couple of years when the retail industry sees an economic recovery, but cannot support this request at this time.

The Planning & Zoning Commission recommended ***approval*** of Zoning Case 10-11 and Conditional Use Permit 10-11, by a vote of 8-0, as recommend by staff.

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

**STAFF REPORT  
ZONING CASE 10-11  
August 24, 2010**

| <b>Request</b>                                                                                       |                                                     |
|------------------------------------------------------------------------------------------------------|-----------------------------------------------------|
| <b>Applicant:</b><br>Gerald Grubb                                                                    | <b>Owner:</b><br>Bunn & Sweetie LLC                 |
| <b>Zoning Proposal:</b><br>To rezone a 2 acre parcel that is within the High Point corporate limits. | <b>From: GO-M</b> General Office Moderate Intensity |
|                                                                                                      | <b>To: CU-LB</b> Conditional Use Limited Business   |

| <b>Site Information</b>                |                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|----------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Location:</b>                       | Lying along the east side of Eastchester Drive, approximately 870 feet south of Lassiter Drive ( <i>1200 Eastchester Drive</i> ).                                                                                                                                                                                                                                                                                                |
| <b>Tax Parcel Numbers:</b>             | Guilford County Tax Parcel 0196984.                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Site Acreage:</b>                   | Approximately 2 acres.                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Current Land Use:</b>               | There is an existing office complex upon the site consisting of two buildings.                                                                                                                                                                                                                                                                                                                                                   |
| <b>Physical Characteristics:</b>       | The site is developed and has a relatively level terrain. The existing buildings upon the site are lying in an L-shape configuration along the north and east, with parking in the middle and southern portions of the site.                                                                                                                                                                                                     |
| <b>Water and Sewer Proximity:</b>      | A 16-inch City water line and 8-inch City sewer line are lying adjacent to the site's Eastchester Drive frontage.                                                                                                                                                                                                                                                                                                                |
| <b>General Drainage and Watershed:</b> | The site drains in a general southwestern direction towards Eastchester Drive and development is subject to Tier 3 standards of the Oak Hollow Lake Watershed Critical Area (WCA). Engineered stormwater measures are required for non-residential development with an impervious surface area that is greater than 24% or more of the site. Within Tier 3 of the Oak Hollow Lake WCA there is a maximum built-upon area of 35%. |
| <b>Overlay District(s):</b>            | Eastchester Scenic Corridor Overlay District.<br>Oak Hollow Lake Watershed Critical Area (WCA), Tier 3.                                                                                                                                                                                                                                                                                                                          |

| <b>Adjacent Property Zoning and Current Land Use</b> |                             |                                                                                   |                                                          |
|------------------------------------------------------|-----------------------------|-----------------------------------------------------------------------------------|----------------------------------------------------------|
| <b>North:</b>                                        | <b>CU-LB</b>                | Conditional Use Limited Business District                                         | Multi-tenant office building                             |
| <b>South:</b>                                        | <b>GO-M</b>                 | General Office Moderate Intensity District                                        | Undeveloped parcel                                       |
| <b>East:</b>                                         | <b>CU-LB</b><br><b>RS-9</b> | Conditional Use Limited Business District<br>Residential Single Family-9 District | Multi-tenant office building and single family dwellings |
| <b>West:</b>                                         | <b>CU-PI</b>                | Conditional Use Public & Institutional District                                   | John Wesley College                                      |

| Relevant Land Use Policies and Related Zoning History |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Land Use Plan Map Classification:</b>              | <b>Local/Convenience Commercial:</b> This classification includes moderate-intensity convenience retail or service uses, generally serving small, local neighborhoods.                                                                                                                                                                                                                                                                                                                                              |
| <b>Land Use Plan Goals, Objectives and Policies:</b>  | The Land Use Plan ( <i>adopted in 2000</i> ), as a policy, extended commercial land use designation, including this site, northward to Lassiter Drive. There are no other Land Use Plan goals, objectives or policies that are applicable to this case.                                                                                                                                                                                                                                                             |
| <b>Relevant Area Plan(s):</b>                         | <i>Eastchester Drive Corridor Plan - Phase I Update (between North Main Street and Lassiter Drive –Adopted 1994)</i> . This earlier plan recommended that the south side of Eastchester Drive north of the Centre Stage Shopping Center continue to be designated for Office use in order to concentrate commercial uses at specific nodes, in this case the Oak Hollow Mall site and its immediate vicinity.                                                                                                       |
| <b>Community Growth Vision Statement:</b>             | 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.                                                                                                                                                                                                                                                                                                                      |
| <b>Zoning History:</b>                                | There have been no recent commercial rezoning requests in this area. Adjacent parcels with commercial zoning were rezoned between 1986 and 1998. That portion of the Eastchester Corridor lying north of Lassiter Drive is designated upon the Land Use Plan for Office uses. In 2007, a five acre parcel at the northeast corner of Eastchester Drive and Lassiter Drive was rezoned to the Conditional Use General Office Moderate-Intensity (CU-GO-M) District for development of a multi-tenant office complex. |

| Transportation Information                      |                                                                                                                                           |         |                                           |
|-------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|---------|-------------------------------------------|
| Adjacent Streets:                               | Name                                                                                                                                      |         | Approx. Frontage                          |
|                                                 | Eastchester Drive                                                                                                                         |         | Major Thoroughfare                        |
| <b>Vehicular Access:</b>                        | This development will take access from the existing driveway access point to the site from Eastchester Drive.                             |         |                                           |
| <b>Traffic Counts:</b><br>(Average Daily Trips) | Eastchester Drive                                                                                                                         |         | 30,000 AADT<br>(2008 NCDOT traffic count) |
| <b>Estimated Trip Generation:</b>               | Using the development data provided by the applicant, the total trips generated by this site are estimated to be less than 200 trips/day. |         |                                           |
| Traffic Impact Analysis:                        | Required                                                                                                                                  |         | Comment                                   |
|                                                 | Yes                                                                                                                                       | No<br>X |                                           |
| <b>Pedestrian Access:</b>                       | This development is subject to the sidewalk requirements in the Development Ordinance.                                                    |         |                                           |

| School District Comment             |
|-------------------------------------|
| Not applicable to this zoning case. |

### Details of Proposal

The applicant is requesting to rezone this parcel from its current General Office Moderate-Intensity (GO-M) District to a Conditional Use Limited Business (CU-LB) District in order to allow limited retail uses upon the site. The applicant desires to open an arts & craft/fabric shop (quilting shop) upon the site which is designated by the Development Ordinance as a retail use. The site is currently developed with office uses and a martial arts facility, the existing GO-M District zoning restricts the site to office uses and also permits multifamily dwellings up to 12 units per acre.

The site is within a segment of the Eastchester Scenic Corridor, between N. Centennial Street and Lassiter Drive, which is designated by the City's Land Use Plan for Local/Convenience Commercial. The requested CU-LB District is generally compatible with the Local/Convenience Commercial classification as it is generally intended to serve small/local neighborhood commercial uses and there are existing commercial zoning/uses to the north and south of this requested zoning site. This is an existing developed site, the applicant desire rezoning to allow limited commercial uses within the existing structures. To insure the requested CU-LB District uses are compatible with surrounding area and the Land Use Plan, the applicant has offered conditions to prohibit the more intense commercial uses of the LB District such as convenience stores with gasoline pumps, food stores, restaurants with drive-thru and automotive service stations.

### Identified Issues

**Major Issues:**

- ❖ None

**Minor Issues:**

- ❖ None

### Findings

Section 9-3-13 of the Development Ordinance requires that certain findings be made before a zoning map amendment and Conditional Use Permit may be approved. 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 required findings.

#### **That the development of the property in accordance with the proposed conditions will not materially endanger the public health or safety; staff finds**

|            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Compliance | ❖ The Eastchester Drive Corridor Plan policies limit the number of vehicular access points and promote shared access points to preserve this roadway as a travel corridor. There is currently one driveway access point to the zoning site along its southern property line. The applicant has offered to restrict the site to one point of access from Eastchester Drive and to allow this one access point to be a shared access with the abutting undeveloped parcel to the south for when it develops in the future. |
|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**That the development of the property in accordance with the proposed conditions will not substantially injure the value of the adjoining or abutting property; or that the development is a public necessity; staff finds**

|            |                                                                                                                                                                                                                                                                                                                   |
|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Compliance | ❖ The site is within a section of the Eastchester Scenic Corridor Overlay District where commercial uses currently exist. Staff has not identified any evidence that allowing a limited number of LB District uses, as restricted by the applicant, will negatively injure the value of adjacent property owners. |
|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**That the location and character of the development, in accordance with the proposed conditions, will be in harmony with the area in which it is to be located and in general conformity with the plan of development of the City of High Point and its environs; staff finds**

|            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Compliance | <ul style="list-style-type: none"><li>❖ The zoning site is within a segment of the Eastchester Scenic Corridor Overlay District designated as Local/Convenience Commercial uses. This classification is intended for moderate-intensity convenience retail or service uses, generally serving small, local neighborhoods. The requested CU-LB District is generally compatible with this land use designation.</li><li>❖ The applicant has offered conditions restricting the intensity of commercial uses by prohibiting many of the higher traffic generating retail uses. As restricted, the requested CU-LB District will be in harmony with uses in the segment of the Eastchester Corridor and in conformance with recommendations for this segment of the Eastchester Corridor Plan.</li></ul> |
|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**Recommendation**

**Staff Recommends Approval:**

Staff recommends approval of the request to rezone this two acre parcel to the CU-LB District. As conditioned, the requested CU-LB District will be compatible with adjacent commercial zoned parcels fronting along this segment Eastchester Drive and in conformance with the Land Use Plan.

**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 staff's findings as written in this report, by adopting the staff's findings with additions or changes as agreed upon by the Commission, or, if the Commission is in disagreement with staff's findings, 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. This may be done by adopting the staff's findings as written in this report, by adopting the staff's findings with additions or changes as agreed upon by the Council, or, if the Council is in disagreement with staff's findings, by adoption of its own statement.

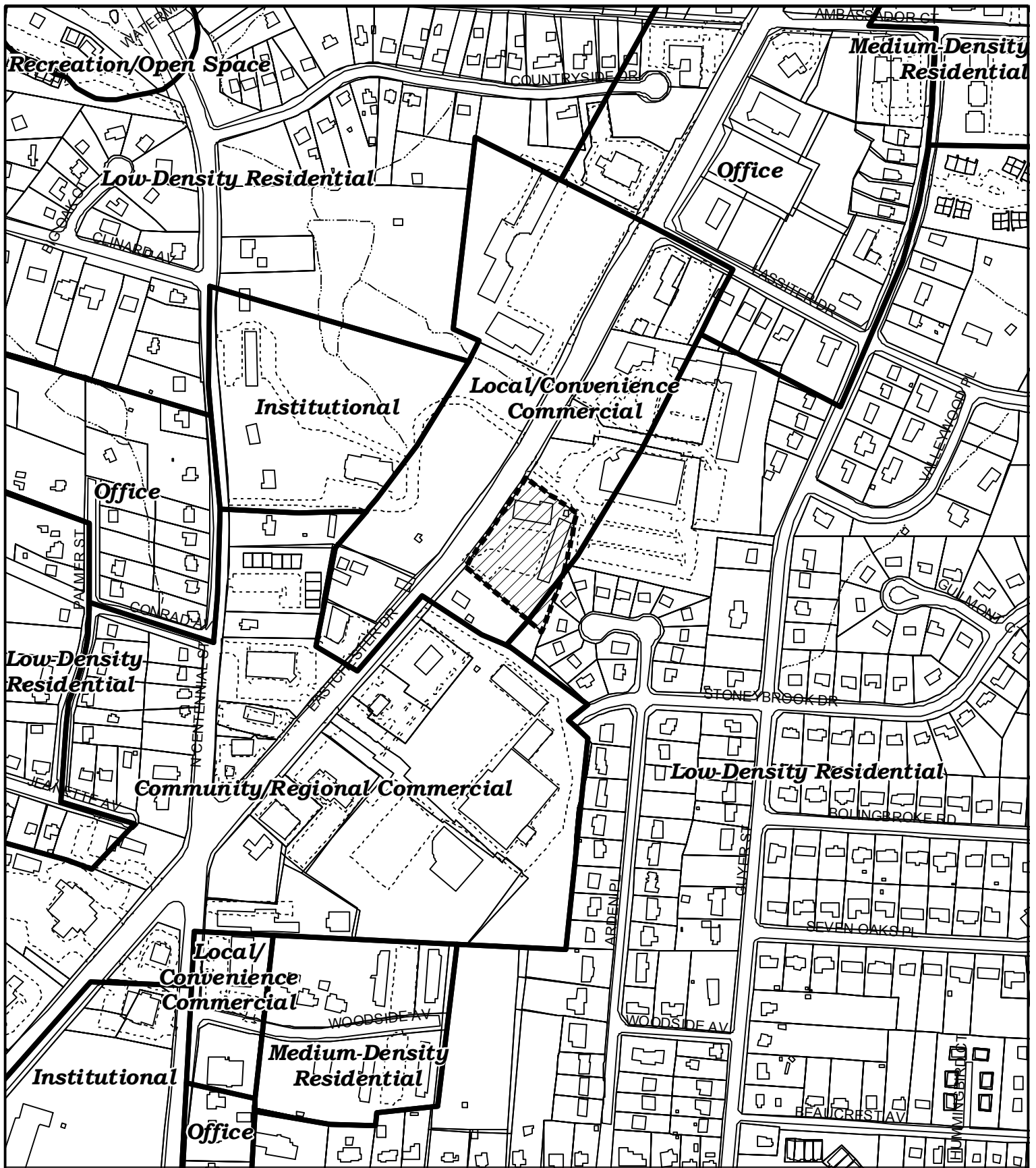
In addition, the City Council must, prior to adopting or rejecting any zoning amendment, explain why it considers the action taken to be reasonable and in the public interest. In this case, staff suggests that the approval of the applicant's request is reasonable and in the public interest because: 1) The requested CU-LB District is consistent with the City's Land Use Plan, 2) The requested CU-LB District, as conditioned pertaining to vehicular access and shared access, is consistent with the policies of the Eastchester Corridor Plan, and 3) the site abuts existing commercial zoning and uses, and as conditioned the requested CU-LB District will be in harmony with the current development pattern in this area. The City Council may adopt this statement, it may add to or change this statement, or, if the Council is in disagreement with the above statement it will need to formulate its own reasonableness / public interest statement.

### **Report Preparation**

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







# REZONING CASE 10-11

Land Use Plan

Existing Land Use Plan  
Subject Property Boundary



Planning & Development  
Department

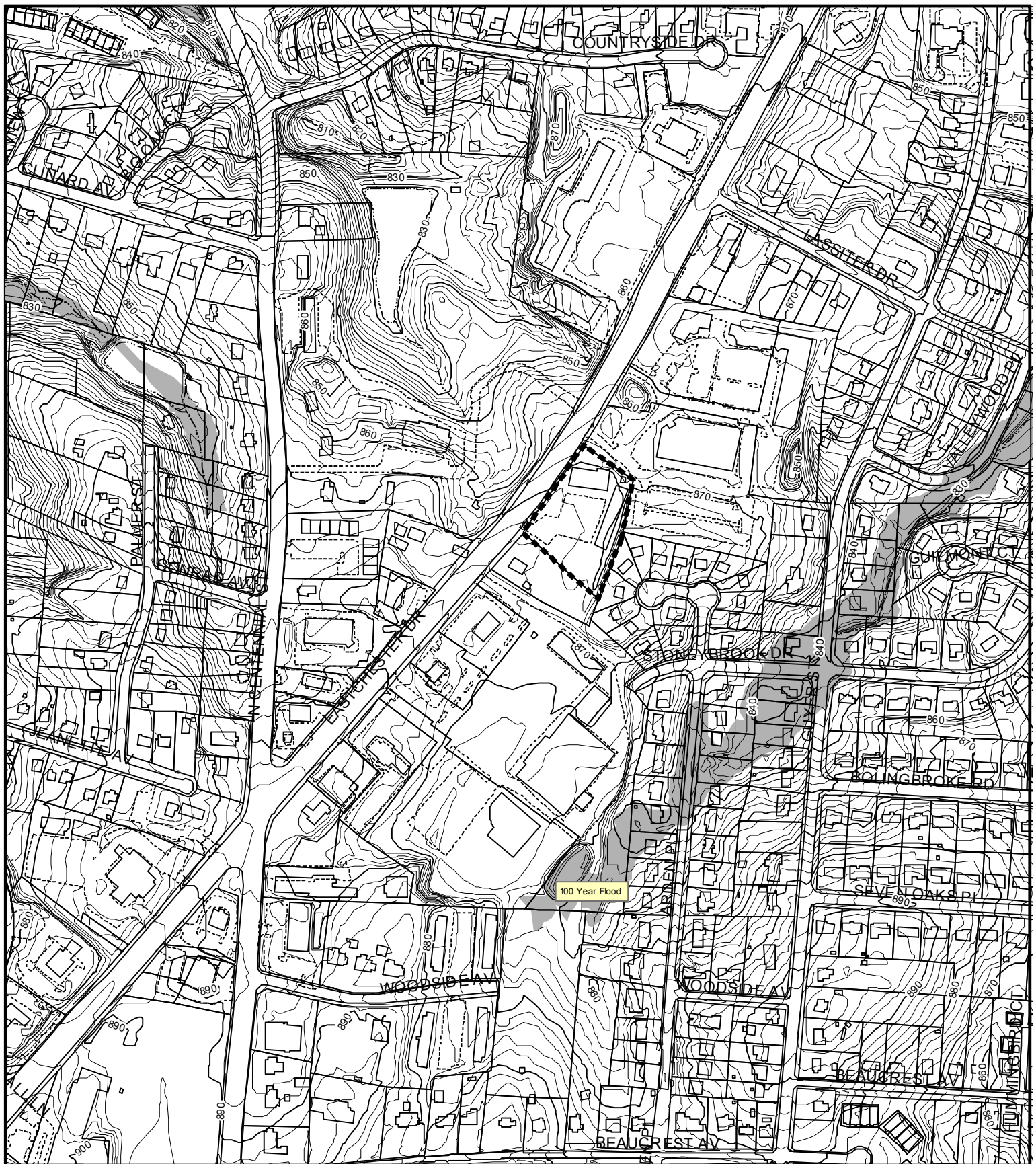
City of High Point

Date: August 16, 2010



Scale: 1"=400'

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# REZONING CASE 10-11

Topography

Subject Property Boundary - - - - -

Planning & Development  
Department

City of High Point

Date: August 16, 2010



Scale: 1"=400'

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# REZONING CASE 10-11



**APPLICATION FOR A CONDITIONAL USE PERMIT**

**CITY OF HIGH POINT, NORTH CAROLINA  
Conditional Use Limited Business (CU-LB) District**

**July 27, 2010**  
**(Submitted)**

TO THE CITY COUNCIL OF THE CITY OF HIGH POINT:

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

I. USES: Any of the land uses allowed in the Limited Business (LB) District and their customary accessory uses shall be permitted, subject to the development and dimensional requirements of the LB District and the specific conditions listed in this Conditional Use Permit.

II. CONDITIONS:

A. Prohibited Uses: The following LB District land uses shall be prohibited.

1. Convenience Stores (with gasoline pumps)
2. Convenience Stores (without gasoline pumps)
3. Dairy Products Stores
4. Department, Variety or Gen Merchandise Stores
5. Food Stores
6. Hardware Stores
7. Luggage or Leather Goods Stores
8. Miscellaneous Retail Sales
9. Office Machine Sales
10. Pawnshops or Used Merchandise Stores
11. Record and Tape Stores
12. Restaurants (with drive-thru)
13. Restaurants (no drive-thru)
14. Restaurants (serving mixed alcoholic bev)
15. Service Stations, Gasoline
16. Tobacco Stores

B. Transportation

1. Access: One (1) point of access shall be allowed to Eastchester Drive. This access point shall be shared with the Guilford County Tax Parcel #0196985 (*aka old parcel #289-1-16 lying south of zoning site*) through a common access easement when the latter property is proposed for development.
2. The Director of Transportation shall approve all construction and improvements.

DESCRIPTION OF PROPERTY: An approximately 2 acre parcel lying along the east side of Eastchester Drive, approximately 870 feet south of Lassiter Drive. (*1200 Eastchester Drive*). The property is also known as Guilford County Tax Parcel 0196984 (*old parcel # 289-1-15*).

An application has been duly filed requesting that the property involved in this application be rezoned from the General Office-Moderate Intensity (GO-M) District to a Conditional Use Limited Business (CU-LB) District. It is understood and acknowledged that if the property is rezoned as requested and the Conditional Use Permit authorized, the property described in this request will be perpetually bound by the use(s) authorized and the conditions imposed, unless subsequently changed or amended as provided for a Title 9, Chapter 3, of the City Code.

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

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



July 29, 2010

**To:** Lee Burnette, Director of Planning and Development

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

**Subject:** **Rezoning Case #10-11**, Gerald Grubb. Property located east side of Eastchester Drive, approximately 870 feet south of the intersection of Lassiter Drive and Eastchester Drive.

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

A traffic impact analysis was not required for this development. To require a traffic study the proposed development must be expected to produce at least one hundred and fifty (150) trips in the AM or PM peak hour. In order to mitigate the development's impact on the surrounding roadway network the following improvements will be required on Eastchester Drive:

Access:

One (1) point of access shall be allowed to Eastchester Drive. This access point shall be shared with the Guilford County Tax Parcel 18-289-1-16 through a common access easement when the latter property is proposed for development.

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

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

# **Citizens Information Meeting Report Zoning Case 10-11**

Submitted by: Gerald Grubb

July 26, 2010

To: Planning & Development Office, City of High Point, NC

RE: Citizen's Information Meeting Report

Gerald & Patty Grubb conducted a Citizen Information Meeting in support of our application for a rezoning request on Friday July 23 at 7:00 pm at 1200 Eastchester Dr. Letters were mailed to 21 citizens on July 15 informing them of this meeting. Two people attended the meeting.

Most discussion centered on the need for this type of business in this area. Each person expressed approval for this change.

Copies of the notification letter, list of persons notified and sign in sheet are attached.

July 15, 2010

TO: Owners of property near Apple Rock  
FROM: Gerald Grubb

Gerald Grubb is filing an application with the City of High Point for the rezoning (from GOM to CULB) of the property at 1200 Eastchester Dr.

A Citizen Information Meeting will be held on July 23 at 7:00pm at the property for the purpose of allowing us to inform you about our plan and zoning proposal. We look forward to answering your questions and receiving your input.

Sincerely,

A handwritten signature in black ink, appearing to read "Gerald Grubb", written in a cursive style.

Gerald Grubb

July 23, 2010 7:00 pm

Bu & Sweetie, LLC L & B  
Tatia McMillion ~~Catia~~ McMillion YES!

ATRIUM MARKETPLACE PARTNERS LLC  
449 S WRENN ST  
HIGH POINT NC 27260

BAILEY JOSEPHINE W  
2118 ARDEN PL  
HIGH POINT NC 27265

BARNES JOSEPH L & GLENDA S  
2116 ARDEN PL  
HIGH POINT NC 27265

BARRINGER JAYCARNOUS & SARAH  
2112 ARDEN PL  
HIGH POINT NC 27265

BUN & SWEETIE LLC  
5562 BROOKBERRY FARM RD  
WINSTON SALEM NC 27106

CHADMON, FRANK & MARY  
2119 ARDEN PLACE  
HIGH POINT NC 27262

COLLINS ELIJAH JR  
2111 ARDEN PL  
HIGH POINT NC 27265

GILMORE TIRAN & CHRISTAL  
2110 ARDEN CT  
HIGH POINT NC 27265

JOHN WESLEY COLLEGE INC  
924 EASTCHESTER DR  
HIGH POINT NC 27262

LINDSAY GRINDA BELL  
2117 ARDEN PL  
HIGH POINT NC 27265

MABE BRADLEY TODD TRUST  
4111 GREENVALLEY DR  
HIGH POINT NC 27262

MABE R WAYNE  
1224 EASTCHESTER DR  
HIGH POINT NC 27265

MCDUFFIE PRESTON JR & YESHIVA C  
2115 ARDEN PL  
HIGH POINT NC 27265

MCMILLION DOUGLAS W & TATIA M  
1505 STONEYBROOK DR  
HIGH POINT NC 27265  
236-884-1220

"Tasha"

MILLER PAMELA RAE  
2108 ARDEN PL  
HIGH POINT NC 27265

OAK HOLLOW ACQUISITION LLC  
65 HARRISTOWN RD SUITE 301  
GLEN ROCK NJ 74520

POULOS TERRY C & CHRIS T  
GIANOPOULOS & SAM T  
1124 EASTCHESTER DR  
HIGH POINT NC 27265

RICH, HOWARD R ; RICH, MARK E  
2302 CANTUS CT  
HIGH POINT NC 27265

TRIANGLE CENTRE STAGE LLC  
212 W MAIN ST STE 300  
DURHAM NC 27701

TWO GREAT KIDS LLC  
1813 EASTCHESTER DR STE 100  
HIGH POINT NC 27265

WILLIAMS, ULICE LAMONT  
2101 ARDEN PL  
HIGH POINT NC 27265



August 31, 2010

**To:** Randy McCaslin, Assistant City Manager  
**From:** Garey Edwards, Director of Electric Utilities  
**Subject:** Pike Electric Contract

I am recommending that the City of High Point continue piggybacking using the City of Concord contract for Pike Electric Company. I am requesting the City to extend this contract for an additional year which is the second extension of five allowed extensions. The contract has been extended is year without a price increase.

The amount, \$840,000, has been budgeted for this year. Pike Electric has been providing exceptional service for many years and I have no problem with the extension.

I have included the affirmative active participation numbers for your review.

Please review this contract and let me know if you have any concerns in connection with this contract.

cc: file  
Bob Martin  
Jeff Moore  
Sherry Smith  
Larry Hopkins

City of High Point, P.O. 230, 816 E. Green Dr., High Point, NC 27261 USA  
Phone 336.883.3485 Fax: 336.883.3478 TDD 336.883.8517



Pike Electric, Inc.  
8-23-2010

| <b>Row Labels</b>                            | <b>Sum of Employee<br/>Count</b> |
|----------------------------------------------|----------------------------------|
| American Indian/Alaskan Native               | 25                               |
| Asian                                        | 12                               |
| Black or African American                    | 125                              |
| Hispanic or Latino                           | 297                              |
| Native Hawaiian or Other Pacific<br>Islander | 5                                |
| Not specified                                | 205                              |
| Two or more races                            | 33                               |
| White                                        | 3787                             |
| <b>Grand Total</b>                           | <b>4489</b>                      |

WHEREAS, the North Carolina General Assembly passed Senate Bill 300 "An Act to Amend the Laws Regarding Emergency Management as Recommended by the Legislative Disaster Response Commission" in June of 2001 that among other provisions requires local governments to have a hazard mitigation plan approved prior to August 1, 2002 in order to received state public assistance funds;

WHEREAS, in October of 2000 the President of the United States signed into law the "Disaster Mitigation Act of 2000" (PL 106-390) to amend the "Robert T. Stafford Disaster Relief and Emergency Act of 1988" which among other provisions requires local governments to adopt a mitigation plan in order to be eligible for hazard mitigation funding;

WHEREAS, the North Carolina Division of Emergency Management has established rules and criteria that allow municipalities to adopt their county's approved hazard mitigation plan through resolution.

WHEREAS, Guilford County last updated the Guilford County Multi-Jurisdictional Hazard Mitigation plan in 2005;

WHEREAS, the regulations set forth by North Carolina Emergency Management and the Federal Emergency Management agency require a 5 year update period for all Mitigation Plans.

WHEREAS, Guilford County departments have worked closely with the Guilford County Multi-Jurisdictional Hazard Mitigation Committee to develop a countywide hazard mitigation plan that will serve the needs of its residents and visitors;

WHEREAS, the County of Guilford supports Hazard Mitigation Planning as a logical means toward protecting people and property from the potential devastating effects of natural hazards,

NOW, THEREFORE, BE IT RESOLVED that the High Point City Council adopt, by way of this resolution, the "Guilford County Multi-Jurisdictional Hazard Mitigation Plan" as approved by the North Carolina Division of Emergency Management and the Federal Emergency Management Agency.

Adopted this 20<sup>th</sup> day of September, 2010

  
Lisa B. Vierling, City Clerk





---

August 31, 2010

**To:** Randy McCaslin, Assistant City Manager

**From:** Garey Edwards, Director of Electric Utilities

**Subject:** Asplundh Contract

I am recommending that the City of High Point continue using the ElectriCities contract for tree trimming services with the Asplundh Tree Expert Company. The contract was extended is year without a price increase.

The amount, \$583,066, has been budgeted for this year. Asplundh has been providing exceptional service over the past year and I have no problem in recommending them for future work.

I have included the affirmative action plan and participation numbers for Asplundh for this year.

Please review this contract and let me know if you have any concerns in connection with this contract.

cc: file  
Bob Martin  
Jeff Moore  
Sherry Smith  
Larry Hopkins

City of High Point, P.O. 230, 816 E. Green Dr., High Point, NC 27261 USA  
Phone 336.883.3485 Fax: 336.883.3478 TDD 336.883.8517



CO= 9245886  
ID= 9421933

EQUAL EMPLOYMENT OPPORTUNITY  
2009 EMPLOYER INFORMATION REPORT  
INDIVIDUAL ESTABLISHMENT REPORT - TYPE 4

SECTION B - COMPANY IDENTIFICATION

1. ASPLUNDH TREE EXPERT CO  
788 BLAIR MILL ROAD  
WILLOW GROVE, PA 19090

SECTION C - TEST FOR FILING REQUIREMENT

2. ASPLUNDH TREE EXPERT CO  
351 ORCHARD CIRCLE  
CHARLOTTE, NC 28217

1-Y 2-N 3-Y DUNS NO.:

MECKLENBURG COUNTY  
C Y

SECTION E - ESTABLISHMENT INFORMATION

NAICS: 561730 Landscaping Services

SECTION D - EMPLOYMENT DATA

| JOB CATEGORIES                | HISPANIC OR LATINO |        | NOT-HISPANIC OR LATINO |                           |                                     |       |                                   |                   |       |                           |                                     |       |                                   |                   | OVERALL TOTALS |
|-------------------------------|--------------------|--------|------------------------|---------------------------|-------------------------------------|-------|-----------------------------------|-------------------|-------|---------------------------|-------------------------------------|-------|-----------------------------------|-------------------|----------------|
|                               | MALE               | FEMALE | WHITE                  | BLACK OR AFRICAN AMERICAN | NATIVE HAWAIIAN OR PACIFIC ISLANDER | ASIAN | AMERICAN INDIAN OR ALASKAN NATIVE | TWO OR MORE RACES | WHITE | BLACK OR AFRICAN AMERICAN | NATIVE HAWAIIAN OR PACIFIC ISLANDER | ASIAN | AMERICAN INDIAN OR ALASKAN NATIVE | TWO OR MORE RACES |                |
| EXECUTIVE/SR OFFICIALS & MGRS | 0                  | 0      | 2                      | 0                         | 0                                   | 0     | 0                                 | 0                 | 0     | 0                         | 0                                   | 0     | 0                                 | 0                 | 2              |
| FIRST /MID OFFICIALS & MGRS   | 1                  | 0      | 77                     | 2                         | 0                                   | 0     | 1                                 | 0                 | 0     | 0                         | 0                                   | 0     | 0                                 | 0                 | 81             |
| PROFESSIONALS                 | 0                  | 0      | 3                      | 0                         | 0                                   | 0     | 0                                 | 0                 | 0     | 0                         | 0                                   | 0     | 0                                 | 0                 | 3              |
| TECHNICIANS                   | 0                  | 0      | 0                      | 0                         | 0                                   | 0     | 0                                 | 0                 | 0     | 0                         | 0                                   | 0     | 0                                 | 0                 | 0              |
| SALES WORKERS                 | 0                  | 0      | 0                      | 0                         | 0                                   | 0     | 0                                 | 0                 | 0     | 0                         | 0                                   | 0     | 0                                 | 0                 | 0              |
| ADMINISTRATIVE SUPPORT        | 0                  | 0      | 0                      | 0                         | 0                                   | 0     | 0                                 | 0                 | 0     | 0                         | 0                                   | 0     | 0                                 | 0                 | 0              |
| CRAFT WORKERS                 | 126                | 0      | 625                    | 53                        | 0                                   | 1     | 16                                | 0                 | 4     | 1                         | 0                                   | 0     | 0                                 | 0                 | 5              |
| OPERATIVES                    | 23                 | 0      | 90                     | 4                         | 0                                   | 1     | 1                                 | 0                 | 1     | 0                         | 0                                   | 0     | 1                                 | 0                 | 823            |
| LABORERS & HELPERS            | 22                 | 0      | 135                    | 19                        | 0                                   | 2     | 12                                | 0                 | 0     | 0                         | 0                                   | 0     | 0                                 | 0                 | 119            |
| SERVICE WORKERS               | 1                  | 0      | 37                     | 1                         | 0                                   | 0     | 3                                 | 0                 | 0     | 0                         | 0                                   | 0     | 0                                 | 0                 | 193            |
| TOTAL                         | 173                | 0      | 969                    | 79                        | 0                                   | 4     | 33                                | 0                 | 8     | 1                         | 0                                   | 0     | 1                                 | 0                 | 42             |
| PREVIOUS REPORT TOTAL         | 171                | 0      | 940                    | 76                        | 0                                   | 2     | 29                                | 1                 | 6     | 1                         | 0                                   | 0     | 1                                 | 0                 | 1268           |
|                               |                    |        |                        |                           |                                     |       |                                   |                   |       |                           |                                     |       |                                   |                   | 1227           |

SECTION F - REMARKS

City of High Point

Garey S. Edwards

DIRECTOR OF ELECTRIC UTILITIES



August 31, 2010

**To:** Randy McCaslin, Assistant City Manager

**From:** Garey Edwards, Director of Electric Utilities

**Subject:** ElectriCities Joint Purchasing Agreement

Attached to this memo is a copy of the Joint Purchasing Agreement with ElectriCities for purchasing materials, supplies and services. The City of High Point has in the past participated in this program with ElectriCities to join with other cities for blanket purchases and contracts.

We typically participate in the following areas with ElectriCities:

- Wood pole purchases
- Tree trimming
- Substation maintenance
- Pole inspections

I recommend that the City Council approve this document for participation over the agreement period (three years).

Attachment

cc: file  
Josh Williams  
Sherry Smith  
Larry Hopkins

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336.883.8517