

City of High Point

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



Meeting Agenda

Monday, September 15, 2008

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,
John Faircloth, Michael D. Pugh, Bernita Sims,
Lisa M. Stahlmann, Ronald B. Wilkins*

ROLL CALL, PRAYER, PLEDGE OF ALLEGIANCE**PRESENTATION OF ITEMS****FINANCE COMMITTEE - Council Member Whitley, Chair****Committee Members: Bencini, Faircloth and Pugh****(all were present)***Committee Members - Bencini, Faircloth, Pugh***080241****Contract - Bid No. 01 - Northwest Sewer Improvements**

Approval of contract awarding contract for Bid No. 01 for the Northwest Sewer Improvements. Purchasing and Public Services recommends that contract be awarded to Ramey, Inc. in the amount of \$2,593,629.00 which is the lowest responsible and responsive bidder meeting specifications.

9/15/2008 Committee of the Whole approved

080253**Contract - Bid No. 14 - Oakview Road Improvements**

Consideration of contract awarding Bid No. 14 for the Oakview Road Improvements. Purchasing and Engineering Services recommends that contract be awarded to Triangle Grading & Paving in the amount of \$4,696,623.66 which is the lowest responsible and responsive bidder meeting specifications.

9/15/2008 Committee of the Whole approved

080254**Contract - Bid No. 17 - Roll Off Container Truck for Landfill**

Consideration of award of contract for Bid No 17 for purchase of a Roll Off Container Truck for the Landfill. Purchasing and Fleet Services recommends that contract be awarded to Piedmont Ford Truck in the amount of \$108,861.00 which is the lowest responsible and responsive bidder meeting specifications.

9/15/2008 Committee of the Whole approved

080255**Contract - Bid No. 19 - Tandem Dump Trucks - Snow for the Streets Division**

Consideration of contract awarding Bid No. 19 for the purchase of two Tandem Dump Trucks-Snow for the Streets Division. Purchasing and Fleet Services recommends that contract be awarded to Piedmont Ford truck in the amount of \$264,980.00 which is the lowest responsible and responsive bidder meeting specifications.

9/15/2008 Committee of the Whole approved

080256**Contract - Bid No. 22 - Poles & Luminaires for Electric Department**

Consideration of contract awarding Bid No. 22 for the purchase of Poles and Luminaries for the Electric Department. Purchasing and Engineering Services recommends that contract be awarded to Shealy Electric wholesalers in the amount of \$112,290.00 which is the lowest responsible and responsive bidder meeting specifications.

9/15/2008 Committee of the Whole approved

080257**Contract - Bid No. 23 - Electric Meters for the Electric Department**

Consideration of contract awarding Bid No. 23 for the purchase of Electric Meters for the Electric Department. Purchasing and the Electric Department recommends that contract be awarded to Shealy Electric Wholesalers in the amount of \$237,312.00 which is the lowest responsible and responsive bidder meeting specifications.

9/15/2008 Committee of the Whole approved

PUBLIC SAFETY COMMITTEE - Council Member Alexander, Chair

Committee Members: Faircloth, Stahlmann, Pugh and Wilkins

(all were present)

There were no matters appearing on tonight's agenda for consideration by the Public Safety Committee.

Committee Members - Faircloth, Stahlmann, Pugh, Wilkins

Pending Items**070340****Ordinance - Demolition of Dwelling - 1008 Tipton Street - Gentry**

Adoption of ordinance ordering the housing inspector to effectuate the demolition of a dwelling located at 1008 Tipton Street belonging to Charles D. and Marsha W. Gentry.

12/17/2007 Committee of the Whole continued

PUBLIC SERVICES COMMITTEE - Council Member Sims, Chair

Committee Members: Alexander and Pugh

(all were present)

Committee Members - Alexander, Pugh

080248**Revisions to the City's Solid Waste Ordinance**

Consideration and approval for revisions to the City of High Point's Solid Waste Collection and Disposal Ordinance.

9/2/2008	Committee of the Whole	deferred	Public Services Committee
9/15/2008	Committee of the Whole	deferred	Public Services Committee

Committee Members - Alexander, Sims, Whitley, Wilkins

PLANNING & DEVELOPMENT COMMITTEE - Council Member Bencini, Chair

Committee Members: Faircloth, Sims, Stahlmann, and Whitley

(all were present)

Committee Members - Faircloth, Sims, Stahlmann, Whitley

080258**Minor Amendment to Conditional Use Permit 07-25 - KPKA, LLC**

A request by SPKA, LLC for a minor amendment to Condition II.A.1 of Conditional Use Permit 05-10 pertaining to the number of dwelling units that may be constructed prior to the contract for the realignment of Deep River Road being let by the City Council. The site is lying at the northeast corner of Deep River Road and Willard Road.

9/15/2008	Committee of the Whole	approved
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PUBLIC HEARINGS ON ITEMS - 5:30 p.m.

Prior to the public hearings being held, those persons desiring to speak on quasi-judicial matters were duly sworn.

080259**Special Use Permit 08-03 - Janice Johns**

A request by Janice Johns, for a Special Use Permit to allow a Day Care Home, Child (12 or less) in the Residential Single Family District-7 (RS-7) District. This site located at the northwest corner of Brentwood Street and Martha Place, and addressed as 2120 Brentwood Street.

9/15/2008	Committee of the Whole	approved
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080260**Ordinance - Annexation 08-05 - Martin, Dameron and Johnson**

Consideration of a voluntary contiguous annexation for approximately 2.8 acres. The site consists of portions of a triangular shaped block bounded by W. Wendover Avenue to the south, Piedmont Parkway to the east and Hickory Grove Road to the north. The site is also known as Guilford County Tax Parcels 14-94-7033-0-0957-00-04, 12 & 13.

9/15/2008	Committee of the Whole	adopted
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080261**Ordinance - Rezoning Case 08-15 - Spectrum Acquisition High Point, LLC**

a. Conditional Use General Office-High Intensity (CU GO-H) District
A request by Spectrum Acquisition High Point, LLC to rezone approximately 4.03 acres from a Conditional Use General Office-High Intensity (CU GO-H) District and the Residential Single Family-40 (RS-40) District, within Guilford County's jurisdiction, to an amended Conditional Use General Office-High Intensity (CU GO-H) District. The site is a triangular shaped block bounded by W. Wendover Avenue to the south, Piedmont Parkway to the east and Hickory Grove Road to the north. Approval of this rezoning request is contingent upon City Council approval of a voluntary annexation request.

b. Conditional Use Permit 08-15

A request by Spectrum Acquisition High Point, LLC for approval of an accompanying Conditional Use Permit with conditions pertaining to permitted uses, lot combination, vehicular access, transportation improvements, landscaping, signage and architectural & development design.

9/15/2008 Committee of the Whole adopted

080263**Resolution Regarding "Road In Furniture City"**

Council is requested to adopt a resolution regarding "Roar In Furniture City" a motorsports event to be held in the downtown area of High Point.

9/15/2008 Committee of the Whole adopted

ADJOURNMENT

BID INFORMATION AND RECOMMENDATION**BID:** #23-090308**DATE OPENED:** 09/03/08**DESCRIPTION:** Electric Meters for Electric Department**BID PACKAGES DISTRIBUTED:** 5**DEPARTMENT:** Electric**SOURCE OF FUNDS:** 631783-529182**BUDGETED AMOUNT:** \$240,000.**RECOMMENDED AWARD**

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
5,760	Electric Meters	\$41.20	\$237,312.00

PURPOSE: To replace meters that are not compatible with billing software.**COMMENTS:****BID TABULATION**

VENDOR	QTY	PRICE EACH	TOTAL PRICE
SHEALY ELEC WHOLESALERS INC PO BOX 8597 COLUMBIA, SC 29202	5,760	\$41.20	\$237,312.00
NATIONAL TRANSFORMER SALES 2613 B DISCOVERY RALEIGH, NC 27616	5,760	\$45.84	\$264,038.40
HD SUPPLY 5031 UNICON DR WAKE FOREST, NC 27587	5,760	\$45.98	\$264,844.80

The **ENGINEERING SERVICES DEPARTMENT** and the **PURCHASING DIVISION** recommend that the contract for **ELECTRIC METERS** be awarded to **SHEALY ELECTRIC WHOLESALERS**, the lowest responsible and responsive bidder meeting specifications, in the amount of **\$237,312.00**

DATE OF RECOMMENDATION: September 8, 2008.

Strib Boynton, CITY MANAGER

Department of Electric Utilities

Garey S. Edwards, P.E.

ELECTRIC DIRECTOR

garey.edwards@highpointnc.gov



September 5, 2008

To: Randy McCaslin, Assistant City Manager
From: Garey Edwards, Director of Electric Utilities
Subject: Bid number 23-090308

On September 3, 2008 the City of High Point opened bids for Electric Meters. We sent bids to five suppliers and received responses from 3 companies, two were a no quote.

The Electric Department recommends that Bid 23-090308, for Electric Meters, be awarded to **Shealy Electrical Wholesalers** for the amount of **\$237,312.00**. They are the lowest responsible bidder and they supplied the most responsive bid that complied with the specifications.

cc: file
Bob Martin
Jeff Moore
Josh Williams
Sherry Smith
Larry Hopkins

Department of Transportation

September 15, 2008



TO: Lee Burnette
Planning and Development Director

FROM: Greg Venable
Transportation Planner

SUBJECT: Rezoning Case #05-10, Kavanaugh Associates, located in the northeast quadrant of Deep River Road and Willard Road

As part of the proposed changes to the CU permit to allow the construction of additional dwelling units, the Transportation Department recommends a change of condition H-2b, on page 4 of the CU permit to read as follows;

H. Transportation:

1. Right-of-way dedication: The property owner shall dedicate a minimum of thirty-four (34) feet of right-of-way as measured from the existing centerline of Willard Road.
2. Vehicular Access:
 - a. The site shall have two (2) points of access to Deep River Road.
 - b. The site shall have one (1) point of access to Willard Road. **The construction of additional units beyond a total of 90 (58 original units + 32 new units) will not be permitted until the access to Willard Road is constructed.**

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

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

**STAFF REPORT
ANNEXATION CASE 08-05
September 15, 2008**

Applicant: Spectrum Acquisition High Point, LLC	Owner: Wesley & Cynthia Johnson; Bueal & Thelma Dameron; and John & Denise Martin
Request: Voluntary contiguous annexation to obtain City services including water and sewer.	Effective Date: Upon Adoption
Site Information	
Location	The site consists of portions of a triangular shaped block bounded by W. Wendover Avenue to the south, Piedmont Parkway to the east and Hickory Grove Road to the north. The site is also known as Guilford County Tax Parcels 14-94-7033-0-0957-00-04, 12 & 13.
Site Acreage	Approximately 2.8 acres to be annexed <i>(Approximately 1.57 acres of land area and approximately 1.23 acres from road right-of-ways abutting the property to be annexed)</i>
Current Land Use	Undeveloped parcel, single family dwelling and a vacant single family dwelling.
Proposed Development	The applicant is requesting annexation and rezoning to the Conditional Use General Office-High Intensity (CU GO-H) District in order to develop a 132 unit (150 beds) congregate care facility or nursing & convalescent home use upon the site.
Proposed Unit Type, Number and Average Value	The proposed 132 unit (150 beds) congregate care facility or nursing & convalescent home use will consist of a single commercial building with an estimated value of \$15,000,000.
Proposed Build-out Schedule	The facility is proposed to be completed in two years (2010).
Proximity to Water & Sewer	City water and sewer utilities are currently available in this area. An 8-inch sewer line and 16-inch water line runs along the W. Wendover Avenue frontage. A 12-inch water line runs along the Piedmont Parkway frontage.
Stormwater/ Drainage	The site is subject to the City Lake General Watershed Area requirements of the water supply watershed regulations. Engineered stormwater measures are required for non-residential or multifamily development with an impervious surface area that is greater than 24% of the site.

Current Fire District	The area associated with this annexation request is currently served by the City of High Point Fire Department.
Overlay Districts	None

Site Access & Street Classification		
Street Name	Classification	Approximate Frontage
W. Wendover Avenue	Major Thoroughfare	574 ft.
Piedmont Parkway	Major Thoroughfare	482 ft.
Hickory Grove Road	Local Street	535 ft.
Traffic Impact Analysis (TIA)	A TIA is not required due to the size of this site, requested zoning district and allowable uses.	

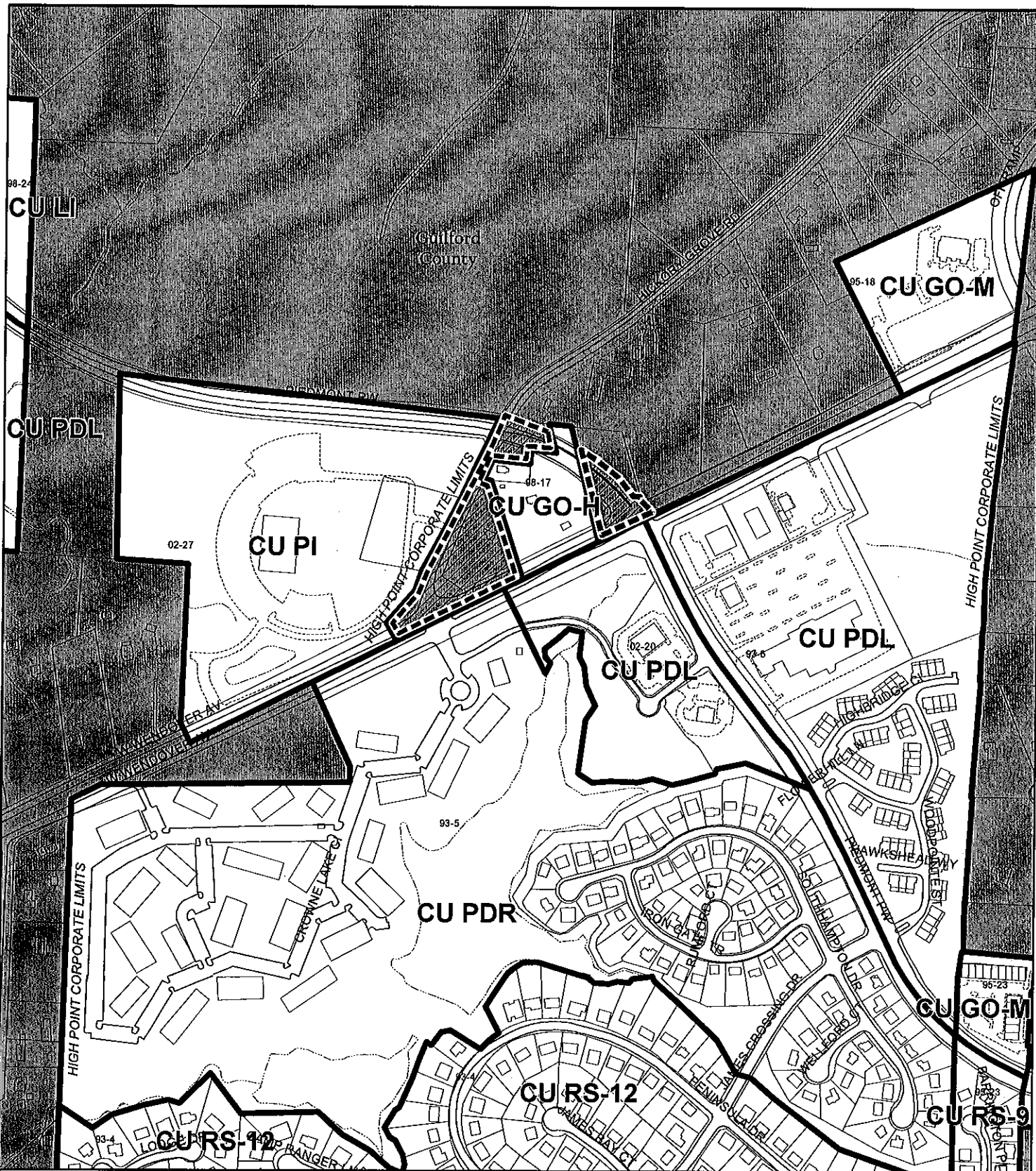
Surrounding Area Zoning and Current Use			
North	CU-PI	Public & Institutional District	Church
South	CU-PDL	Conditional Use Planned Unit Development-Limited District	Drugstore
	CU-PDR	Conditional Use Planned Unit Development-Limited District	Multifamily development (<i>apartment complex</i>)
East	RS-40	Residential Single Family-40 District (<i>Guilford Co</i>)	Church
West	CU-PI	Public & Institutional District	Church

Summary
The site is within the City of High Point's planning area; it abuts the city's corporate boundary and the annexation of this land area will promote an urban growth pattern that occurs in an orderly fashion as supported by Goal #5 of the land use plan. Annexation petitions within close proximity to existing utility lines and service routes do not trigger the need for individual department responses. Since the site abuts the City of High Point's corporate limits, individual City department responses were not requested for this annexation request. The tentative construction schedule submitted by the applicant indicated that the facility will consist of one building and is anticipated to be construed within two years (2010). The annexation request consist of part of the area to be developed, the middle portion of this triangular block is currently within the City's corporate limits. Attached is a cost analysis based upon construction and sales assumptions provided by the applicant. The cost estimate and overall development cost consists of portions of the block currently within the City and parcels to be annexed; which in total makes up this block. Based upon the applicant's proposal of an overall development cost of 15,000,000, an estimated \$981,182 in total revenue is anticipated over the next 5 years.

City of High Point Annexation Analysis Total Cost-Benefit Summary
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	<u>Fiscal</u> <u>Year*</u> <u>2009</u>	<u>Fiscal</u> <u>Year*</u> <u>2010</u>	<u>Fiscal</u> <u>Year*</u> <u>2011</u>	<u>Fiscal</u> <u>Year*</u> <u>2012</u>	<u>Fiscal</u> <u>Year*</u> <u>2013</u>	<u>5 Year</u> <u>Total</u>
<u>Section 1: Total</u>						
<u>Revenues From</u>						
<u>Annexation</u>						
Property Taxes	\$2,025	\$110,214	\$110,865	\$111,543	\$112,249	\$446,895
Sales Tax	\$242	\$249	\$257	\$264	\$272	\$1,284
Gas Tax	\$102	\$105	\$108	\$111	\$114	\$539
Utility Tax	\$158	\$163	\$168	\$173	\$178	\$841
Business Tax	\$0	\$0	\$0	\$0	\$0	\$0
Water Revenues	\$1,046	\$57,024	\$57,024	\$57,024	\$57,024	\$229,142
Sewer Revenues	\$1,046	\$75,359	\$75,359	\$75,359	\$75,359	\$302,481
Total Estimated						
Revenues	\$4,619	\$243,114	\$243,780	\$244,474	\$245,196	\$981,182

*Fiscal Year runs from July 1 through June 30



ANNEXATION REQUEST ANX08-05

Applicant: Spectrum Acquisition High Point, LLC
Area: 5.23 acres (Approximate)

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

**Planning & Development
 Department**

City of High Point

Date: July 28, 2008



Scale: 1"=500'

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BID INFORMATION AND RECOMMENDATION**BID:** #22-090308**DATE OPENED:** 09/03/08**DESCRIPTION:** Poles & Luminaires for Electric Department**BID PACKAGES DISTRIBUTED:** 7**DEPARTMENT:** Electric**SOURCE OF FUNDS:** 631799-533502-631001001380-40216**BUDGETED AMOUNT:** \$115,000.**RECOMMENDED AWARD**

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
14	Poles & Luminaires -Double	\$3,743.00	\$52,402.00
16	Poles & Luminaires -Single	\$3,743.00	\$59,888.00
	TOTAL		\$112,290.00

PURPOSE: To provide lighting for Cornerstone at Premiere Drive and Wendover Avenue**COMMENTS:****BID TABULATION**

Vendor	Item	Quantity	Unit Price	Total Priced
SHEALY ELEC WHOLESALERS INC P.O. BOX 8597 COLUMBIA, SC 29202	Line Item 1	14	3,743.00	52,402.00
	Line Item 2	16	3,743.00	59,888.00
WESCO 3025 STONYBROOK DR RALEIGH, NC 27604	Line Item 1	14	3,879.59	54,314.26
	Line Item 2	16	3,879.59	62,073.44
HD SUPPLY 5031 UNICON DR WAKE FOREST, NC 27587	Line Item 1	14	3,990.75	55,870.50
	Line Item 2	16	3,990.75	63,852.00

The **ENGINEERING SERVICES DEPARTMENT** and the **PURCHASING DIVISION** recommend that the contract for **POLES & LUMINAIRES** be awarded to **SHEALY ELECTRIC WHOLESALERS**, the lowest responsible and responsive bidder meeting specifications, in the amount of **\$112,290.00**

DATE OF RECOMMENDATION: September 8, 2008.

Strib Boynton, CITY MANAGER

Department of Electric Utilities

Garey S. Edwards, P.E.

ELECTRIC DIRECTOR

garey.edwards@highpointnc.gov



September 5, 2008

To: Randy McCaslin, Assistant City Manager
From: Garey Edwards, Director of Electric Utilities
Subject: Bid number 22-090308

On September 3, 2008 the City of High Point opened bids for outdoor lights (luminaires) and poles. We sent bids to seven suppliers and received responses from 3 companies, four were a no quote.

The Electric Department recommends that Bid 22-090308, for poles & luminaries, be awarded to **Shealy Electrical Wholesalers** for the amount of **\$112,290.00**. They are the lowest responsible bidder and they supplied the most responsive bid that complied with the specifications.

cc: file
Bob Martin
Jeff Moore
Josh Williams
Sherry Smith
Larry Hopkins

BID INFORMATION AND RECOMMENDATION**BID#:** 19-090408**DATE OPENED:** 09/04/08**DESCRIPTION:** Tandem Dump Trucks-Snow for the Streets Division**BID PACKAGES DISTRIBUTED:** 5**DEPARTMENT:** Fleet Services**SOURCE OF FUNDS:** 501271-532401**BUDGETED AMOUNT:** \$264,980.**RECOMMENDED AWARD**

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
2 Ea	Tandem Dump Truck-Snow	\$132,490	\$264,980.00

PURPOSE: These trucks will be used by the Public Services Department Streets Division and will be equipped with snow plows and salt spreaders.

COMMENTS: This will replace Equip # 1249 and Equip # 1250. Both units are 1996 Ford LT8000 trucks that have extremely high maintenance costs. Maintenance is currently over \$ 175,000 for both of these units, thus we recommend replacement instead of further repairs.

VENDOR NAME	MAKE & MODEL	UNIT PRICE	TOTAL PRICE
PIEDMONT FORD TRUCK P O BOX 18109 GREENSBORO, NC 27419-8109	2009 Sterling LT9500	132,490.00	264,980.00
TRIAD FREIGHTLINER I-40 & HWY 68 GREENSBORO, NC 27419	2009 Freightliner M2-112	134,642.00	269,284.00
WHITE INTERNATIONAL TRUCKS 7045 ALBERT PICK ROAD GREENSBORO, NC 27419	2009 International 7600 SFA	136,612.00	273,224.00
TRANSOURCE TRUCK & TRAILER 3700 TRIAD DR. GREENSBORO, NC	2009 Mack GU713	137,600.00	275,200.00
TRANSOURCE TRUCK & TRAILER 3700 TRIAD DR. GREENSBORO, NC	2009 GMC C8500	198,983.00	397,966.00
VOLVO & GMC TRUCK CENTER 3880 JEFF ADAMS DR. CHARLOTTE, NC 28260		No Bid	

The **PURCHASING DEPARTMENT AND FLEET SERVICES DEPARTMENT** recommends that the contract for **TWO (2) TANDEM DUMP TRUCKS WITH SNOW EQUIPMENT** be awarded to **PIEDMONT FORD TRUCK**, the lowest responsible and responsive bidder meeting specifications for the amount of **\$264,980.00**.

DATE OF RECOMMENDATION: September 8, 2008

Approved by:
Strib Boynton, CITY MANAGER

Fleet Services Department

Gary L. Smith
DIRECTOR



MEMORANDUM

DATE: August 1, 2008
TO: Randy McCaslin, Assistant City Manager
FROM: Gary L. Smith, Director of Fleet Services
SUBJECT: Agenda Item – Tandem Dump Trucks-Snow

Gary L. Smith

I respectfully request that the following be included for consideration on the next Council Agenda:

Acceptance of bid submitted by Piedmont Ford Truck for two (2) Tandem Dump Trucks for the snow program at a price of \$132,490 each. These trucks will be used by the Transportation Department and will be equipped with snow plows and salt spreaders.

Funding for this equipment will come from the following account:

DAK 101721-532401 \$264,980 for two units

pc: Patty Sykes, Purchasing

BID INFORMATION AND RECOMMENDATION**BID#:** 17-090408**DATE OPENED:** 09/04/08**DESCRIPTION:** Roll Off Container Truck for Landfill**BID PACKAGES DISTRIBUTED:** 9**DEPARTMENT:** Fleet Services**SOURCE OF FUNDS:** 101721-532401**BUDGETED AMOUNT:** \$108,861.**RECOMMENDED AWARD**

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
1 Ea	Roll Off Container Truck	\$108,861.00	\$108,861.00

PURPOSE: This truck transports containers used by the landfill for bulk disposal. The award recommendation is for the low bidder, Piedmont Ford Truck, accepting their low bid for a 2009 Sterling 9500 with a K-Pac Hoist. The K-Pac hoist system is the preferred system to accommodate the twenty (20) containers that the city currently uses.

COMMENTS: This vehicle replaces equipment #1023, a 1998 Volvo roll off container truck with 157,757 miles.

VENDOR NAME	MAKE & MODEL	PRICE	DELIVERY
PIEDMONT FORD TRUCK P O BOX 18109 GREENSBORO, NC 27419-8109	2009 Sterling LT9500 Galbreath Hoist	107,330.00	90-180 Days
PIEDMONT FORD TRUCK P O BOX 18109 GREENSBORO, NC 27419-8109	2009 Sterling LT9500 K-Pac Hoist	108,861.00	90-180 Days
WHITE INTERNATIONAL TRUCKS 7045 ALBERT PICK ROAD GREENSBORO, NC 27419	2009 International 7600 K-Pac Hoist	115,015.00	120 Days
TRIAD FREIGHTLINER I-40 & HWY 68 GREENSBORO, NC 27419	2009 M2-112 Freightliner Nu Life Hoist	111,907.00	120 Days
TRIAD FREIGHTLINER I-40 & HWY 68 GREENSBORO, NC 27419	2009 M2-112 Freightliner K-Pac Hoist	112,108.00	135 Days
CAROLINA ENVIRONMENTAL SYSTEMS 2750 HIGHWAY 66 SOUTH KERNERSVILLE, NC 27284	2007 Volvo VHD K-Pac Hoist	112,912.00	7-10 Days
TRANS SOURCE 1386 SOUTH PARK DRIVE KERNERSVILLE, NC	2009 Mac GU713 K-Pac Hoist	122,274.00	40 Days
CAVALIER EQUIPMENT CORPORATION P.O. BOX 310 CLOVERDALE, VA 24077	2009 Freightliner CR120 Galbreath Hoist	119,713.00	60-90 Days
PIEDMONT PETERBUILT 7061 ALBERT PICK ROAD GREENSBORO, NC 27409	2009 Peterbuilt 365 K-Pac Hoist	121,955.00	90 Days
VOLVO & GMC TRUCK CENTER 3880 JEFF ADAMS DR. CHARLOTTE, NC 28260	2009 Volvo VHD64B Galbreath Hoist	114,252.20	60-90 Days
VOLVO & GMC TRUCK CENTER 3880 JEFF ADAMS DR. CHARLOTTE, NC 28260	2007 Volvo VHD64B Galbreath Hoist	121,004.80	Immediate

The **PURCHASING DEPARTMENT AND FLEET SERVICES DEPARTMENT** recommends that the contract for **ONE (1) ROLL OFF CONTAINER TRUCK** be awarded to **PIEDMONT FORD TRUCK**, the lowest responsible and responsive bidders meeting specifications for the amount of **\$108,861.00**.

DATE OF RECOMMENDATION: September 8, 2008

Approved by:
Strib Boynton, CITY MANAGER

Fleet Services Department

Gary L. Smith
DIRECTOR



MEMORANDUM

DATE: August 1, 2008
TO: Randy McCaslin, Assistant City Manager
FROM: Gary L. Smith, Director of Fleet Services

Gary L. Smith

SUBJECT: Agenda Item – Roll Off Container Truck

I respectfully request that the following be included for consideration on the next Council Agenda:

Acceptance of bid submitted by Piedmont Ford Truck for one (1) Roll Off Container Truck at a price of \$108,861. This truck transports containers used by the landfill for bulk disposal.

Funding for this equipment will come from the following account:

DAK 101721-532401 \$108,861

pc: Patty Sykes, Purchasing

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

**STAFF REPORT
MINOR AMENDMENT TO CONDITIONAL USE PERMIT 05-10
September 15, 2008**

Applicant	
SPKA, LLC	
Proposal: The applicant is requesting to amend Conditional Use Permit 05-10 (CUP 05-10) pertaining to the number of dwelling units that may be constructed prior to the contract for the realignment of Deep River Road being let by the City Council.	
Site Information	
Location	Lying at the northeast corner of Deep River Road and Willard Road.
Site Acreage	Approximately 33.3 acres.
Current Land Use	Multifamily dwellings, townhome dwellings, single family dwellings and undeveloped property.

Site Access & Street Classification		
Street Name	Classification	Approximate Frontage
Deep River Road	Major Thoroughfare	843 ft.
Willard Road	Collector	658 ft.

Surrounding Area Zoning and Current Use			
North	CU RM-12	Conditional Use Residential Multifamily-12 District	Multifamily development
	CU-HB	Conditional Use Highway Business	Retail nursery
South	RS-15	Residential Single-Family-15 District	Single family dwelling
	PI	Public and Institutional District	Church
East	RS-12	Residential Single-Family-12 District	Single family dwellings
West	RS-15	Residential Single-Family-15 District	Single family dwellings
	RS-12	Residential Single-Family-12 District	Commercial retail use

Minor Amendments:

Minor amendments are changes to the conditions of a Conditional Use Permit which will result in equal or better performance and which do not alter the objective and purpose of the original requirements and conditions of the Conditional Use Permit. The City Council may approve minor amendments without a recommendation from the Planning and Zoning Commission and without a public hearing. In granting minor amendments, the City Council may require such additional conditions as will secure the original objectives and purposes of the requirements or conditions amended.

Background Information:

In May 2005, the City Council approved a request to rezone this 33.3 acre site from Residential Single Family-15 (RS-15) District to a Conditional Use Planned Unit Development-Residential (CU-PDR) District. The applicant is developing a mixed residential development consisting of

single family detached dwellings, townhomes and multifamily units, totaling a maximum of 169 units. The conditional use permit notes that the zoning site will be divided into three (3) tracts consisting of the following:

Tract	Acreage	Uses
Tract A	18.9 ac <i>(includes 6.9 ac. of common area)</i>	54 Single family detached dwellings on minimum 5,000 sq. ft. lots
Tract B	8.5 ac	43 Townhomes or Twin home dwellings
Tract C	5.8 ac	72 Multifamily dwellings
Recreation	0.76 ac	Clubhouse with pool
TOTAL	33.3 acres with a total of 169 dwelling units (5.08 units per acre)	

Analysis:

During the public hearing review of this request there was discussion among City Council members as to traffic impact the zoning request would have upon the intersection of Deep River Road and Eastchester Drive. To address the Council's concern, the applicant agreed to a condition that limited the number of dwelling units to be constructed prior to the realignment of Deep River Road. Funds for the construction of the realignment segment were included in the bond issue approved by City voters in 2004. Although engineered plans for this project are about 95% completed, the overall timing of the construction phase has been tied to developer interests and dedication of the needed right-of-way out to Eastchester Drive. At the moment, not all of the projected right-of-way is even within the city limits. The applicant, SPKA, LLC, has no direct responsibility for, nor control over, the acquisition of the right-of-way or the construction of the realignment.

The zoning of the applicant's property will permit 169 dwelling unit, but the CUP restricts construction to 58 dwelling units until a contract for the realignment of Deep River Road is signed. This number (58 dwelling units) was based upon an estimated by the applicant as to the approximate number of single family homes that could be developed upon the site under its previous RS-15 District zoning. The applicant desires to amend Condition II.A.1 of the permit to allow 90 dwelling units to be constructed, rather than 58, prior to the contract for the realignment of Deep River Road being let. The applicant is approaching the 58 units noted in the permit and desires to increase of number of units so that they may continue development activity upon the site.

Condition II.A.1:

A. Development, Dimensional & Density Standards:

- 1. No more than ~~58~~ **90** dwelling units may be constructed and have Certificates of Occupancy issued until the construction contract for realignment of Deep River Road is let by City Council.*

The Transportation Department has noted that the segment of Deep River Road, between Willard Road and Eastchester Drive, has a design capacity of approximately 10,000 vehicular trips per day. The most recent traffic counts for this segment of Deep River Road (2007) noted

approximately 3,900 vehicular trips per day. The permitted 58 dwelling units will produce around 400 - 425 trips per day. An additional 32 units, for a total of 90 units, will add an additional 250 trips for a total of approximately 650 trips a day. Thus, the allowance of the requested additional 32 units will not significantly increase daily traffic or affect the roadway's design capacity.

Recommendation:

Staff recommends approval.

Although the applicant is requesting approval to construct additional dwelling units, the request does not change the overall use or maximum density initially approved. It would allow for an additional 32 units to be built until the contract for the realignment of Deep River Road has been signed.

The Planning and Development Department staff finds that the proposed amendment will not significantly increase daily traffic or affect the roadway's design capacity. Thus, staff has determined that the request is consistent with the purpose of the original public safety condition, the request may be considered a minor amendment; and recommends its approval.

Department of Transportation



September 10, 2008

TO: Lee Burnette
Planning and Development Director

FROM: Mark McDonald 
Transportation Director

SUBJECT: Rezoning Case #05-10, Kavanaugh Associates, located in the northeast quadrant of Deep River Road and Willard Road

The approved subdivision consists of a combination of single family homes and multifamily townhomes and condominiums, totaling 169 dwelling units. Upon build-out, this development is expected to generate approximately 1,100 daily trips.

City Council's original Conditional Use permit approval authorized construction of no more than 58 units prior to the realignment of Deep River Road to Eastchester Drive (NC 68) at Lake Forest Drive. Design for this municipal roadway improvement project, funded by the 2004 transportation bond referendum, is currently 95% complete, and right-of-way dedication is pending. Construction is scheduled for the late summer or early fall of 2009.

The petitioner is requesting a change to the approved CU permit to increase building limits by 32 units, to a total of 90, in advance of the Deep River Road project. Based on the 58 units approved in the original CU permit, the development has the current potential to generate an estimated 400-425 trips per day. Completion and occupancy of an additional 32 units would increase this to about 650 trips per day.

The Department of Transportation recognizes the petitioner's desire to move forward with this development, and believes that any short-term traffic impacts associated with this expansion prior to the Deep River Road realignment can be accommodated by the existing roadways surrounding the site. However, it should be noted that the approved plans for the project require a public street connection to Willard Road east of Deep River Road. As part of the proposed changes to the CU permit to allow the construction of additional dwelling units, the Transportation Department recommends a clarification of the conditions to require the developer to construct the Willard Road access, inclusive of turn lanes, tapers and other improvements noted by the Technical Review Committee, in conjunction with the City's realignment of Deep River Road.

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

APPLICATION FOR A CONDITIONAL USE PERMIT
CITY OF HIGH POINT, NORTH CAROLINA
(Conditional Use Planned Unit Development-Residential (CU-PDR) District)

May 19, 2005.
(Adopted)

September 18, 2008
(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:

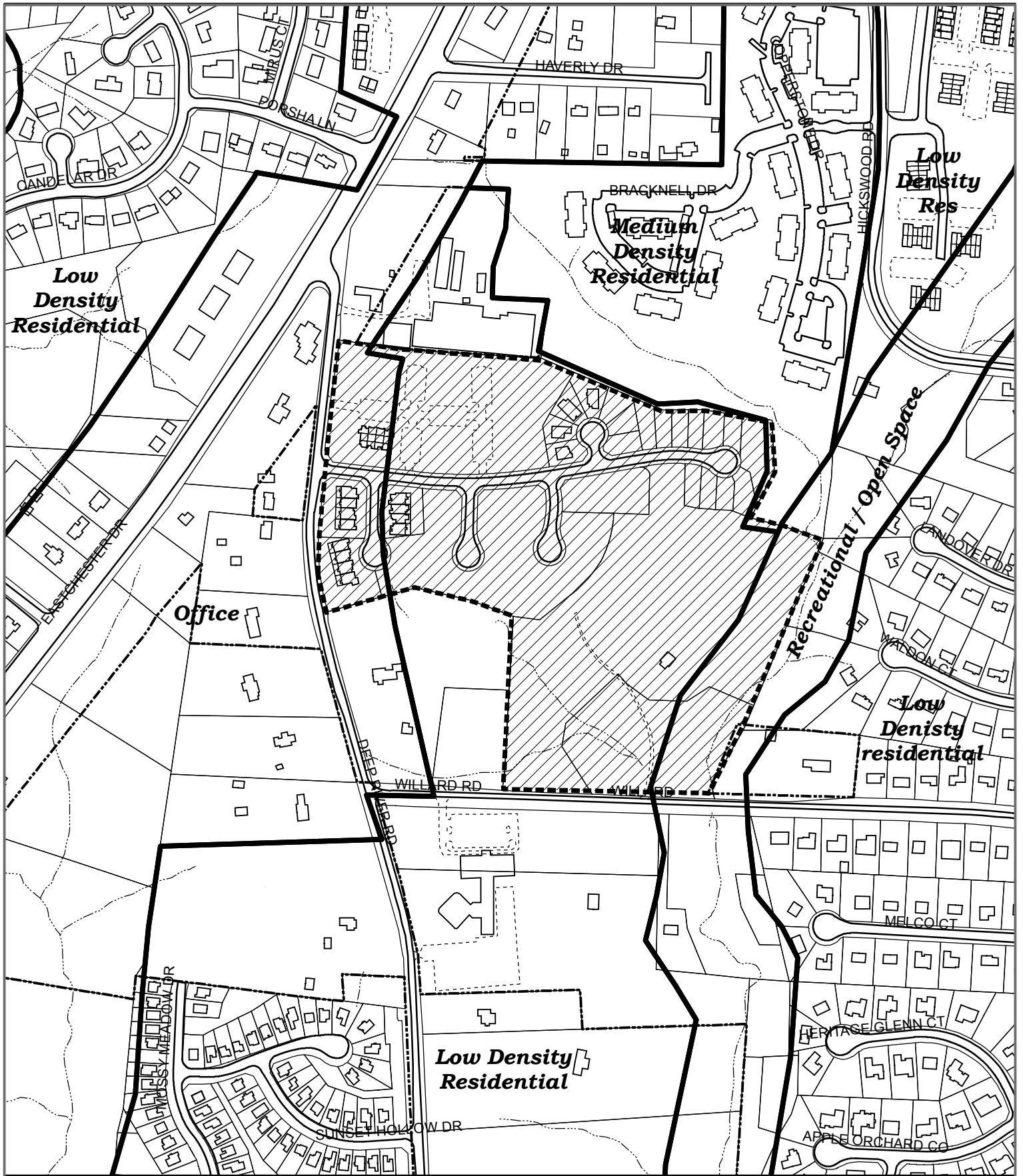
I. USES:

- A. Tract A: Only single family detached dwelling units and their customary accessory uses shall be permitted, subject to the specific conditions listed in this Permit.
- B. Tract B: Only twin homes and townhomes as allowed in the Residential Multifamily – 5 (RM-5) District and their customary accessory uses shall be permitted, subject to the development and dimensional requirements of the Development Ordinance, and the specific conditions listed in this Permit.
- C. Tract C: Any of the residential uses permitted in the Residential Multifamily – 5 (RM-5) District and their customary accessory uses shall be permitted, subject to the development and dimensional requirements of the Development Ordinance, and the specific conditions listed in this Permit.

II. CONDITIONS:

A. Development, Dimensional & Density Standards:

- 1. No more than ~~58~~ **90** dwelling units may be constructed and have Certificates of Occupancy issued until the construction contract for realignment of Deep River Road is let by City Council.
- 2. Tract A:
 - a. A maximum of fifty-four (54) detached single-family residential dwelling units shall be permitted.
 - b. Lot #1, as depicted on the sketch plan, along the Willard Road frontage of the site, shall be subject to the development and dimensional requirements of the RS-12 District.



MINOR AMENDMENT CUP05-10

Land Use Plan

Existing Land Use Plan
Subject Property Boundary

**Department of Planning
and Development**

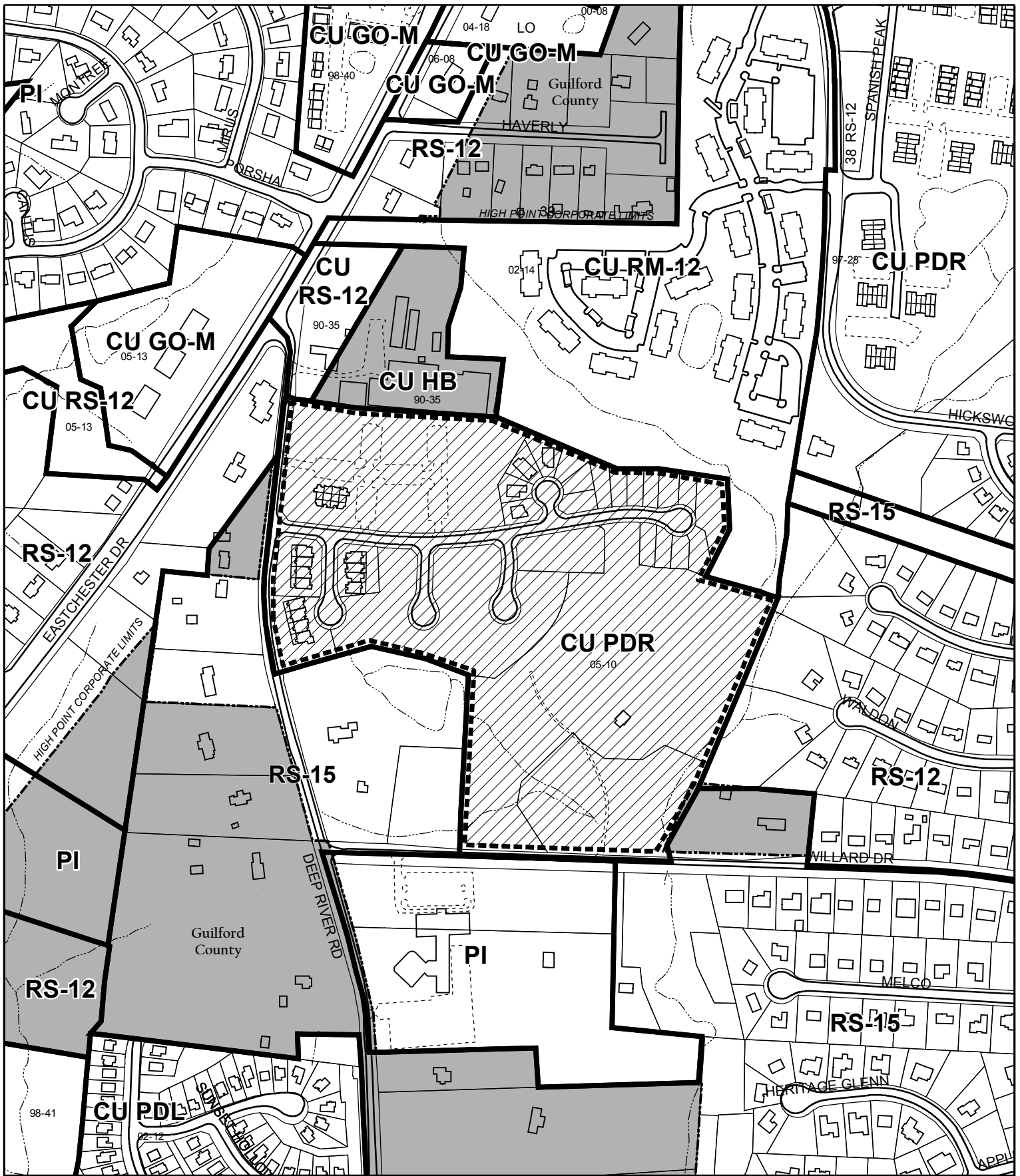
City of High Point

Date: September 8, 2008



Scale: 1"=400'

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REZONING CASE 05-10 MINOR AMENDMENT

Request: To amend number of units that can be built prior to the realignment of Deep River Road.

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

**Department of Planning
and Development**

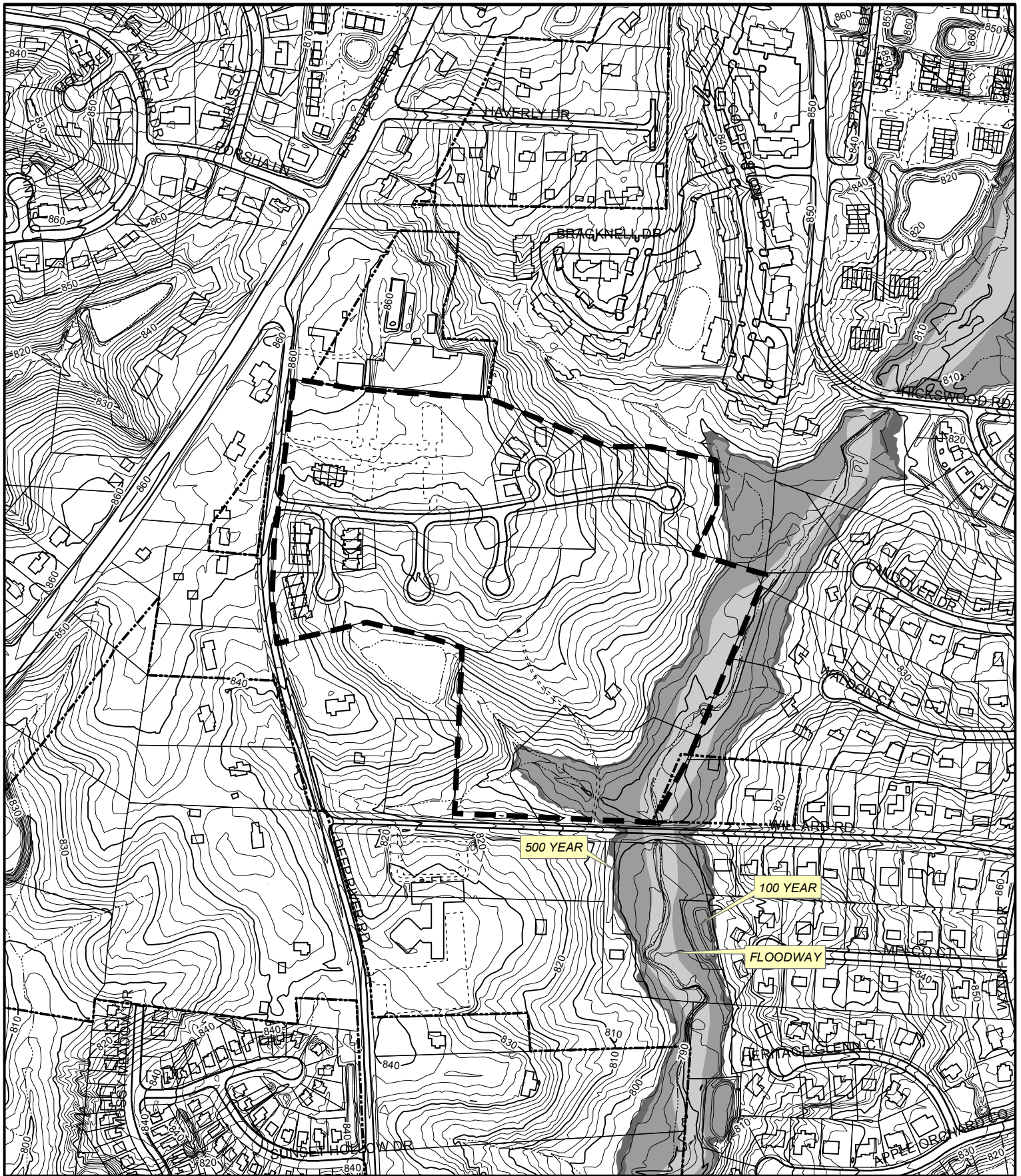
City of High Point

Date: September 8, 2008



Scale: 1"=400'

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MINOR AMENDMENT CUP05-10 Topography Subject Property Boundary - - - - -	Department of Planning and Development City of High Point Date: September 8, 2008	N Scale: 1"=400' y:/ba-pz/2008/pz/ ma05-10topo.mxd
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- c. All other lots in this Tract shall be subject to the following development and dimensional requirements:

Minimum lot size	5,000 square feet
Minimum lot width	
Interior lot	42 feet
Corner lot	50 feet
Minimum lot width at building line	42 feet
Minimum street frontage	30 feet
Minimum Street Setbacks	
Willard Road	25 feet from the right of way line or 50 feet from the centerline of the right-of-way, whichever is more restrictive
Minimum front yard setback (internal public street)	40 feet from the centerline ROW or 20 feet from the property line, which ever is greater
Side street setback for corner lots internal subdivision streets (internal public street)	35 feet from the centerline ROW or 10 feet from the property line, which ever is greater
Minimum internal side yard setback	5
Minimum rear yard setback	10 feet
Maximum building height	50 feet
Maximum Building Coverage (percentage of lot)	45%
No detached accessory buildings shall be permitted. Decks, patios and other accessory structures shall be permitted in accordance with the Section 9-4-13 "Accessory Use, Building and Structures Requirements" of the Development Ordinance.	

3. Tract B:

- a. A maximum of forty-three (43) twin homes or townhome residential dwelling units shall be permitted subject to the development and dimensional requirements of the Residential Multifamily – 5 (RM-5) District Residential District.
- b. Structures shall be limited to a maximum of four (4) dwelling units per building.
- c. Minimum building separation shall be 20 feet.
- d. Front yard setback may be reduced to 15 feet, as measured from the property line, subject to all units having driveways a minimum length of twenty (20) feet as measured front the property line.

4. Tract C:
 - a. A maximum of seventy-two (72) dwelling units shall be permitted subject to the development and dimensional requirements of the Residential Multifamily-5 (RM-5) District Residential District.
- B. Architectural Design Features: For the purpose of enhancing compatibility with surrounding residential neighbors, the rezoning site shall be governed by recorded restrictive covenants, which at a minimum, shall contain the following architectural design criteria:
 1. All outside building and landscaping shall be maintained by a homeowners association.
 2. The exterior facades of all buildings shall be a combination of two or more of the following materials: vinyl, brick, stone or vinyl shake with a coordinated color palette.
3. Tracts A:
 - a. All dwellings in this tract shall have a patio.
 - b. All dwellings in this tract shall have a 2-car garage.
4. Tracts B:
 - a. All dwellings in this tract shall have a patio.
 - b. All dwellings in this tract shall have a one-car garage.
- C. Open Space and Common Recreation Facilities:
 1. The overall development shall have a clubhouse built in the central recreation tract at the intersection of Street A and B.
 2. Size, configuration and location of Open Space and Common Recreation areas shall conform to the approved sketch plan.
 3. A minimum 20 foot access easement shall be provided to all common areas.
 4. Sitting areas shall be provided in the "Common Element" area, depicted upon the Unified Development Plan, of each tract and accessed by sidewalks.
- D. Landscaping, Setback and Buffers
 1. A minimum 20-foot wide planting yard planted at a Type C rate shall be provided along the Deep River Road and Willard Road frontage of the zoning site. This planting yard shall be exclusive of any utility easements, except for perpendicular crossings by utilities and roadways.
 2. A minimum thirty (30) foot wide Type C buffer shall be provided along the northern boundary of Tract C.

3. A protection plan, which shall also include the limits of disturbance, shall be required to be submitted for approval with the site grading and landscape plans that details the measures to be used to protect the buffer from damage during construction.
- E. Fencing & Screening: If fencing is erected along the common areas abutting the Deep River Road or Willard Road right-of-ways, then a common fencing plan shall be provided. A common fencing plan shall be provided prior Preliminary Plat approval on the rezoning site.
- F. Lot Combination. All parcels within the rezoning site shall be combined into one (1) lot prior to any development.
- G. Exterior Lighting: All exterior common area lighting shall be directed away from adjacent properties to avoid spillover lighting.
- H. Transportation:
 1. Right-of-way dedication: The property owner shall dedicate a minimum of thirty-four (34) feet of right-of-way as measured from the existing centerline of Willard Road.
 2. Vehicular Access:
 - a. The site shall have two (2) points of access to Deep River Road.
 - b. The site shall have one (1) point of access to Willard Road. **The developer shall be required to construct the Willard Road access, inclusive of turn lanes, tapers and other improvements noted by the Technical Review Committee, in conjunction with the City's realignment of Deep River Road.**
 3. Turn Lanes: A right and left turn shall be installed along the Willard Road access point.
 4. Pedestrian Access:
 - a. A pedestrian access system shall be provided so as to provide safe and convent pedestrian access to open space/common for all dwelling units.
 - b. A pedestrian access plan shall be submitted as part of the Preliminary Plat approval. The location of all sidewalks shall be indicated on plans submitted for approval.
 - c. In addition to the requirements of the sidewalk regulations, sidewalks shall be installed throughout Tract B and C.
 - d. The property owner shall dedicate to the City of High Point a greenway easement for the development of a public greenway trail, to be located as depicted on the approved Unified Development Plan. Said easement shall be a minimum of fifty (50) feet in width, be a minimum of thirty (30) feet from

the top of bank of the streams to the east and run along the entire eastern boundary of the zoning site. The dedicated area shall also be depicted on the approved development plats for the site.

- e. Internal pedestrian access shall be provided to the Greenway.
- 5. The City of High Point Director of Transportation and the North Carolina Department of Transportation (NCDOT) shall approve all construction and improvements.
- I) Signage: The location of signage on the rezoning site shall conform to the approved Unified Development Plan and common signage plan.
- J) Environmental Sensitive Areas:
 - 1. Any portion of the rezoning site that is within a floodway, floodway fringe, steep slope, wetlands or any other environmentally sensitive areas shall be left in its natural state and undisturbed, except to provided access to the common area and approved utility extensions.
 - 2. Those portions of the site noted upon the Unified Development Plan as undisturbed area, any portion of the site within the 100-year flood plain area, and required stream buffers shall remain as undisturbed areas. However, required water quality devices may be permitted within any stream buffers lying outside of the 100-year flood plain area, subject to the watershed regulations.
- K) Owners Association: An owners' association shall be established, in accordance with Section 9-6-10 of the Development Ordinance, prior to the recording of a final plat and shall be responsible for the common areas of the development.
- L) Relationship of Permit to Development Ordinance: The use and development of this site shall be subject to the uses and conditions within this Conditional Use Permit. The City of High Point Development Ordinance shall govern issues not addressed within this Conditional Use Permit.

DESCRIPTION OF PROPERTY: An approximately 33.3 acre site, lying northeast of the intersection of Deep River Road and Willard Road, also known as Guilford County Tax Parcels 274-02-17 & 19, 277-02-01 (portion).

An application has been duly filed requesting that the property involved in this application be rezoned from the Residential Single Family-15 (RS-15) District and the Residential Single Family-12 (RS-12) District to a Conditional Use Planned Unit Development-Residential (CU-PDR) 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

BID INFORMATION AND RECOMMENDATION**BID:** #14-090308**DATE OPENED:** 09/03/08**DESCRIPTION:** Oakview Road Improvements**BID PACKAGES DISTRIBUTED:** 10**DEPARTMENT:** Engineering Services

SOURCE OF FUNDS: 411610-533701-411001006605-40203
411610-533701-411001006705-40203
TOTAL

BUDGETED AMOUNT: \$3,500,000.
\$1,196,623.
\$4,696,623.

RECOMMENDED AWARD

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
1 LT	OAKVIEW ROAD IMPROVEMENTS	\$4,696,623.66	\$4,696,623.66

PURPOSE: The Contract work consists of improving Oakview Road with sidewalks, curb and gutter from Old Winston Road to North Centennial Street; and improvements along Old Winston Road from Hartley Drive to Oakview Road

COMMENTS: This contract contains an extension clause that allows the City to extend the contract up to 100 percent beyond the original contract amount.

BID TABULATION

CONTRACTOR	BID AMOUNT
Triangle Grading and Paving, Inc. 1521 South Huffman Mill Road Burlington, NC 27216-2570	\$4,696,623.66
Larco Construction P.O. Box 16279 Winston-Salem, NC 27115	\$4,759,551.00
Mainline Contracting, Inc. 150 Golden Drive Durham, NC 27705	\$4,796,819.00
Sharpe Brothers P.O. Box 35387 Greensboro, NC 27425	\$5,028,156.15
Yates Construction 9220 NC 65 Stokesdale, NC 27357	\$5,172,963.60

The **ENGINEERING SERVICES DEPARTMENT** and the **PURCHASING DIVISION** recommend that the contract for **OAKVIEW ROAD IMPROVEMENTS** be awarded to **TRIANGLE GRADING & PAVING**, the lowest responsible and responsive bidder meeting specifications, in the amount of **\$4,696,623.66**

DATE OF RECOMMENDATION: September 8, 2008.

Strib Boynton, CITY MANAGER

Engineering Services Department

B. Keith Pugh, P.E.

DIRECTOR



Date: September 5, 2008

To: Pat Pate, Assistant City Manager

From: Keith Pugh, Engineering Services

Re: City Council Contract Award, Oakview Road Improvements (North Centennial Street to Old Winston Road): Includes Improvements to Old Winston Road (Oakview Road to Hartley Drive)
- City Contract ENG-2008-10

On Wednesday, September 3, 2008 the City of High Point received bids for Contract ENG-2008-10, Oakview Road Improvements (Old Winston Road to North Centennial Street) and Old Winston Road Improvements (Hartley Drive to Oakview Road). We received five bids.

1. Triangle Grading & Paving	\$4,696,623.66
2. Larco Construction	\$4,759,551.00
3. Mainline Contracting	\$4,796,819.00
4. Sharpe Brothers, Inc.	\$5,028,156.15
5. Yates Construction Co.	\$5,172,963.60

The Contract work consists of improving Oakview Road with sidewalks, curb and gutter from Old Winston Road to North Centennial Street. The improvements will include turn lanes at critical intersections along Oakview Road. This project was funded as part of the 2004 voter approved bond issue. The utility relocations are complete. The right-of-way and easement acquisition is complete. And the old cast iron water line in Oakview Road has been replaced with ductile iron. The bond issue limits were from Johnson Street to Old Winston Road, however, the proposed project will also improve Oakview from Johnson Street to North Centennial Street.

The contract work includes improvements along Old Winston Road from Hartley Drive to Oakview Road. These improvements also include sidewalk, curb and gutter.

In preparation for the roadway improvements, city staff met with representatives from Oakview Elementary School to discuss the improvements and the likely impacts to the school during construction. The contract special provisions contain language to help with pedestrian and vehicular traffic throughout construction.

These improvements are being funded through the 2004 voter approved roadway bonds for Oakview and Old Winston Roads. The improvements were designed by Engineering Services staff. All necessary right-of-

Engineering Services Department

PAGE 2 OF 2

OAKVIEW ROAD IMPROVEMENTS

CONTRACT AWARD

way, easements and permits have been acquired. City staff prepared the bid documents and handled the bidding process.

The availability date for this contract work is immediately upon execution of the contract. All construction is scheduled for completion prior to October 1, 2009. The engineer's estimate for this work is \$5,200,000.

Engineering Services and Transportation recommend that City Council approve the bid and award Contract ENG-2008-10 for the Oakview Road Improvements (Old Winston Road to North Centennial Street) and Old Winston Road Improvements (Hartley Drive to Oakview Road) to Triangle Grading and Paving, Inc. at the contract bid price of \$4,696,623.66. The contract contains an extension clause which allows the City to add work to the contract, at the current contract prices.

Funding is available in the following account:

411001006605	\$3,500,000.00
411001006705	<u>\$1,196,623.66</u>
Total -	\$4,696,623.66

/bkp

Cc: Mr. Jeff Moore, Finance Director
Mr. Bob Martin, Purchasing Division
Mr. Mark McDonald, Transportation Director
Mrs. Lou Hedrick, Budget Director
Mr. Terry Kuneff, Engineering Services
Mr. Henry Moon, Right-of-Way Agent
Mr. Leon Adams, Adams and Clark Enterprises, Inc.

PLANNING AND ZONING COMMISSION RECOMMENDATION

On August 26, 2008, a public hearing was held before the Planning and Zoning Commission regarding the request described below. All members of the Commission were present except for Ms. Marilynn DeBerry.

Spectrum Acquisition High Point, LLC

Zoning Case 08-15

a. Conditional Use General Office-High Intensity (CU GO-H) District

A request by Spectrum Acquisition High Point, LLC to rezone approximately 4.03 acres from a Conditional Use General Office-High Intensity (CU GO-H) District and the Residential Single Family-40 (RS-40) District, within Guilford County's jurisdiction, to an amended Conditional Use General Office-High Intensity (CU GO-H) District. The site is a triangular shaped block bounded by W. Wendover Avenue to the south, Piedmont Parkway to the east and Hickory Grove Road to the north. Approval of this rezoning request is contingent upon City Council approval of a voluntary annexation request.

b. Conditional Use Permit 08-15

A request by Spectrum Acquisition High Point, LLC for approval of an accompanying Conditional Use Permit with conditions pertaining to permitted uses, lot combination, vehicular access, transportation improvements, landscaping, signage and architectural & development design.

Mr. Shannon presented the request and recommended approval of the case as outlined in the staff report.

Speaking in favor of the request was the applicant's representative, Mr. Tom Terrell of 529 W. Parkway Avenue in High Point and Mr. Len Scherder of 200 Spruce Street in Denver, Colorado, Director of Acquisitions at Spectrum Partners, LLC.

Mr. Terrell provided a brief overview of the request. He reviewed the current property owner's dilemma in locating a buyer due to the side street access recommendation of the corridor plan for corner lots along W. Wendover Avenue. Mr. Terrell noted that Spectrum Acquisition's proposal for a 132 unit (150 beds) assisted living facility is the ideal use for this site in that it would be compatible with adjacent church and multifamily uses and based upon the traffic impact study it would generate limited traffic impact of 10 trips in the AM peak hour and 14 trips in the PM peak hour. In conclusion, Mr. Terrell noted that the permit restricts the use of the site to congregate care facilities, nursing or convalescent homes uses and based upon the limited traffic impact the City of High Point Transportation Department was not opposed to a right-in access only from W. Wendover Avenue.

Mr. Scherder provided the Commission with an overview of Spectrum Acquisition and the amenities of the facility.

No one spoke in opposition to the request.

The Planning & Zoning Commission recommended **approval**, by a vote of 8-0, of Zoning Case 08-15.

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

**STAFF REPORT
ZONING CASE 08-15**

September 15, 2008

(Revised)

Applicant: Spectrum Acquisition High Point, LLC		Owner: Wesley & Cynthia Johnson; Bueal & Thelma Dameron; and John & Denise Martin	
Proposal: To rezone 4.03± acres.	From: RS-40		Residential Single Family-40 District (<i>Guilford Co</i>)
	CU GO-H		Conditional Use General Office-High Intensity District
	To: CU GO-H		Conditional Use General Office-High Intensity District
Site Information			
Location	The site is triangular shaped and bounded by W. Wendover Avenue to the south, Piedmont Parkway to the east and Hickory Grove Road to the north. The site is also known as Guilford County Tax Parcels 14-94-7033-0-0957-00-04, 12 & 13 and 473-2-2 & 3.		
Site Acreage	Approximately 4.03acres.		
Current Land Use	Undeveloped parcel, single family dwelling and a vacant single family dwelling.		
Physical Characteristics	The site has a moderately sloping terrain that drains to the southeast toward W. Wendover Avenue. A stormwater control device is located at the southeast corner of the site, at the intersection of W. Wendover Avenue and Piedmont Parkway, to treat stormwater runoff from the abutting roadways.		
Prox. to Water & Sewer	City water and sewer utilities are currently available in this area. An 8-inch sewer line and 16-inch water line runs along the W. Wendover Avenue frontage. A 12-inch water line runs along the Piedmont Parkway frontage.		
Stormwater/ Drainage	The site is subject to the City Lake General Watershed Area requirements of the water supply watershed regulations. Engineered stormwater measures are required for non-residential or multifamily development with an impervious surface area that is greater than 24% of the site.		
Overlay Districts	None		

Site Access & Street Classification		
Street Name	Classification	Approximate Frontage
W. Wendover Avenue	Major Thoroughfare	574 ft.
Piedmont Parkway	Major Thoroughfare	482 ft.
Hickory Grove Road	Local Street	535 ft.
Traffic Impact Analysis (TIA)	A TIA is not required due to the size of this site, requested zoning district and allowable uses.	

Surrounding Area Zoning and Current Use			
North	CU-PI	Public & Institutional District	Church
South	CU-PDL	Conditional Use Planned Unit Development-Limited District	Drugstore
	CU-PDR	Conditional Use Planned Unit Development-Limited District	Multifamily development (<i>apartment complex</i>)
East	RS-40	Residential Single Family-40 District (<i>Guilford Co</i>)	Church
West	CU-PI	Public & Institutional District	Church

School District Information
Not applicable to this zoning case.

Relevant Land Use Policies and Related Zoning History	
Land Use Map Designation	The site has an Office land use designation. This classification is intended to accommodate professional, personal and business service uses.
Relevant Land Use Plan Goals, Obj. & Policies	The following goals, objectives and policies are relevant to this request: <u>Land Use Plan</u> - Goal #5: Promote an urban growth pattern that occurs in an orderly fashion and conserves the land resources of the city and its planning area. - Obj. #8. Stimulate more efficient use of the City's land resources by encouraging in-fill, mixed-use, cluster development and higher residential densities at appropriate locations. - Obj. #11. Enhance the aesthetic appearance of High Point by preserving the scenic quality of its major gateway streets and travel corridors and by providing appropriate landscaped buffers and transitional uses between low and high-intensity land uses. <u>West Wendover Avenue/Guilford College Road Corridor Plan</u> - Transportation Policies - Obj #1: To maintain W. Wendover Avenue as a major traffic carrier rather than a local service road. <u>Recommendation #1</u> - Vehicular access to W. Wendover Avenue and Guilford College Road should be restricted and the number of median crossings on Wendover Avenue should not be increased. <u>Recommendations#4a.</u> - Vehicular access should be controlled along W. Wendover Avenue within 500 feet of a major intersecting street. - Land Use Policies - Obj #1: To avoid strip development along Guilford College Road and W. Wendover Avenue. - Obj #2: To concentrate community/regional commercial uses at each end of the corridor, specifically at the I-40/Wendover and

	N.C. Highway 68/Wendover intersections, and to focus residential, neighborhood commercial, and office/institutional uses near the intersection of Guilford College Road, W. Wendover Avenue and Greensboro's Western Loop. c. Visual Quality Policies <u>Obj #1:</u> To ensure the maintenance of a high visual quality in the W. Wendover Avenue Corridor with appropriate standards for signs, landscaping, buffer yards, setbacks and design guidelines.
Relevant Area Plans	West Wendover Avenue/Guilford College Road Corridor Plan
Related Zoning History	1. In September 1998, the portion of the site that is currently within the city limits was annexed and granted a CU GO-H District zoning. 2. In December 2002 the abutting property to the west was annexed and zoned CU-PI to allow for the current church facility.

Background Information:

The site is located at the northwest corner of W. Wendover Avenue and Piedmont Parkway. In early 2007, the construction of the Piedmont Parkway extension from Tarrant Road to W. Wendover Avenue was completed. This roadway was constructed as a major thoroughfare; the traffic signals and turn lanes at this intersection were upgraded and through access along Hickory Grove Road was restricted by a median for safety purposes. The applicant is requesting annexation and rezoning to the Conditional Use General Office-High Intensity (CU GO-H) District in order to develop a 132 unit (150 beds) congregate care facility or nursing & convalescent home use upon the site. Although the GO-H District is intended to accommodate office type uses, it does permit residential uses at a maximum density of 26 dwelling units per acre.

The applicant has requested a CU GO-H District because it is generally consistent with the site's Office land use designation and it permits residential uses at a higher density than the GO-M District. The Development Ordinance calculates the density for a congregate care facility as two bedrooms equivalent to one dwelling unit and calculates a single room occupancy residence, such as nursing/convalescent home, at rooms less than 150 square feet as ½ dwelling units and rooming units over 150 square feet as one dwelling unit. Based upon the size of this site and a density of 26 units per acre, a maximum of 209 congregate care bedrooms may be permitted or 104 single room occupancy residence with an area over 150 square feet may be permitted.

The applicant has submitted a Conditional Use Permit with this request in which they have offered the following:

- Restrict use of the site to congregate care facilities, nursing or convalescent homes use and their customary accessory uses.
- Limit vehicular access to one ingress only (right-in only) access from W. Wendover Avenue, two access points to Hickory Grove Road and prohibit access to Piedmont Parkway.
- Require the site to be subject to landscaping, signage and architectural criteria of the Eastchester Scenic Corridor Overlay District requirements.

Issues:

Major Issues

❖ None

Minor Issues

- ❖ The applicant is requesting to have a right-in ingress point to the site from W. Wendover Avenue. This is not in keeping with the policy recommendation of the W. Wendover Avenue/Guilford College Road Corridor Plan. The plan speaks to limiting access to W. Wendover Avenue so that this roadway will continue to function as a major travel/commuter corridor. It recommends that no access be permitted to W. Wendover Avenue when a site has the ability to obtain access from a side street. Additionally, when access is permitted to W. Wendover Avenue, it should be a minimum of 500 feet from major intersecting streets.

This site does have the ability to obtain access from the abutting side street of Hickory Grove Road. Also, based upon the site's W. Wendover Avenue frontage, an access point cannot be established that will be 500 feet from both the intersections of Piedmont Parkway and Hickory Grove Road.

The Transportation Department has reviewed this request and responded in the attached August 5, 2008 Memorandum from Mark McDonald, Transportation Director. The Transportation Department did not specifically object to this request based upon the following:

- The allowable uses, as restricted by the conditional use permit, are low trip generators. Although a Traffic Impact Analysis was not required, the applicant did provide a study that indicated the requested use would generate an additional 259 trips per day. Approximately 10 trips in the AM peak hour and approximately 14 trips in the PM peak hour.
- Access to W. Wendover Avenue is restricted to a "right-in only" access at least 500 feet from the intersection of Piedmont Parkway. Exiting traffic will be directed to Hickory Gove Road that provides access to both Piedmont Parkway and W. Wendover Avenue.
- Roadway improvements consisting of an exclusive right turn lane with 200 feet of storage and a 250-foot long taper is to be provided for the W. Wendover Avenue access point.

In conclusion, the memorandum notes that if the allowable uses change to include additional uses, the access will be re-evaluated to potentially remove the access from W. Wendover Avenue.

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 applicants offer to restrict access to W. Wendover Avenue to ingress only, to prohibit access from Piedmont Parkway and to construct turn lanes will help ease traffic congestion and facilitate turning movements. ❖ Conditions of the permit to restrict allowable uses to the low traffic generating uses of congregate care facilities and nursing/convalescent home uses will ensure development of the site will not significantly increase traffic and turning movement conflicts in the vicinity of these two major thoroughfares.
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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 allowance of GO-H District uses, as restricted by the permit, will not injure the value of adjacent property owners. ❖ The applicant offered conditions in the permit that development be subject to landscaping, signage and architectural criteria of the Eastchester Scenic Corridor Overlay District. This will ensure development upon the site will be to similar standards as upon adjacent parcels in this area.
-------------------	--

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	❖ The requested GO-H District, as conditioned in the permit, is consistent with the site's Office land use designation. ❖ The request is consistent with Goal #5 of the Land Use Plan as it promotes an urban growth pattern that occurs in an orderly fashion. ❖ The request is consistent with objectives 8 & 11 of the Land Use Plan as it is an infill development within an area that is already largely developed rather than on the undeveloped edge of the city. Additionally, based upon conditions offered to meet certain criteria of the Eastchester Scenic Corridor Overlay District, development of the site will not detract from the aesthetic quality of this major gateway into the City. ❖ The applicant offered conditions in the permit that development be subject to landscaping, signage and architectural criteria of the Eastchester Scenic Corridor Overlay District. This will ensure development upon the site addresses the visual quality policy of the corridor plan. ❖ The site is uniquely configured and situated in regards to vehicular access. The applicant offered conditions restricting uses to three low traffic generators and restricted the location, design and type of access points. Based upon this specific location and transportation conditions of the permit, the applicant has mitigated, to the satisfaction of the Transportation Department, corridor plan policy recommendations.
-------------------	---

Recommendation:

Staff Recommends Approval

The Planning and Development Department recommends that the request by Spectrum Acquisition, LLC, to rezone approximately 4.03 acres to a Conditional Use General Office-High Intensity District and the accompanying Conditional Use Permit be approved.

This recommendation is made based on the staff's conclusion that the request is consistent with the City's Land Use Plan, and that based upon requirements of the Development Ordinance and conditions offered in the Conditional Use Permit, the rezoning of this property will not negatively impact the adjoining property owners.

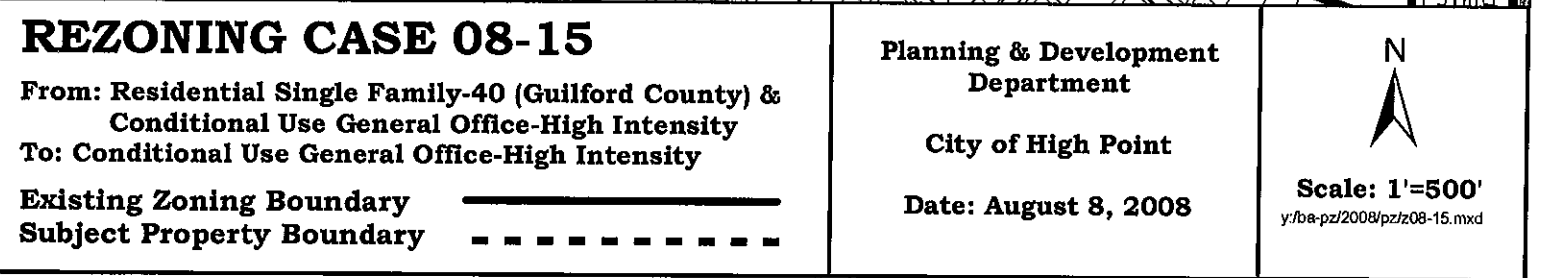
Action by the Planning and Zoning Commission

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.

Action by the City Council

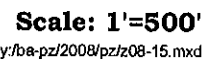
- A. Upon rendering its decision in this case, City Council also must place in the official record a statement of consistency with the City's Land Use Plan. This may be done by adopting the staff's findings as written in this report, by adopting the staff's findings with additions or changes as agreed upon by the Council, or, if the Council is in disagreement with staff's findings, by adoption of its own statement.
- B. 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) it meets the required findings for a conditional use zoning district as written in this report; 2) conditions restricting the location and types of access to the site enhances public safety; 3) condition restricting use of the site ensure development will be compatible and in harmony with adjacent development; and 4) bringing this entire block in as one planned development will provide for a unified cohesive development, which will assist in establishing compatibility with surrounding area.

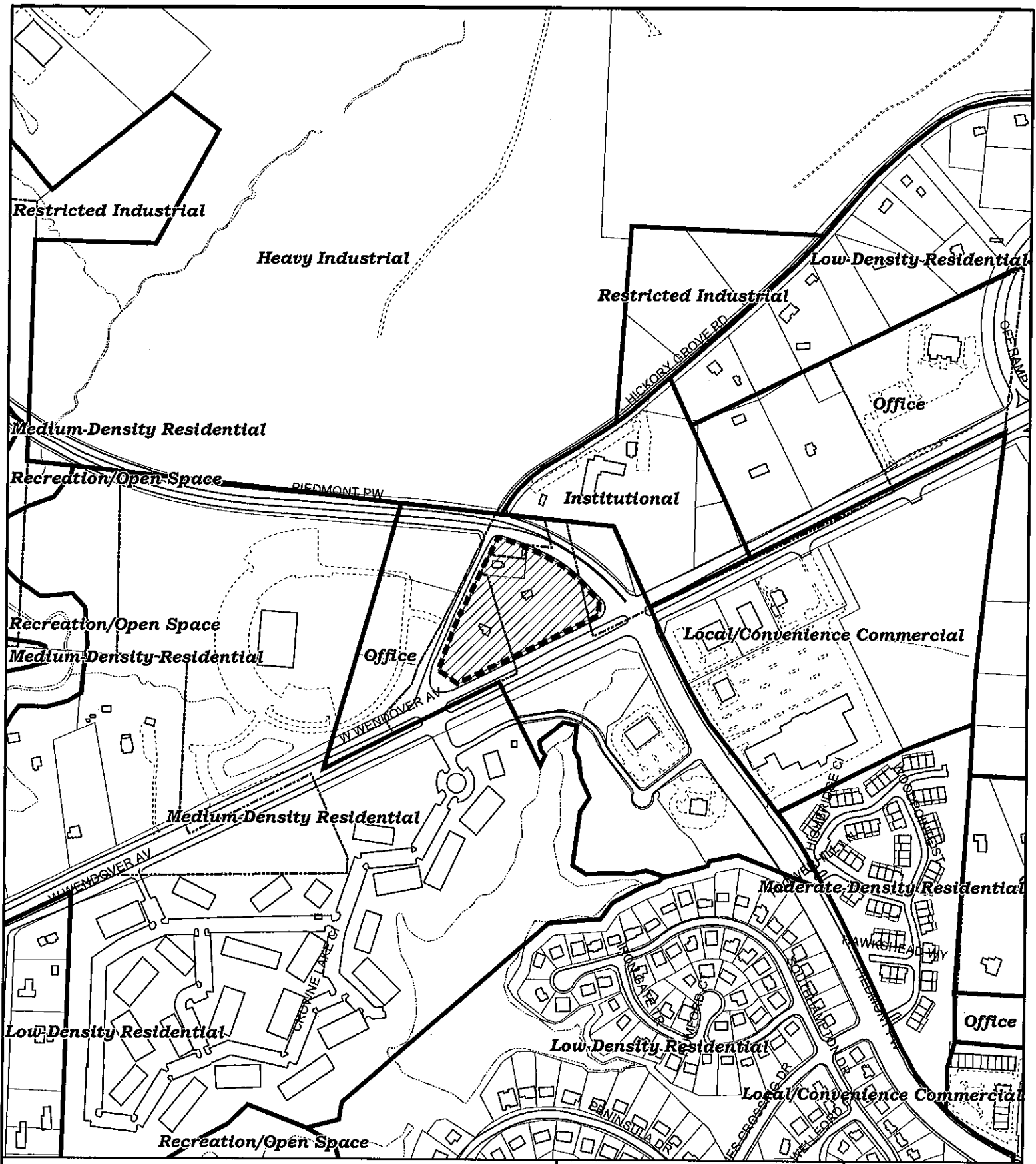
The City Council may adopt this statement, it may add to or change this statement, or, if the Council rejects the applicant's request it will need to formulate its own reasonableness / public interest statement.



Existing Zoning Boundary _____
Subject Property Boundary - - - - -

Date: August 8, 2008





REZONING CASE 08-15

Land Use Plan

Existing Land Use Plan
Subject Property Boundary



Planning & Development
Department

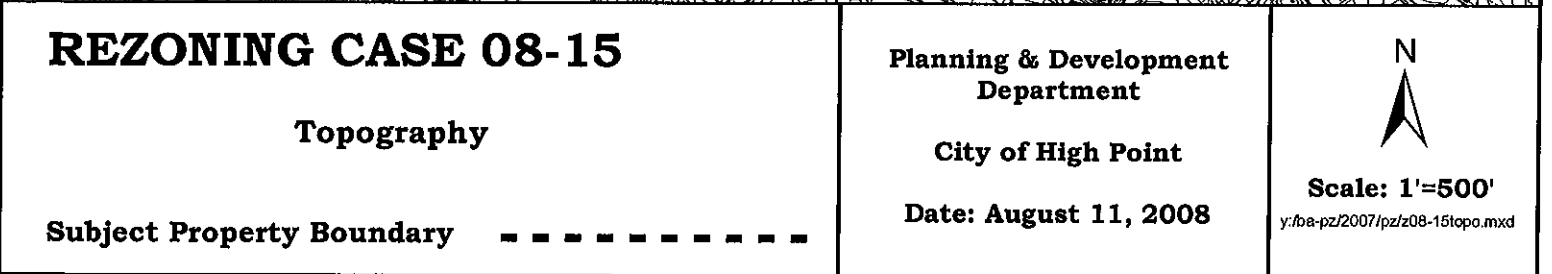
City of High Point

Date: August 11, 2008



Scale: 1"=500'

y:\ba-pz\2008\pz\z08-15lu.mxd



Subject Property Boundary - - - - -

Date: August 11, 2008



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APPLICATION FOR A CONDITIONAL USE PERMIT
CITY OF HIGH POINT, NORTH CAROLINA
Conditional Use General Office-High Intensity (CU GO-H) District

August 5, 2008
(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: Only Congregate Care Facilities, Nursing & Convalescent Homes (SIC 8050) and their customary accessory uses, subject to the requirements of the General Office-High Intensity (GO-H) District of the Development Ordinance and the specific conditions listed in this Permit.
- II. CONDITIONS:
 - A. Lot Combination: All parcels within the rezoning site shall be combined into one (1) lot prior to any new development.
 - B. Transportation:
 1. Vehicular Access:
 - a. W. Wendover Avenue: One (1) point of access (ingress/right-in only) shall be allowed to W. Wendover Avenue.
 - b. Hickory Grove Road: Two (2) points of access shall be allowed to Hickory Grove Road.
 - c. Piedmont Parkway: No access shall be allowed to Piedmont Parkway.
 2. Improvements: The developer shall construct a right-turn lane and taper for the W. Wendover Avenue access. This right-in only access shall be situated at least 500 feet from Piedmont Parkway and include a right-turn lane with minimum 200 feet of storage and a minimum 250 foot long taper. If in the future this permit is amended to add uses other than Congregate Care Facilities and Nursing & Convalescent Homes, than the property owner shall remove the access point to W. Wendover Avenue.
 3. The City of High Point Director of Transportation and the North Carolina Department of Transportation (NCDOT) shall approve all construction and improvements.

- B. Landscaping: Landscaping along W. Wendover Avenue and Piedmont Parkway frontages shall be in accordance with Eastchester Scenic Overlay District, Section 9-4-4(c)(4)(c), (Landscaping) and Table 4-4-1, (Penny Road north to Gallimore Dairy Road), of the Development Ordinance.
- C. Signage: Signage shall be in accordance with the Eastchester Scenic Overlay District Section, 9-4-4(c)(4)(d), (Signage), and Table 4-4-1, (Penny Road north to Gallimore Dairy Road), of the Development Ordinance.
- D. Architectural and Development Design: Architectural criteria for the rezoning site shall be in accordance with the requirements of the Eastchester Scenic Corridor Overlay District requirements. However, corrugated metal or other metal fabricated buildings, or building with metal siding or vertical siding, which include but are not limited to buildings sided with vinyl and masonite, are prohibited

DESCRIPTION OF PROPERTY: A triangular shape area, totaling approximately 4.3 acres, bounded by W. Wendover Avenue to the south, Piedmont Parkway to the east and Hickory Grove Road to the north. The site is also known as Guilford County Tax Parcels 14-94-7033-0-0957-00-04, 12 & 13 and 473-2-2 & 3.

An application has been duly filed requesting that the property involved in this application be rezoned from the Residential Single Family-40 District, within Guilford County's jurisdiction, and Conditional Use General Office-High Intensity (CU GO-H) to an amended Conditional Use General Office-High Intensity 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.

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.



August 5, 2008

To: Lee Burnette, Director of Planning and Development

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

Subject: **Rezoning Case #08-15**, Spectrum Acquisition, High Point, LLC. Property is located at the northwest corner of Piedmont Parkway and Wendover Avenue, east of Hickory Grove 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. However, the developer completed a traffic impact study, which indicates that this development will add approximately ten (10) trips in the AM peak hour, fourteen (14) trips in the PM peak hour and a total of 259 trips/day. In order to mitigate the development's impact on the surrounding roadway network the following improvements will be required:

Access:

Two (2) points of access shall be allowed to Hickory Grove Road. No access shall be allowed to Piedmont Parkway.

One (1) point of access (ingress only) shall be allowed to West Wendover Avenue. The current Wendover Avenue corridor policy states that vehicular access should be prohibited along West Wendover Avenue for a minimum of 500 feet from the centerlines of intersecting streets with median crossovers. This restriction can be met as measured from Piedmont Parkway, but not from Hickory Grove Road, which intersects West Wendover Avenue approximately 850 feet west of Piedmont Parkway. To address this spacing shortfall and yet provide the desired access to the proposed development site, the developer, City transportation staff, and NCDOT officials have agreed that a "right-in only" access, situated at least 500 feet from Piedmont Parkway and including a right turn lane and taper consistent with City and State requirements, would be permissible. An entrance only driveway of this type would have no downstream impact on the West Wendover Avenue/Hickory Grove Road intersection since exiting movements would be prohibited and physically restricted by the driveway's design. Exiting traffic would be directed to one of the two full movement driveways proposed on Hickory Grove Road, providing access to both Piedmont Parkway and West Wendover Avenue.

HPDOT staff recommends that the access on West Wendover Avenue be constructed for right-in movements only, to include an exclusive right turn lane with 200 feet of storage and a 250 foot taper, per the City's driveway ordinance for major thoroughfares. It is further recommended that this access be re-evaluated if the proposed "Congregate Care" use changes in the future.

The North Carolina Department of Transportation and 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.

The applicant's traffic engineer submitted the following Executive Summary from their Traffic Impact Analysis (TIA).

In addition to this summary, the complete TIA has been submitted to the City of High Point Transportation Department for review.

Traffic Impact Analysis

Spectrum Retirement Community

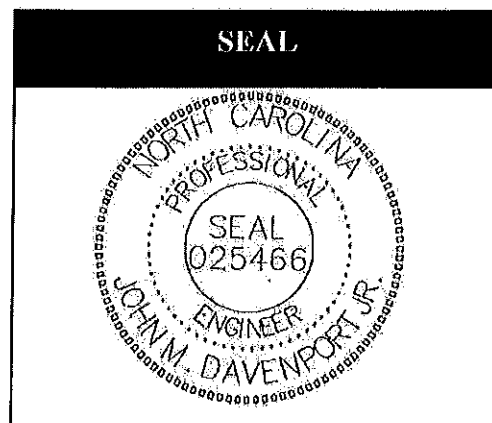
Prepared for Spectrum Retirement Communities, LLC

May 5, 2008
Revised: July 31, 2008

Analysis by: Frank Amenya, E.I.

Drafting/Graphics by: Nathaniel Baskett

Reviewed/Sealed by: John Davenport, Jr., P.E.



Spectrum Retirement Development - Revised Traffic Impact Analysis
Prepared for Spectrum Retirement Communities LLC
July 31, 2008

Executive Summary

This traffic impact analysis (TIA) presents the revised analysis for the proposed Spectrum retirement development. A TIA was previously submitted for this site in January 2008. This updated analysis accounts for changes in the site plan and trip distribution of the proposed development, which were performed at the request of the High Point Department of Transportation (HPDOT). The scope of this study corresponds to Scenario 1 of the previously submitted TIA.

The proposed Spectrum retirement development is located off West Wendover Avenue between Hickory Grove Church Road and Piedmont Parkway in High Point, North Carolina. As currently planned, the development will consist of 132-dwelling of units of congregate care facility. The revised site plan (Figure 1) indicates that the developer proposes to have two (2) full access points on Hickory Grove Church Road and one (1) right-in only site access on West Wendover Avenue.

John Davenport Engineering, Inc. was retained to determine the potential traffic impacts of this development and to identify transportation improvements that may be required to accommodate the impacts of both background traffic and new development traffic. The following intersections were included in the analysis:

- Wendover Avenue @ Piedmont Parkway
- Piedmont Parkway @ Hickory Grove Church Road
- Wendover Avenue @ Hickory Grove Church Road
- Hickory Grove Church Road @ Site Access A
- Hickory Grove Church Road @ Site Access C
- Wendover Avenue @ Site Access B

The analysis year for this project was assumed to be 2013 (five-year build-out). The AM and PM peaks were analyzed.

The HPDOT was contacted to obtain background information and to ascertain the elements to be covered in this TIA. Information regarding the property was provided by Spectrum Retirement Communities, LLC. Figure 2 (vicinity map) shows the area surrounding this project.

The Institute of Transportation Engineers (ITE) Trip Generation Software was utilized to project trips for this development. It is expected that this development will generate a total of 267 vehicle trips per day with an AM peak of 8 and a PM peak of 23.

Recommendations

Based on the analysis performed and on-site observations of existing traffic conditions we recommend optimizing the timing of the traffic signal at the intersection of Piedmont Parkway and Wendover Avenue. This will eliminate LOS E conditions during the AM and PM peaks, reducing them to LOS D conditions during both peak periods.

The proposed right-in only access point on Wendover Avenue can be safely accommodated with the construction a right turn lane. Per HPDOT driveway ordinances, a right turn lane of 200-foot storage and 250-foot taper into Site Access B is required. Additionally, the proposed land use is a very low traffic generator; therefore it is expected that it will have a negligible impact on traffic flow along Wendover Avenue.

Summary and Conclusion

This analysis has been conducted according to HPDOT standards. We have made recommendations to address the noted deficiencies. It should be noted that the optimization of the splits at the intersection of Piedmont Parkway at Wendover Avenue is not due to traffic from this development. It is mainly as a result of background traffic growth as well as the other noted planned developments within the study area.

In conclusion, our analysis indicates that this project will have a minimal impact on the adjacent roadway network. With the construction of the recommended improvement, the developer's request for access on Wendover Avenue can be accommodated without a significant degradation to capacity.

Table 4.2 -ITE Trip Generation							
Spectrum Retirement							
Summary of Single-Use Trip Generation							
02-Jan-08							
Average Weekday Driveway Volumes				24 Hour Two- Way	AM Peak Hour		PM Peak Hour
<u>Land Use</u>	<u>ITE Land Code</u>	<u>Size</u>		<u>Volume</u>	<u>Enter</u>	<u>Exit</u>	<u>Enter</u> <u>Exit</u>
Congregate Care Facility	253	132	units	267	5	3	12 11

4.3 Trip Distribution

Trips for this proposed development were distributed based on the existing traffic patterns collected and engineering judgment. The directional distribution under both scenarios is as follows:

- 10% to and from the north on Piedmont Parkway
- 5% to and from the south on Piedmont Parkway
- 35% to and from the east on Wendover Avenue
- 50% to and from the west on Wendover Avenue

This trip generation model was approved by HPDOT prior to the completion of this study. The revised trip distribution can be found in Figure 5.

4.4 Total Traffic

The projected build-out traffic volume was obtained by summing the historical growth traffic volumes and the site traffic volumes due to the proposed project. Figures 6 and 7 contain the projected build volumes for the AM and PM peaks.

Citizens Information Meeting Report

Zoning Case 08-15

Submitted by: Thomas Terrell, Jr. on behalf of
Spectrum Acquisition

SMITH MOORE LLP

ATTORNEYS AT LAW

July 30, 2008

Mr. Herbert K. Shannon, Jr.
AICP, Planner II
City of High Point
Planning Department
P. O. Box 230
High Point, NC 27261

Re: Spectrum Retirement Communities

Dear Mr. Shannon:

As you are aware, Spectrum Retirement Communities has respectfully requested that the City waive the requirement that it conduct a neighborhood meeting for the property that lies between West Wendover Avenue, Piedmont Parkway and Hickory Grove Road. The reasons for the request are as follows:

- 1) This five acre tract is a triangular-shaped "island" separated from other uses by two major thoroughfares and Hickory Grove Road.
- 2) All of the properties within the general area either already have been developed, are being developed, or are owned by citizens who live miles away.
- 3) The requested use is arguably the lowest impact use that could be placed on this tract other than keeping it used in its current state which is for one single-family home.
- 4) Spectrum has offered for any of its representatives to visit with any of the neighbors personally if a neighbor has a question or needs clarification.

Obviously, the reason for this request is to avoid a costly and likely unnecessary step in this process. Nonetheless, I would hope that the City Council will understand that the spirit of the requirement in this somewhat unique situation has been met. If there are any comments, questions or suggestions received from neighbors, I will update this report prior to the Planning and Zoning Commission meeting.

GREENSBORO 915972.1

Direct 336.378.5412 | Fax 336.433.7482 | tom.terrell@smithmoorelaw.com

PO Box 21927 (27420) 300 North Greene Street Suite 1400 Greensboro, NC 27401 336.378.5200 www.smithmoorelaw.com

Atlanta Charlotte Greensboro Raleigh Wilmington

Mr. Herbert K. Shannon, Jr.
July 30, 2008
Page 2

Sincerely,

SMITH MOORE LLP

A handwritten signature in cursive script, appearing to read "Tom Terrell", written in dark ink.

Thomas E. Terrell, Jr.

TETjr/naf

Cc: Spectrum Retirement Communities

SMITH MOORE LLP

A T T O R N E Y S A T L A W

July 30, 2008

Hunter Hills Baptist Church
1806 Merritt Drive
Greensboro, NC 27407

Dear Neighbor:

I am writing you on behalf of Spectrum Retirement Communities, a Denver-based developer of high-end retirement facilities. Spectrum has recently requested that the City of High Point rezone the triangular shaped tract between Piedmont Parkway, W. Wendover Ave. and Hickory Grove Road for an age-restricted congregate care senior living facility. The Planning & Zoning Commission will hear Spectrum's request on August 26 at 6:00 in the City Council Chambers on S. Hamilton Street.

This type of development is one of the lowest generators of traffic for any commercial use that could be allowed on this site. The facility would have approximately 130 separate living units, as illustrated on the enclosed concept sketch plan.

Spectrum has offered the binding conditions that Wendover access will be limited to one right turn only entrance (with a deceleration lane) and that there shall be no access to Piedmont Parkway. In addition, no other type of use would be allowed on this site without a public hearing and zoning approval from the High Point City Council.

Because this site is fully surrounded on all sides by commercial properties and a rock quarry, and because this is the last site in the area to develop, we have requested that the city waive the requirement that Spectrum hold a neighborhood meeting to explain its project and answer questions. We are doubtful that anyone would attend a formal neighborhood meeting given this low impact use.

However, it is still possible that some neighbors will have questions. If you have any questions that the enclosed materials do not answer, please call me. If I cannot answer your questions, I will make sure that you are immediately contacted by either the civil engineer or traffic engineer or a representative from Spectrum Retirement Communities. If it would be helpful, we also will personally visit you to discuss this request and to answer questions.

My contact information is below.

GREENSBORO 915873.7

Direct 336.378.5412 | Fax 336.433.7482 | tom.terrell@smithmoorelaw.com

PO Box 21927 (27420) 300 North Greene Street Suite 1400 Greensboro, NC 27401 336.378.5200 www.smithmoorelaw.com

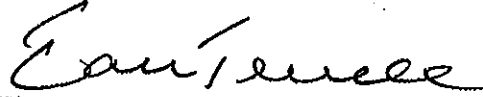
Atlanta Charlotte Greensboro Raleigh Wilmington

July 30, 2008

Page 2

Sincerely,

SMITH MOORE LLP

A handwritten signature in cursive script, appearing to read "E. Terrell", written in dark ink.

Thomas E. Terrell, Jr.

TETjr/naf

Enclosure

Cc: Herb Shannon, City of High Point
Spectrum Retirement Communities

BID INFORMATION AND RECOMMENDATION**BID:** #14-090308**DATE OPENED:** 09/03/08**DESCRIPTION:** Oakview Road Improvements**BID PACKAGES DISTRIBUTED:** 10**DEPARTMENT:** Engineering Services

SOURCE OF FUNDS: 411610-533701-411001006605-40203
411610-533701-411001006705-40203
TOTAL

BUDGETED AMOUNT: \$3,500,000.
\$1,196,623.
\$4,696,623.

RECOMMENDED AWARD

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
1 LT	OAKVIEW ROAD IMPROVEMENTS	\$4,696,623.66	\$4,696,623.66

PURPOSE: The Contract work consists of improving Oakview Road with sidewalks, curb and gutter from Old Winston Road to North Centennial Street; and improvements along Old Winston Road from Hartley Drive to Oakview Road

COMMENTS: This contract contains an extension clause that allows the City to extend the contract up to 100 percent beyond the original contract amount.

BID TABULATION

CONTRACTOR	BID AMOUNT
Triangle Grading and Paving, Inc. 1521 South Huffman Mill Road Burlington, NC 27216-2570	\$4,696,623.66
Larco Construction P.O. Box 16279 Winston-Salem, NC 27115	\$4,759,551.00
Mainline Contracting, Inc. 150 Golden Drive Durham, NC 27705	\$4,796,819.00
Sharpe Brothers P.O. Box 35387 Greensboro, NC 27425	\$5,028,156.15
Yates Construction 9220 NC 65 Stokesdale, NC 27357	\$5,172,963.60

The **ENGINEERING SERVICES DEPARTMENT** and the **PURCHASING DIVISION** recommend that the contract for **OAKVIEW ROAD IMPROVEMENTS** be awarded to **TRIANGLE GRADING & PAVING**, the lowest responsible and responsive bidder meeting specifications, in the amount of **\$4,696,623.66**

DATE OF RECOMMENDATION: September 8, 2008.

Strib Boynton, CITY MANAGER

Engineering Services Department

B. Keith Pugh, P.E.
DIRECTOR



Date: September 5, 2008

To: Pat Pate, Assistant City Manager

From: Keith Pugh, Engineering Services

Re: City Council Contract Award, Oakview Road Improvements (North Centennial Street to Old Winston Road): Includes Improvements to Old Winston Road (Oakview Road to Hartley Drive) – City Contract ENG-2008-10

On Wednesday, September 3, 2008 the City of High Point received bids for Contract ENG-2008-10, Oakview Road Improvements (Old Winston Road to North Centennial Street) and Old Winston Road Improvements (Hartley Drive to Oakview Road). We received five bids.

1. Triangle Grading & Paving	\$4,696,623.66
2. Larco Construction	\$4,759,551.00
3. Mainline Contracting	\$4,796,819.00
4. Sharpe Brothers, Inc.	\$5,028,156.15
5. Yates Construction Co.	\$5,172,963.60

The Contract work consists of improving Oakview Road with sidewalks, curb and gutter from Old Winston Road to North Centennial Street. The improvements will include turn lanes at critical intersections along Oakview Road. This project was funded as part of the 2004 voter approved bond issue. The utility relocations are complete. The right-of-way and easement acquisition is complete. And the old cast iron water line in Oakview Road has been replaced with ductile iron. The bond issue limits were from Johnson Street to Old Winston Road, however, the proposed project will also improve Oakview from Johnson Street to North Centennial Street.

The contract work includes improvements along Old Winston Road from Hartley Drive to Oakview Road. These improvements also include sidewalk, curb and gutter.

In preparation for the roadway improvements, city staff met with representatives from Oakview Elementary School to discuss the improvements and the likely impacts to the school during construction. The contract special provisions contain language to help with pedestrian and vehicular traffic throughout construction.

These improvements are being funded through the 2004 voter approved roadway bonds for Oakview and Old Winston Roads. The improvements were designed by Engineering Services staff. All necessary right-of-

Engineering Services Department

PAGE 2 OF 2

OAKVIEW ROAD IMPROVEMENTS

CONTRACT AWARD

way, easements and permits have been acquired. City staff prepared the bid documents and handled the bidding process.

The availability date for this contract work is immediately upon execution of the contract. All construction is scheduled for completion prior to October 1, 2009. The engineer's estimate for this work is \$5,200,000.

Engineering Services and Transportation recommend that City Council approve the bid and award Contract ENG-2008-10 for the Oakview Road Improvements (Old Winston Road to North Centennial Street) and Old Winston Road Improvements (Hartley Drive to Oakview Road) to Triangle Grading and Paving, Inc. at the contract bid price of \$4,696,623.66. The contract contains an extension clause which allows the City to add work to the contract, at the current contract prices.

Funding is available in the following account:

411001006605	\$3,500,000.00
411001006705	<u>\$1,196,623.66</u>
Total -	\$4,696,623.66

/bkp

Cc: Mr. Jeff Moore, Finance Director
Mr. Bob Martin, Purchasing Division
Mr. Mark McDonald, Transportation Director
Mrs. Lou Hedrick, Budget Director
Mr. Terry Kuneff, Engineering Services
Mr. Henry Moon, Right-of-Way Agent
Mr. Leon Adams, Adams and Clark Enterprises, Inc.

**SPECIAL USE PERMIT 08-03
CITY OF HIGH POINT, NORTH CAROLINA**

September 15, 2008.
(Adopted)

THE CITY OF HIGH POINT CITY COUNCIL, PURSUANT TO SECTION 9-3-14, SPECIAL USE PERMITS, OF THE CITY OF HIGH POINT DEVELOPMENT ORDINANCE, APPROVED A SPECIAL USE PERMIT AND SITE PLAN FOR THE FOLLOWING USE, SUBJECT TO THE FOLLOWING CONDITION(S):

USE: Day Care Home, Child (12 or less, Home Occupation) (SIC 8351)

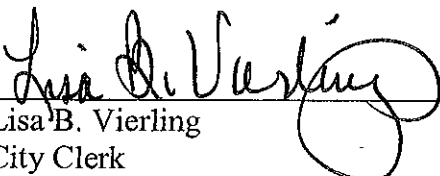
DESCRIPTION OF PROPERTY: The property is located at 2120 Brentwood Street, lying at the northwest corner of the intersection of Brentwood Street and Martha Place and is known as Guilford County Tax Parcel 117-01-15.

This Special Use Permit and approved site plan are perpetually binding upon the above-described property, unless subsequently amended as provided in the Development Ordinance or until a use otherwise permitted in the zoning district is established.

This Special Use Permit shall become void after eighteen (18) months from the date of City Council approval unless the Special Use authorized has begun and/or a footing inspection has been approved. If the Special Use authorized is discontinued for a period exceeding eighteen (18) months or replaced by a use otherwise permitted in the zoning district, then the Special Use shall be deemed abandoned and this Special Use Permit shall be null and void and of no effect. If for any reason any condition imposed this Special Use Permit is found to be illegal or invalid, then this Special Use Permit shall be null and void and of no effect.

The issuance of this Special Use Permit authorizes the filing of an application for a building permit, site plan, subdivision or other development approval as required by the Development Ordinance.

SPECIAL USE PERMIT 08-03 AND THE ACCOMPANYING SITE PLAN AND EXHIBITS WERE APPROVED BY THE CITY COUNCIL OF HIGH POINT, NORTH CAROLINA ON THE 15TH DAY OF SEPTEMBER, 2008.



Lisa B. Vierling
City Clerk



9-15-08

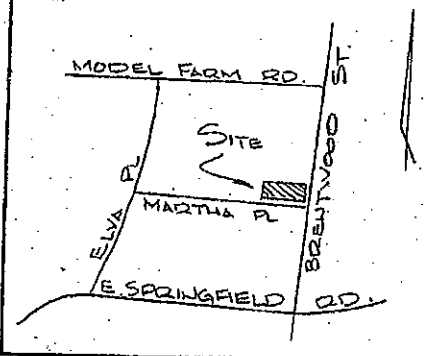
Date

SURVEY FOR JANICE JOHN

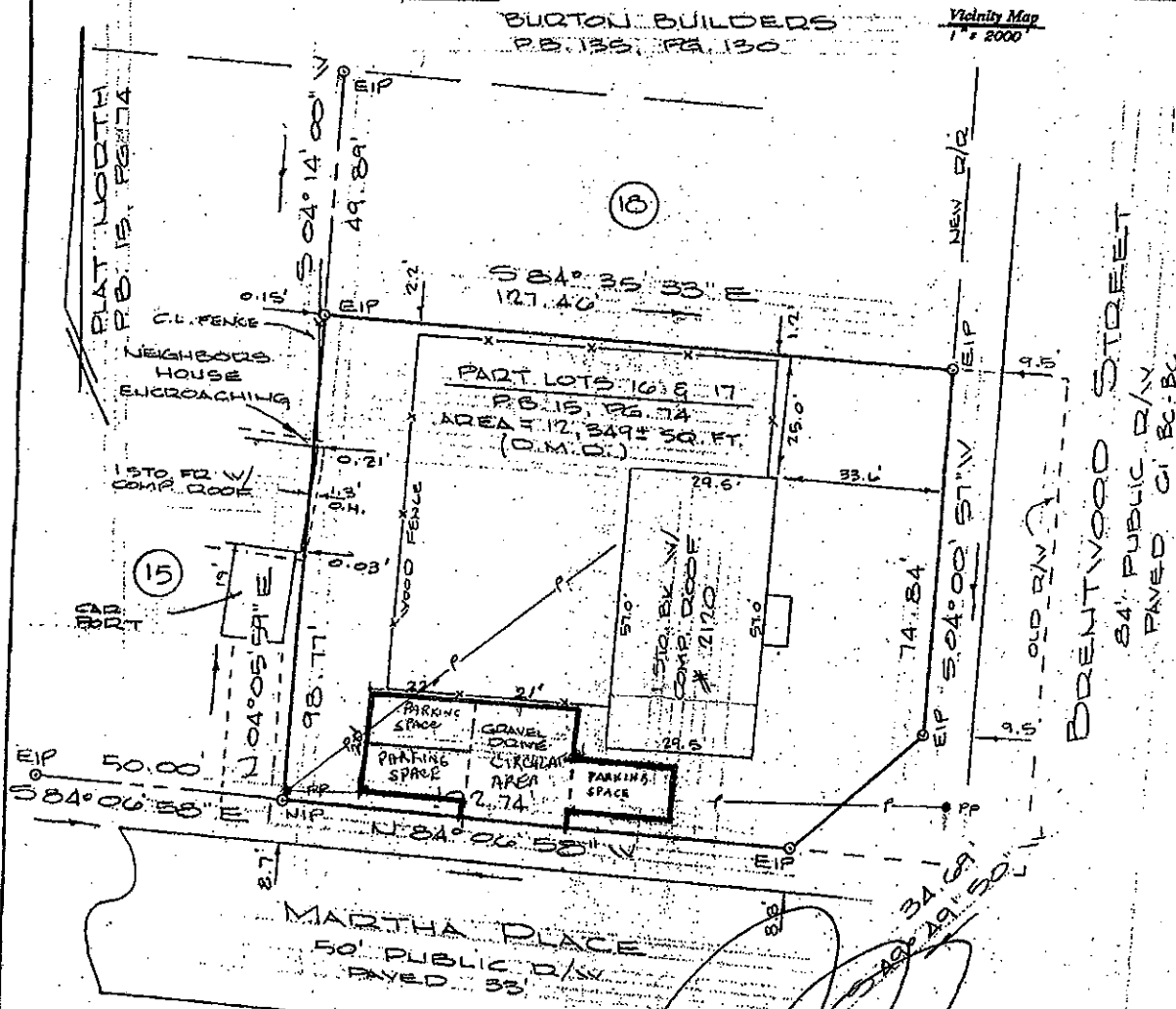
Subdivision L.F. & H.H. CLODFELTER SUB.
 Lot(s) PART 16 & 17 PB 15 PG 74
 Tax Parcel 117-01-15 DB 3600 PG 785
 Street Address 2120 BRENTWOOD ST., HIGH POINT
 Township HIGH POINT County GUILFORD State N.C.

Flood Certification: The subject property is not located in a SPECIAL FLOOD HAZARD AREA as scaled from maps furnished by HUD/FIA Flood Map subject to verification by detailed Flood study. See Community Panel # 370113-0013-C

Effective Date MAY 18, 1998



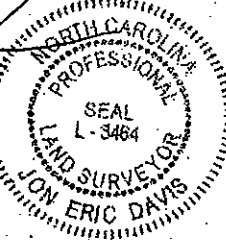
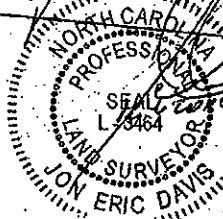
Vicinity Map
1" = 2000'



This plat is subject to any Easements, Agreements, or Rights-of-way recorded prior to date of this plat, which was not visible at the time of my inspection.

SURVEY MADE TO EXISTING CORNERS FOUND ON SITE

This survey is of an existing parcel or parcels of land.



JOB NO.



Surveyed by
DAVIS-MARTIN-POWELL & ASSOCIATES, INC.
 ENGINEERING-LAND PLANNING-SURVEYING



218 Gatewood Avenue, Suite 102
 High Point, NC 27262

Phone (336) 886-4821 - Fax (336) 886-4458



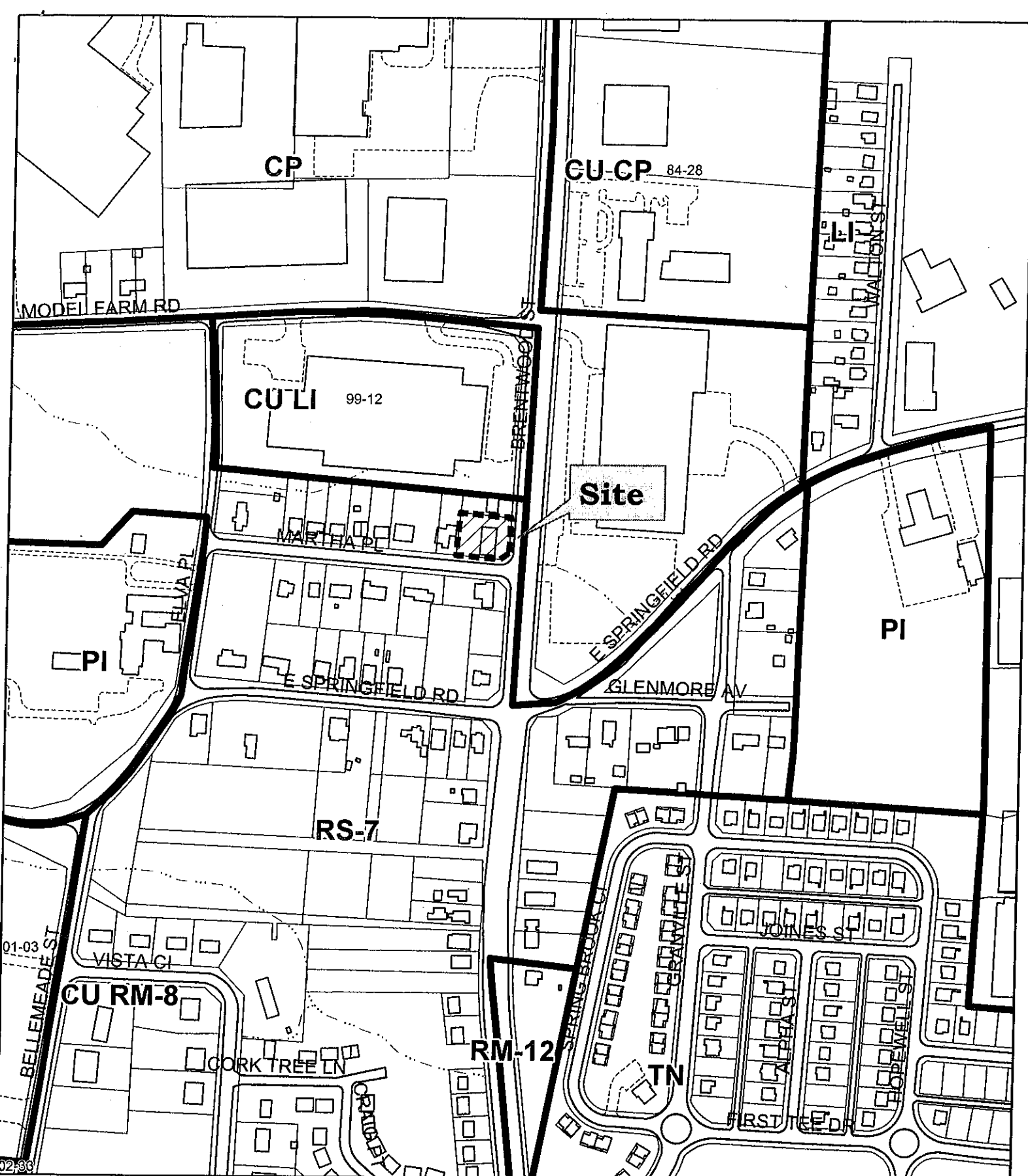
I certify that on DEC. 6, 2000, I surveyed the property shown on this plat, that the property lines and location of all structures are accurately shown hereon, that no structure located on this property encroaches on any adjacent street or property and that no structure on adjacent property encroaches on the premises surveyed except as shown.

Date 12-6-00 Scale 1" = 30' Job No. S-A2444

Surveyed V.V. Platted C.L. Checked Jon.

Surveyor Jon Eric Davis Reg. No. L-3464

This map does not meet N.C.G.S. standards 47-30 and is not for Recording.



SPECIAL USE PERMIT 08-03

Request: To allow a Day Care Home, use in a Residential Single Family-7 district.

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

**Department of Planning
and Development**

City of High Point

Date: August 8, 2008



Scale: 1"=300'

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PLANNING AND ZONING COMMISSION RECOMMENDATION

On August 26, 2008, a public hearing was held before the Planning and Zoning Commission regarding the request described below. All members of the Commission were present except for Ms. Marilyn DeBerry.

Janice Johns

Special Use Permit 08-03

A request by Janice Johns, for a Special Use Permit to allow a Day Care Home, Child (12 or less) in the Residential Single Family District-7 (RS-7) District. This site located at the northwest corner of Brentwood Street and Martha Place, and addressed as 2120 Brentwood Street.

Mr. Shannon presented the request and recommended approval of the case as outlined in the staff report.

Speaking in favor of the request was the applicant, Ms. Janice Johns of 2120 Brentwood Street in High Point.

Ms. Johns gave a brief overview of her need to acquire a special use permit in order to expand her existing home daycare business and to conform to City and State regulations.

No one spoke in opposition to the request.

The Planning & Zoning Commission recommended ***approval***, by a vote of 8-0, of Special Use Permit 08-03.

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

**STAFF REPORT
SPECIAL USE PERMIT 08-03
August 26, 2008**

Applicant: Janice Johns		Owner: Janice Johns and Dwight Johns	
Proposal: A Special Use Permit request to allow a Child Day Care Home (12 or less) in the Residential Single Family District-7 (RS-7) District.			
Site Information			
Location	This site located at the northwest corner of Brentwood Street and Martha Place, and also known as Guilford County Tax Parcel 117-01-15. (2120 Brentwood Street)		
Site Acreage	Approximately 0.28 acres (12,276 square feet)		
Current land use	Single family dwelling with an accessory child day care (5 or less) as a home occupation use.		
Physical Characteristics	The site is relatively flat.		
Prox. to Water & Sewer	City water and sewer utilities are currently available in this area and serving this site.		
Stormwater/ Drainage	The site is subject to the Randleman Lake General Watershed Area requirements of the water supply watershed regulations. Development with an impervious surface area that is 12% or more of the site requires engineered stormwater measures. Maximum impervious area is 50% and may be increased up to 70%.		
Overlay Districts	Randleman General Watershed Area (GWA)		

Site Access & Street Classification		
Street Name	Classification	Approximate Frontage
Brentwood Street	Major Thoroughfare	98 ft.
Martha Place	Local Street	118 ft.
Traffic Impact Analysis (TIA)	A TIA is not required due to the size of this site, requested zoning district and allowable uses.	

Surrounding Area Zoning and Current Use			
North	RS-7	Residential Single-Family-7 District	Single family dwelling
South	RS-7	Residential Single-Family-7 District	Single family dwelling
East	CP	Corporate Park District	Factory outlet retail use
West	RS-7	Residential Single-Family-7 District	Single family dwelling

School District Information	
Not applicable to this zoning case.	

Relevant Land Use Policies and Related Zoning History	
Land Use Map Designation	The site has an Office land use designation. This classification is intended to accommodate professional, personal and business service uses.
Relevant Land Use Plan Goals, Obj. & Policies	This request is neither in conflict with the Land Use Plan's goals and objectives nor does it promote those goals and objectives.
Relevant Area Plans	None
Related Zoning History	A similar request was approved for this site in 2001 (SUP01-01). Since the use was not established within 18-month of Council approval, the permit expired.

Background Information:

The applicant has submitted a request for a Special Use Permit to allow a Child Day Care Home, (12 or less, Home Occupation) in the Residential Single Family District-7 (RS-7) District. A Child Day Care Home (12 or less, Home Occupation) is defined as a home that provides registered day care as a home occupation for twelve (12) or fewer children, not including children who reside at the home. As a home occupation the use is conducted entirely upon the premise and carried on by the occupant thereof. Day care activities are incidental and secondary to the use of the dwelling for residential purposes and should not change the character of the residence.

The parcel has an existing 1,681 square foot single family dwelling upon approximately 12,276 square feet of land area. It's located upon a corner lot on the outer edge of a small subdivision, along Brentwood Street, south of a developed industrial segment of Brentwood Street. Although the principal use of this site is a single family dwelling, the site is also presently being used for Child Day Care Home, for 5 or less children (home occupation), with parking being provided along the Martha Place portion of the site. The applicant desires to expand this home occupation use to allow a maximum of 12 children.

The Development Ordinance allows this use as a home occupation in all residential districts subject to receiving a Special Use Permit by the City Council and subject to meeting the following development standards:

1. Security Fencing: Outdoor activity areas for children shall be enclosed by a security fence at least four (4) feet in height and located outside the street setback. In residential districts, said fencing shall be opaque when adjacent to residentially zoned property, and of an acceptable screening material approved by the Enforcement Officer.
2. Attendee Drop-off/Pick-Up Provisions: An off-street drop-off/pick-up area shall be provided.
3. Location: In residential districts, day care homes shall have frontage on a collector or thoroughfare street.
4. Parking: In addition to the required parking for the residence, one (1) parking space shall be provided for each employee not residing on the premises.
5. Compliance with Other Regulations: All day care homes shall comply with all applicable federal, state, and local regulations.

This request is in compliance with the above noted development standards.

Issues:

Major Issues

- ❖ None

Minor Issues

- ❖ None

Findings:

A special use is an additional use to those permitted by right in a zoning district. Such a use requires analysis for its potential impact on the proposed site and its impact on surrounding properties. The purpose of the Special Use Permit process is to allow the Planning and Zoning Commission and City Council an opportunity to perform this analysis.

Section 9-3-14 of the Development Ordinance requires that certain findings be made before a Special Use Permit may be approved. Based on the applicant's submittal and proposed conditions, as they exist on the date of this report, the Planning and Development Department offers the following comments relative to these required findings.

That the use will not materially endanger the public health or safety if located where proposed; staff finds

Compliance	❖ The use will not materially endanger the public health or safety if located where proposed. On site parking and a child drop off area is provided. The site is meeting all required standards, conditions and specifications of the Development Ordinance. ❖ The site is located on the outer edge of the subdivision and fronts on Brentwood Street, which is classified as a /Major Thoroughfare. Its location on the outer edge of this residential area eliminates the concern of additional traffic traveling through the residential subdivision.
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That the use meets all required standards, conditions and specifications of the Development Ordinance, and any additional restrictions imposed pursuant to Section 9-3-14(d) *Greater Restrictions*; staff finds

Compliance	❖ The use meets all required standards, conditions and specifications of the Development Ordinance, and any additional restrictions imposed pursuant to Section 9-3-14(d) <i>Greater Restrictions</i>. ❖ The applicant has an existing outdoor play area surrounded by a six (6) foot high stockade fence. This fence exceeds the minimum height requirement for the requested use and completely screens the outdoor play area.
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That the use will not substantially injure the value of adjoining or abutting property, or that it is a public necessity; staff finds

Compliance	❖ There is an existing Child Day Care Home, for 5 or less children, currently operating upon the site as a home occupation use and the structure still has
-------------------	--

	the appearance of a single family dwelling. The requested expansion from 5 to 12 children is not expected to have a significant affect upon the appearance of the structure or upon the abutting properties. ❖ Based upon the following factors, the proposed use is not expected to substantially injure the value of adjacent property owners: ➤ This site's location upon a corner lot at the outer edge of this residential subdivision, along a 4-lane major thoroughfare street. ➤ Due to the site location, customers are not required to travel through the residential subdivision to reach this facility. ➤ The play area security fence is in place and it exceeds the minimum height requirement and completely screens the outdoor play area. ➤ The site is located in an area of Brentwood Street that is gradually transitioning from residential to non-residential uses. An industrial/retail use is located across from the site along the east side of Brentwood Street and industrial uses have developed within the past 5 years upon a parcel approximately 100 feet north of the site.
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That the location and character of the use shall be in harmony with the area in which it is located and in general conformity with the plan of development of the city and its environs; staff finds

Compliance	❖ The location and character of the use is in harmony with the area in which it is located and in general conformity with the adopted Land Use Plan. The site is located in an area of Brentwood Street that is gradually transitioning from residential to non-residential uses and although not required for this use the site is classified on the City Land Use Map as Office.
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Recommendation:

Staff recommends approval

Based upon the conditions in the attached Special Use Permit application and the preliminary findings of facts, staff finds that the request is generally consistent with the surrounding zoning and development in this area, and in compliance with the goals and objectives of the Land Use Plan.

The Planning and Development Department recommends approval of the requested Special Use Permit to allow a Day Care Home, Child (12 or less, Home Occupation) within the Residential Single Family District-7 (RS-7) District and the accompanying Special Use Permit.

**SPECIAL USE PERMIT 08-03
CITY OF HIGH POINT, NORTH CAROLINA**

July 14, 2008.
(Submitted)

THE CITY OF HIGH POINT CITY COUNCIL, PURSUANT TO SECTION 9-3-14, SPECIAL USE PERMITS, OF THE CITY OF HIGH POINT DEVELOPMENT ORDINANCE, APPROVED A SPECIAL USE PERMIT AND SITE PLAN FOR THE FOLLOWING USE, SUBJECT TO THE FOLLOWING CONDITION(S):

USE: Day Care Home, Child (12 or less, Home Occupation) (SIC 8351)

DESCRIPTION OF PROPERTY: The property is located at 2120 Brentwood Street, lying at the northwest corner of the intersection of Brentwood Street and Martha Place and is known as Guilford County Tax Parcel 117-01-15.

This Special Use Permit and approved site plan are perpetually binding upon the above-described property, unless subsequently amended as provided in the Development Ordinance or until a use otherwise permitted in the zoning district is established.

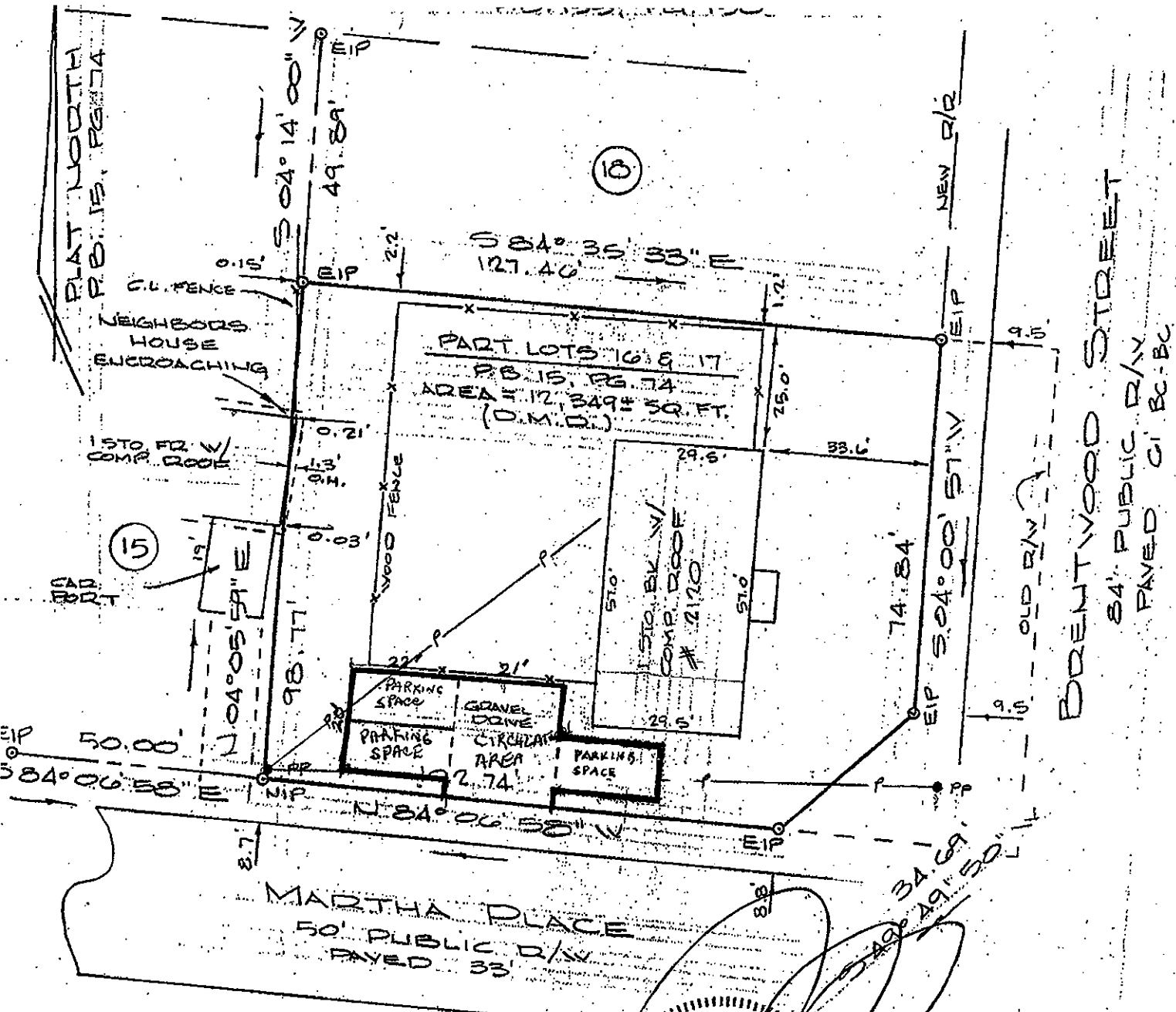
This Special Use Permit shall become void after eighteen (18) months from the date of City Council approval unless the Special Use authorized has begun and/or a footing inspection has been approved. If the Special Use authorized is discontinued for a period exceeding eighteen (18) months or replaced by a use otherwise permitted in the zoning district, then the Special Use shall be deemed abandoned and this Special Use Permit shall be null and void and of no effect. If for any reason any condition imposed this Special Use Permit is found to be illegal or invalid, then this Special Use Permit shall be null and void and of no effect.

The issuance of this Special Use Permit authorizes the filing of an application for a building permit, site plan, subdivision or other development approval as required by the Development Ordinance.

SPECIAL USE PERMIT 08-03 AND THE ACCOMPANYING SITE PLAN AND EXHIBITS WERE APPROVED BY THE CITY COUNCIL OF HIGH POINT, NORTH CAROLINA ON THE _____ DAY OF _____, 2008.

Lisa B. Vierling
City Clerk

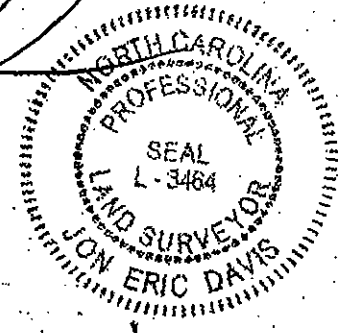
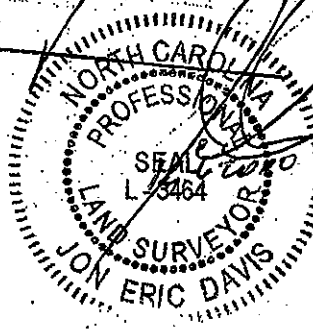
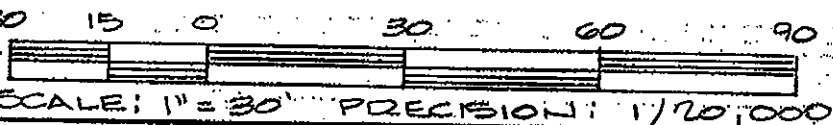
Date



This plat is subject to any easements, Agreements, or rights-of-way recorded prior to date of this plat, which was not visible at the time of my inspection.

SURVEY MADE TO EXISTING CORNERS FOUND ON SITE

This survey is of an existing parcel or parcels of land.



Surveyed By
DAVIS-MARTIN-POWELL & ASSOCIATES, INC.
 ENGINEERING-LAND PLANNING-SURVEYING
 218 Gatewood Avenue, Suite 102
 High Point, NC 27262
 Phone (336) 886-4821 - Fax (336) 886-4458

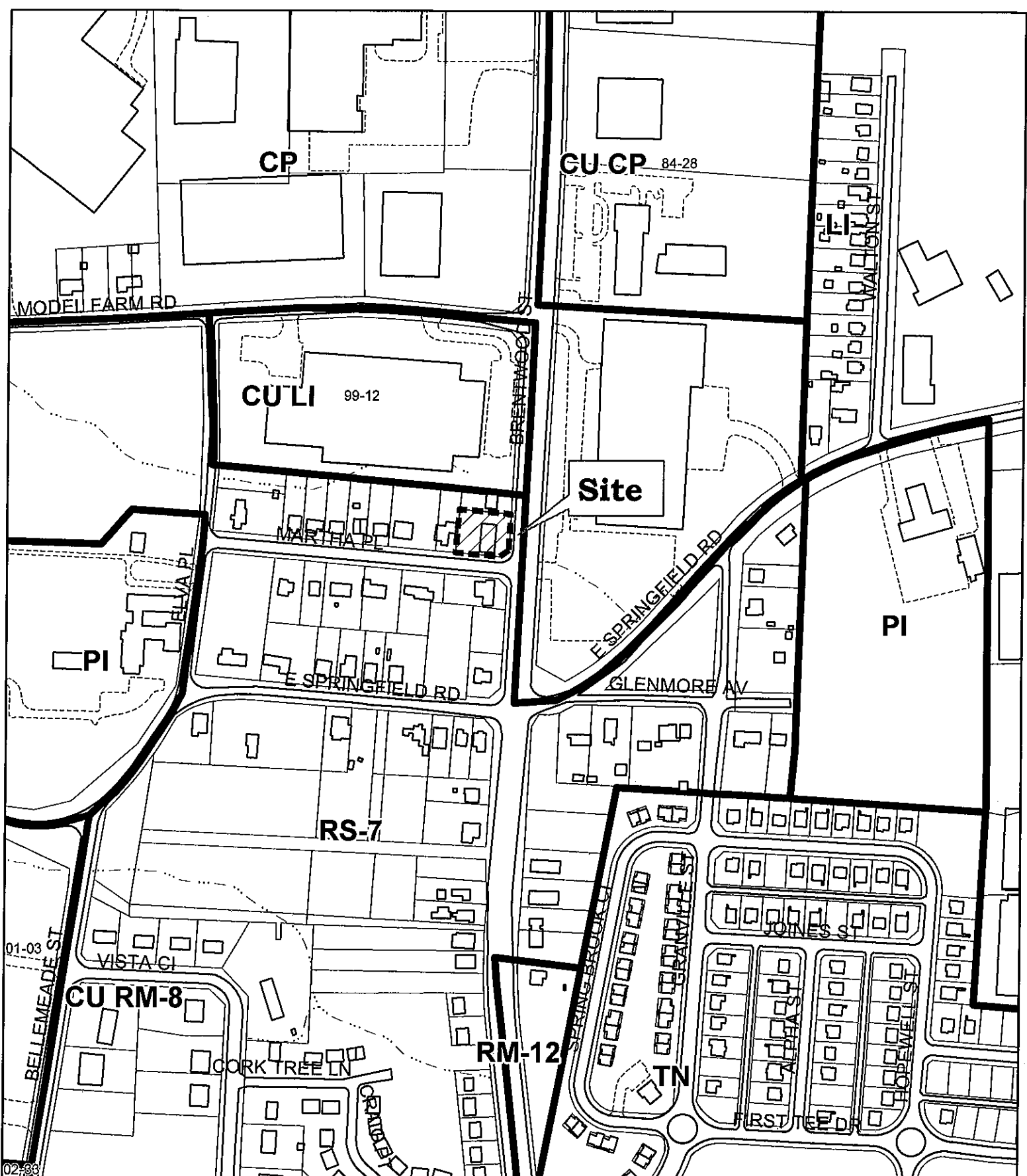
I certify that on DEC. 6, 2000, I surveyed the property shown on this plat that the property lines and location of all structures are accurately shown hereon; that no structure located on this property encroaches on any adjacent street or property and that no structure on adjacent property encroaches on the premises surveyed except as shown.

Surveyed V.V. Platted C.L. Checked Jon.
 Date 12-6-00 Scale 1"=30' Job No. S-A2444

Surveyor [Signature] Reg. No. L-3464

This map does not meet N.C.G.S. standards 47-30 and is not for Recording.

JOB NO.



SPECIAL USE PERMIT 08-03

Request: To allow a Day Care Home, use in a Residential Single Family-7 district.

Existing Zoning Boundary
Subject Property Boundary



**Department of Planning
and Development**

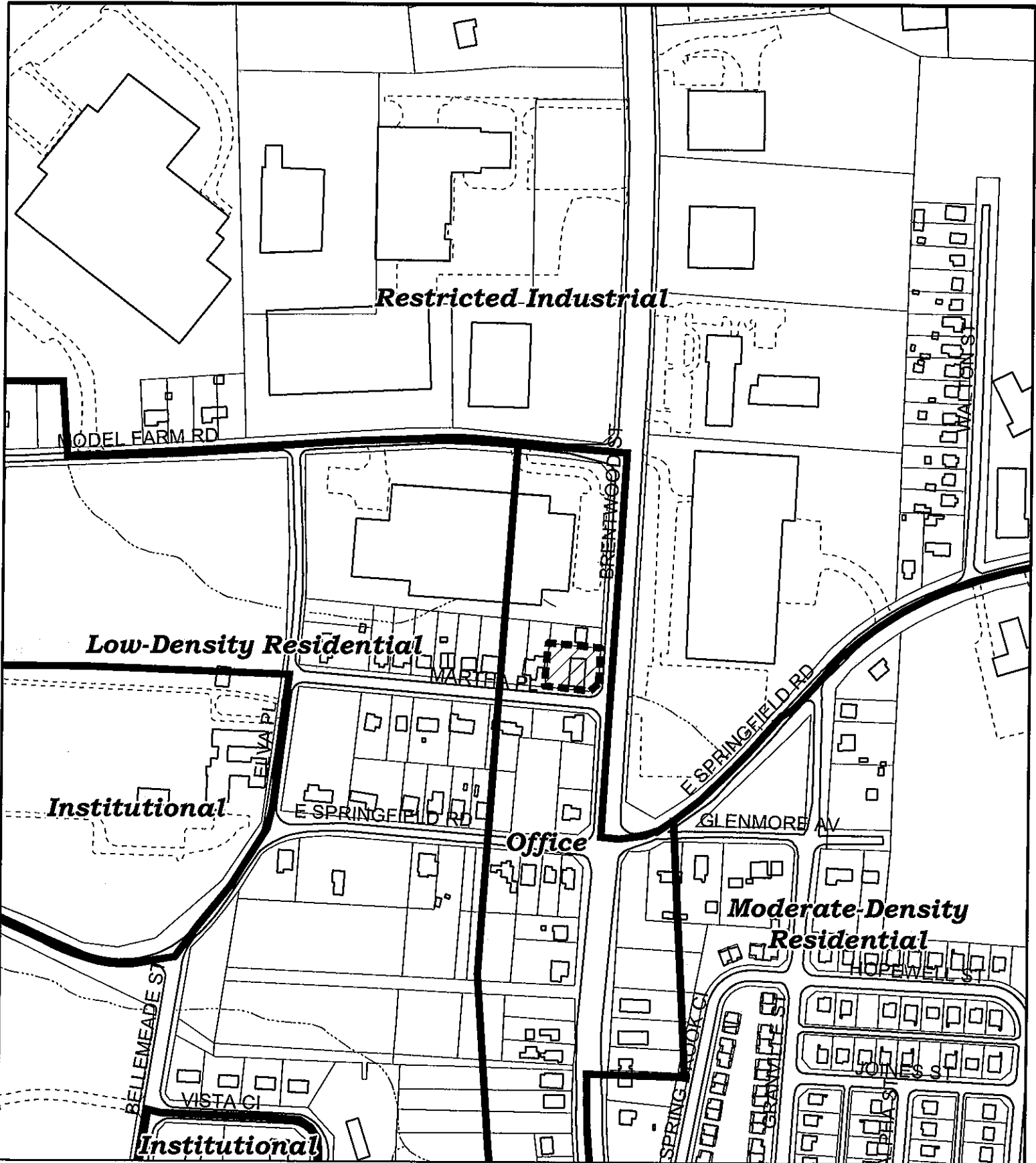
City of High Point

Date: August 8, 2008



Scale: 1"=300'

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SPECIAL USE PERMIT 08-03

Land Use Plan

Existing Land Use Plan
Subject Property Boundary



Planning & Development
Department

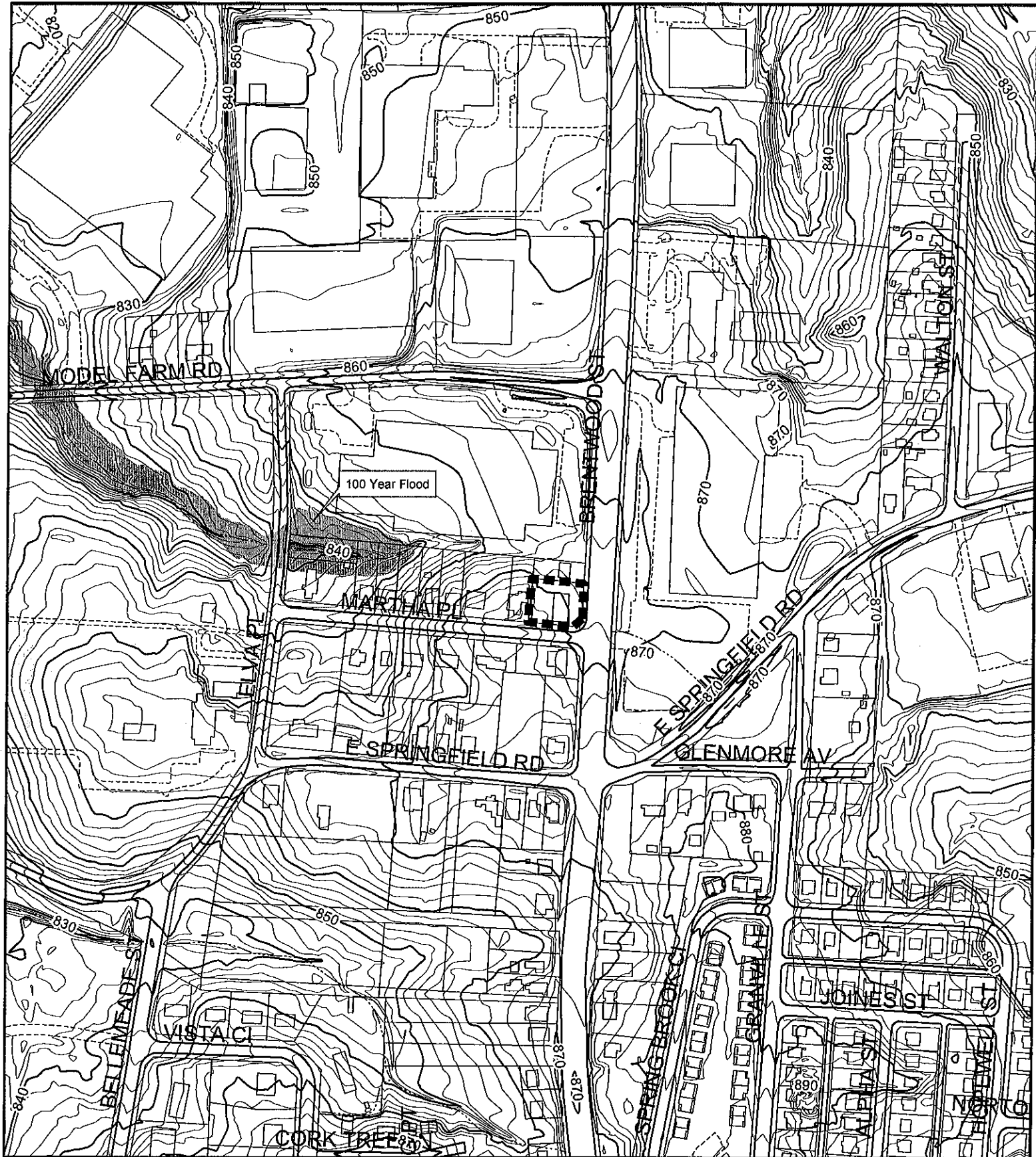
City of High Point

Date: August 11, 2008



Scale: 1"=300'

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SPECIAL USE PERMIT 08-03

Topography

Subject Property Boundary - - - - -

Planning & Development
Department

City of High Point

Date: August 11, 2008



Scale: 1"=300'

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RESOLUTION

REGARDING "*ROAR IN FURNITURE CITY*"

WHEREAS, Furniture City Motorsports, a corporation formed by a group of local interested citizens, began meeting last year to determine the feasibility of bringing a temporary street circuit race to downtown High Point; and,

WHEREAS, Furniture City Motorsports contracted with Chris Kneifel, a Championship driver and racetrack consultant, to do a feasibility study to determine if the downtown layout area is compatible to hosting a grand prix racing event; and,

WHEREAS, the consultant's study determined that High Point is an outstanding location for a Motorsports Festival Event; and,

WHEREAS, the High Point City Council supports the concept of increasing tourism and related events in the Core City of High Point.

NOW THEREFORE BE IT RESOLVED that the High Point City Council encourages the efforts of Furniture City Motorsports to continue to pursue "*Roar in Furniture City*" a motorsports event and related activities in the Core City area of downtown High Point.

Adopted this 15th day of September, 2008

Rebecca R. Smothers, Mayor