City of High Point

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

Meeting Agenda

Monday, July 16, 2012

4:45 PM

Council Chambers

Committee of the Whole

Rebecca R. Smothers, Mayor
M. Christopher Whitley, Mayor Pro Tem
Latimer B. Alexander, IV, James Corey,
Foster Douglas, A.B. Henley, III,
Britt W. Moore, Michael D. Pugh,
Bernita Sims, M. Christopher Whitley

ROLL CALL, PRAYER, PLEDGE OF ALLEGIANCE

PRESENTATION OF ITEMS

FINANCE COMMITTEE

1 120180 Contract - Bid No. 72 - Transformer for Burton Street Substation

Approval of contract awarding Bid No. 72 for the purchase of a transformer for the Burton Street Substation. Purchasing and the Electric Department recommends the contract be awarded to Pennsylvania Transformer in the amount of $442,579.00 which is the lowest responsible and responsive bidder meeting specifications.

Attachments: Bid No. 72 - Burton Substation Transformer.pdf

2 120181 Contract - Bid No. 76 - Broad Avenue Transit Terminal Reconstruction and Canopy Revisions

Approval of contract awarding Bid No. 76 for Broad Avenue Transit Terminal Reconstruction and Canopy Revisions. Purchasing, Engineering and the Transportation Department recommends the contract be awarded to S & S Building Company in the amount of $790,368.00 which is the lowest responsible and responsive bidder meeting specifications.

Attachments: Bid No. 76 - Transit Terminal Reconstruction.pdf

3 120182 Resolution - BB&T Investment Deposit Account Agreement

Council is requested to adopt a resolution and agreement for deposit account with BB&T which provides the needed authorization to establish a deposit account and lists the authorized signatories on the account.

Attachments: Resolution and Agreement for Deposit - BB&T.pdf

4 120183 Resolution - Condemnation - 2210 Penny Road

Council is requested to authorize the City Attorney's office to proceed with the condemnation of property located at 2210 Penny Road belonging to Mr. & Mrs. Benjamin Jordon. The property is needed for the Penny Road Transmission Line.

Attachments: Condemnation - 2210 Penny Road.pdf

5 120184 Public Hearing Date - FY 2013 FTA Section 5307 Grant Application - Hitran

Council is requested to establish the date of Monday, August 6, 2012 at 5:30 p.m. to receive public comments on the filing of the FY 2013 FTA Section 5307 operating, capital and planning grant application for High Point Transit, the Thomasville portion of Davidson County Transportation System, and the area within High Point served by Guilford County Transportation System.

Attachments: FY 2013 FTA - Hi Tran - Public Hearing Date Request.pdf

PUBLIC SAFETY & COMMUNITY DEVELOPMENT COMMITTEE

Pending Items

120032 Ordinance - Demolition of Structure - 1315 Vernon Place
Adoption of an ordinance ordering the inspector to effectuate the demolition of a structure located at 1315 Vernon Place belonging to David L and Minnie L. Terry.

Attachments: Demolition Ordinance - 1315 Vernon Place.pdf

Chairwoman Sims recognized the property owners, David L. and Minnie L. Terry, who were present to address Council regarding this housing case.

David and Minnie Terry, who reside at 3212 Loftyview Drive, addressed Council. Mr. Terry informed Council that they have made some progress in fixing up this house (i.e. vinyl siding, roof, sheet rock, installed carpet) and the house holds sentimental value because it belonged to his great grandmother who willed it to them. The Terrys felt they could complete the necessary repairs in six months and asked for the additional time to finish it.

Questions arose regarding whether or not the Terrys had obtained the necessary permits to do the major repairs (missing kitchen plumbing fixture; no heating system exists; 100 amp upgrade required for faulty electrical system; and demolition of storage building included in request due to structural deficiencies with the roof system. Ed Brown, Inspector, noted the property owner did obtain a building permit on August 20, 2007, but minimal aesthetic repairs have only been made to the structure and the four major violations still exist. He explained this housing case is the oldest one in the Burnshill neighborhood as far as enforcement action that the Council asked staff to take a hard look at several months ago. He reiterated that the owners have been working on it since 2007, but pointed out there's still quite a bit of repairs that remain to be finished.. He shared some pictures of the repairs made to the interior of the structure and informed Council that the property owner had agreed they would take the storage shed down located in the rear of the property.

Chairwoman Sims asked staff if the work that has been done is 50% of the estimate for the repairs that remain and expressed concerns that the Terrys would be putting additional money into the structure that could eventually be demolished if the repairs are not made. Mayor Smothers agreed that the Terrys have done a lot of work, but also shared Ms. Sims' concern. She felt it would be helpful for the Terrys to obtain estimates so they would know how much more work and money would be required to bring it up to code. The Mayor commended them for keeping the outside appearance neat.

Council Member Corey asked the Terrys about their intentions for the house once the repairs are made and Mr. Terry replied that they do not plan on renting it out because their son would be staying there. Council Member Douglas commended the Terrys for the work that has already been done on the house and suggested he be given the extra time he requested to get the remaining repairs done.

At this time, Council Member Douglas moved that the Terrys be granted a six month extension to allow them an opportunity to finish the necessary repairs. Council Member Corey made a second to the motion.

For further discussion, Council Member Alexander asked the Terrys if they would have the financial means to invest in a heating system and an electrical system and to make the other repairs. Mr. Terry replied that as things stand now, they should be able to do the work, but he didn't know what the future would hold six months down the road. Chairwoman Sims reiterated her concerns that the Terrys would be putting additional money into the house and noted if they cannot make the necessary repairs within the six month time period, Council would still be faced with taking action to demolish. She also asked about the Terrys how quickly they could move on removing the storage shed. Mr. Terry explained that he would like to leave it there if possible because the structure itself was sound except for the tin roof that would need to be replaced.

Council Member Henley asked Mr. Terry what he would have Council do should he not be able to get the necessary repairs done within the six month period. Mr. Terry felt the Council should follow the laws that are in place and do what would be necessary. Council Member Pugh felt that was good enough if Mr. Terry was willing to accept the consequences if the repairs are not completed in six months.

There being no further discussion, the Mayor called for a vote on the motion to grant the Terrys a six month extension. The motion carried unanimously.

PLANNING, ECONOMIC DEVELOPMENT & INFORMATION TECHNOLOGY COMMITTEE

6 120186 Zoning Map Amendment - City of High Point/City of Archdale

A request for High Point City Council to initiate a zoning map amendment to establish city zoning for areas recently added to the corporate limits from a land area exchange with the City of Archdale.

Attachments: 02. Memo to Initiate Zoning.pdf

ANY OTHER NEW BUSINESS

7 120185 Appointment/Reappointment - High Point Theatre Advisory Board

Council is requested to confirm the appointment of Kerri Sigler to the Theatre Advisory Board (replacing Monica Munoz who has resigned) and the reappointments of Megan Walley, Ryan Ferguson and Barbara Taylor. All appointments are to be effective immediately and will expire May 31, 2015.

Attachments: Appointments - Theatre Board.pdf

8 120194 Appointment - Library Board of Trustees

Council is requested to confirm the appointment of Ms. Brenda Coats to the Library Board of Trustees as the Ward 4 (Henley) appointment. Ms. Coats will be replacing David Slack. Appointment will be effective immediately and will expire October 31, 2014.

Sponsors: Committee of the Whole
Attachments: COATES Brenda 2012.pdf

PUBLIC COMMENT PERIOD - 5:15 P.M.

PUBLIC HEARINGS ON ITEMS

PLANNING, ECONOMIC DEVELOPMENT & INFORMATION TECHNOLOGY COMMITTEE

9 120187 City of High Point- Zoning Case 12-05

a. A request by the City of High Point City Council to rezone property at 213 Hobson Street from a Residential Single Family-7 (RS-7) District to Central Business (CB) District, and to add this parcel into the Washington Street Mixed Use Center Overlay (WMX) District. This site is lying along the west side of Hobson Street, approximately 125 feet north of Washington Street.

b. A request by the City of High Point City Council to remove two portions of a parcel from the Washington Street Mixed Use Center Overlay (WMX) District. The areas to be removed are lying along the northeastern and eastern terminus of the Washington Street Mixed Use Center Overlay District.

Attachments: 03. Z12-05 Zoning Staff Report 06-18-12 .pdf

10 120188 High Point University -Land Use Plan Amendment Case 12-02

A request by High Point University to change the Land Use Map classification for approximately 4.5 acres from Low Density Residential to Institutional. The land area associated with this amendment is lying along the north side of Boundary Avenue, west of N. College Drive and east of Meadowbrook Boulevard.

Attachments: 04. Staff Report LUPA12-02 & Z12-06.pdf

11 120189 High Point University - Rezoning Case 12-06
A request by High Point University to rezone approximately 10.4 acres from the Residential Single Family-7 (RS-7) District to a Conditional Zoning Public & Institutional (CZ-PI) District. The site is lying along the west side of N. College Drive, between Montlieu Avenue and Boundary Avenue.
Attachments: 04. Staff Report LUPA12-02 & Z12-06.pdf

12 120190 Resolution - High Point University - Street Abandonment Case 12-06
A request by High Point University to abandon Harrison Street and to abandon a portion of Meadowbrook Boulevard lying west of N. College Drive.
Attachments: 05. Staff Report SA12-06.pdf

13 120191 High Point University - Land Use Plan Amendment Case 12-03
A request by High Point University to change the Land Use Map classification for approximately 3.6 acres from Low Density Residential to Institutional. The land area associated with this amendment consists of the block lying north of North Avenue, between Willoubar Terrace and N. Centennial Street.
Attachments: 06. Staff Report LUPA12-03 & MA11-03.pdf

14 120192 High Point University - Amendment to Zoning Case 11-03
A request by High Point University to amend Conditional Zoning Case 11-03 (CZ11-03) to:
a. Add approximately 4 acres and rezone the additional land area from the Residential Single Family-7 (RS-7) District to a Conditional Zoning Public & Institutional (CZ-PI) District. The parcels to be added to CZ11-03 consists of the property at 906 Willoubar Terrace and the block lying north of North Avenue, between N. Centennial Street and Willoubar Terrace.
b. Amend conditions of Conditional Zoning Ordinance CZ11-03 pertaining to permitted uses, development and dimensional requirements, landscaping/buffer/screening, and vehicular access.
Attachments: 06. Staff Report LUPA12-03 & MA11-03.pdf

15 120193 Jacquelyn Haizlip - Special Use Permit Case 12-02
A request to allow two separate Special Use Permits in the Washington Street Mixed Use Center Overlay District.
a. A Special Use Permit request to allow a bar, in the Washington Street Mixed Use Center Overlay District, at 607 Washington Street.
b. A Special Use Permit request to allow a parking lot (principal use of property), in the Washington Street Mixed Use Center Overlay District, at 619 Washington Street.
The 600 block of Washington Street, where the two parcels are located, is lying along the north side of Washington Street between Fourth Street and Hobson Street.

Attachments: 07. SUP12-02 Staff Report 07-09-12 .pdf

APPROVAL OF THE MINUTES OF PREVIOUS MEETINGS

16 120196 Council is requested to approve the following minutes:

1. Finance Committee; Monday, June 4th @ 3:30 p.m.
2. Budget Review Session #3; Thursday, June 7th @ 11:30 a.m.
3. Adjourned Session (Budget Review #4); Monday, June 11th @ 4:00 p.m.
4. Combined Meeting; Monday, June 18th @ 4:45/5:30 p.m.
5. Finance Committee; Monday, June 18th @ 3:30 p.m.

Sponsors: Committee of the Whole

Attachments: minutes approval memo

June 4 2012 Finance Committee minutes

June 7 2012 Budget Review #3 minutes

June 11 2012 Budget Review #4 (adjourned session) minutes

June 18 2012 Finance Committee minutes

June 18 2012 Combined Meeting minutes

ADJOURNMENT

PLANNING AND ZONING COMMISSION RECOMMENDATION

On June 26, 2012, a public hearing was held before the Planning and Zoning Commission regarding the request described below. All members of the Commission were present except Mr. Keith McInnis and Mr. Andrew Putnam.

High Point University **Street Abandonment Case 12-06**

A request by High Point University to abandon Harrison Street and to abandon a portion of Meadowbrook Boulevard lying west of N. College Drive.

Mr. Doug Loveland presented the request and recommended approval as outlined in the staff report.

Speaking in favor of the request was Mr. Ron Guerra, Director of Construction, High Point University, 833 Montlieu Avenue, High Point.

No one spoke in opposition to the request.

The Planning & Zoning Commission recommended approval of Street Abandonment Case 12-06, by a vote of 7-0, as recommended by staff.

CITY OF HIGH POINT
PLANNING AND DEVELOPMENT DEPARTMENT

STAFF REPORT
STREET ABANDONMENT CASE 12-06
June 27, 2012
(revised)

Request	
Applicant: High Point University	**Proposal:** Abandon Harrison Street and a portion of Meadowbrook Boulevard.

Adjacent Streets		
Name:	**Classification:**	**Right-of-Way and Pavement Width:**
North College Drive	Major Thoroughfare	100 (+/-) ft. right-of-way; 75 ft. curb & gutter
Boundary Avenue	Local	50 ft. right-of-way; 32 ft. curb & gutter

Adjacent Property Zoning and Current Land Use		
North	Single Family Residential – 7 (RS-7)	Parking lot
East	Single Family Residential – 7 (RS-7)	Single Family Dwellings
South	Single Family Residential – 7 (RS-7)	Single Family Dwellings
West	Single Family Residential – 7 (RS-7)	Parking lot and vacant land

Analysis

High Point University is requesting to abandon the subject streets so as to allow for the expansion of the existing parking lot located north of these streets. The northern portion of Harrison Street was previously abandoned and that land area is part of the existing HPU parking lot.

Not all of Meadowbrook can be abandoned at this time because HPU does not own the property at the northeast corner of Meadowbrook Boulevard and Boundary Avenue.

Easements must be retained in the abandoned right-of-way for existing water and sanitary sewer mains, stormwater pipes, and electric utility lines.

Findings

The Technical Review Committee (TRC) reviewed this request on May 16, 2012 and identified no concerns related to abandonment of the right-of-way.

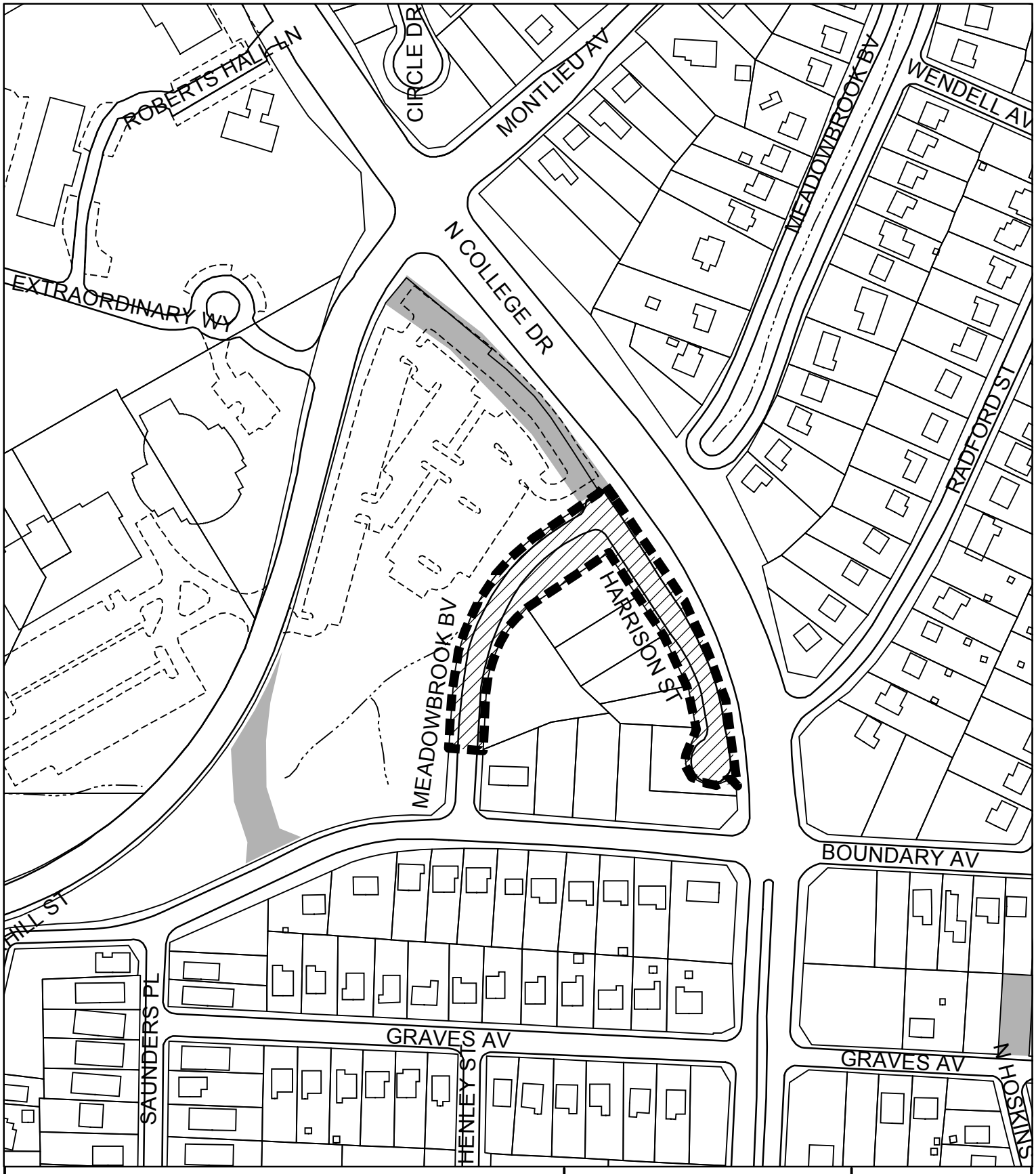
This abandonment of the public's interest and conveyance of the right-of-way to the abutting property owners, as provided by state statutes, is found not to be contrary to the public's interest and found not to deprive owners in the vicinity of the right-of-way or in the subdivision reasonable means of ingress and egress to their property.

Recommendation

The Planning and Development Department recommends approval of the requested street right-of-way abandonment with the retention of the following utility easements: 1) a 30-foot sanitary sewer easement centered on the existing 18-inch outfall; 2) a stormwater easement centered on the existing box culvert; and 3) a 30-foot electric utility easement centered on the existing lines. This recommendation is based on preliminary findings that the abandonment is not contrary to the public interest, and that no property in the vicinity of the street abandonment would be deprived of reasonable means of ingress or egress.

Report Preparation

This report was prepared by Planning and Development Department staff member Doug Loveland, AICP, Senior Planner and reviewed by Bob Robbins, AICP, Development Administrator, and Lee Burnette, AICP, Director.



STREET ABANDONMENT REQUEST SA12-06

Applicant: High Point University

Area: 1.25 acres

Location of requested street abandonment

Previously abandoned right-of-ways

Planning & Development Department

City of High Point

Date: June 8, 2012

N

Scale: 1'=300'

y:/ba-pz/2012/pz/sa12-06.mxd

Attachments: Photographs (June, 2012) and Aerial (February, 2010)



Looking north along Meadowbrook Boulevard



Looking north along Harrison Street


STREET ABANDONMENT REQUEST SA12-06
N COLLEGE DR
HARRISON ST
MEADOWBROOK BV
BOUNDARY AV

HIGH POINT CITY COUNCIL
BUDGET REVIEW #3
JUNE 7, 2012 @ 11:30 a.m.
THIRD FLOOR CONFERENCE ROOM

MINUTES

Present: Mayor Smothers, Council Members Whitley, Corey, Moore, Douglas, Henley, Sims, and Pugh

Absent: Council Member Alexander

Staff Present: Strib Boynton, City Manager; Pat Pate, Assistant City Manager; Randy McCaslin, Assistant City Manager; Jeff Moore, Finance Director; John McCrary, Director of Human Resources; Louanne Hedrick, Budget Officer; JoAnne Carlyle, City Attorney; Lora Altizer, Budget Analyst; Dawn Sparks, Deputy City Clerk

Others:
Tom Conley, Furniture Market Authority
Tim Mabe, Convention & Visitors Bureau
Cynthia Davis, Planning & Zoning Director

Media:
Paul Clark, Rhinoceros Times
Pat Kimbrough, High Pont Enterprise

High Point Market Authority Budget

Tom Conley, President and CEO of the High Point Market Authority was present to present the Market Authority Budget to Council for their approval. Mr. Conley stated that they are consistent across the board with their income. The Authority has been working in concert with various agencies to educate the legislators in Raleigh on the impact the Furniture Market has on the entire state and they have been fairly successful in doing that. The budget which started at $1 million from the Department of Commerce was cut in the middle of the year to $928,000, and in looking at the budget that was approved by the House and moved to the Senate, it is not certain whether that number stays at $928,000 or $1 million. Mayor Smothers stated that even though the legislature may appropriate that amount it doesn't mean that will be a static number, because last year with the shortfalls, the governor reduced it. With respect to the Department of Commerce, at one time the Market had $806,000 and that was reduced to $685,000 last year and has already been cut again by an amount of $10,283.00 by the House. Mr. Conley stated that the worst case scenario from the Market's perspective is that they would maintain the same dollars from the Department of Transportation and that the Department of Commerce money would be reduced by $10,283.00. The best case scenario they could see coming out of this now is that they would go back to the $1 million on the income and that the DOT would still stay cut, giving

them an approximate increase of $62,000.00 of revenue from the budget they have presented today. From a revenue standpoint they are about the same dollars and could be less dollars that they started out at for the last fiscal year. Mayor Smothers noted that the DOT monies goes purely for transportation, but if looking in the expense line items, the transportation costs are almost at $1,5 million. While they are contributing to transportation it does not fund that full effort.

Council Member Whitley noted that the Market is projecting an increase of about $50,000 this year in transportation costs, and asked what they Market is doing in approaching some of the outside cities for funding. Mr. Conley stated that they have reduced it down to a number of hotels, which they have 102 hotels that are serviced. It is a very touchy issue for the Market. One of the things they are going to try and ascertain this year is what the percentage of buyers are visa via reps and exhibitors that stay at these outside hotels, and if they determine that they have hotels that are predominately reps and exhibitors, perhaps they can approach the hotel and get them to participate in the transportation costs. Mayor Smothers stated that what is still grossly understood, even within the community, is it is a business event and not a social event.

Council Member Moore asked what the Market's involvement with fabric market and off shoot markets is. Mr. Conley stated that they have very little involvement and they try to stay on top of the trends. Many Market exhibitors attend the fabric market as buyers.

Mr. Conley stated that he feels it is going well and in the past two markets there has been an upswing in international attendance.

Mr. Conley stated that he is grateful to the community because this year with their cut in budgets after the October Market, in which they partnered with IMC to have the B52s to perform, and that was co-sponsorship, and those events where beer and wine is served is the second part of their mission to enhance the experience for the market attendee. In the April Market they had to cut their budget and the only logical place was in concert arena. And they had to cut the Monday night performance. Lacy Green and her band came out for nominal dollars and did a terrific show, which helped balance the budget for that entertainment piece.

Council Member Whitley asked what the total tax dollars received off of market property was. Mr. Boynton stated he could get that information for council.

Council Member Moore more stated that the suggestion for cuts in the furniture market from Cynthia Davis was not something Council should consider because they cannot stand to lose any piece of the furniture Market. Council Member Henley stated that it cannot be justified on a sheet of paper, but they can is look to the future and say if market was not here what would the buildings be used for. Council Member Henley stated that there is no secondary use for those buildings other than showrooms, and so it has to be protected. Cynthia Davis stated that she still does not see it.

Convention & Visitors Bureau Budget

Mr. Boynton advised Council to keep in mind there is a requirement in the contract that CVB has to earmark 15% of the budget for community grants, and 85% towards tourism.

Mayor Smothers asked how much EBI was awarded? Mr. Tim Mabe advised that this year there is $150,000 and actually $115,000 of that has been awarded so far. They will be rolling over $43,000 which has not been expended.

Mr. Made stated that the hotel motel tax is the revenue stream for the CVB, a port of which comes from Guilford County. Legislation from General Assembly created the CVB. 85% of the CVB's annual budget is used to promote and encourage economic development through travel and tourism. 15% of the budget is used for arts and tourism grant programs.

Mr. Mabe stated that the premier initiative that the CVB is going to take on this year will be a rebranding/refreshing their brand of how they market to world to entice visitors. CVB is very supportive of the furniture market.

Strib Boynton asked where the rebranding study shows up in the budget next year. Mr. Mabe stated that it is spread across the convention and tourism promotion expenses, and it does not does not show up as single line item. Mr. Boynton asked how much they are putting in for the actual study. Mr. Made stated that the rebranding initiative is $125,000 total. Mr. Boynton stated he could not see where it shows up on their budget. Mr. Mabe stated that where it shows up is in the expenses to implement that rebranding plan in all of the line items from convention promotion expenses, which is the future 400. Mr. Boynton stated that normally the $125,000 would show up as a single line item. Mr. Mabe stated that it does not show up as a single line item, it is spread across convention advertising services, literature printing, and all those different initiatives. Mr. Mabe stated that the finance committee earmarked $66,000 from the 11/12 budget for the actual costs of the agency to do the project. The board approved 50,000 in reserves for the rebranding and agency costs to implement that plan which is spread across different line items. The consultant costs will be coming out of their reserves. The costs of implementing the plan is spread across several line items. Mr. Boynton stated that his point is that it is a substantial number and it doesn't show up in the budget. Council Member Sims suggested that it might be a good idea to take the amount of money contracted with Woodvine and break it out in the budget. Council Member Whitley agreed that it needs to be a separate line item.

Mr. Mabe stated that they are hoping to get the brand fingerprints and assessment, and to have a brand look by the end of July, they will then begin the website development. They hope to have the website development completed by October 8th.

Mr. Boynton asked how the Arts and Tourism grants process goes through this next year. Mr. Mabe stated that those notifications will be sent out after budget is approved, and will know what 15% is. They will be advertising that, and applicants will go through an application process to receive a grant.

Mr. Boynton asked how much unrestricted fund balance the CVB has. The audit says they have about $742,000 fund balance with about $100,000 restricted designated by the Board. Mr. Boynton stated that they have something here in town that the Council instructed the Manager to see what he can get off the general fund, and Mr. Boynton felt that the Coltrane Festival could be one of the things the CVB could pick up.
Mr. Mabe stated that the Board believes in the festival and that it is a good thing for High Point. In terms of generating a lot of people to town, their records show that last year the festival generated 56 room nights. In the scheme of things there are other events that generate more room nights. At the same time they believe it has a great potential to do a lot more. Mr. Boynton stated that he is looking for the CVB to pick up Coltrane Festival and perhaps some other things they fund. Mayor Smothers stated that the Manager is being very gentle about this, and basically she wanted to know how CVB wants to handle it, because the Council is going to say if the Council approves a list that is to be funded from CVB. Mayor Smothers asked if CVB would like for Council to give them an amount and the name of the organization. Mr. Mabe stated he appreciated this, but felt this was a questions that would have to be answered by the CVB Board in how they would like to handle it. Mayor Smothers stated that Council is the one that approves the CVB budget. Mayor Smothers stated that they could withhold a certain amount of money and just fund it directly, or they could let the CVB do it with instruction on how to fund it. Mr. Mabe stated that he could go ahead and pass this information on to the Board so they could go ahead and begin discussion on it.

Council Member Pugh asked Mr. Mabe if he had any information on why the Custom Car Event moved to Winston-Salem. Mr. Mabe stated that it was a financial decision, and they were not able to turn a profit in High Point because it was too expensive.

Mayor Smother stated that the Board has the issue of space to address, and a limited opportunity as to what type of attractions they can get, and if they have explored options of where they can have other space or not. Council Member Sims stated that this is a critical issue as it relates to attract events to the community. Space has gone away and more will, and this will impact the CVB's ability to attract certain events. Mayor Smothers stated that was some empty space at Oak Hollow Mall, but that could change in five years. Mr. Mabe stated he has made a reqwuest to Dr. Quebein and Don Scarborough at High Point University to consider that space for event space.

Mr. Mabe stated that in the situation with the Custom Car Event, Showplace is a privately owned venue that was charging $30,000. The EBI given to the event from CVB was $10,000. Winston recruited the event by offering the Benton Convention Center at a move in rate of $39,075, which their CVB agreed to grant the event an incentive of $39,075, making the net cost $0.

Council Member Whitley asked there was a goal for private sector to provide venues for events. Council Member Sims noted that High Point does not have a public venue for events and is challenged by the lack of space. Council Member Whitley stated his concern is that he hears the private sector conversation which a high percentage of the time it comes back toward the public needing to foot the bill.

Council Member Sims stated that in any other community with appreciable size like we are, we would be big dog in room, which we are not. Council needs to decide whether we are going to attempt to duplicate services of Greensboro and Winston or keep it in the community where we attempt to provide some duplication of those same services.

Mayor Smothers announced that she will be recommending that the City either put the John Coltrane house on the market for sale or donation to the Friends of John Coltrane.

The Council adjourned this meeting to Monday, June 11th at 4:00 p.m.

Respectfully Submitted,

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Dawn J. Sparks, CMC

Budget Session 6/5 6/7

Recommended - Draft Only

HPCVB PROPOSED FY 12-13 BUDGET

No.	ITEM	Approved Budget FY 11-12	RECOMMENDED FY 12-13 Proposed Budget at 3% increase over projected year-end
INCOME			
OCCUPANCY TAX COLLECTION			
4101.0	Transient Occupancy Tax	1,260,730	1,302,760
	(Actual HMT received FY 2010-11 projected 1,224,210)		
OTHER INCOME			
4102.0	Interest Income	3,000	2,500
4105.0	EBI Carry Over	93,610	43,293
TOTAL INCOME		1,357,340	1,348,553
GRANT PROGRAM (15% of occupancy tax)			
	Arts & Tourism Grants	189,110	195,414
UNRESTRICTED INCOME (-15% grants)=Oper. Budget		1,168,231	1,153,139
EXPENSES			
ADMINISTRATIVE EXPENSES			
5201.0	Salaries (6 full-time staff positions)	391,704	392,112
5202.0	Retirement	13,000	19,850
5203.0	Life/Hosp/Dent. Ins.	62,495	62,662
5204.0	Soc. Security	29,965	29,996
5205.0	Unemployment Ins.	1,401	1,500
ADMINISTRATIVE EXPENSES TOTAL		498,565	506,120
OPERATING EXPENSES			
5301.0	Memberships/Subscriptions	3,938	4,524
5302.0	Travel/Entertainment	4,850	12,000
5303.0	General & Admininistrative Operations	36,135	49,500
5304.0	Postage/General	2,000	2,000
5305.0	Parking	1,440	1,920
5306.0	Telephone	6,945	6,970
5307.0	Rent/Utilities	91,125	93,859
5308.0	Comm/Board Expenses	10,768	11,950
5309.0	Equipment	13,853	15,825
OPERATING EXPENSES TOTAL		171,054	198,548
CONVENTION PROMOTION EXPENSES			
5401.0	Convention Advertising	20,500	22,000
5402.0	Convention Services	322,200	325,073
5402.1	Convention Services	12,200	5,700
5402.5	Event Booking Incentives	150,000	150,000
5402.7	HP Market Authority	150,000	150,000
5402.9	Special Services	10,000	9,000
5403.0	Entertainment	1,000	1,000
5404.0	Literature/Printing	14,100	14,000
5405.0	Memberships - Convention	5,050	5,545
5406.0	Postage - Convention	3,000	3,000

No.	ITEM	Approved Budget FY 11-12	RECOMMENDED FY 12-13 Proposed Budget at 3% increase over projected year-end
5407.0	Conv. - Special Promotional Projects	46,500	46,500
5408.0	Subscription/Publications	160	160
5409.0	Travel - Convention	22,800	23,000
5410.0	Trade Shows - Convention	15,741	16,000
5412.0	Audiovisuals	1,000	1,000
5413.0	Intern(s)/Ambassador Program	0	3,000
CONVENTION PROMOTIONS EXPENSES TOTAL		452,051	460,278
TOURISM PROMOTION EXPENSES			
5501.0	Advertising	19,200	19,200
5502.0	Audiovisuals	1,000	1,000
5503.0	Tourism - Literature/Printing	17,550	10,000
5504.0	Memberships/Subscriptions - Tourism	590	658
5505.0	Postage - Tourism	3,000	4,000
5506.0	Special Projects	16,150	16,000
5507.0	Travel/Entertainment	250	800
5508.0	Travel Shows	0	0
5509.0	Visitor Information Center	5,950	5,950
5512.0	Web	3,200	25,000
TOURISM PROMOTION EXPENSES TOTAL		66,890	82,608
TOTAL EXPENSES BEFORE GRANT EXPENSES		1,188,560	1,247,554
GRANT EXPENSES			
5800.0	Arts & Tourism Grants Program	189,110	195,414
TOTAL GRANT EXPENSES		189,110	195,414
TOTAL EXPENSES		1,377,670	1,442,968
	Total Marketing Expense	708,051	738,300
	Contigency	10,000	8,000
INCOME			
4103.0	DMMHP Rents Received*	30,330	30,330
	* Doll & Miniature Museum of High Point (formerly Peterson Doll & Miniature Museum) pays their total rent which is part of the Bureau's lease. Utilities are included in rent.		
EXPENSES			
5307.3	DMMHP Rent/Utilities	30,330	30,330
	Rent for DMMHP, $2,528/mo. Including utilities		
	BALANCE	0	0

* CEO recommends Finanace Committee earmark $66,000 from FY 11-12 budget for Re-branding and Agency of Record
* HPCVB Board approved earmarked $50,0000 in reserves for Re-branding and Agency of Record
*Total Budget for Re-branding and Agency of Record is $125,000

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www.highpoint.org

high point convention & visitors bureau

FOR IMMEDIATE RELEASE

Contact:
Nancy Bowman
NBowman@highpoint.org
336.884.5255

High Point Convention & Visitors Bureau Selects Woodbine as Marketing Agency of Record

Agency to Go to Work Immediately on Brand Revitalization Effort

HIGH POINT, N.C. (May 17, 2012) – The High Point Convention & Visitors Bureau announces today it has selected brand revitalization agency, Woodbine, as its new marketing partner.

Woodbine will be charged with developing a new brand identity and marketing campaign to relaunch High Point as a preferred destination for meeting planners and tourists alike. Following the initial rebranding work, the agency will provide ongoing marketing support as the HPCVB's agency of record. Woodbine was selected after a competitive pitch process in which 20 agencies from across the Southeast submitted proposals.

"The Woodbine team clearly understands our mission, and our challenges, and has some fresh ideas about how to get High Point into the consideration set for meetings, conferences, trade shows, sports, and other destination events," said Tim Mabe, HPCVB President & CEO. "We believe the chemistry with the team, along with their experience and creative insights, will make them a great fit for us long term."

High Point has a great track record of experience in hosting large complex events. Over 75,000 people descend on High Point twice a year for the Furniture Market, making it the site of one of the largest trade shows in the world. The city also boasts a convenient geographic location, a host of tourist attractions and a rich history. It's an easy city to navigate, and it has all the amenities for a multi-day visit or meeting, including lodging and ample restaurant choices. High Point has a great story to tell and feels that now is the time to start telling it.

The brand revitalization process for the HPCVB will include research and competitive analysis, branding and identity work, website development, and the creation of digital and traditional collateral. Paid media, social and public relations elements also will be part of the plan.

"There are misperceptions about High Point that need to be overcome and we're looking forward to working with the CVB to bridge the gap between perception and reality," said Peter Mitchell, Woodbine President & CEO. "Meeting planners and tourists alike should take a new look at the city and all that it has to offer."

# # #

About High Point Convention & Visitors Bureau
The High Point Convention & Visitors Bureau is a non-profit organization whose mission is to promote and encourage economic development in High Point, NC through travel and tourism. www.highpoint.org

About Woodbine
Founded in 1985, Woodbine is a Brand Revitalization agency in Winston-Salem, North Carolina. Woodbine develops creative marketing, advertising, public relations and digital solutions for clients such as the High Point Convention & Visitors Bureau; Lowe's Home Improvement; First Community Bank; Ekornes home furnishings; Fruit of the Loom; Lowes Foods; Centers for Disease Control and Prevention; North Carolina Division of Public Health; iBulb, and Aym Technologies www.woodbine.com

BR 6-7-12

HPCVB Arts & Tourism Grants
Approved 2011-2012

ORGANIZATION	PROJECT	GRANT AWARD	*EBI AWARD
The North Carolina Shakespeare Festival	New Visions	$50,000	
Veterans Memorial of High Point	2011 Veteran's Day Parade	$500	
High Point Theatre	Professional Artists Series	$4,000	
The Bernice Bienenstock Furniture Library	Design Resources and Research Project	$1,000	
Rosetta Baldwin Foundation	Honoring Our Legacy though Preservation	$3,000	
International Textiles Marketing Association	Showtime		$14,000
Macedonia Family Resource Center	Legends All-Star Basketball Game and Ball		* EBI
High Point Area Arts Council	Advertising Budget for Arts & Entertainment Events	$4,900	
Big Brothers Big Sisters of the Central Piedmont	Harley Davidson Tennis Classic	$3,000	
High Point Showroom Association	Designer Appreciation Day		*EBI
Nia Community Action Center	Party on the Plank 2012	$2,000	
Nia Community Action Center	Movie Night at Oak Hollow	$1,000	
William Penn T.I.G.E.R.S	All Class Tailgate Reunion	$2,000	
Doll & Miniature Museum of High Point	Self Sustain Operations	$47,000	
Friends of John Coltrane	2nd Annual Jazz & Blues Festival	$17,500	
High Point Swim Club	Splash Back to High Point	$6,000	
High Point Community Theatre	Take Your Seat - In High Point	$5,000	
High Point Historical Society	Meredith's Miniatures Marketing Campaign	$2,000	
High Point Community Chorus	14th Annual Concert	$1,000	
Piedmont Artists	Spring Concert Series 2012	$400	
The City Project	Creating a Sense of Place in the Core City	$9,500	
High Point Community Concert Assn.	High Point Community Concert Event	$700	
High Point Fine Art Guild	Brushes of Culture Exhibit & Tours	$2,000	
The Salvation Army Boys and Girls Club	Krusin for the Kids Auto Show	$1,000	
Piedmont Soccer Alliance	Phillips Park Soccer Complex Improvements	$12,000	
Children's Home Society of NC	Ilderton's Beach Music Blast	$2,500	
National Assn. of Women in Construction - Pied. Chapter	NAWIC Region 11 Spring Forum		*EBI
	FY 11/12 Grant Allocation $178,000	**$178,000**	**$14,000**

* EBI - will be at the staff's discretion on the amount to award to the organization out of the Event Booking Incentive Line Item.

high point
convention & visitors bureau

ARTS & TOURISM GRANTS PROGRAM

2011-2012 GUIDELINES

Application Deadline August 1, 2011

The purpose of this Arts & Tourism Grants Program is to assist High Point/Jamestown non-profit organizations with promotional and marketing projects that will enhance the development of arts and tourism, and supplement the High Point Convention & Visitors Bureau's (HPCVB) efforts to bring increased visitation to the City.

HPCVB awarded $184,357 in fiscal year 2010-2011 under this program.

PROJECT GUIDELINES

Any High Point/Jamestown IRS 501(c) non-profit organization may apply for an Arts & Tourism Grant according to the following guidelines:

1. Projects should be arts and tourism related and should be of a promotional, advertising, or marketing nature.
2. Projects should be designed to develop and enhance increased visitation for the organization or event, as well as the City, including hotels, motels, event facilities, and attractions.
3. Projects should promote visitation by out of town guests as well as have local impact.
4. Projects should help to enhance High Point's image as a visitor/convention/event destination or stopover.
5. HPCVB Board of Directors shall have sole authority in granting these funds.
6. In making decisions on grant applications, the Board will consider such factors as the type and scope of the applying organization, the impact and priority of the proposed project, the timetable, the number of applications received, the dollar amounts requested, the dollar amounts available, and the timeliness of updated progress and final reports.
7. Organizations receiving Arts & Tourism Grants in the past must re-apply each year. There are no guarantees that organizations will receive grants from year to year. Application requests are made annually, and grants will be awarded based on the merit and priorities for each year.
8. Recipients of previous grants will only be eligible if all previous progress and final reports are received.
9. Projects must take place within July 1, 2011 and December 31, 2012
10. Qualifying grant applicants are invited to the Grants Committee Meeting in August or early September, where they will have 5 minutes to make a personal presentation about their grant request and then have 3 minutes to respond to questions from the Grants Committee. Please note that the 8 minutes allotted is for each grant request presented. It is imperative that a representative from your project participate in the interview process.

11. All applicants must submit a copy of their official proof of 501 (c) non-profit status with their grant application.
12. It is understood that if the applicant is awarded grant monies, then HPCVB's contribution will be sufficiently acknowledged.
13. If the organization has multiple projects to submit for grant funding, then the applicant should submit a stand-alone application for each request.

APPLICATION PROCEDURES & SCHEDULE

1. Complete and deliver or mail the **Application**. **Electronic submissions of applications or grant reports will not be accepted.** All information must be included, such as budget IRS 501(c) non-profit status information and the applicant's signature. **Applications and reports must be typed**. Attach extra sheets if needed. In the event you are including additional support information such as brochures, flyers, audio visuals, guides, etc., then please provide those in quantities of (13) and hole punched. It is encouraged to submit support materials with the application by the submission deadline. These materials will be included with the application for review by the committee. To receive an application via e-mail, please contact 884-5255 or HPCVB@HighPoint.org. The application is also available at www.highpoint.org.

2. **Application Deadline is August 1, 2011**

Mail or Deliver
Applications to:

Arts & Tourism Grants Committee
High Point Convention & Visitors Bureau
300 S. Main St.
High Point, NC 27260

- **HPCVB is open 8:30am – 5:00pm Monday – Friday.**
- **Applications must be received by 5:00pm**

3. Upon receipt of the applications, HPCVB will contact all eligible applicants regarding their presentation to the Grants Committee. Please note that time is limited to 8 minutes for applicant's presentations during the interview process. The Committee encourages interviewees to arrive a few minutes prior to their presentation appointment. The Committee has many interview appointments spanning two consecutive days, therefore; it is critical to stay on schedule. With that said, it is discouraged to bring dvd, video, or power point presentations to the interview appointments.

   The Grants Committee will present their recommendations to the HPCVB Board for approval at the September Board Meeting. Applicants will be notified no later than the end of September regarding approval or denial of their requests. **Please do not call the Bureau before that time.**

4. If you are not awarded an Arts & Tourism Grant, there is a possibility that you may still be eligible for an Event Booking Incentive. If so, you will be notified of your eligibility and sent an Event Booking Incentive Information Letter.

PAYMENT OF APPROVED GRANTS

Approved grants will be paid in either a lump sum or in increments, depending on the amount granted, the project's timetable, and the Bureau's funding schedule.

REPORTS REQUIRED:

1. Progress Report and Final Report forms are available at www.highpoint.org. The Final Report will be due by July 31, 2012 if the project is completed by July 1, 2012. The Progress Report is due by July 31, 2012 if the project is not completed by July 1, 2012, and then the Final Report will be due by December 31, 2013.

2. Should plans for the approved Grant be changed, HPCVB must be notified. Grants are subject to be refunded to HPCVB if the funds are spent on unauthorized projects, or if the project is canceled.

The mission of the High Point Convention & Visitors Bureau is to promote and encourage economic development in High Point through travel and tourism.

BR 6-7-12

OUTSIDE AGENCIES
Funding History and Requests

	Approved FY 06-07	Approved FY 07-08	Approved FY 08-09	Approved FY 08-09	Approved 2009-10	Approved 2010-11	Approved 2011-12	Request for 2012-13	FY13 request as % of agency budget	Recommended for 2012-13
PIEDMONT TRIAD AMBULANCE & RESCUE SQUAD	1,620	3,000	3,000	3,000	3,000	3,000	3,000	3,000		$3,000
NATIONAL GUARD	2,000	2,000	2,500	2,500	2,500	2,500	2,500	2,500	25.0%	2,500
GUILFORD CO.HISTORIC PRESERVATION COM	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	32.1%	2,000
THEATRE ART GALLERY	26,650	30,000	31,000	31,000	31,000	31,000	31,000	32,000	18.7%	31,000
HIGH POINT ARTS COUNCIL	120,000	183,500	183,500	183,500	123,224	117,063	117,063	117,063	26.2%	117,063
PIEDMONT TRIAD FILM COMMISSION				-	-	-	15,000	15,000	11.0%	15,000
HIGH POINT WORKFORCE DEVELOPMENT	-	50,000	50,000	50,000	50,000	-	-	NA	NA	NA
NC SHAKESPEARE FESTIVAL Theatre Credits	-	-	-	-	50,000	50,000	50,000	70,000	2.0%	50,000
HIGH POINT HISTORICAL MUSEUM	300,000	374,816	320,000	370,000	-	-	-	NA	NA	NA
ROSETTA C. BALDWIN FOUNDATION/MUSEUM	-	-	-	-	-	10,000	10,000	75,000	95.0%	10,000
PIEDMONT TRIAD PARTNERSHIP	-	-	-	-	-	25,000	25,000	25,000	NA	25,000
FRIENDS OF JOHN COLTRANE, INC.							32,000	50,000	12.0%	32,000
SOUTHWEST RENEWAL FOUNDATION	-	-	-	-	-	-	-	6,000	4.2%	6,000
TOTALS	456,270	645,316	592,000	642,000	261,724	240,563	287,563	397,563	-	$293,563

$ change from 2011-12 budget	$6,000
% change from 2011-12 budget	2.09%

PLANNING AND ZONING COMMISSION RECOMMENDATION

On June 26, 2012, a public hearing was held before the Planning and Zoning Commission regarding the request described below. All members of the Commission were present except Mr. Keith McInnis and Mr. Andrew Putnam.

City of High Point **Zoning Case 12-05**

a. A request by the City of High Point City Council to rezone property at 213 Hobson Street from a Residential single Family-7 (RS-7) District to Central Business (CB) District, and to add this parcel into the Washington Street Mixed Use Center Overlay (WMX) District. The site is lying along the west side of Hobson Street, approximately 125 feet north of Washington Street.
b. A request by the City of High Point City Council to remove two portions of a parcel from Washington Street Mixed Use Center Overlay (WMX) District. The areas to be removed are lying along the northeastern and eastern terminus of the WMX Overlay District.

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

No one spoke in favor or in opposition to this request. However, Mr. Martin Carter of 1312 Boundary Avenue questioned if this request would change the zoning on the remaining northern portions of Hobson Street.

Staff noted that the request is only for this particular parcel and the remaining parcels to the north along Hobson Street would still be zoned single family.

The Planning & Zoning Commission recommended **approval** of Zoning Case 12-05 by a vote of 7-0.

CITY OF HIGH POINT
PLANNING AND DEVELOPMENT DEPARTMENT

STAFF REPORT
ZONING CASE 12-05
June 26, 2012

Request		
Applicant: City of High Point City Council	**Owner(s):** Schwarz Properties, LLC Guilford County Board of Education	
Zoning Proposal: Part A. To rezone the property at 213 Hobson Street and to add it to the Washington Street Mixed Use Center Overlay (WMX) District.	**From**	**RS-7** Residential Single Family-7 District
	To:	**CB** Central Business District **WMX** Washington Street Mixed Use Center Overlay District.
Part B. To remove two portions of a parcel from the Washington Street Mixed Use Center Overlay (WMX) District.		

Site Information	
Location:	Part A. The parcel proposed to be added to the WMX Overlay and the CB District is lying along the west side of Hobson Street, approximately 125 feet north of Washington Street (213 Hobson Street). Part B. The areas proposed to be removed from the WMX are lying along the northeastern and eastern terminus of the WMX Overlay District. The underlying PI District zoning on these areas will remain.
Tax Parcel Numbers:	Part A. Guilford County tax parcel 0190471 is proposed to be added to the CB District and the WMX Overlay District. Part B. The area proposed to be removed from the WMX consists of portions of tax parcel 0190646 lying north of 753 Washington Street and east of Gaylord Court.
Site Acreage:	Part A. The parcel at 213 Hobson Street is approximately 8,400 sq. ft. Part B. The areas to be removed from the overlay total approximately 30,200 sq. ft. *(this includes 12,200±sq. ft. of abutting street and rail road right-of-way)*
Current Land Use:	Part A. Vacant commercial structure and vacant multifamily structure. Part B. Undeveloped land.
Physical Characteristics:	The land area associated with the proposal is relatively flat with no notable land features.
Water and Sewer Proximity:	Part A. An 8-inch sewer line and an 8-inch water line are lying adjacent to the site along Hobson Street.

	Part B. A 6-inch sewer line and is lying along Washington Street. There are multiple water lines of various sizes (8-inch, 12-inch, and 30-inch), within the Washington Street and Gaylord Court.
General Drainage and Watershed:	The portion of the WMX Overlay District lying west of Hobson Street drains in a general northwesterly direction and that portion lying east of Hobson Street drains in a general southeasterly direction. Development within the WMX is subject to the City Lake General Watershed Area (GWA) requirements. Engineered storm water treatment measures are required for development with a total impervious surface area greater than 24% of the site, and for single family developments with a gross density of 1 unit per acre or more.
Overlay District(s):	Washington Street Mixed Use Center Overlay District (WMX). City Lake General Watershed Area (GWA)

Part A – 213 Hobson Street

Adjacent Property Zoning and Current Land Use			
North:	**RS-7**	Residential Single Family-7 District	Single family dwelling
South:	**CB**	Central Business District	Vacant commercial structure and undeveloped parcel
East:	**CB**	Central Business District	Church
West:	**CB**	Central Business District	Funereal Home

Part B – Northeastern and eastern terminus of the WMX Overlay District.

Adjacent Property Zoning and Current Land Use			
North:	**PI**	Public & Institutional District	Undeveloped portion of Penn Griffin school property
South:	**CB** **RM-12**	Central Business District Residential Multifamily-12 District	Church and street/railroad right-of-ways
East:	**PI**	Public & Institutional District	Undeveloped portion of Penn Griffin school property
West:	**CB** **PI**	Central Business District Public & Institutional District	Undeveloped portion of Penn Griffin school property and multifamily dwellings (duplexes)

Relevant Land Use Policies and Related Zoning History	
Land Use Plan Map Classification:	Part A. The property at 213 Hobson Street has a Low-Density Residential land use designation. This classification is intended primarily for single family detached dwellings on individual lots. Development densities in these areas shall not exceed five dwelling units per gross acre. Part B. The areas along the east end of the overlay district proposed for removal have Community/Regional Commercial and Institutional land use designations. The Community/Regional Commercial land use designation is intended for a wider range of retail or service uses to serve the entire community and nearby regional customers.

	The Institutional land use designation is intended for quasi-public and institutional uses on large tracts.
Land Use Plan Goals, Objectives & Policies:	The following goals and objectives of the Land Use Plan are relevant to this request: Obj. #8. Stimulate more efficient use of the City's land resources by encouraging in-fill, mixed-use, cluster development and higher residential densities at appropriate locations; Obj.#10. Target appropriate established neighborhoods and areas adjoining the central business district and industrial locations for conservation and revitalization activities including public and private investment.
Relevant Area Plan(s):	Core City Plan: The following policies and recommendations are relevant to this request: • Several mixed-use centers, including the Washington Street area, were identified as in need of greater definition and revitalization. • The intent of these mixed use centers is to create diverse mixed use areas where people can live, work, shop and play. • Rehabilitate existing historic buildings in accordance with federal preservation standards. Federal and state investment tax credits for historic rehabilitation should be promoted as a means of making such projects economically viable. Washington Drive District Plan: The following policies and recommendations are relevant to this request: • The plan notes that the district's greatest existing strength is its surviving stock of historic buildings. • It states that, in general, the overlay district zoning does an effective job of implementing the ideas and intent of the Core City Plan for this particular area. • It provides a variety of potential funding sources that would make it easier and more desirable for businesses to locate in the district and for investors to improve property and develop small-scale, infill commercial and mixed use buildings.
Community Growth Vision Statement	Obj. 1E: Explore a variety of regulatory tools to preserve both commercial and residential historic areas meriting such protection. Goal 3: Create more mixed use areas, while reinforcing existing ones, to minimize traffic, maximize the utilization of infrastructure, and so people can live, work and play in one location. Obj. 3A: Revitalize and expand existing mixed use areas through building rehabilitations and new infill development. Obj. 3E: Apply development standards to ensure that mixed use areas are human scaled, pedestrian friendly, and physically integrated through mixed use buildings and buildings that front on to streets rather than large parking lots that separate buildings and their uses. Goal 4: Make downtown High Point and its environs a vibrant, diverse and

	mixed use environment. Obj. 4F: Introduce new uses and creative industries, including artist studios and living space, small business incubators, and live/work units, and support them through zoning.
Zoning History:	The following text amendment and zoning requests have been approved in this general area over the past 4 years: • 2008, Washington Mixed Use Center Overlay District. The current boundaries of the overlay district were created, and a concurrent text amendment established the standards for the district. • 2010, Washington Street Mixed Use Center Overlay District. A text amendment revised the standards to ensure intended results are occurring.

Transportation Information

Adjacent Streets:	**Name**			**Classification**	**Approx. Frontage**
	Hobson Street			Local Street	50 ft.
	Washington Street			Collector Street	100 ft.
Vehicular Access:	Part A. There is an existing driveway access from Hobson Street. Part B. There is no direct driveway access to this area, although the lot has frontage on Washington Street. Access to the lot currently exists from the Penn Griffin School property.				
Traffic Counts:	None				
Estimated Trip Generation:	None				
Traffic Impact Analysis:	**Required**				**Comment**
		Yes		No X	None
Pedestrian Access:	Not applicable.				

School District Comment

Not applicable to this zoning case.

Details of Proposal

The Washington Street Mixed Use Center Overlay District (WMX) lies along the east side of N. Centennial Street, between E. Kivett Drive and Richardson Street; and along both sides of Washington Street, between N. Centennial Street and Gaylord Court. It was adopted in March 2008 and its regulations are intended to help create a compact, pedestrian-oriented mixed-use center in accordance with the Core City Plan. It overlays the Central Business (CB) District zoning and is solely intended for the Washington Street commercial area.

Recommendations for improving the overlay district were included in the Washington Drive Area Plan adopted in December 2008. A text amendment implementing many of the recommended revisions was approved in August 2010. A National Register Historic District for the Washington Street area was also approved in December 2010. Based on these changes, the

boundaries of the overlay district were reviewed to determine if they should be adjusted. The following recommended changes are the result of that review.

The property located at 213 Hobson Street, which is zoned Residential Single Family-7 (RS-7), is recommended to be included in the WMX district and rezoned to the CB District due to the characteristics of the existing one-story brick commercial building with attached two-story apartment developed on the property. Its architecture is similar to other buildings located on Washington Street, and it is a contributing building in the Washington Street National Register Historic District. The commercial portion of the building sits close to the street, which is consistent with the WMX site standards. Rezoning from RS-7 to a CB District will also increase potential uses for this currently vacant property.

The two areas at the east end of the WMX overlay district do not line up with the underlying CB zoning district, and instead have a Public & Institutional (PI) District zoning. This is because the parcel lines that were used to create the boundaries for the overlay district are not correctly depicted upon county tax maps. Since the intent was always for the overlay to follow the parcel lines and the CB District, these two areas, which are actually owned by the Guilford County Board of Education, are recommended to be removed from the WMX overlay district.

Recommendation

Staff Recommends Approval

Part A. Staff recommends approval of the request to rezoning the property at 213 Hobson Street to a CB District and to add it into the WMX Overlay District.

Part B. Staff recommends approval of the request to removal two portions of a parcel from the WMX Overlay District at the northeastern and eastern terminus of the District.

The requests are consistent with the purposes, goals, objectives and policies of relevant comprehensive, land use or area plans. In addition, the requests will assist in promoting a preferred and orderly development pattern envision for the WMX Overlay District.

Required Action

Planning and Zoning Commission and City Council:

The NC General Statutes requires the Planning & Zoning Commission, upon making its recommendation, and the City Council, upon rendering its decision, to place in the official record a statement of consistency with the City's adopted plans. In addition, the City Council must also explain why the action taken to be reasonable and in the public interest.

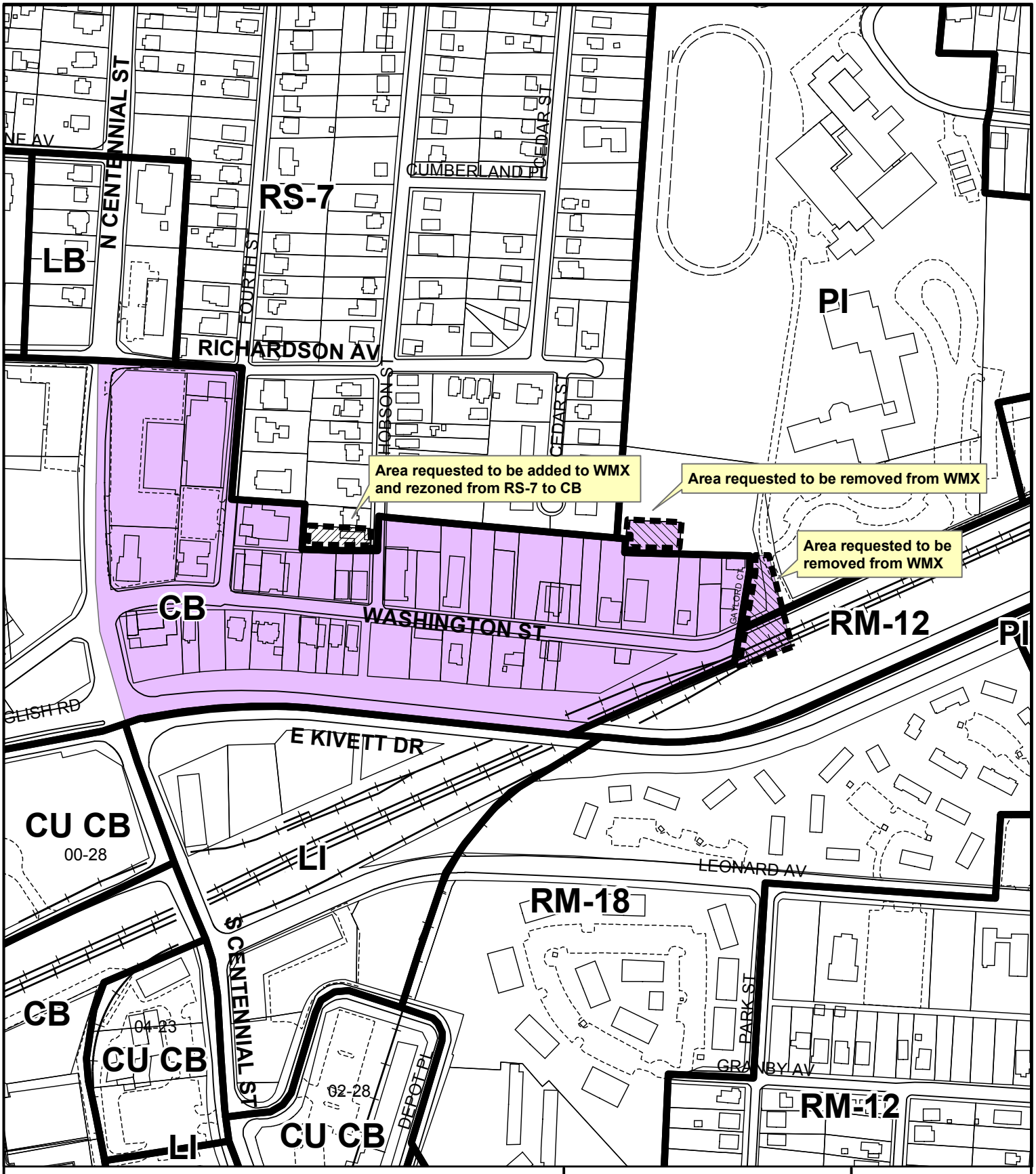
In this case, staff suggests that the approval of the applicant's request is reasonable and in the public interest because: 1) The request is consistent with the adopted plans; 2) The requested is consistent with the goals of the WMX Overlay when initially established; 3) The request for CB District zoning for property at 213 Hobson Street will continue the established zoning pattern in this area as the property abuts the CB District to the east, south and west; 4) The request addresses the land use plan objectives #8 and #10 in regards to encouraging in-fill, mixed-use, cluster development, and higher residential densities at appropriate locations; and targeting areas

adjoining the central business district for revitalization activities; and 5) The request follows the initial intent of having the WMX Overlay District and CB District to coincide

The Planning and Zoning Commission and the City Council may adopt this statement, it may add to or change this statement, or, if the Council is in disagreement with the above statement it will need to formulate its own reasonableness / public interest statement.

Report Preparation

This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner, and reviewed by Robert Robbins AICP, Development Services Administrator and Lee Burnette AICP, Director.



Requested
Washington St Mixed Use Center (WMX) Overlay District Map Amendments

Existing Zoning Boundary
Existing WMX Overlay District
Areas of Proposed Changes

Add **Remove**

Planning & Development Department

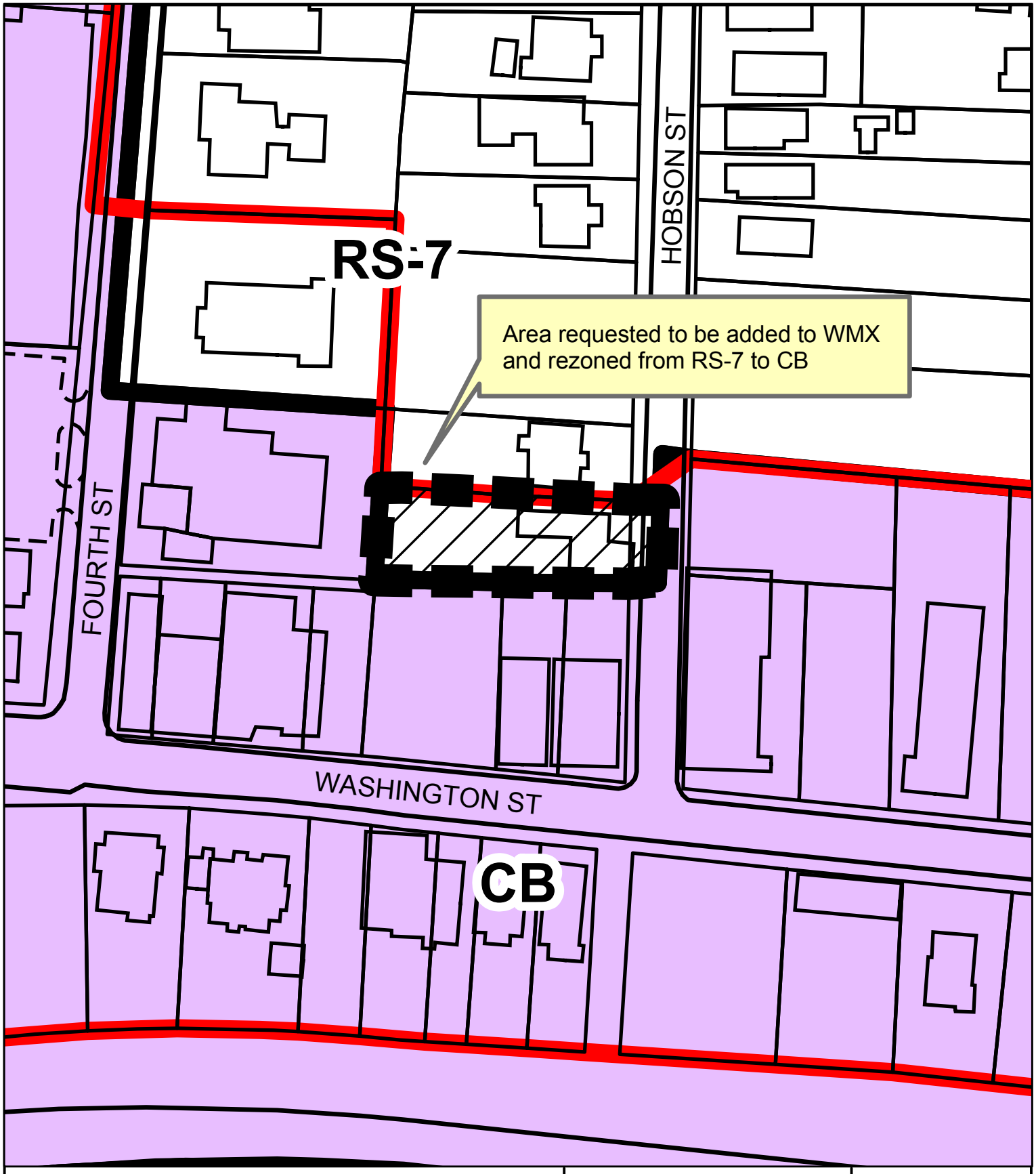
City of High Point

Date: March 19, 2012

N

Scale: 1'=300'

y:/ba-pz/2012/pz/z08-04.mxd



Requested Washington St Mixed Use Center (WMX) Overlay District Map Amendments - 213 Hobson Street

Existing Zoning Boundary
Existing WMX Overlay District
National Register District
Areas of Proposed Changes

Planning & Development Department

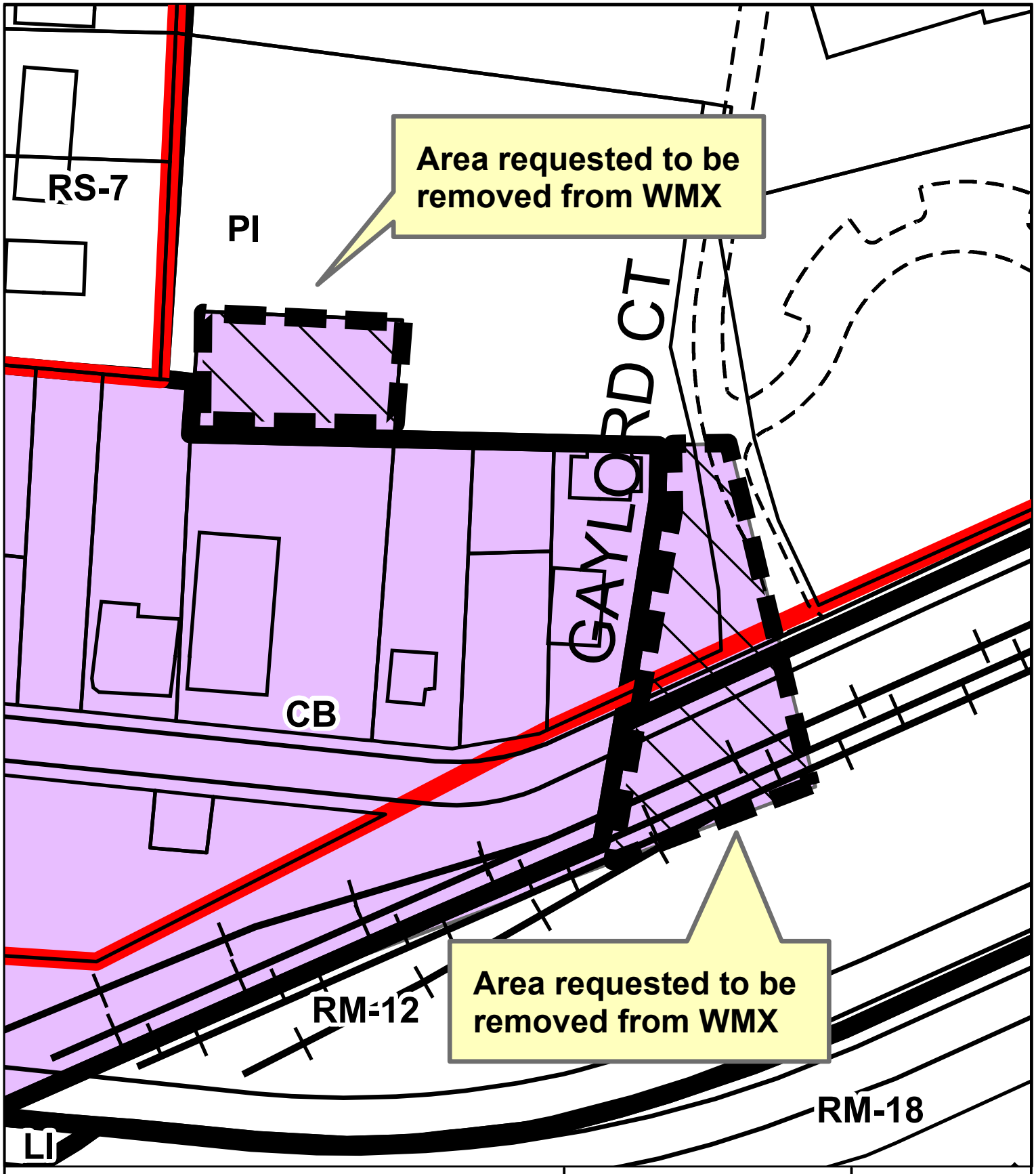
City of High Point

Date: March 19, 2012

N

Scale: 1'=80'

y:/ba-pz/2012/pz/z08-04exh.mxd



Requested Washington St Mixed Use Center (WMX) Overlay District Map Amendments - Areas to be removed

Existing Zoning Boundary
Existing WMX Overlay District
National Register District
Areas of Proposed Changes

Planning & Development Department

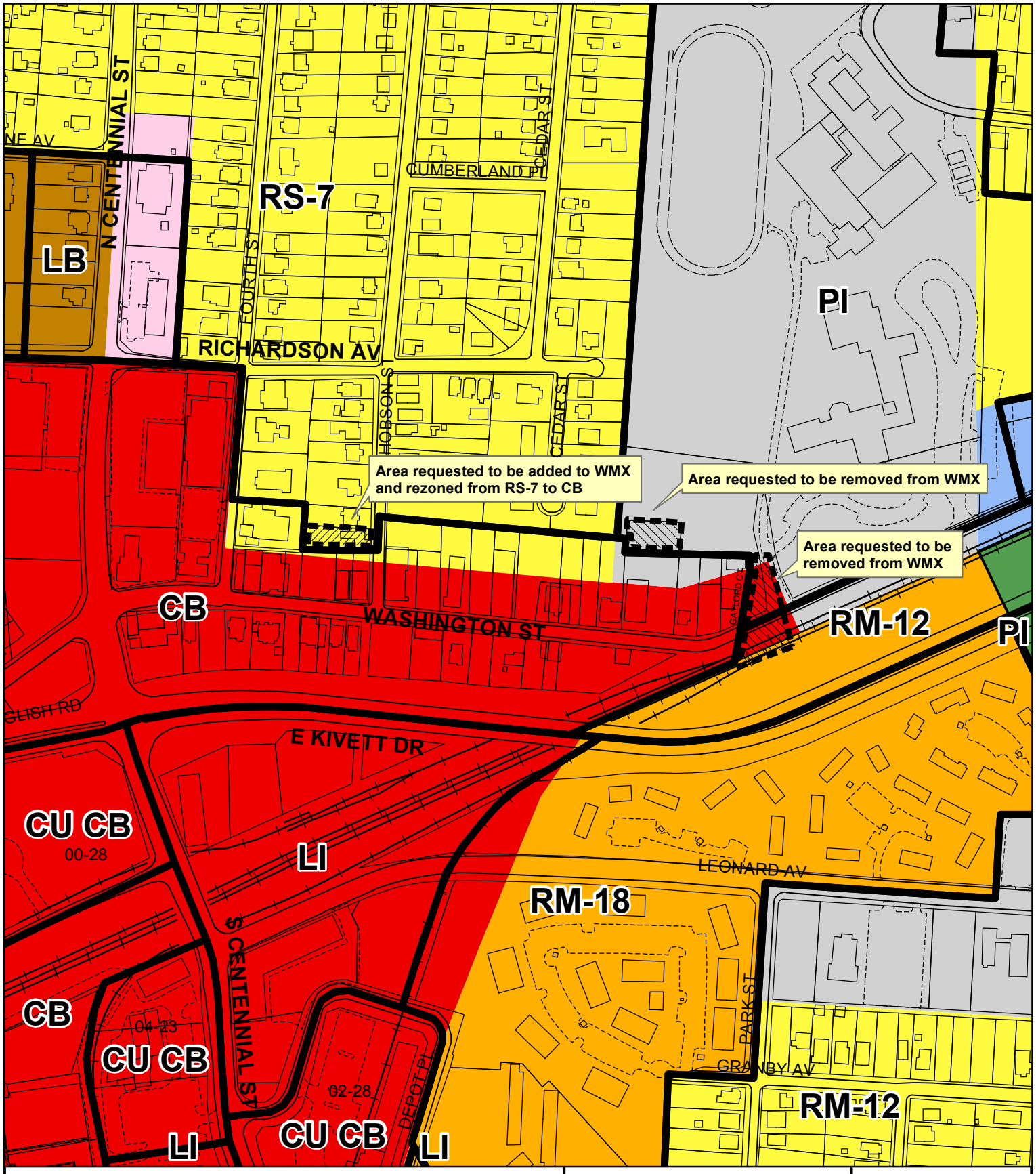
City of High Point

Date: March 19, 2012

N

Scale: 1'=80'

y:/ba-pz/2012/pz/z08-04exbB.mxd



ZONING CASE 12-05

Land Use Plan

- Low-Density Residential
- Moderate-Density Residential
- Medium-Density Residential
- Institutional
- Office
- Local/Convenience Commercial
- Community/Regional Commercial

Planning & Development Department

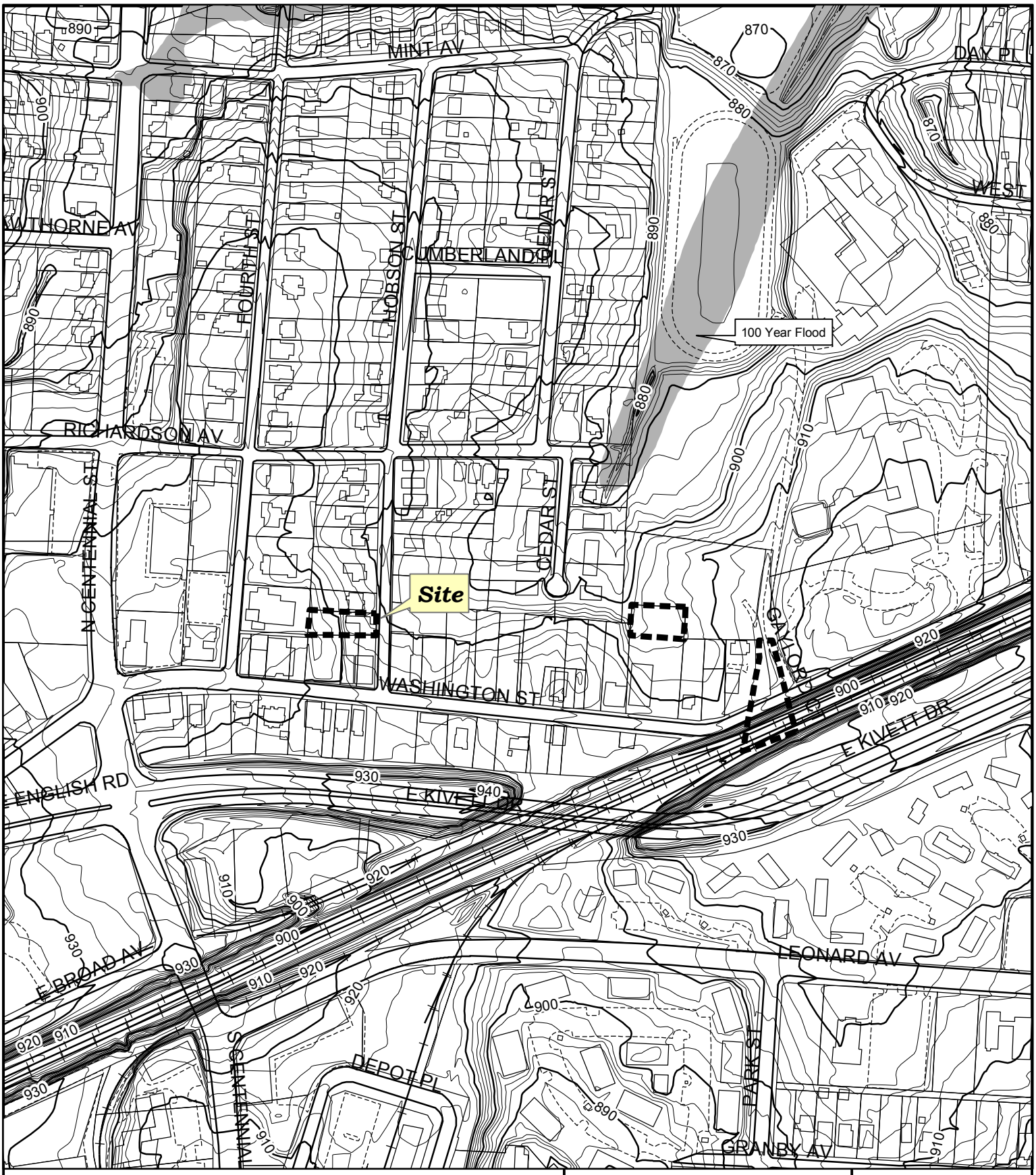
City of High Point

Date: June 15, 2012

N

Scale: 1'=300'

y:/ba-pz/2012/pz/z12-05.mxd



ZONING CASE 12-05

Topography

Subject Property Boundary - - - - - - - - - -

Planning & Development Department

City of High Point

Date: June 15, 2012

N

Scale: 1'=300'

y:/ba-pz/2012/pz/z12-05topo.mxd


ZONING CASE 12-05
MINT AV
VINE ST
HAWTHORNE AV
HOBSON ST
CEDAR ST
CUMBERLAND PL
DAY PL
RICHARDSON AV
N CENTENNIAL ST
FOURTH ST
CEDAR ST
Site
WASHINGTON ST
GAYLORD CT
E KIVETT DR
E ENGLISH RD
E KIVETT DR
LEONARD AV
E BROAD AV
N HAMILTON ST
S CENTENNIAL ST
HIGH AV
S HAMILTON ST
DEPOT PL
PARK ST
GRANBY AV
SMITH ST

Department of Electric Utilities
Administration Division

HIGH POINT
NORTH CAROLINA'S INTERNATIONAL CITY™

July 7, 2012

To: Randy McCaslin, Assistant City Manager

From: Garey Edwards, Director of Electric Utilities

Subject: Bid number 72-041212

On April 12, 2012, the City of High Point opened bids for a substation transformer to replace an existing unit at the Burton Street Substation. We received bids from six suppliers. There was an extend review process to ensure specification compliance. The area where this unit is to be installed is a tight fit and the dimensions were critical in determining the supplier we used. It took several extended conversations between the City and the recommended bidder to ensure the specifications were followed.

Southeastern Consulting Engineers has reviewed the bids, and recommended award to Pennsylvania Transformer. As seen on the bid tabulation, Pennsylvania Transformer was the lowest responsive bidder.

The Electric Department recommends that Bid 72-41212, for the Burton St. Substation Transformer, be awarded to, **Pennsylvania Transformer** in the amount of **$442,579.00** (transformer plus adder). Sufficient funds have been budgeted in the electric capital budget for this purchase. The transformer meets the engineer's specifications and has our recommendation.

cc: file
Patty Sykes
Jeff Moore
Josh Williams
Sherry Smith
Larry Hopkins

Attachment

FORMAL BID RECOMMENDATION
REQUEST FOR COUNCIL APPROVAL

DEPARTMENT: ELECTRIC

COUNCIL AGENDA DATE:

BID NO.: 72-041212 CONTRACT NO.: DATE OPENED: 4-12-2012

DESCRIPTION:

Transformer for Burton Av Substation

PURPOSE:

To replace transformer that is becoming defective.

COMMENTS:

RECOMMEND AWARD TO: Pennsylvania Transformer AMOUNT: $442,579.00

JUSTIFICATION:

ACCOUNTING UNIT	ACCOUNT	ACTIVITY	CATEGORY	BUDGETED AMOUNT
631799	533701	631001021205	40202	$442,579.00
TOTAL BUDGETED AMOUNT				$442,579.00

DEPARTMENT HEAD: Sherry Smith Digitally signed by Sherry Smith DN: cn=Sherry Smith, o=City of High Point, ou=Electric Dept, email=sherry.smith@highpointnc.gov, c=US Date: 2012.05.24 09:44:25 -04'00' DATE: June 25, 2012

The Purchasing Division concurs with recommendation submitted by the Electric Department and recommends award to the lowest responsible, responsive bidder Pennsylvania Transformer in the amount of $ 437,579.00.

PURCHASING MANAGER: Patricia H. Sykes Digitally signed by Patricia H. Sykes DN: cn=Patricia H. Sykes, o=City of High Point, ou=Purchasing, email=patty.sykes@highpointnc.gov, c=US Date: 2012.06.26 08:54:14 -04'00' DATE: Jul 9, 2012

Approved for Submission to Council
FINANCIAL SERVICES DIRECTOR: Jeffrey Moore 20120614-210213 Digitally signed by Jeffrey Moore 20120614-210213 DN: c=Bank of America, ou=Bank of America Global Corporate & Investment Banking, ou=Group my Name - High Point, City OU, ou=uniqueID - BANK OF AMERICA#6722, cn=Jeffrey Moore 20120614-210213, email=jeff.moore@highpointnc.gov Date: 2012.07.10 08:34:14 -04'00' DATE: Jul 10, 2012

CITY MANAGER: Strib Boynton Digitally signed by Strib Boynton DN: cn=Strib Boynton, o=City of High Point, ou=City Manager, email=strib.boynton@highpointnc.gov, c=US Date: 2012.07.10 10:23:16 -04'00' DATE: Jul 10, 2012

BIDDERS LIST & TABULATION

* * AWARDED TO PENNSYLVANIA TRANSFORMER * *

FORMAL BID #72-041212 – XFMR. FOR BURTON SUBSTATION					
VENDOR NAME & ADDRESS	**ITEM #**	**QTY.**	**UNIT PRICE (UOM=EA)**	**TOTAL PRICE**	**DELIVERY A.R.O.**
ATLANTIC POWER SALES 718 WESTLAND FARM RD. MOUNT HOLLY, NC 28120 * *HYUNDAI POWER TRANS.*	Xfmr.	1	**$511,203.00** ***Adder plus $5,000.00***	**$516,203.00**	**40 WKS.**
DELTA STAR, INC. 3550 MAYFLOWER DR. LYNCHBURG, VA 24501	Xfmr.	1	**$484,650.00** ***Adder incl. in price***	**$484,650.00**	**30-36 WKS.**
NATIONAL TRANSFORMER 2613 DISCOVERY DR. SUITE B. RALEIGH, NC 27616 * *SIEMENS*	Xfmr.	1	**$521,700.00** ***Adder plus $5,900.00***	**$527,600.00**	**48 WKS.**
PENNSYLVANIA TRANS. TECH. 30 CURRY AVE. CANNONSBURG, PA 15317-0440	Xfmr.	1	**$437,579.00** ***Adder plus $5,000.00***	**$442,579.00**	**32-36 WKS.**
WAUKESHA ELECTRIC SYSTEMS PO BOX 268 GOLDSBORO, NC 27533	Xfmr.	1	**$461,350.00** ***Adder plus $5,776.00***	**$467,126.00**	**40-44 WKS.**
HD SUPPLY 5031 UNICON DR. WAKE FOREST, NC 27587	Xfmr.	1	**$461,649.00** ***Adder incl. in price.***	**$461,649.00**	**22-26 WKS.**
UTILITY SERVICE AGENCY 6219 PLEASANT GROVE RD. CHARLOTTE, NC 28215	Xfmr.	1	-	**NO QUOTE**	-
R.W. CHAPMAN & CO. PO BOX 240748 CHARLOTTE, NC 28224	Xfmr.	1	-	**NO QUOTE**	-
W.R. DANIEL ASSOC. 207-6A SOUTH BROAD ST. MOORESVILLE, NC 28115	Xfmr.	1	-	**NO QUOTE**	-
KUHLMAN ELECTRIC CORP. 101 KUHLMAN BLVD. VERSAILLES, KY 40383	Xfmr.	1	-	**NO QUOTE**	-
WESCO 1050 CHRIS CIRCLE COLUMBIA, SC 29170	Xfmr.	1	-	**NO QUOTE**	-
LEKSON ASSOCIATES 4004-105 BARRETT DR. RALEIGH, NC 27609	Xfmr.	1	-	**NO QUOTE**	-

** Bid notices mailed out March 22, 2012.*

FINANCE COMMITTEE
JUNE 4, 2012 @ 3:30 P.M.
CITY MANAGER'S CONFERENCE ROOM

FINANCE COMMITTEE MEMBERS PRESENT: Committee Chair Alexander, Committee Members - Whitley, Smothers, Corey

OTHERS PRESENT: Council Members Henley, Sims, and Douglas, Council Member Pugh was present but did not arrive until 4:00 p.m.

STAFF PRESENT: City Manager, Strib Boynton; Assistant City Manager Pate; Assistant City Manager McCaslin; City Attorney, Carlyle; Jeff Moore, Director of Finance; Ritchie Tuttle, Right of Way Agent; Steve Lingerfelt, Director of Information Services; Glenda Barnes, Budget Analyst; Louanne Hedrick, Budget Officer; Lisa Vierling, City Clerk; Dawn Sparks, Deputy City Clerk

OTHERS PRESENT: Cynthia Davis, Planning and Zoning Commission

MEDIA PRESENT:
Paul Clark, Rhinoceros Times
Pat Kimbrough; High Point Enterprise

H.B. 943 – Davidson County Annexation Bill: At the beginning of the meeting Mayor Smothers handed out a letter voicing High Point's opposition to the annexation bill which was introduced by Davidson County, which is House Bill 943, that is an act to require approval of the Board of Commissioners of Davidson County before a city may annex any territory within Davidson County.

Mayor Smothers felt that the City Council does need to express its reservations about the bill and asked if there was general support for her to go ahead and send the letter.

Council Member Alexander asked if they wanted to have a process in place should someone from Davidson County comes to the City Planning Department to initiate an annexation. Mayor Smothers stated that she felt that based on the email that Fred Baggett responded to, the bill was so fraught with unknowns she could not imagine how they could give anybody guidance. Council Member Alexander stated that there will be an issue with property owners that do want to sell their land, which is who this legislation is aimed at. Council Member Alexander stated that he didn't want to expend tax payer dollars on a project that is dead on arrival and felt that the City's course of action would be to tell the property owner to first go to Davidson County and find out what will be approved first.

Council Member Alexander stated that the Council needs to let the property owners that lie within the sewage drainage basin of the Westside Waste Water Treatment Plant know that their

property rights are being taken away. Council Member Whitley stated that he had no problem with this, and stated it was his opinion that prior to this they come in and we start the process and proceed as fast as we can to get it done, other than that, if this legislation is passed then he did not want to see any staff time spent before approval of the Davidson County Commissioners is done.

Mayor Smothers felt that this was a beginning if it does pass, because there are so many unknowns as Mr. Baggett stated in his email, one of which is whether Davidson County would want to know how the property would be developed before they approve the annexation.

Council Member Alexander stated that most of what he has looked at are hurdles that are being thrown up, and they are removing the property rights of property owners, and felt the City should wait until first person comes in complaining that they cannot sell their land before the City tells them it is not the City's problem and that they will need to talk with Davidson County.

Council Member Whitley stated that the fact Davidson County has asked for sewer to be put in schools tells him there is problem with schools.

Mayor Smothers stated she was not sure if they were discussing the real issue, and felt it was entitled with the fact that there are those that oppose the upgrade of Westside and there are those that are convinced that High Point is on a marauding expedition to annex everything here to Montgomery County. Council Member Sims stated at this point it is perception. Council Member Alexander stated that it will be perception when those residents are unable to sell their land.

Council Member Whitley stated he was approached Friday by a developer who is already considering expanding down into Forsyth County and he was not aware of the bill, so at some point it will start hitting the real estate community.

Council Member Alexander stated that the real estate community is not paying attention to the bill.

Mayor Smothers felt that Council does not want to get into a big contest until it moves forward, although High Point still needs to defend what they have done so far, which is all above board.

Mayor Smothers polled the Council Members if any of them had problems with the content of letter to High Point's representatives. All Council Members approved of the letter.

FINANCE COMMITTEE AGENDA

120137 **Resolution - Issuance of General Obligation Bonds - Downtown Improvements**

Council is requested to adopt a resolution for the issuance of $5,785,000 Downtown Improvement bonds and up to $30,000,000 GO Refunding Bonds.

Jeff Moore stated that it is the hope that the GEO rate will stabilize as compared to the favorable conditions they had last week. Coming off the holiday weekend they hit the market incredibly well last week. As a result they had an incredible sale resulting in a net present value savings of 10.29%. They stated the process at about 7.3%. The market improved and they were able to hit it right and we got an upgrade on utility system in the process. This will be saving rate payers about $200,000 a year for the next 20 years.

Mr. Moore stated that it is their hope that when they sell the GO Bonds on the 12th, things will have stabilized and they will have a good return on those bonds as well.

What is in front of Council in tonight's action is two items for the GO Bond sale. They are the formal proceedings recommended for tonight. The LGC will approve the City's bond issuance tomorrow at their meeting, as a result Mr. Moore will be asking along with the bond attorneys, that Council make these actions final at tonight's meeting. There is also a Capital Project Ordinance for the Two-Thirds Bonds, which is another required process to make sure the budgetary authority is there.

Council Member Corey asked if the 5.7$ million was for the modernization of Main Street? Mr. Moore confirmed this was for the modernization of Main Street, that is underground wire relocation and streetscape improvements in Phase I.

A motion was made by Council Member Corey, seconded by Mayor Smothers to forward this matter to Council with a favorable recommendation for adoption. Motion passed unanimously.

120139 **Capital Project Ordinance - Downtown Improvement Bonds**

Council is requested to adopt a capital project ordinance in the amount of $5,785,000 for the Series 2012 Downtown Improvement Bonds.

This item was jointly discussed with item No. 120137 above.

A motion was made by Council Member Corey, seconded by Mayor Smothers to forward this matter to Council with a favorable recommendation for adoption. Motion passed unanimously.

120140 **Lease-Purchasing Agreement - 2012 Fire Trucks - JP Morgan Chase Equipment Finance**

City Council is requested to authorize the City Manager and the Finance Director to accept the proposal for the lease-purchase agreement with JP Morgan Chase Equipment Finance to authorize the borrowing as evidence in the attached

resolution and to prepare and execute the necessary documents in connection with the financing agreement.

A motion was made by Mayor Smothers seconded by Council Member Corey to recuse Council Member Whitley from this item due to a financial interest conflict. Motion passed unanimously.

Council Member Alexander stated that they have already placed the order for trucks and this is just the finance aspect of the purchase.

A motion was made by Council Member Corey, seconded by Mayor Smothers to forward this matter to Council with a favorable recommendation for adoption. Motion passed unanimously.

120141 **Interlocal Agreement - City of Greensboro/Guilford County/City of High Point - Regional Radio System**

Council is requested to approve an interlocal agreement with the City of Greensboro, Guilford County to participate in a regional radio system.

Steve Lingerfelt, stated that this agreement sets up new manifest with Greensboro and Guilford County and we are going to share a core switch. If the city were to do this on their own it would be at the cost of $3 million more. This agreement will save the city $3 million.

Council Member Whitley stated that the initial concept that getting more than just bringing Guilford County on board would be reducing costs and asked if the others were not interested. Mr. Lingerfelt stated that he felt they were interested but did not know if they had the funding yet and they will probably jump in at a later date.

A motion was made by Council Member Whitley, seconded by Council Member Corey to forward this matter to Council with a favorable recommendation for approval. Motion passed unanimously.

120142 **Contract - Motorola - Radio System Upgrade**

Council is requested to authorize staff to execute a contract in the amount of $1,624,596 with Motorola to procure equipment that will allow the City of High Point to participate in a regional radio system.

Steve Lingerfelt stated that this contract allows the City to buy equipment to implement regional switch.

Council Member Douglas asked how much do they anticipate in grants? Mr. Lingerfelt stated that they hope secure the remaining $3.8 million.

(Note: Council Member Pugh arrives to the meeting 3:54 p.m.)

A motion was made by Council Member Whitley, seconded by Council Member Corey to forward this matter to Council with a favorable recommendation for approval. Motion passed unanimously.

120143 **Contract - Bid No. 68 - Additional Submersible Switchgear**

Approval of contract awarding Bid No. 68 for additional submersible switchgear for the Montlieu Avenue and the Lindsay Street projects. Purchasing and the Electric Department recommends that contract be awarded to Trayer Engineering in the amount of $226,115.00 which is the lowest responsive and responsible bidder meeting specifications.

Council Member Alexander stated that this is very much like the contract discussed the other work, they have discovered according what they have given us is that we have much more than was thought to be in the downtown area that has reached its useful life. Randy McCaslin stated that they had two sets to go out last week that had to be replaced. This resulted in loss of power to IHFC.

A motion was made by Council Member Corey, seconded by Council Member Whitley to forward this matter to Council with a favorable recommendation for approval. Motion passed unanimously.

120144 **Contract - Bid No. 81 - Traffic Signal Installations**

Approval of contract awarding Bid No. 81 for Traffic Signal Installation. Purchasing and the Engineering Department recommends that contract be awarded to ALS of North Carolina, Inc. in the amount of $400,000.00 which is the lowest responsive and responsible bidder meeting specifications.

Mark McDonald advised that this is for the three intersections on North College around High Point University. Each intersection rebuilds are part of the underground project that is along High Point College. Mr. Boynton stated that this will allow the city to order the materials to keep the project on schedule.

A motion was made by Council Member Whitley, seconded by Council Member Corey to forward this matter to Council with a favorable recommendation for approval. Motion passed unanimously.

120145 **Resolution - Condemnation - 3880 Brian Jordan Place - Penny Road Transmission Line**

Council is requested to authorize the City Attorney to proceed with condemnation proceedings on property located at 3880 Brian Jordan Place belonging to Wendeck, LLC. The property is needed for the Penny Road transmission line.

JoAnne Carlyle advised that they have tried hard to negotiate with the property owner, and involved the City Manager as well. They were unable to get the property owner to come back to the table in the negotiations. Ritchie Tuttle stated that he was unsuccessful and getting the property owner to return calls. Strib Boynton stated that he advised the property owner if he did not take participate in negotiations this matter will go to council to initial condemnation proceedings. Mr. Boynton stated that he had tried several times with talk with the property owner unsuccessfully.

A motion was made by Mayor Smothers, seconded by Council Member Corey to forward this matter to Council with a favorable recommendation for approval. Motion passed unanimously.

120146 **Supplemental Agreement No. 1- I-74/US 311 & NC 68 Interchange Replacement Study**

Approval of Supplemental Agreement No. 1 with the HNTB North Carolina, PC for the I-74/US 311 & NC 68 (Eastchester Drive) Interchange Replacement Study.

Mark McDonald advised that Council had previously approved some grant funding from NCDOT to be applied to the environmental study for the I74/68 Interchange Study. That was approved, and this is the contract with the consultant for some additional services. A lot of the work has already been done. They have a public workshop for next week.

Council Member Sims asked if they were working together with the Planning Department to look at the land use in this area as the traffic pattern is going to change. Mr. McDonald stated that this project is not looking at that particular aspect of it, but Lee Burnette and the Planning staff did provide input in looking at the entire 74/311 corridor.
Council Member Alexander stated that he wants the Planning Department to take a look at the land use in this area.

A motion was made by Mayor Smothers, seconded by Council Member Corey to forward this matter to Council with a favorable recommendation for approval. Motion passed unanimously.

120153 **NCDOT - Supplemental Agreement - N. Main Street & Lexington Avenue Intersection Improvements**

Council is requested to approve a Supplemental Agreement with the North Carolina Department of Transportation (NCDOT) that extends the completion date of the N. Main Street and Lexington Avenue intersection improvement project until June 30, 2014. This extension is requested by the City to accommodate scheduling for the burial of overhead utilities along the N. Main Street corridor.

Mark McDonald advised that this is a supplemental agreement for the North Main Street and Lexington intersection improvements. That project would include traffic signal upgrades, pedestrian facilities, and the like. When they began talking about doing the underground project along North Main Street, it really made sense, rather than to do this project then come back in with electric underground, to delay the intersection improvements to coincide with the North Main Street Improvements. This agreement extends the deadline to get that work completed from two years to June, 2014.

Mark McDonald stated that all of the traffic that would have been diverted off of North Main Street was diverted off of North Main Street I 2005, so the recent completion now to Cedar Square has really known bearing on Main Street, that was done way before any talk of road dieting was discussed.

Where they are with the feasibility study and whether or not it's a state Road of a city route, they have done feasibility studies on state roads and we have done feasibilities on city streets. There has been no further discussion of transferring of state streets to municipalities.

Council Member Pugh stated that he felt that the traffic on Main Street has a real hold because of the way the interchanges are. Those trying to get through High Point, you have to come through here somewhere because if you don't you will wind up way down in the county.

Mayor Smothers noted the volume of tractor trailer traffic coming down Main Street.

Mayor Smothers suggested that Public Services Committee meet to discuss the traffic issues on Main Street.

A motion was made by Mayor Smothers, seconded by Council Member Corey to forward this matter to Council with a favorable recommendation for approval. Motion passed unanimously.

120147 **Sale of Surplus City Property - 517 Montlieu Avenue – HPU**

Council is requested to authorize the City Attorney's office to proceed with the advertising for upset bids on the sale of the surplus city property located at 517 Montlieu Avenue to High Point University and if no bids are received execute documents to sale this property to the University in the amount of $12,600.00.

Pat Pate advised that this property came into the city's possession when Centennial was widened, and this was a parcel that the city had to buy at that time. High Point University contact the City months ago. They have actually bought the houses on both sides of this property.

A motion was made by Mayor Smothers, seconded by Council Member Corey to forward this matter to Council with a favorable recommendation for approval. Motion passed unanimously.

OTHER MATTERS:

Budget Issues:

Strib Boynton distributed information regarding the revenue neutral rate and how it is figured.

The way the state revenue neutral formula works allows the City to incorporate a growth factor based upon what has happened since the last revaluation, which under the state formula the City has the ability to raise the tax rate to 69.6, which was not recommended. That would have produced an extra $969,000. That has already been cut out of the general fund. The revenue neutral rate the manager is recommending is 68.5. My Boynton stated that in an effort to try to address concerns the council has about tax rates and community impact, he did not come back to council with the higher rate they could have and what other cities generally come in with.

Mr. Boynton stated that they also looked into the Electric rate and came back with cutting some expenses, coming up with a 3.5% increase. Should council decide on not having a rate increase next budget they will be looking at a 8.5% rate increase to stay even.

Mayor Smothers asked about the information requested from CVB regarding the usage of the theater and also what CVB had granted in terms of monies.

Mayor Smothers, asked how much of theater rental was used for Shakespeare goes for the school children, the reason for asking is because they get state funding. Mayor Smothers noted that they get state money, but a lot of buses from out of area. Council Member Alexander stated that at night there is a public performance and during the day there is the school performance.

Public Safety Item:

Pat Pate advised that there is an agenda item on a taxi cab. Mr. Pate explained that currently city franchises out taxi cab companies by ordinance. There are three companies in town that have certificates of public convenience and necessity to operate taxi cabs. The ordinance requires the

companies maintain a minimum of 7 cabs. The concern is with Golden Cab, who over last year and half has not been able to come up with 7 cabs that would pass inspection over last 18 months. Today, stated he had nine cabs, could not find seven cars that could pass. Today's agenda item is to shut the cab service down. Council Member Sims asked if the suspension is permanent. Mr. Pate state he would have opportunity to reapply and rego through process.

Council Member Douglas asked if they could consider suspension in place of revoking. Mr. Pate stated that the City Manager's Office has the ability to suspend the license for 30 days, which they did on May 15th.

Council Member Sims stated that these other taxi companies when approved Golden Cab's license, there were others who came in and spoke to the fact that they didn't think there was enough business for a third taxi cab company, bur Council allowed him to do it.

PART Update

Mayor Smothers stated that she has received a letter from the Metropolitan Planning Organization, to ask the MPO to set aside, or to amend the the action plan and to allow for PART to pull down of some of money that goes to HiTran. The City would take $225,000 to keep buses going. Mayor Smothers stated that they use a specific type of dollars and the city uses all but $80,000 of it, which the City matched for the system. There is $80,000 there that the City has not used this year.

Strib Boynton stated that what this means that the City would take the $200,000+ from the transit budget and give it to PART to keep our buses. Mr. Boynton stated that this is a significant policy decision, because the consequence of it will effect can run in High Point.

The meeting adjourned at 4:40 p.m. on a motion duly made and seconded.

Respectfully Submitted,

_____

Dawn J. Sparks, CMC
Deputy City Clerk

_____

Council Member Latimer Alexander, Chairman

CONDITIONS SUBMITTED BY HIGH POINT UNIVERSITY
IN REGARDS
TO TRANSPORTATION DEPARTMENT REQUIREMENTS

HPCC.
7/16/12

Subject: **Rezoning Case #11-03,** High Point University. The site consists of a block area bounded by North Avenue, Willoubar Terrace and Fifth Street.

C. Transportation

a. Access:

- No vehicular access shall be permitted from N. Centennial Street.

- Access to public streets shall be limited to roads where the adjacent property, lying along the opposite side of that street, is zoned Public & Institutional (PI), Conditional Use Public & Institutional (CU-PI) or Conditional Zoning Public & Institutional (CZ-PI) Districts.

b. Improvements:

1. Provide southbound left turn and northbound right turn lane at the intersection of N. Centennial Street and North Avenue.

2. Dedicate the required right of way on N. Centennial Street for the southbound left turn lane.

3. **(This is the only condition that has been modified, by request from the City of High Point Transportation Department, from the version appearing in the Staff Report Under Section 2, Part II, c.b.3)** The southbound left turn lane and the northbound right turn lane on Centennial Street must be constructed prior to the issuance of Certificate of Occupancy of the last building that has frontage on North Avenue between N. Centennial Street and Fifth Street.

City Attorney

JoAnne L. Carlyle

NORTH CAROLINA'S INTERNATIONAL CITY™

MEMORANDUM

TO: Mayor and City Council

FROM: JoAnne Carlyle

RE: Condemnation – July 16, 2012 Agenda
Penny Road Transmission Line
2210 Penny Road

DATE: June 5, 2012

This is to request authorization to begin condemnation proceedings on the property described in Deed Book 2812, Page 0049 of the Guilford County Registry located 2210 Penny Road, High Point, NC.

On June 5, 2012 the property owners were mailed a certified letter giving them 30 days notice of our intention to begin condemnation proceedings. A copy of this letter and a map showing the area in question is attached.

I will be glad to answer any questions you may have regarding these properties.

City of High Point, P.O. 230, 211 South Hamilton Street, High Point, NC 27261 USA
Phone: 336.883.3301 Fax: 336.883.2129
E-mail: joanne.carlyle@highpointnc.gov

City Attorney

JoAnne L. Carlyle

NORTH CAROLINA'S INTERNATIONAL CITY™

June 5, 2012

NOTICE OF CONDEMNATION

Mr. and Mrs. Benjamin Jordon
2711 NC Highway 66
Kernersville, NC 27284

VIA CERTIFIED MAIL
7099 3400 0014 1264 7685

RE: Notice of Intent to Institute Condemnation Proceedings Under G.S. 40A-40.
General Description of property is as follows:
Being a portion of the property described in Deed Book 2812, Page 0049 located at 2210 Penny Road

Dear Mr. and Mrs. Jordon:

Previously, you have been contacted by representatives of the City of High Point for the purpose of negotiating the purchase of property described above. These representatives of the City have been unable to date to reach an agreement with you on the issue of just compensation for the property.

This letter serves as official notice under Chapter 40A of the North Carolina General Statutes that the City of High Point intends to institute an action to acquire by condemnation the above-referenced real property in which you have or may have an interest. This legal action will not be filed before 30 days from the date of this letter.

The purpose for which a portion of this property is to be condemned is the following public project: Penny Road Transmission Line

The City has estimated the amount of $1,300.00 to be just compensation for the property.

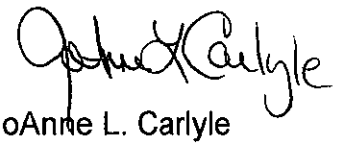
City of High Point, P.O. 230, 211 South Hamilton Street, High Point, NC 27261 USA
Phone: 336.883-3301 Fax: 336.883.2179
E-mail: joanne.carlyle@highpointnc.gov

This is to advise you that we will request City Council to authorize institution of legal proceedings to condemn this property at its regular meeting to be held on July 16, 2012 at 4:45 p.m. in City Council Chambers at 211 South Hamilton Street, High Point, N.C. You are welcome to attend this meeting.

This notice does not constitute a taking or condemnation of any interest in the above-referenced property. No taking will occur until a condemnation action is actually instituted and such will not be instituted for at least thirty (30) days from the date of this notice, but may be instituted at any time after authorization by the City Council. As owners of the property, you have the right to commence an action for injunctive relief and the right to answer the complaint after it has been filed. You are advised to consult an attorney concerning your rights.

We regret that you and officials of the City have been unable to negotiate the purchase of this property interest. If you have any questions, you may wish to contact the undersigned at the address and telephone number set forth below.

Yours very truly,



JoAnne L. Carlyle
Attorney for the City of High Point
P.O. Box 230
High Point, NC 27261
Telephone: (336) 883-3301

JLC:drd

AN ORDINANCE AMENDING "THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE," PURSUANT TO SECTION 9-3-12, ZONING MAP AMENDMENTS, OF THE DEVELOPMENT ORDINANCE.

WHEREAS, the City Council of The City of High Point adopted "The City of High Point Development Ordinance" on January 7, 1992 with an effective date of March 1, 1992, and subsequently amended;

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on June 26, 2012 and before the City Council of the City of High Point on July 16, 2012 regarding **Zoning Case 12-05** a proposed amendment to the Official Zoning Map of the "City of High Point Development Ordinance";

WHEREAS, notice of the public hearings was published in the High Point Enterprise on June 17, 2012, for the Planning and Zoning Commission public hearing and on July 4, 2012 and July 11, 2012, for the City Council public hearing pursuant to Chapter 160A-364 of the General Statutes of North Carolina; and

WHEREAS, the proposed amendment was adopted by the City Council of the City of High Point on July 16, 2012.

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

SECTION 1
That the Official Zoning Map of the City of High Point be amended to establish the following described area as:

Part A. **Central Business (CB) District** and within the **Washington Street Mixed Use Center Overlay (WMX) District**. The property is lying along the west side of Hobson Street, approximately 125 feet north of Washington Street (213 Hobson Street). The property is also known as Guilford County tax parcel 0190471.

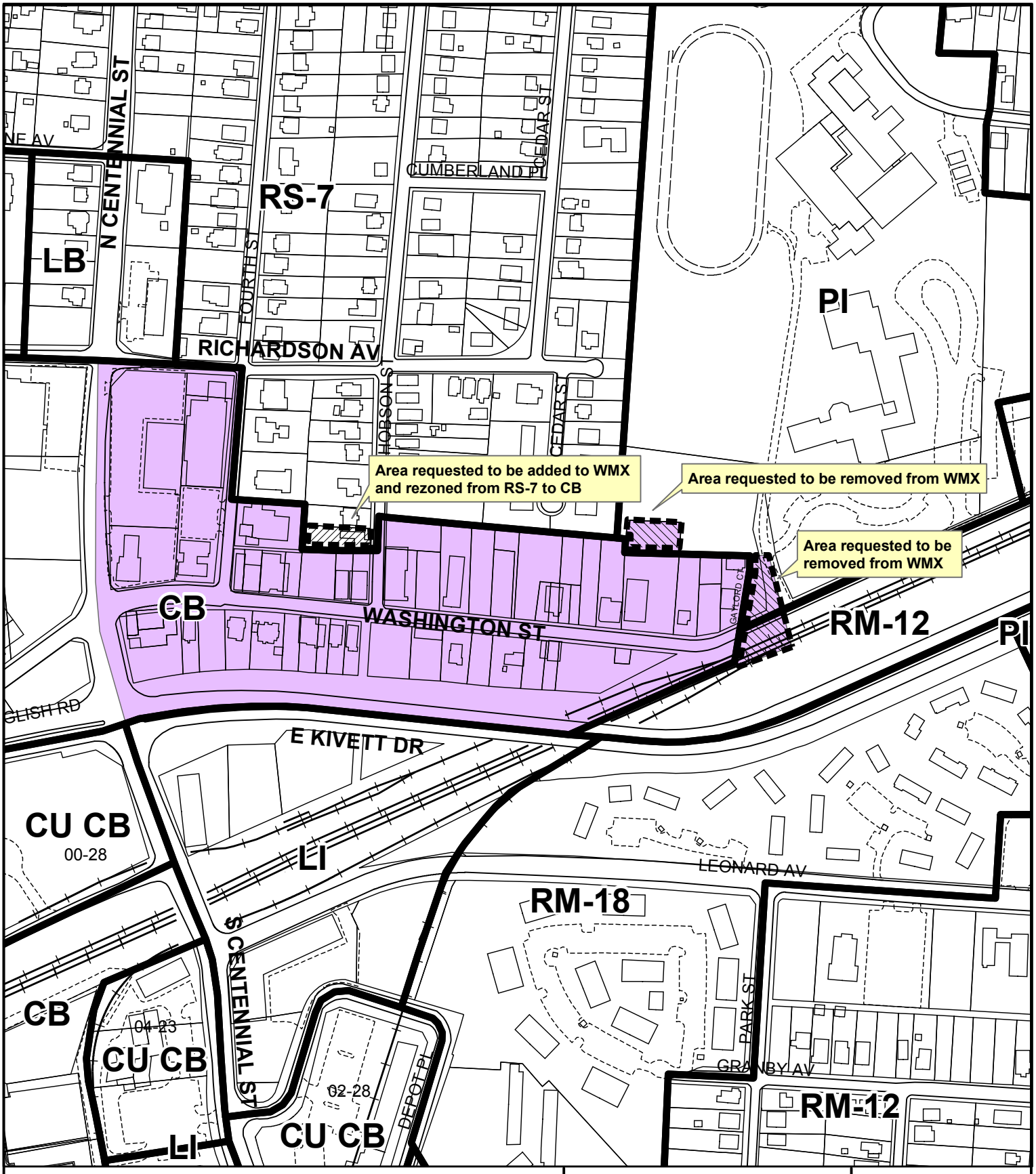
Part B. Removes portions of two parcel from the Washington Street Mixed Use Center Overlay (WMX) District. The area removed from the WMX District consists of a portion of tax parcel 0190646 lying north of 753 Washington Street and that portion of tax parcel 0190647 lying east of Gaylord Court *(see-attached maps).*

SECTION 2
Should any section or provision of this ordinance be declared invalid, such decision shall not affect the validity of the remaining portions of this ordinance.

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

SECTION 4.
This ordinance shall become effective upon the date of adoption.
16th day of July, 2012.

Lisa B. Vierling, City Clerk



Requested
Washington St Mixed Use Center (WMX) Overlay District Map Amendments

Existing Zoning Boundary
Existing WMX Overlay District
Areas of Proposed Changes

Add **Remove**

Planning & Development Department

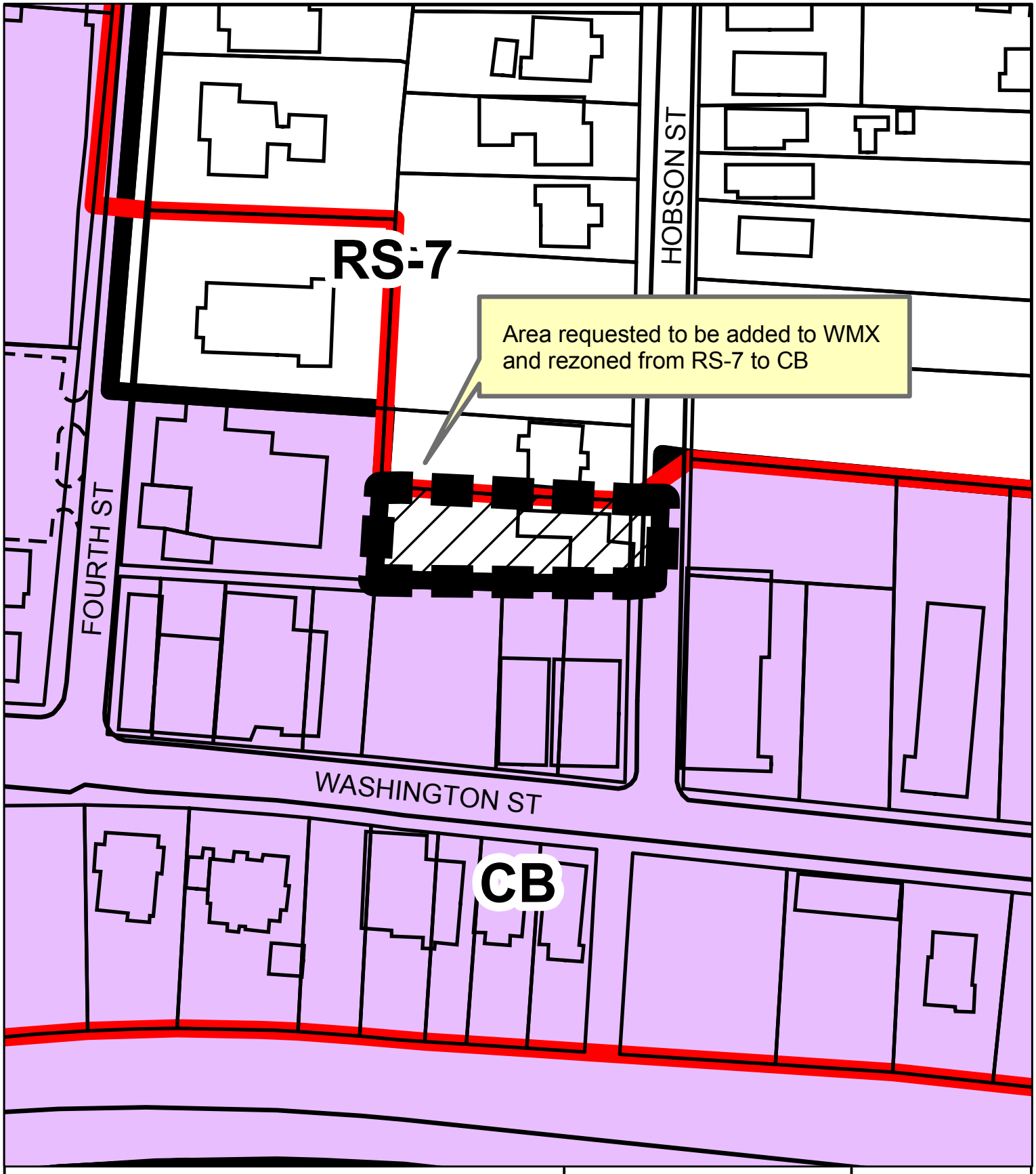
City of High Point

Date: March 19, 2012

N

Scale: 1'=300'

y:/ba-pz/2012/pz/z08-04.mxd



Requested Washington St Mixed Use Center (WMX) Overlay District Map Amendments - 213 Hobson Street

Existing Zoning Boundary
Existing WMX Overlay District
National Register District
Areas of Proposed Changes

Planning & Development Department

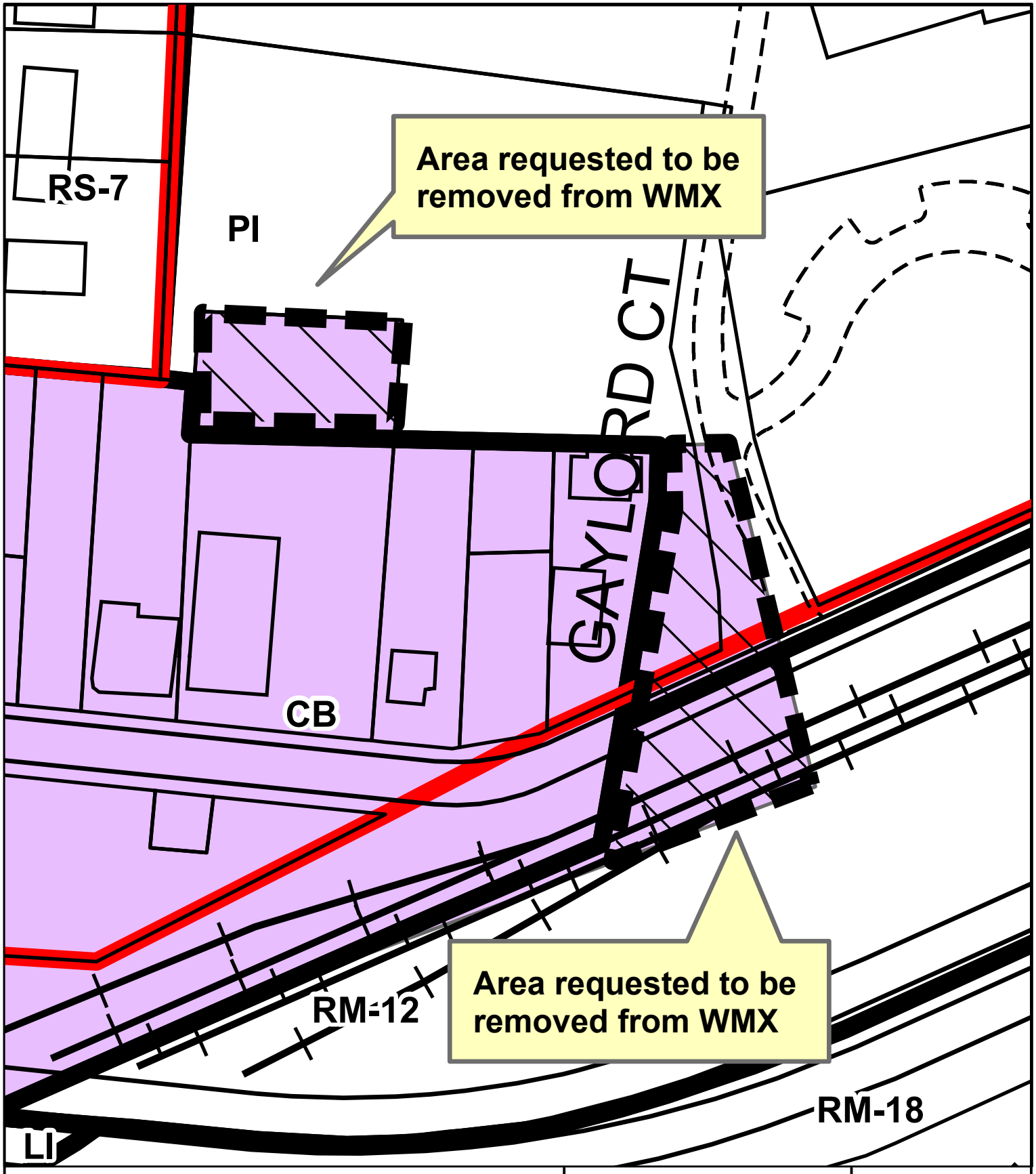
City of High Point

Date: March 19, 2012

N

Scale: 1'=80'

y:/ba-pz/2012/pz/z08-04exh.mxd



Requested Washington St Mixed Use Center (WMX) Overlay District Map Amendments - Areas to be removed

Existing Zoning Boundary
Existing WMX Overlay District
National Register District
Areas of Proposed Changes

Planning & Development Department

City of High Point

Date: March 19, 2012

N

Scale: 1'=80'

y:/ba-pz/2012/pz/z08-04exbB.mxd

05/14/2012

To: Randy McCaslin

From: David Briggs

Re: Theatre Advisory Commission

Randy,

We have three Advisory Board members who will be up for renewal effective June 1.

Megan Walley

Ryan Ferguson

Barbara Taylor

Each of these three members have been valuable to the board, with Megan and Ryan joining recently fulfilling vacancies. I'd like to recommend that these members be approved to serve an additional three year term beginning June 1, 2012 through May 31, 2015.

I would also submit Kerri L. Sigler to replace Monica Munoz who is resigning from the board effective after the May meeting on 5/15/12. Monica has been a wonderful member, and very helpful with the renovation of the lobby and concession area.

Ms. Sigler is an attorney at Wyatt Early Harris & Wheeler. She has a history working In the theatre industry, and I believe her experience and passion for the arts would be an asset to the HPT Advisory Board of Commissioners.

Respectfully,

David Briggs

High Point City Council

Application for Appointment To Boards and Commissions

All appointments to City boards and commissions are made by the Mayor and City Council and are not limited to those persons who fill out applications.



Name: Kerri Lee Sigler **Date Submitted:** Apr. 19, 2012
Street Address: 3724 Laurel Bluff Circle
High Point NC 27265

Email: ksigler@wehwlaw.com

Employer: Wyatt Early Harris Wheeler, LLP
Business Address: 1912 Eastchester Drive, High Point, NC 27265
Phone home: 336-263-0709 **work:** 336-819-6029 **fax:** 336-819-6089

Do you live inside the corporate limits of High Point? **Yes**
If not, do you live within High Point's extraterritorial zoning jurisdiction? **Yes**

Please select (in order of preference) the boards and commissions on which you would be willing to serve.

1. **Theatre Advisory Committee**
2. **2nd Selection**
3. **3rd Selection**

Have you participated in the City Government 101 Course? **No**

Please list any work, volunteer, and/or educational experience that you would like us to consider in the review of your application.
-BA Theatre Arts from Elon University (2002) -Theatre experience in technical theatre, writing, set construction, and directing from Santa Fe Opera, Opera Carolina, Virginia Stage Company, Papermill Childrens' Theatre -Currently civil contract attorney with WEHW

RESOLUTION AUTHORIZING CONDEMNATION TO ACQUIRE A PORTION OF CERTAIN PROPERTY IN CONNECTION WITH THE PENNY ROAD TRANSMISSION LINE

WHEREAS, the City Council of the City of High Point hereby determines that it is necessary and in the public interest to acquire an easement across a portion of the real property at 2210 Penny Road, High Point, NC.

WHEREAS, the proper officials or representatives of the City of High Point have been unable to acquire the needed easement in this property by negotiated conveyance; and

WHEREAS, it is deemed in the best interest of the City that the City Attorney be authorized to institute civil proceedings to condemn said property and that the Director of Finance issue a draft to the Clerk of Superior Court as just compensation to the owner in the amount of $1,300.00;

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of HighPoint that:

1. the City of High Point shall acquire an easement across a portion of the real property at issue;

   title to a portion of that certain property located at 2210 Penny Road, High Point, described in Deed Book 2812, Page 2210 of the Guilford County Registry.

2. the City Attorney of the City of High Point is hereby directed to institute the necessary proceedings under Chapter 40A of the North Carolina General Statutes to acquire an easement across the said portion of property;

3. the Director of Finance is hereby authorized to issue a draft in the amount of $1,300.00 to the Clerk of Superior Court as just compensation to said owners, payment to be made from Account No. 631799-529215-631001021005-40210

Adopted by City Council,
this 16th day of July, 2012

Lisa Vierling
City Clerk

City of High Point
North Carolina

Department of Transportation

Public Transportation Division

To: Mark McDonald, Transportation Director

From: Angela W. Wynes, Assistant Transit Manager

Date: July 9, 2012

Subject: Broad Avenue Terminal Construction Contract Award Recommendation

On April 29, 2012 the City of High Point advertised for bids to perform the construction necessary to enlarge the Hi tran Broad Avenue Terminal passenger information and waiting facility along with raising the canopy. Our architectural and engineering firm, Moser Mayer Phoenix Associates, also contacted several companies to make them aware of the project.

The project consists of demolishing the existing building and constructing a facility with a larger waiting area, multi-user public restrooms, and allow for the addition of advanced technologies such as variable message signs and information kiosks to provide passengers with transit information. The project also entails raising the platform canopy two (2) feet to prevent further damage caused by large vehicles hitting it.

On June 13, 2012, we opened five bids that had been submitted by the following companies:

1.	S&S Building Company	$790,368
2.	Lomax Construction Company	$825,500
3.	Bar Construction Company, Inc.	$868,800
4.	Wishon and Carter Construction Co	$959,716
5.	I.L. Long Construction Company	$984,000
6.	Devere Construction	$1,018,000

The architect's estimate for the work was 768,057.72

The staff and Moser Mayer Phoenix Associates recommend awarding the contract to the lowest, responsive, responsible bidder, S&S Building Company in the amount of $790,368. The project is funded 80% federal, 10% state, and 10% local. Funding for the project is in 641622 533601 641093144030 S3401.

716 West Kivett Drive · High Point, North Carolina 27262
Phone (336) 889-7433 · TDD Phone (336) 883-8517 · Fax (336) 883-3425
www.high-point.net/hitran

FORMAL BID RECOMMENDATION
REQUEST FOR COUNCIL APPROVAL

DEPARTMENT: Engineering Services

COUNCIL AGENDA DATE: July 16, 2012

BID NO.: 76-061312 CONTRACT NO.: ENG2012-003 DATE OPENED: Jun 13, 2012

DESCRIPTION:

Broad Avenue Transit Terminal Reconstruction and Canopy Revisions

PURPOSE:

The purpose of this contract is to demolish the existing transit terminal building on Broad Avenue and replace it with a larger facility. This larger facility will contain men's and women's restroom facilities, indoor waiting area for 50+ transit passengers and a ticket counter.

COMMENTS:

As part of this construction project the existing canopy over the outdoor passenger waiting/loading area will be raised approximately 2 feet to provide additional clearance. The canopy has been hit several times over the years due to the limited clearance of the canopy overhangs.

RECOMMEND AWARD TO: S&S Building Company AMOUNT: $790,368.00

JUSTIFICATION:

Funding for this project is coming from FTA, NCDOT and the City of High Point (80, 10, 10)

ACCOUNTING UNIT	ACCOUNT	ACTIVITY	CATEGORY	BUDGETED AMOUNT
641622	533601	641093144030	S3401	$790,368.00
TOTAL BUDGETED AMOUNT				

DEPARTMENT HEAD: B.K. Pugh Digitally signed by B.K. Pugh DN: cn=B.K. Pugh, o=City of High Point, ou=Engineering Services, email=keith.pugh@highpointnc.gov, c=US Date: 2012.07.05 15:49:57 -04'00' DATE: Jul 5, 2012

The Purchasing Division concurs with recommendation submitted by the Engineering Svcs Dept and recommends award to the lowest responsible, responsive bidder S&S Building Company in the amount of $ 790,368.00.

PURCHASING MANAGER: Patricia H. Sykes Digitally signed by Patricia H. Sykes DN: cn=Patricia H. Sykes, o=City of High Point, ou=Purchasing, email=patty.sykes@highpointnc.gov, c=US Date: 2012.07.05 16:43:01 -04'00' DATE: Jul 5, 2012

Approved for Submission to Council
FINANCIAL SERVICES DIRECTOR: Jeffrey Moore 20120614-210213 Digitally signed by Jeffrey Moore 20120614-210213 DN: c=Bank of America, o=Bank of America Global Corporate & Investment Banking, ou=company Name - High Point, City Of, ou=uniqueID - BANK OF AMERICA:6722, cn=Jeffrey Moore 20120614-210213, email=jeff.moore@highpointnc.gov Date: 2012.07.09 16:18:50 -04'00' DATE: Jul 9, 2012

CITY MANAGER: Strib Boynton Digitally signed by Strib Boynton DN: cn=Strib Boynton, o=City of High Point, ou=City Manager, email=strib.boynton@highpointnc.gov, c=US Date: 2012.07.09 15:40:08 -04'00' DATE: Jul 9, 2012

Planning & Development

Development Services Division

HIGH POINT
NORTH CAROLINA'S INTERNATIONAL CITY™

MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Robert L. Robbins, AICP
Development Services Administrator

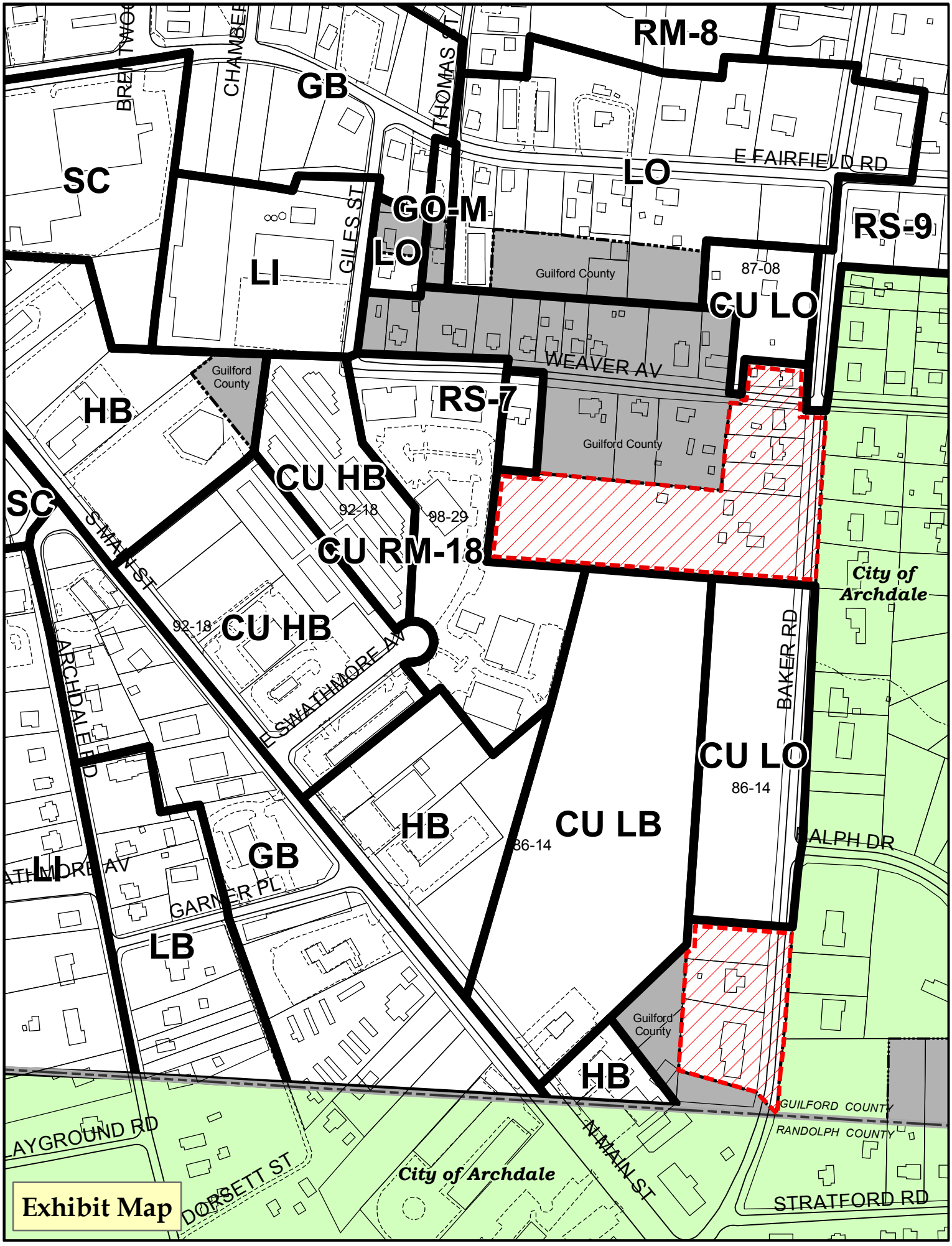
DATE: July 16, 2012

SUBJECT: Request to Initiate Zoning of Land Obtained in Exchange With Archdale

The North Carolina General Assembly approved a bill on June 28th allowing High Point and Archdale to adjust city boundaries between them in several locations (SL2012-102; HB 1041). Two tracts of land along the west side of Baker Road, which were previously in Archdale are now in High Point as of July 1, 2012 (see cross-hatched areas on attached Exhibit Map).

The City must now apply zoning to these areas in a timely fashion. Therefore, the Planning & Development Department staff is requesting that Council move to initiate the process of initial City zoning. Once authorized, the case will be heard at the July Planning and Zoning Commission meeting and tentatively scheduled for Council hearing and action on August 20th.

Both tracts were zoned residential when in Archdale's jurisdiction; the southern tract was R-15 (15,000 sq.ft. lot minimum) and the northern tract was R-10 (10,000 sq.ft. lot minimum). The Planning & Development Department recommends that initial High Point zoning be RS-9 on both tracts, which is the most equivalent district.


RM-8
GB
SC
LO
E FAIRFIELD RD
GO-M
LO
RS-9
LI
GILES ST
Guilford County
87-08
CU LO
WEAVER AV
Guilford County
HB
RS-7
Guilford County
CU HB
92-18
98-29
SC
CU RM-18
S MAIN ST
City of Archdale
92-18
CU HB
E SWATHMORE AV
BAKER RD
ARCHDALE RD
CU LO
86-14
HB
CU LB
86-14
RALPH DR
LI
GB
GARNER PL
LB
Guilford County
HB
GUILFORD COUNTY
RANDOLPH COUNTY
N MAIN ST
City of Archdale
STRATFORD RD
Exhibit Map

CITY OF HIGH POINT MUNICIPAL OFFICE BUILDING

COMBINED MEETING

June 18, 2012 4:45/5:30 P.M.

ROLL CALL, PRAYER, PLEDGE OF ALLEGIANCE

Upon call of the roll, Mayor Rebecca R. Smothers; Mayor Pro Tem M. Christopher Whitley (Ward 5); and Council Members Latimer B. Alexander, IV. (At-Large); Britt Moore (At-Large); Bernita Sims (Ward 1); Foster Douglas (Ward 2); Michael D. Pugh (Ward 3); A. B. Henley, III (Ward 4); and James W. Corey, Ph.D. (Ward 6) were present.

Mayor Smothers offered the invocation; the Pledge of Allegiance followed.

APPROVAL OF MINUTES FROM PREVIOUS MEETINGS

The minutes of the following meetings were unanimously approved as submitted upon motion by Council Member Alexander and second by Mayor Pro Tem Whitley.

- Finance Committee; Monday, May 21st @ 4:00 p.m.
- Combined Meeting; Monday, May 21st @ 4:45/5:30 p.m.
- Budget Review Session; Thursday, May 24th @ 9:00 a.m.
- Budget Review Session; Tuesday, May 30th @ 9:00 a.m.
- Combined Meeting; Monday, June 4th @ 4:45/5:30 p.m.
- Regular Meeting; Thursday, June 7th @ 9:00 a.m.

FINAL ACTION TAKEN AT THIS MEETING

At the conclusion of the Committee of the Whole Session, and after all matters were heard by Council, **motion was made by Council Member Alexander, seconded by Mayor Pro Tem Whitley to suspend the rules in order to take final action on these matters at tonight's meeting. The motion carried unanimously. [9-0 vote]**

Motion was then made by Council Member Alexander, seconded by Council Member Sims that all Committee recommendations stand as final action regarding these matters. The motion carried unanimously. [9-0 vote]

This action cancels the meeting scheduled for Thursday, June 21st at 9:00 a.m.

PRESENTATION OF ITEMS

FINANCE COMMITTEE - Council Member Alexander, Chair
Committee Members: Whitley, Smothers and Corey

(all were present)

120157 Budget Ordinance Amendment - Early Retiree Reinsurance Program (ERRP) Funds

Adoption of a Budget Ordinance amending the 2011-2012 budget ordinance to appropriate funds in the amount of $286,085 to the Early Retiree Reinsurance Program (ERRP) Funds.

This matter was discussed during a Finance Committee meeting held at 3:30 p.m. prior to this meeting.

The Committee recommended this matter be placed on Thursday's agenda with a favorable recommendation.

Adopted Budget Ordinance amending the 2011-2012 Budget Ordinance to appropriate funds in the amount of $286,085 to Early Retiree Reinsurance Program (ERRP) Funds.

A motion was made by Council Member Alexander, seconded by Council Member Sims, that this matter be adopted. The motion carried unanimously. [9-0 vote]

Ordinance No. 6926/12-43 **Introduced 6/18/2012**
Adopted 6/18/2012
Ordinance Book, Volume XVII, Page 117

120168 **Capital Project Ordinance - Land Development System Software Project**

Council is requested to adopt a Capital Project Ordinance in the amount of $800,000 for the Land Development and Inspections Systems Project.

This matter was discussed during a Finance Committee meeting held at 3:30 p.m. prior to this meeting.

The Committee recommended this matter be placed on Thursday's agenda with a favorable recommendation.

Adopted Capital Project Ordinance in the amount of $800,000 for the Land Development and Inspections Systems Project.

A motion was made by Council Member Alexander, seconded by Council Member Sims, that this matter be adopted. The motion carried unanimously. [9-0 vote]

Ordinance No. 6927/12-44 **Introduced 6/18/2012**
Adopted 6/18/2012
Ordinance Book, Volume XVII, Page 118

120158 **Contract - Piggyback Bid - City of Asheville - Accela Government Software**

Award of contract for Piggyback Bid with the City of Asheville for the purchase of land management software. Purchasing and the Systems Project Administrator recommends that contract be awarded to Accela, Inc. in the amount of $132,543.21 which is the lowest responsive and responsible bid meeting recommendation.

This matter was discussed during a Finance Committee meeting held at 3:30 p.m. prior to this meeting.

The Committee recommended this matter be placed on Thursday's agenda with a favorable recommendation.

Awarded contract for Piggyback Bid with the City of Asheville for the purchase of land management software to Accela, Inc. in the amount of $132,543.21, which is the lowest responsible and responsible bid meeting specifications.

A motion was made by Council Member Alexander, seconded by Council Member Sims, that this matter be approved. The motion carried unanimously. [9-0 vote]

120159 **Purchase of Property - 3310 E. Kivett Drive**

Council is requested to authorize the City Attorney's office to proceed with the purchase of property from Ms. Barbara A. Kersey located at 3310 E. Kivett Drive, in the amount of $45,267.00. This property is adjacent to the R.V. Moss Traffic Service Center.

This matter was discussed during a Finance Committee meeting held at 3:30 p.m. prior to this meeting.

The Committee recommended this matter be placed on Thursday's agenda with a favorable recommendation.

Authorized the City Attorney's office to proceed with the purchase of property from Ms. Barbara A. Kersey located at 3310 E. Kivett Drive in the amount of $45,267.00.

A motion was made by Council Member Alexander, seconded by Council Member Sims, that this matter be approved. The motion carried unanimously. [9-0 vote]

120167 **Supplemental Agreement - NCDOT - S. Main Street & GTCC Pedestrian Crosswalk**

Council is requested to approve a Supplemental Agreement with the North Carolina Department of Transportation (NCDOT) to extend the completion date of the S. Main Street pedestrian crosswalk at Guilford Technical Community College (GTCC) to June 30, 2013.

This matter was discussed during a Finance Committee meeting held at 3:30 p.m. prior to this meeting.

The Committee recommended this matter be placed on Thursday's agenda with a favorable recommendation.

Approved a Supplemental Agreement with the North Carolina Department of Transportation (NCDOT) to extend the completion date of the S. Main Street pedestrian crosswalk at Guilford Technical Community College (GTCC) to June 30, 2013.

A motion was made by Council Member Alexander, seconded by Council Member Sims, that this matter be approved. The motion carried unanimously. [9-0 vote]

120170 **Budget Ordinance Amendment - Additional Revenues - High Point Market Authority**

Adoption of an ordinance amending the 2011-2012 Budget Ordinance for additional revenue in the amount of $71,000 for the High Point Market Authority.

This matter was discussed during a Finance Committee meeting held at 3:30 p.m. prior to this meeting.

The Committee recommended this matter be placed on Thursday's agenda with a favorable recommendation.

Adopted Ordinance amending the 2011-2012 Budget Ordinance for additional revenue in the amount of $71,000 for the High Point Market Authority.

A motion was made by Council Member Alexander, seconded by Council Member Sims, that this matter be adopted. The motion carried unanimously. [9-0 vote]

Ordinance No. 6928/12-45 Introduced 6/18/2012
Adopted 6/18/2012
Ordinance Book, Volume XVII, Page 119

120175 Budget Ordinance Amendement - CDBG-HOME Funds

Adoption of an ordinance amending the 2011-2012 Budget Ordinance to appropriate funds in the amount of $40,811.00 for the Community Development Program.

This matter was discussed during a Finance Committee meeting held at 3:30 p.m. prior to this meeting.

The Committee recommended this matter be placed on Thursday's agenda with a favorable recommendation.

Adopted ordinance amending the 2011-2012 Budget Ordinance to appropriate funds in the amount of $40,811.00 for the Community Development Program.

A motion was made by Council Member Alexander, seconded by Council Member Sims, that this matter be adopted. The motion carried unanimously. [9-0 vote]

Ordinance No. 6929/12-46 Introduced 6/18/2012
Adopted 6/18/2012
Ordinance Book, Volume XVII, Page 120

120166 City of High Point 2012-2013 Budget Ordinance and Related Documents

Council is requested to adopt the 2012-2013 Budget Ordinance for the City of High Point and related ordinances and/or resolutions.

This matter was discussed during a Finance Committee meeting held at 3:30 p.m. prior to this meeting.

Transcript of Discussion June 18, 2012

***Council Member Alexander**: I will ask the city attorney, should we address the electric budget first and then the general ordinance?*

***Strib Boynton**: That's entirely up to you. They are two separate items in your packet.*

Council Member Alexander**: **I'm going to deal with the resolution regarding the electric rate increase of 4.9%. I will make that in the form of a motion.

***Mayor Smothers**: I have a motion to adopt the resolution setting the rate at 4.9. Is there a second.*

Council Member Corey**: **Second.

***Mayor Smothers**: Discussion? All in favor of the motion, please say Aye. Aye. Those opposed?*

***Council Member Douglas and Pugh**: No.*

***Mayor Smothers**: Raise your hands please. Ms. Vierling, have you got it?*

***City Clerk**: Yes. Two Noes.*

***Mayor Smothers**: The motion passes. [7-2 vote] [Douglas and Pugh voted no]*

***Council Member Alexander**: The next item before us is our High Point budget. This....you see a document that has been given to you outlining a number of different items. Following this prepared document, the salary increase for our employees would be 1.5%.* **I will make a motion to approve a general fund tax rate of .6775 which would reflect a 2% increase for our employees. I will make that in the form of a motion.**

***Mayor Smothers:** Do I have a second? **I'll second it.** Discussion?*

Mayor Pro Tem Whitley**: **Can I make a substitute motion? **Council got the recommended changes by the manager that came from a majority of this Council that was negotiated and somewhat worked on very diligently by all of us. That would include a reduction of the proposed 2% salary increase down to 1.5%, making a reduction of $237,547; deferring the tax improvements of $197,000 for this year. We've already dealt with moving of the funds into the CVB. It also includes a $25,000 reduction of consultants and professional expenses which included the redrawing of the district lines, the Centrex telephone reduction of $19,000. We have also added $1,000 to the Methodist garden program. It includes some various changes of the computer software. That brings a salary increase of only 1.5%. The reduction brings the tax rate down to a .675 from the projected .6854 as proposed by staff. It includes a no water/sewer rate increase. It covers the central services.**

Council Member Sims: Second.

Mayor Smothers: I have a motion and a second for the information that you were given from the budget staff and it is entitled Manager's 2012-2013 Proposed Budget and it includes changes incorporated as directed by a straw vote of Council.

***Council Member Pugh**: Can you do a substitute motion?*

***Mayor Smothers**: I think it would probably be better to...*

***City Attorney JoAnne Carlyle**: It's best to go ahead and address this one.*

***Mayor Smothers**: Would anybody like to make any comments on the substitute motion?*

***Council Member Corey**: Madam Mayor, I'd like to make a comment if I could. For the past three years, our city has given our city workers 0% increase. Now I did some research on the inflation rate in this country. I also did some research on the salary increases given in North Carolina to municipal workers as well. In all three of those years, we had an inflation rate....well, let me go back. How many people know that in 2009, we had a negative inflation rate in this country? But then, in 2010 and 2011, it started rolling again. So in those three years, the inflation rate has gone up on average of 2.05% in those three years. In the first five months of this year, 2012, the inflation rate has been an average of 2.5% in this current year. Now the purchasing power of our workers, because they have received "0" has actually shrunk because of inflation. Not in 2009, but in 2010 and 2011 and now, of course, into 2012. Furthermore, if we look at the average wage increases of the North Carolina League of Municipalities, even in 2009 when we had a negative inflation rate, on average, they were getting 2.31% salary increase. . But since then, their salary increases have also gone up and I think they average about....over the last three years, about 2.75% each year. Again, our city workers "0". So if our city workers purchasing power has shrunk in three years. If our city workers compared to workers in the State of North Carolina have not had received wage increases which other municipalities have granted their workers-the question is, why would a small increase in salary be so out of place for our workers, especially when they've gotten "0" in the last three years which doesn't meet....and even a 2% increase in salary still doesn't even approach the inflation rate, so they're still going to be losing some money. But at least losing a little bit is better than losing the full amount. So therefore, I can support the 1.5%. I could also support 2%. What I cannot support is 0%.*

***Council Member Pugh**: Madam Mayor, can I comment?*

***Mayor Smothers**: Go ahead.*

***Council Member Pugh**: I represent....I could care less about what people make across this country. I mean that's irrelevant to me and that's not what I'm elected to look after. I'm elected to look after the City of High Point and specifically the ward that I represent. Most of the ward that I represent is made up of folks who live below the poverty level in the lower socio-economic standing. Many of which have been laid off, salaries cut... you name it, benefits lost. That's the people that I'm responsible to. Just because you work for a governmental agency, I'm not saying you don't deserve a raise, but you have to look at what our employees are already making. They're making good salaries and getting good benefits. I'd love to be able to support a raise, but I cannot do it because we are going to be putting it on the backs of the people, the majority of the people out here who are suffering. There's no doubt, they are suffering and we're going to be laying the salary increases, tax increase, utility increase-all of that flat, square on their backs. That was not what I was elected to do. I can't, in good faith, do that because that is not right. It is simply not right and I can't find an argument that would sustain it in today's economy. So therefore, I cannot in good conscience support any salary increase or any increase of any kind. I would be willing to look at things again in January to see if the economy has improved, but right now, there's just no way. It is unfair. I have not heard one person come into these Chambers and*

several people have come in here and spoken, but I've not heard one person come in here and speak in favor of a salary increase or any kind of an increase. I've gotten phone calls. I visited a house just before I came in here and the lady said to tell you here name. Her address is 411 Westwood Avenue and doggone I forgot her name, but I shouldn't have. But anyway, she lives at 411 Westwood Avenue.

***Council Member Sims**: Idol.*

***Council Member Pugh**: Yes, Ms. Idol and she said "NO". So I have to listen to the people that I represent. When they say "no" and when they say "please", then we have a responsibility to those people to do as much as we possibly can to lessen the burden on them. They are our employers. So that's my comment. What I had rather see would be an across-the-board cut of 2% of every department in this municipality and run a leaner, more efficient municipality. I'm sure there's some waste in there that can be found and if we could force the hand and try to operate on a leaner, more efficient government, it might just work. I don't know that we've tried that, but maybe we ought to give it a try. Thank you.*

***Mayor Smothers**: Thank you Mr. Pugh. Anyone else?*

***Council Member Douglas**: Yes. I also commend all of our city employees on the work that they do. But at this point in time, there's no way that I could support a pay increase, nor a utility increase. Not at this point in time. I don't think the 1st of January is going to be any different than what it is right now. We have a lot of people out there that are suffering. It is hard for them to make payments on utilities or other things that are necessities. But, you know, the research that you done, Mr. Corey, I mean that's fine. But we've got to look at what's going on here in High Point. You know. My ward, I know what the economic status of the people is in most of my ward and a lot of them cannot stand to pay more utility rates piled on their backs. They can't stand, you know, increases in their property taxes. They can't stand that. I also agree that I haven't heard one person from the public come in here and state that they are in favor of a pay increase, or a utility increase. You know, and one of the things that we always hold hostage is cutting services, cutting services. I don't think the people in the public would mind some of their services being cut if it would lower their rates. Lower their utility rates. Lower their tax rates. I don't think they would mind, but I don't think that was polled to the public. I think a good suggestion is....I mean what are we cutting? We haven't proposed any cuts. It's always been increases. Why we can't operate less with what we have and keep the same level of budget that we had from last year, or maybe just increase it maybe a couple of million dollars or so. But we are making a big jump here. A lot of people can't afford to do that. They just can't do it. I was elected to represent my ward and vote for what is in their best interest, but right now, the way the economy is, a pay increase that's going to bring more havoc on them when they've got to choose between medicines, because they are on fixed incomes, and paying their utility rates. Right now, I can't support that.*

***Council Member Corey**: Madam Mayor:*

***Mayor Smothers**: Thank you Mr. Davis. Let's let everybody have their say and then we can start all over again. Anyone else like to speak?*

***Council Member Henley**: One thing that is disappointing about this process is that we go through reams and reams of paper and then at the end of the day, there's two levers to pull. The*

employee pay increase or decrease lever and the property tax lever. It's very unfortunate that it boils down to this body making an assessment of what that property tax rate needs to be in order to send a vote of confidence about the deservability of an employee salary adjustment. This is not a referendum on whether the City of High Point employees deserve a pay increase. I suspect, I'm not foolish enough to think that 100% of the employees deserve it, but I think it is a strong percentage. That's not what our jobs, or my view, as Councilmen and women are. It's about stewardship and the affordability of that at the particular time. Each of us run around High Point and we talk to people and we take their temperature as to how they're doing in a positive or a negative way and we digest those conversations and we form opinions. So this decision that we're making is a referendum on as a stewardship body how we interpret those impressions. So I will be voting in a negative fashion for either the primary motion by Mr. Alexander or the substitute motion by Mr. Whitley-not as a statement to Herb Shannon on the job that he does, but as a statement of my requirement and responsibility as a steward in this city or whether or not that's affordable this year. Thank you.

***Mayor Smothers**: Thank you, Mr. Henley. Is there anyone else?*

***Council Member Sims**: Madam Mayor, if I could. I'm glad to hear that the rhetoric has changed to some degree and that's refreshing to me that we are not necessarily using language that says our staff is not deserving of a raise. I find that offensive to even myself.*

***Council Member Pugh**: Who said that?*

***Council Member Sims**: So, at this point, again, we get back to the affordability issue that Mr. Henley talked about and whether or not the timing is right. I had asked that Mr. McCrary provide me with some information on our benefits over the last three years-the same time period that staff did not receive raises. As our health benefit costs have....we shifted some of those back to our employees because we were trying to balance these very same budgets that we are talking about right now. What has been shifted back to the employee in terms of their co-pays, co-insurance and just the actual benefit structure we have, actually exceeds the 2% number that was being recommended in the manager's budget. So they are already receiving over 2% less than what they were getting just in absorbing those benefits. I do believe that if it is the intention of this Council for us to be meaner and leaner as it relates to how we operate the city, then that ought to be a discussion that we start early on in the budget process. It is incumbent upon us, as good stewards, to give good direction to say what it is we would like to have the manager do. If it is the intent of the Council to say that our budget needs to be reduced by 2%, that's the instruction that we need to give the manager early on in the process so that we have a definitive discussion that actually reflects or mirrors what that instruction is. So, very late in this process, we started talking about how the expenses need to be decreased, that, you know, we can run a tighter machine and we probably can. You know, there's no doubt in my mind that somewhere in that budget we can do all those things, but it is incumbent upon Council to sit down and put in the time that is required to make that happen because once the manager gives us his budget, it is now ours to do what we will with it. I think that we were remiss as a Council in what we were charged to do by not sitting down and actually getting engaged and involved in the process saying we believe these things don't need to be done this year and making those hard decisions about whether or not we're going to pave streets and roads and that's a tough decision. You know, that's in the budget. Now I've been on a lot of city streets where you might tear up an axle on your vehicle trying to get to where you're going, but if that's where we want to be, then we need to make that tough decision and say we're going to delay resurfacing roads. We're going to delay some of these things that have come to us as a given because our citizens say these are the*

things they like. We do take the temperature of our community and say, are you satisfied with the level of service that is being given to you at this point and the citizens are saying yes. Not one of them came back and said I don't want any more parks. I don't want our roads resurfaced. I don't want all these things. They didn't give us a litany of things they said they could live without. So I think the process that we need to go through, if this is in fact where we're headed, is to sit down with our citizens and ask them, if we do this thing, what is it that you can absolutely live without? What level of service do you feel can be reduced for you and it won't impact you to that degree? We need to ask those questions as a council. Again, I understand that some of you have received phone calls. Not one person has called me about this budget...period. I talked to several people about the increase in the salaries and not one person had an objection to the increase in the salaries. So everybody is not hearing from the same group of individuals. What is more important to me is the silent majority that did not come to this Council and raise any concerns about what we're about to do. Those are the people that I'm more concerned about. We are at 107,000 people. We've had maybe ten people come to Council and give us their comments on this budget. I'm concerned about that other 106,000 or whatever that number is that did not show up in Council to tell us how they felt about it. So I will be supporting this budget with the 1.5% increase. I think it's only fair to our employees and in the scheme of things if where our Council wants to go is leaner and meaner, you guys have got another year to make that happen. I think you start with your manager and you tell him right now, we want to see a difference in what we get. We want a 2% reduction if that's the number, or whatever that may be. But I think it's incumbent upon us to give him the instruction and not assume that he knows what we are thinking. I think that's a bad precedent. Thank you Madam Mayor.

***Mayor Smothers**: Thank you, Ms. Sims. Mr. Alexander or Mr. Whitley?*

***Mayor Pro Tem Whitley**: Unless Mr. Alexander wants to go first.*

***Council Member Alexander**: I made my motion.*

***Mayor Pro Tem Whitley**: Okay, Madam Mayor, I'm going to reiterate some of the remarks that Ms. Sims just stated. Particularly the fact that this is our budget. It is what you put into it and quite frankly, I have spent quite a bit of time on this budget this year. I'm going to be honest. Tax evaluation was 61% of the properties went down; 34% went up and 5% didn't change. I hear that folks are worried about a tax increase affecting them. It's affecting 34% of the people in High Point. For the most part, 61% are going to get a reduction in their rate this year. I don't know what that's about and I continue to hear it across this table. It seems like the biggest discussion is salaries. I started at 1% and budged off and came up to 1.5%. Citizens across town are getting salary increases. I know citizens in town that are not getting salary increases. It just depends on who it is and what industry you're in. The City of Greensboro is still at 1.5%. We all received the same list of what all the other municipalities are providing. Quite frankly, the city employees are not all the same as the private sector. That's the other good topic that we've had. I don't see water treatment employees in the private sector for the most part, or at least not in this area. Nor do I see another separate police or fire department running this city. You've got security, but that's not the same. So I'm not talking about salaries anymore. That's been beat to death. The State's neutral rate was.....we could have gone up to .696. Eight years ago, we went down when the evaluations went up. What if we would have stayed the same then? What's the difference? The manager came in with a $.685 rate. We have come down to a $.675 % rate increase. I hear there's proposals to turn around and cut services. Well I've got a little small list right here that I just wrote up real fast. Are we going to eliminate loose leaf pick-up? Are we going to eliminate the least performing Rec Center right now? Go ahead and go after that one. I*

didn't have a problem making the City Project go out and become self-sustaining. That's what we originally designed them as. It has been at 6% and has not moved off where they were originally at. The Theatre is 31%; Arts Council is $117,000. Shakespeare is at $50,000, you know. I didn't hear people coming in here and say they wanted all these services cut. I know the Arts Council would definitely not want services cut and neither would Theatre or Shakespeare. I have heard a lot of folks say they would like to see the City Project cut, so I'll let you make your own decision on that. I will support the budget. I think it was a compromise that five of us voted on a week ago Monday. Like I said, I spent a lot of time at multiple meetings trying to firm that up just to see that we can make sure to have a compromise and I hope that we have five votes tonight.

***Mayor Smothers**: Thank you.*

***Council Member Pugh**: Madam Mayor, can I make one more comment?*

***Mayor Smothers**: Well, let's see.*

***Council Member Pugh**: I just want to clarify one thing.*

***Mayor Smothers:** Okay.*

***Council Member Pugh**: We did a city survey and I think we sent out 400 surveys.*

***Mayor Smothers**: No, we got 400 responses.*

***Council Member Pugh:** Okay, we got 400 responses and considering the number of people that show up here, I think ten....we did get ten or something like that. I think that's a pretty good indication of how the people are thinking if you consider the number of people that normally show up versus the number of people that showed up.*

***Mayor Smothers**: Thank you. Mr. Moore hasn't spoken.*

***Council Member Moore:** I'll just take one minute. This has been a very challenging process especially in these economic times. I think that some good points have certainly been brought up here tonight. I think it's important for the citizens to know that during our discussions, many different avenues were brought up and trying to come to a consensus was a challenge. We went from everything from a 0 increase to decreasing expenses for people that serve on the Council to a one-time payment to every other percentage. But I think that it's important that they know that, at some point, we have to come up with a budget. Unfortunately, we can't operate like our central government and never pass a budget. So we have to come up with what we think is workable and doable. Thank you.*

***Mayor Smothers**: Dr. Corey.*

***Council Member Corey**: Well, it struck me that we wouldn't be sitting here worrying about a 1.5% or 2.0% wage increase or even a property increase, except for one factor. One factor. Guilford County's property reassessment. We lost $2.1 million of property taxes in that reassessment. But let's talk about that reassessment. The North Carolina statute requires that counties do a property reassessment at least once every eight years. However, there's nothing*

that's in the statute that says they can't do one every four years or every two years or even every one year if they want to. Guilford County waited until the last possible minute to do that property assessment at the worst possible time in our economy to do that assessment. So it should be no surprise that 61% of the properties in High Point actually went down. They did the assessment at the worst possible time, but that has an impact on the city because those 61% of properties have a lower tax evaluation and will be paying lower property taxes because of their lower evaluation. There's only 34% that went up and I think I'm the only member sitting here on the Council whose property evaluation went up, so I'm going to be paying more taxes because my property evaluation went up and more taxes because we're increasing the tax rate. I'm the only one that applies to I think on this entire City Council. About four or five of our members, their tax evaluations went down. But the point of the matter is not caused by the City Council that's sitting up here. It's been caused by a property evaluation that was done at the worst possible time and Guilford County should have recognized that it was a bad time and they should have backed it up as much as they could or ask for an exemption from the State Legislature or something. You don't do a property evaluation with a housing market like it is today. It just doesn't make sense.

***Council Member Moore**: For the record, real quick, Mayor. I actually won the greatest increase and gold medal.*

***Council Member Corey**: I'm sorry. I thought I did. Congratulations.*

***Council Member Pugh:** And I hold the highest...I pay more utilities I think than anyone on this Council.*

***Council Member Corey**: Well you should cut back on the television.*

***Mayor Smothers**: He's got a bad utility bill. Normally I do prepare remarks and I didn't do it this time. I felt there would be so much wisdom coming out from all these mouths up here that probably couldn't top it. But I would like to touch on just a couple of things. We knew that property values were going to go down. That was well known throughout the community. We did not realize that they would go down as they did. Now what we got before us, when the manager handed us that budget and many of you probably already know this, was what is called a Revenue Neutral budget that did not occur any growth that might have occurred. The substitute motion that has been made, actually reduces by over a cent on that initial recommendation from the manager. Now I will tell you this, next year we are already looking at over a cent shortfall coming from the State of North Carolina in terms of Hold Harmless revenues that pass on to the city. So you know you're going to have you a million dollar hole you're going to be looking at, plus the fact there have been things deferred in this budget. But I'm really proud that this Council has been very selective about what those deferrals will be because if there's one thing that I.....and I say this with complete admiration.....Mr. Henley mentioned stewardship because that is what this service is about. It's not about allowing a community to fall apart because somebody didn't have the political will to do what is right. And that's investing in what has been put in place before us. There have always been people on fixed incomes. There have always been poor people, but you know what? A lot of those folks sucked it up and made some sacrifices to make this community what it is today and I'm really proud of it and I'm proud of them. And yeah, somebody may have to give up one trip to the movie which is about what your impact would be with your utility increase, or you could turn off the lights a little bit. The fact is that there has been no, absolutely no one who has said reduce service levels because, you see, nobody wants them reduced. Now they might want something somebody else wants reduced, but not what they want. But I think we have tried to preserve the essential level of service to keep this community*

where it is so we can attract the investment that we have seen in just two companies in the past few months that are adding 1,000 jobs to this community and are investing over $200,000. You can't do that if you get too lean. Believe me. Now, Ms. Sims, I admire you greatly, but I would challenge the next Council not to be meaner and leaner, perhaps just know what they want to put before the public in the amount of reduced service. Believe me, the public ain't ready to have anything reduced.

Are you ready for a vote? And in terms of the first of January, if you don't have the money in your budget come July 1, you're not going to have it in January. So the Council that meets in January when they do start talking about next year's budget hopefully will have a brighter picture. Hopefully, also, they won't be saying what were those nuts doing back in June that put is in this hole. That is not to say that those of you who do not vote for the budget are nuts. You're not. We disagree, but you're our nuts. All in favor of the substitute motion which would put the property tax rate at .675 with a salary adjustment, cost-of-living at 1.5% with the associated other changes in the budget that have been provided by the manager in a revised form, please raise your hand. [Corey, Moore, Whitley, Smothers and Sims]

How many?

***City Clerk**: Five.*

***Mayor Smothers**: How many are opposed?*

***City Clerk:** Four. [Douglas, Alexander, Pugh and Henley]*

***Mayor Smothers**:* **5-4 vote. Motion passes.**

***Strib Boynton**: Can I say something? I don't want to be remiss, but I want to humbly thank four people who have done a stellar as always, putting the budget together. Starting with Lou Hedrick who is retired. She came in and she's done an outstanding job. Her greatest challenge has been putting up with me, but I certainly admire, respect and love her for everything she's done through the years. The same thing with Glenda and Laura, who have equally put up with me as we have put the budget together before you. I thank each of them from the bottom of my heart. Nothing can go without saying, the moment cannot go without personally thanking Pat Pate, who has the uncanny job and task sometimes in telling me no or my numbers don't make any sense and correcting me and I value and trust his judgment as well. I thank the rest of the team as well, but those four in particular are the key ones and I thank each of you.*

***Mayor Smothers**: In finishing that up, there are several people here that did come to Budget Review Sessions. I know Mr. Ewing did as well as Ms. Davis. I think you all can testify to anyone who wants to listen to you about the enormous amount of information that the staff provided to Council Members in terms of requests that were made for additional information. Almost to the point that you can't carry it to the car.*

[end of transcript]

Adopted Budget Ordinance for FY 2012-2013 and Proposed Budget incorporating the changes as outlined and identified on the document entitled CHANGES TO 2012-13 PROPOSED BUDGET INCORPORATED INTO ADOPTED BUDGET- Manager's 2012-

2013 Proposed Budget which also includes a 1.5% cost of living increase, and adopted Resolution amending the electric utility rate schedule increasing the electric rate by 4.9% effective for bills dated on or after July 1, 2012.

Note: Prior to adjournment of the meeting, Council Member Corey commended everyone and expressed admiration for the spirit of cooperation and compromise that went into this budget. Mr. Boynton reciprocated his accolades and thanked Council for their feedback and guidance throughout the process.

A motion was made by Mayor Pro Tem Whitley, seconded by Council Member Sims, to adopt the 2012-2013 Proposed Budget incorporating the changes as outlined and identified on the document entitled CHANGES TO 2012-13 PROPOSED BUDGET INCORPORATED INTO ADOPTED BUDGET- Manager's 2012-2013 Proposed Budget which also includes a 1.5% cost of living increase. The motion carried by the following 5-4 vote:

Votes: Aye: Mayor Smothers, Council Member Moore, Council Member Sims, Council Member Whitley and Council Member Corey
Nay: Council Member Alexander, Council Member Douglas, Council Member Pugh and Council Member Henley

Ordinance No. 6930/12-47 **Introduced 6/18/2012**
Adopted 6/18/2012
Ordinance Book, Volume XVII, Page 121

Resolution No. 1240/12-41 **Introduced 6/18/2012**
Adopted 6/18/2012
Resolution Book, Volume XVII, Page 91

120173 **<u>High Point Convention & Visitors Bureau - 2011-2012 Annual Budget</u>**

Council is requested to approve the annual budget for the High Point Convention & Visitors Bureau (CVB) for FY 2012-2013, and authorize the City Manager to execute the contract agreement as presented by the CVB Board of Directors.

Chairman Alexander explained this matter was discussed during a Finance Committee meeting held at 3:30 p.m. prior to this meeting and although it met with a favorable recommendation from the Finance Committee, there were some additional recommendations by Mayor Smothers to be incorporated into the CVB's budget that may warrant further discussion.

Chairman Alexander then moved to approve the High Point Convention & Visitor's Bureau Budget incorporating the following amendments: the CVB shall budget appropriations to the organizations as follows (Coltrane Festival $50,000; Rosetta C. Baldwin Museum $10,000; and Piedmont Triad Film Festival $15,000) with the funds being available after July 15, 2012; and the CVB shall submit their budget to the City Council annually.

Mayor Pro Tem Whitley made a second to the motion.

For further discussion, Council Member Sims expressed concerns about the directive that's being given to the Convention & Visitors Bureau and questioned the city's support of the festival because the city is now asking that the festival be funded through the CVB. She asked for a vote of confidence from the individuals sitting on the City Council. She further explained this is a significant event and for at least the first five years of the festival, they will be looking for some support from the city. Council Member Sims wasn't sure whether putting the onus on the CVB is where Council needs to go and wasn't sure if she would support this.

Mayor Smothers felt the City Council has publicly stated its support for the John Coltrane Festival and what the Friends of John Coltrane are trying to do. She reminded everyone that the tax dollars being generated through the hotel/motel tax come to the city for allocation and while these monies are currently being allocated to the CVB, they could be allocated to any non-profit who commits to do what the CVB generally does in its program of work. The Mayor felt Festival was widely successful in its first year, and thought it would be good for them to have some money to start promoting it explaining that the CVB does not do their allocations until the fall (after the Festival will have been held). She hoped the CVB would see the value of being part of the promotional effort for the Festival. Mayor Smothers also stated that there is no doubt in her mind that the Piedmont Triad Film Commission and the Rosetta C. Baldwin Museum also deserve to be funded through the CVB and mentioned the movie starring Ed Asner will go on sale tomorrow. She referred to the priceless items housed in the Rosetta C. Baldwin Museum and felt there is a need for some infusion of additional dollars to get the facility so the public can access it. She noted while the city is committed to putting some money into it, she felt it appropriate for it to come out of the CVB budget. Mayor Pro Tem Whitley stated he agreed.

The Mayor asked if there were any further comments/discussion. There being none, **she called for a vote on the motion to approve the High Point Convention & Visitor's Bureau Budget incorporating the following amendments: the CVB shall budget appropriations to the organizations as follows (Coltrane Festival $50,000; Rosetta C. Baldwin Museum $10,000; and Piedmont Triad Film Festival $15,000) with the funds being available after July 15, 2012; and the CVB shall submit their budget to the City Council annually.**

The motion carried by a 7-2 vote as follows:

Votes: Aye: Mayor Smothers, Council Member Alexander, Council Member Moore, Council Member Sims, Council Member Douglas, Mayor Pro Tem Whitley and Council Member Corey
Nay: Council Member Pugh and Council Member Henley

120174 **International Home Furnishings Market Authority - 2012-2013 Annual Budget**

Council is requested to approve the FY 2012-2013 Budget for the International Home Furnishings Market Authority (Market Authority).

This matter was discussed during a Finance Committee meeting held at 3:30 p.m. prior to this meeting.

The Committee recommended this matter be placed on Thursday's agenda with a favorable recommendation for approval.

Mayor Smothers pointed out that the Market Authority may have to come back with an amended budget after the General Assembly recesses once the state budget is finalized.

Approved the FY 2012-2013 Budget for the International Home Furnishings Market Authority (Market Authority).

A motion was made by Council Member Alexander, seconded by Mayor Pro Tem Whitley, that this matter be adopted. The motion carried unanimously. [9-0 vote]

Pending Items

120145 **Resolution - Condemnation - 3880 Brian Jordan Place - Penny Road Transmission Line**

Council is requested to authorize the City Attorney to proceed with condemnation proceedings on property located at 3880 Brian Jordan Place belonging to Wendeck, LLC. The property is needed for the Penny Road transmission line.

Chairman Alexander explained this matter was moved to the pending list at the last Council meeting and was discussed during a Finance Committee meeting held at 3:30 p.m. prior to this meeting.

Chairman Alexander made a motion to take this matter out of pending and place it back on the agenda for action. Mayor Pro Tem Whitley made a second, which carried unanimously.

City Manager Strib Boynton reported that he would be meeting with the property owner on Monday.

Chairman Alexander then moved to approve the condemnation for 3880 Brian Jordan Place (Penny Road transmission line) subject to a meeting that is to occur within the next five business days between the city manager and a representative of Wendeck, LLC. Mayor Pro Tem Whitley made a second to the motion. The motion carried unanimously. [9-0 vote]

Following the vote, Council Member Henley asked the city manager about the meeting on Monday. Mr. Boynton explained he would be meeting with the property owner in hopes to a resolution, and asked Council for some clear direction in the case that a resolution cannot be reached. Chairman Alexander explained that the motion made previously authorizes staff to file the condemnation and gives the property owner five business days to get it worked out.

Adopted Resolution authorizing the City Attorney to proceed with condemnation proceedings on property located at 3880 Brian Jordan Place should a resolution not be reached after the city manager and the property owner meets.

Resolution No. 1241/12-42 **Introduced 6/4/2012**

Adopted 6/18/2012
Resolution Book, Volume XVII, Page

PUBLIC SAFETY & COMMUNITY DEVELOPMENT COMMITTEE - Council Member Sims, Chair
Committee Members: Alexander, Douglas and Corey.

(all were present)

120160 **Ordinance - Demolition of Structure - 508 Hines Street**

Adoption of an ordinance ordering the inspector to effectuate the demolition of a structure located at 508 Hines Street, belonging to Ragsdale Brothers, LLC.

Chairwoman Sims gave a brief report on this housing case. [copy of the staff report will be attached in Legistar as a permanent part of these proceedings].

There have been no repairs made to date and no permits issued. The property owner was not present to comment. The Committee recommended this matter be placed on Thursday's agenda with a favorable recommendation

Adopted Ordinance ordering the inspector to effectuate the demolition of a structure located at 508 Hines Street.

A motion was made by Council Member Sims, seconded by Council Member Alexander, that this matter be adopted. The motion carried unanimously. [9-0 vote]

Ordinance No. 6931/12-48 **Introduced 6/18/2012**
Adopted 6/18/2012
Ordinance Book, Volume XVII, Page 122

120161 **Ordinance - Demolition of Structure - 812 E. Russell Avenue**

Adoption of an ordinance ordering the inspector to effectuate the demolition of a structure located at 812 E. Russell Avenue belonging to Cathy M. Lamb and Richard D. Lamb (deceased).

[copy of the staff report will be attached in Legistar as a permanent part of these proceedings].

Chairwoman Sims reported that the owner was contacted, but did not appear for the hearing. The title search indicated that the property is in the foreclosure process and is currently vacant. It is in a Trust being handled by an attorney and according to information provided to staff, the lender has not taken possession of the property so there is some uncertainty as to where it stands in the process. Neither the property owner, nor the property owner's representative was present to offer any comments.

The Committee recommended this matter be placed on Thursday's agenda with a favorable recommendation.

Adopted Ordinance ordering the inspector to effectuate the demolition of a structure located at 812 E. Russell Avenue.

A motion was made by Council Member Sims, seconded by Council Member Douglas, that this matter be adopted. The motion carried unanimously. [9-0 vote]

Ordinance No. 6932/12-49 Introduced 6/18/2012
Adopted 6/18/2012
Ordinance Book, Volume XVII, Page 123

120171 Ordinance - Demolition of Structure - 808 E. Russell Avenue

Adoption of an ordinance ordering the inspector to effectuate the demolition of a structure located at 808 E. Russell Avenue belonging to Harbour Portfolio VI, LP.

Chairwoman Sims gave a brief report on this housing case. [copy of the staff report will be attached in Legistar as a permanent part of these proceedings].

The property owner was not present to comment. The Committee recommended this matter be placed on Thursday's agenda with a favorable recommendation.

Adopted Ordinance ordering the inspector to effectuate the demolition of a structure located at 808 E. Russell Avenue.

A motion was made by Council Member Sims, seconded by Council Member Douglas, that this matter be adopted. The motion carried unanimously. [9-0 vote]

Ordinance No. 6933/12-50 Introduced 6/18/2012
Adopted 6/18/2012
Ordinance Book, Volume XVII, Page 124

120176 Letter to Jeffrey Schwarz- Meredith Court Apartments

Council to instruct staff to draft and send a letter to Jeffrey Schwarz, property owner of the Meredith Street apartments, informing them that based on a report by the Inspections Department staff, they have not met the deadline agreed upon and consequently no additional permits will be issued. Consideration of an ordinance to demolish will come back to Council for further discussion/consideration.

Chairwoman Sims asked staff to update Council regarding the Meredith Street Apartments owned by Jeffrey Schwarz. Katherine Bossi, Local Code Enforcement Supervisor, explained that the building at 515 Meredith Street is almost complete receiving their final and electrical final last week. Staff conducted a walk-through on June 15th and staff is anticipating issuance of the CO on this building after a reinspection scheduled for Friday, June 22nd.

Regarding 513 Meredith Street, building, electrical and plumbing permits have been issued. Staff reported some interior repairs have been made (mostly cosmetic), but the repairs to this building are not complete.

To date, staff has not received any further applications for repair permits on any of the remainder of the buildings. Chairwoman Sims asked staff where the property owner stands as far as the percentage of completion in the time they agreed to have the repairs made. Council Member Alexander remembered the property owner's representative saying they would take the buildings on about one a month and felt they have not lived up to their previous commitment. He asked if Council desires to move forward with demolition of the buildings where the property owner has not attempted any repairs. Council Member Douglas felt Council has already given the property owner too much leniency. Mayor Smothers suggested the city attorney send the property owner a letter saying that based on the report that's been submitted by Inspections, they have not met the time table they proposed, no more permits will be issued so it would come back to Council for demolition.

Authorized the City Attorney to draft a letter to the property owner as previously discussed.

A motion was made by Council Member Douglas, seconded by Council Member Pugh, that this matter be approved. The motion carried by the following 8-1 vote:

Votes: Aye: Mayor Smothers, Council Member Alexander, Council Member Moore, Council Member Sims, Council Member Douglas, Council Member Pugh, Mayor Pro Tem Whitley and Council Member Corey
Nay: Council Member Henley

Acquisition of Property to Improve Appearance of S. College Drive

Chairwoman Sims reminded Council about the discussion that took place during the Council Retreat regarding changing the perception and appearance of the S. College Drive, particularly with the two pieces of property on E. Russell. **She requested staff look into the possibility of the city acquiring these two parcels and to make an assessment as to whether or not it would be of economic benefit to the city to do it pre-demolition or post-demolition.** *She felt the city should move forward with the possibility of ownership to better control the appearance of S. College at this intersection. Council Member Pugh asked if anyone has checked into what the cost might be if the city executes a lien on the property and claims value and where this would put the city as far as ownership. City Attorney JoAnne Carlyle explained staff could provide some information and show a comparison.*

Pending Items

120032 **Ordinance - Demolition of Structure - 1315 Vernon Place**

Adoption of an ordinance ordering the inspector to effectuate the demolition of a structure located at 1315 Vernon Place belonging to David L and Minnie L. Terry.

Note: Action was taken by the City Council on February 20, 2012 to grant to property owners a 6-month extension. Matter due back to Council on or about August 20, 2012.

PLANNING, ECONOMIC DEVELOPMENT & INFORMATION TECHNOLOGY COMMITTEE - Mayor Pro Tem Whitley, Chair
Committee Members: Sims, Henley and Moore

(all were present)

120162 **Resolution of Intent - Street Abandonment 12-06 - High Point University**

Approval of a Resolution of Intent that establishes a public hearing date of July 16, 2012 at 5:30 p.m. to consider a request to abandon Harrison Street and to abandon a portion of Meadowbrook Boulevard lying west of N. College Drive.

Adopted Resolution of Intent establishing a public hearing date of July 16, 2012 at 5:30 p.m. to consider a request to abandon Harrison Street and to abandon a portion of Meadowbrook Boulevard lying west of N. College Drive.

A motion was made by Mayor Pro Tem Whitley, seconded by Council Member Pugh, that this matter be adopted. The motion carried unanimously. [9-0 vote]

Resolution No. 1242/12-12-43 **Introduced 6/18/2012**
Adopted 6/18/2012
Resolution Book, Volume XVII, Page 93

MISCELLANEOUS

120172 **City Council Meetings - Cancellation of Meetings July 4th Week**

Due to the Fourth of July holiday week and no scheduled agenda items, Council is requested to cancel meetings scheduled for the week of July 2-6, 2012. Next scheduled meeting will be July 16th at 4:45 p.m.due to the Fourth of July holiday.

A motion was made by Council Member Alexander, seconded by Council Member Corey, that this matter be approved. The motion carried unanimously. [9-0 vote]

PUBLIC HEARINGS ON ITEMS - 5:30 p.m.

PLANNING, ECONOMIC DEVELOPMENT AND IT COMMITTEE - Mayor Pro Tem Whitley, Chair

120163 **Ordinance - Annexation Case 12-03 - Presbyterian Home, Inc.**

A request by the Presbyterian Home, Inc. to consider a voluntary contiguous annexation of approximately 3.46 acres. The area to be annexed is lying along the north side of Sandy Ridge Road, approximately 740 feet east of Squire Davis Road, and is also known as Guilford County Tax Parcel 0169235.

The joint public hearing for this matter and related matter **120164 Rezoning Case 12-04-Presbyterian Home, Inc.** *was held on Monday, June 18, 2012 at 5:30 p.m. as duly advertised.*

Herb Shannon of Planning & Development provided an overview of the staff report which is hereby attached as a permanent part of these proceedings.

Following the presentation of the staff report, Chairman Whitley opened the public hearing and asked if there was anyone present who would like to comment in support of or in opposition to this annexation request. There being none, the public hearing was declared closed.

Following the conclusion of the public hearing, the Committee recommended this matter be placed on Thursday's agenda with a favorable recommendation.

Adopted Ordinance providing for the annexation of this property with the annexation being effective upon adoption.

A motion was made by Mayor Pro Tem Whitley, seconded by Council Member Sims, that this matter be adopted. The motion carried unanimously. [9-0 vote]

Ordinance No. 6934/12-51 Introduced 6/18/2012
Adopted 6/18/2012
Ordinance Book, Volume XVII, Page 125

120164 **Ordinance - Rezoning Case 12-04 - Presbyterian Home, Inc.**

A request by the Presbyterian Home, Inc. to rezone approximately 3.46 acres from the Agricultural (AG) District, within Guilford County's zoning jurisdiction, to a Public & Institutional (PI) District. The site is lying along the north side of Sandy Ridge Road, approximately 740 feet east of Squire Davis Road. This request is associated with an annexation application.

The joint public hearing for this matter and related matter **120163 Annexation Case 12-03-Presbyterian Home, Inc.** *was held on Monday, June 18, 2012 at 5:30 p.m. as duly advertised.*

Herb Shannon of Planning & Development provided an overview of the staff report which is hereby attached as a permanent part of these proceedings.

Following the presentation of the staff report, Chairman Whitley opened the public hearing and asked if there was anyone present to comment. There being none, the public hearing was closed.

Following the conclusion of the public hearing, the Committee recommended this matter be placed on Thursday's agenda with a favorable recommendation.

Adopted Ordinance providing for the rezoning of this property from the Agricultural (AG) District, within Guilford County's zoning jurisdiction, to a Public & Institutional (PI) District based on consistency with the City's adopted plans. Additionally, City Council finds this action to be reasonable and in the public interest because: 1) The request is consistent with the adopted plans; 2) The requested PI District zoning will continue the established zoning pattern in this area

as the property abuts existing PI District zoning to the west and an institutional use (retirement facility) use to the north; and 3) The request will promote an orderly urban growth pattern by closing a gap that exists between the primary and satellite corporate limits of the City.

A motion was made by Mayor Pro Tem Whitley, seconded by Council Member Sims, that this matter be adopted. The motion carried unanimously. [9-0 vote]

Ordinance No. 6935/12-52 **Introduced 6/18/2012**
Adopted 6/18/2012
Ordinance Book, Volume XVII, Page 126

120165 **Resolution- Street Abandonment 12-04 - City of High Point**

A request by the Technical Review Committee to abandon an unnamed alley located north of Pine Street and south of Elm Street, between Gatewood Avenue and Church Avenue.

The public hearing for this matter was held on Monday, June 18, 2012 at 5:30 p.m. as duly advertised.

Herb Shannon of Planning & Development gave an overview of the staff report which will be attached in Legistar as a permanent part of these proceedings.

Following the presentation of the staff report, Chairman Whitley opened the public hearing and asked if there was anyone present who would like to offer comment. There being none, the public hearing was closed.

Adopted Resolution providing for the abandonment of an unnamed alley located north of Pine Street and south of Elm Street, between Gatewood Avenue and Church Avenue based on the preliminary findings that the abandonment is not contrary to the public interest, and that no property in the vicinity of the street abandonment would be deprived of reasonable means of ingress and egress.

A motion was made by Mayor Pro Tem Whitley, seconded by Council Member Sims, that this matter be adopted. The motion carried unanimously. [9-0 vote]

Resolution No. 1243/12-44 **Introduced 6/18/2012**
Adopted 6/18/2012
Resolution Book, Volume XVII, Page 94

ADJOURNMENT

There being no further business to come before Council, the meeting adjourned at 6:00 p.m. upon motion duly made and second.

Respectfully Submitted,

_____
Rebecca R. Smothers, Mayor

Attest:

_____
Lisa B. Vierling, MMC
City Clerk

City of High Point
Budget & Evaluation Office

NORTH CAROLINA'S INTERNATIONAL CITY™

June 14, 2012

MEMORANDUM

TO: Strib Boynton
City Manager

FROM: Glenda S. Barnes
Budget Analyst

SUBJECT: City Council Agenda Items for fiscal year 2012-2013 Budget

Listed below are the ordinances and resolutions necessary to adopt the 2012-2013 Budget.

Budget Ordinance for fiscal year 2012-2013

Changes to the Proposed Budget

Resolution to adopt a 4.9% Electric rate increase effective July 1, 2012

I will be available if you have any questions.

cc: Pat Pate
Randy McCaslin
Jeff Moore
Cindy Smith

Attachments:

P.O. 230, 211 South Hamilton Street, High Point, NC 27261 USA
Fax: 336.822-7065 Phone: 336.883.3018 TDD: 336.883.8517

of High Point
Strib Boynton
City Manager

HIGH POINT
North Carolina's International City™

Memo To: Mayor Smothers and City Council Members

From: Strib Boynton

Date: June 15, 2012

Subject: 2012-2013 Annual Budget

The Council's Agenda for Monday, June 18 includes consideration of the City's 2012-2013 Annual Budget.

In accordance with the policy direction that you gave me this past Monday, to reduce the proposed tax rate and to provide funds for a 1.5% cost of living increase we have reduced the General Fund by $989,547 by cutting costs and inter-fund transfers.

We have reduced proposed General Fund expenditures by $539,547; reduced computer replacement costs by $150,000; and transferred $300,000 in proposed General Fund expenditures to the Water/Sewer Fund.

The net tax effect, on the bottom line, is a $.010 (1 cent) reduction in the $.685 tax rate included in the proposed 2012-2013 Annual Budget to lower revised tax rate of $.675.

The revised $.675 tax rate is really $.021 (2.1 cents) below the $.696 revenue neutral growth tax rate that is specifically allowed by state statute. Translated, that really means we have actually cut $1,959,482 or 2.1 cents from the revenue neutral tax rate allowed by state statute ($969,935 with the $.696 rate, plus $989,547 with the $.675 tax rate).

I wanted you to see these bottom line numbers today. We are completing the revised Budget Ordinance reflecting the changes outlined above that you requested earlier this week. You will get a copy of the Budget Ordinance as soon as we have it updated and completed.

Please call me if you have any questions prior to **Monday's 3:30 Finance Committee** meeting.

Strib

City of High Point, P.O. Box 230, 211 South Hamilton Street, High Point, NC 27261 USA
Fax: 336.883.3052 Phone: 336.883.8556 TDD: 336.883.8517

CITY OF HIGH POINT, NORTH CAROLINA
Fiscal Year 2012-2013 Budget Ordinance

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

Section 1. The following amounts are hereby appropriated for the operation and maintenance of the City's various governmental departments and divisions for the Fiscal Year beginning July 1, 2012 and ending June 30, 2013:

(1) That for said fiscal year there is hereby appropriated out of the GENERAL FUND for general governmental operations the sum of:

$ 105,554,850

(2) That for said fiscal year there is hereby appropriated out of the SPECIAL GRANTS FUND for purposes outlined within the various grant provisions, the sum of:

$ 3,146,329

(3) That for said fiscal year there is hereby appropriated out of the COMMUNITY DEVELOPMENT FUND for purposes outlined within the grant, the sum of:

$ 1,636,565

(4) That for said fiscal year there is hereby appropriated out of the ECONOMIC DEVELOPMENT FUND, the sum of:

$ 771,067

(5) That for said fiscal year there is hereby appropriated out of the GENERAL DEBT SERVICE FUND for the payment of debt service charges on general obligation debt, the sum of:

$ 10,516,999

(6) That for said fiscal year there is hereby appropriated out of the GENERAL CAPITAL PROJECTS FUND for the purpose of construction and/or acquisition of certain long-lived assets, the sum of:

Capital Projects	$ 162,500
Transfer to Other Funds	180,000
	$ 342,500

(7) That for said fiscal year there is hereby appropriated out of the CENTRAL SERVICES FUND the following:

Fleet Services	$ 9,409,546
Radio Repair Shop	1,123,429
Facility Services	1,993,005
Computer Replacement	848,029
	$ 13,374,009

(8) That for said fiscal year there is hereby appropriated out of the WATER and SEWER FUND the following:

Operations	$ 24,505,188
Debt Service	17,214,036
Transfer to Capital Projects Fund	3,965,000
TOTAL WATER and SEWER FUND	$ 45,684,224

(9) That for said fiscal year there is hereby appropriated out of the WATER and SEWER CAPITAL PROJECTS FUND the following:

Water Sewer Capital Projects	$ 3,965,000

(10) That for said fiscal year there is hereby appropriated out of the ELECTRIC FUND the following:

Operations	$ 115,274,027
Capital Projects	7,968,806
TOTAL ELECTRIC FUND	$ 123,242,833

(11) That for said fiscal year there is hereby appropriated out of the MASS TRANSIT FUND for the purpose of operating High Point's Transit System, the sum of:

$ 3,888,698

(12) That for said fiscal year there is hereby appropriated out of the PARKING FACILITIES FUND for the purpose of operating City parking facilities, the sum of:

$ 393,162

(13) That for said fiscal year there is hereby appropriated out of the LANDFILL FACILITIES FUND the following:

Landfill Facility Operating	$ 5,511,892
Recycling Facility Operating	1,939,623
Capital Projects	1,760,000
TOTAL LANDFILL FACILITIES FUND	$ 9,211,515

(14) That for said fiscal year there is hereby appropriated out of the STORM WATER FUND the following:

Operations	$ 2,014,652
Debt Service	916,387
Capital Projects	410,000
TOTAL STORM WATER FUND	$ 3,341,039

(15) That for said fiscal year there is hereby appropriated out of the MARKET AUTHORITY FUND, the sum of:

$ 2,835,000

Section 2. It is estimated that the following revenues will be available during fiscal year beginning July 1, 2012 and ending June 30, 2013:

General Fund	
Ad Valorem Taxes	$ 56,266,089
Sales & Use Taxes	16,920,000
Intergovernmental Revenues	13,822,207
Licenses & Permits	1,784,800
Charges for Services	4,637,116
Miscellaneous	751,810
Administrative Reimbursements	6,502,720
Fund Balance Appropriated	4,870,108
Total Revenues and Other Financing Sources	$ 105,554,850
Grants Fund	
Intergovernmental Revenues	$ 3,146,329
Community Development Fund	
Intergovernmental Revenues	$ 1,636,565

CITY OF HIGH POINT, NORTH CAROLINA
Fiscal Year 2012-2013 Budget Ordinance

Economic Development Fund	
Transfer From General Fund	$ 75,000
Transfer From Electric Fund	400,000
Fund Balance Appropriated	296,067
Total Revenues and Other Financing Sources	$ 771,067
General Debt Service Fund	
Ad Valorem Taxes	$ 3,052,741
Interest on Investments	150,000
Miscellaneous	555,884
Transfer from Other Funds	6,295,703
Fund Balance Appropriated	462,671
Total Revenues and Other Financing Sources	$ 10,516,999
General Capital Projects Fund	
Intergovernmental Revenues	-
Transfer from Other Funds	342,500
Total Revenues and Other Financing Sources	$ 342,500
Central Services Fund	
Sales and Services	7,594,722
Miscellaneous Revenues	5,779,287
Total Revenues and Other Financing Sources	$ 13,374,009
Water and Sewer Fund	
Charges for Services	$ 43,575,068
Non-operating Revenues	282,500
Retained Earnings Appropriated	1,826,656
Total Revenues and Other Financing Sources	$ 45,684,224
Water and Sewer Capital Projects Fund	
Transfer from Water and Sewer Fund	$ 3,965,000
Electric Fund	
Charges for Services	$ 119,056,732
Non-operating Revenues	267,000
Administrative Reimbursements	2,812,954
Retained Earnings Appropriated	1,106,147
Total Revenues and Other Financing Sources	$ 123,242,833
Mass Transit Fund	
Charges for Services	$ 2,552,403
Intergovernmental Revenues	858,942
Transfer From Other Funds	477,353
Total Revenues and Other Financing Sources	$ 3,888,698
Parking Facilities Fund	
Charges for Services	$ 280,000
Miscellaneous	1,000
Transfer From Other Funds	112,162
Total Revenues and Other Financing Sources	$ 393,162

Landfill Facilities Fund		
Landfill Tipping Fee Taxes	$	70,000
Charges for Services		7,150,000
Miscellaneous		60,000
Retained Earnings Appropriated		1,931,515
Total Revenues and Other Financing Sources	$	9,211,515
Storm Water Fund		
Charges for Services	$	2,404,397
Miscellaneous		40,000
Transfer from General Debt Service		896,642
Total Revenues and Other Financing Sources	$	3,341,039
Market Authority Fund		
Room Occupancy Taxes	$	285,000
Licenses & Permits		1,550,000
Transfer from General Fund		240,000
Transfer from Water-Sewer Fund		50,000
Transfer from Electric Fund		710,000
Total Revenues and Other Financing Sources	$	2,835,000

Section 3. There is hereby levied the following rates of tax on each one hundred dollars ($100) valuation of taxable property, as listed for taxes as of January 1, 2011, for the purpose of raising the revenue from current year's property tax, as set forth in the foregoing estimates of revenue, and in order to finance the foregoing appropriations.

Rate per $100 Valuation
General Fund $.675

Such rates of tax are based on an estimated total valuation of property for purpose of taxation of **$8,880,160,000** and an estimated rate of collections of **98.0%** during the current year.

Section 4. That the reserve for encumbrances at June 30, 2012, representing the unearned portion of contracts as of that date, shall be re-appropriated and distributed as it applied in order to properly account for the payment against which the fiscal year in which it is paid.

Section 5. That the unencumbered balances as of June 30, 2012 of those capital projects and operating encumbrances which were not completed in Fiscal Year 2011-2012 be reappropriated into the Fiscal Year 2012-2013 budget in order to allow completion.

Section 6. That the unencumbered balances in Grant funds which remain as of June 30, 2012 be re-appropriated into the Fiscal Year 2012-2013 budget for the completion of their original purposes.

Section 7. That the landfill closure funds previously expended and established as a liability in the Landfill Development and Maintenance Capital Reserve Fund and which remain as of June 30, 2012 be appropriated in the Fiscal Year 2012-2013 budget for their intended purposes.

Section 8. The number of persons to be employed and the salaries and wages to be paid shall be those which are included in the detailed operation budgets; unless provision is made by the City Manager or City Council for employing additional persons.

Section 9. The City Manager is hereby authorized to approve transfers of appropriations within any fund, provided transfers between funds, and authorization for making expenditures from excess revenue shall be made by the City Council.

Section 10. There is hereby levied a tax of five dollars ($5.00) per year upon any vehicle resident within the City,

Section 11. Copies of this ordinance shall be furnished to the City Clerk and the Director of Financial Services to

Section 12. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Adopted this 18th day of June, 2012.

Attest: Lisa B. Vierling, MMC
City Clerk

RESOLUTION OF THE CITY COUNCIL OF CITY OF HIGH POINT, NORTH CAROLINA TO AMEND THE ELECTRIC UTILITY RATE SCHEDULE

BE IT RESOLVED, by the City Council of the City of High Point, NC that the schedule of rates and charges for the electric utility for availability demand and consumption be amended to be increased by 4.9% effective for bills dated on or after July 1, 2012, and to continue until such time as City Council shall determine otherwise.

Adopted by the High Point City Council this 18th day of June, 2012.

Lisa B. Vierling, MMC
City Clerk

HIGH POINT
NORTH CAROLINA'S INTERNATIONAL CITY™

The City Council for the City of High Point approved the FY 2012-2013 City budget June 18, 2012. The following changes to the proposed budget have been adopted:

CHANGES TO 2012-13 PROPOSED BUDGET INCORPORATED INTO ADOPTED BUDGET

	Expense	Revenue
Manager's 2012-2013 Proposed Budget	***$ 326,991,615***	***$ 326,991,615***
General Fund - Proposed Budget	***$ 106,094,397***	***$ 106,094,397***
Change from Rev Neutral $.6854 to $.675		(921,108)
Reduction in Powell Bill Funding		(28,000)
Reduction to General Fund Fund Balance after salaries and telephone changes		(40,439)
Human Resources - changes to General Fund Salaries & Benefits	(237,547)	
Defer Phase II - Theatre Improvements	(197,000)	
Move funding for Friends of John Coltrane to HPCVB	(32,000)	
Reduce Consulting & Prof for expense included to re-draw district lines	(25,000)	
Centrex Telephone reduction	(19,000)	
Move funding for PTFC to HPCVB	(15,000)	
Piedmont Triad Partners - from $25,000 to $10,000	(15,000)	
Added $1000 to Miscellaneous Services for Ward St Methodist Garden Program	1,000	
Computer replacement-transfer funds to General Fund		150,000
Transfer from Water-Sewer for Land Develop		300,000
Sub-total	**(539,547)**	**(539,547)**
Revised General Fund	***105,554,850***	***105,554,850***
Water-Sewer Fund Proposed Budget	***$ 45,384,224***	***$ 45,384,224***
Transfer to General Fund for Land Development	300,000	
Appropriate Fund Balance		300,000
Revised Water-Sewer Fund	***45,684,224***	***45,684,224***
Electric Fund Proposed Budget	***$ 122,091,111***	***$ 122,091,111***
HPU Portion - N. College St.	974,166	974,166
Appropriate Fund Balance - CHP Portion - N. College St.	177,556	177,556
Revised Electric Fund	***123,242,833***	***123,242,833***
2012-2013 Revised Budget	**$ 327,903,790**	**$ 327,903,790**

City Clerk's Office

Lisa B. Vierling, MMC
CITY CLERK

MEMO

To: Mayor Becky Smothers & the
High Point City Council Members

From: Lisa B. Vierling, MMC

Date: July 12, 2012

Re: Approval of Minutes

The following minutes have been distributed to you and will need your approval at our next meeting.

- Finance Committee; Monday, June 4th @ 3:30 p.m.
- Budget Review #3; Thursday, June 7th @ 11:30 a.m.
- Adjourned Session; Budget Review #4; Monday, June 11th @ 4:00 p.m.
- Finance Committee; Monday, June 18th @ 3:30 p.m.
- Combined Meeting; Monday, June 18th @ 4:45/5:30 p.m.

Please let me know if you have any questions.

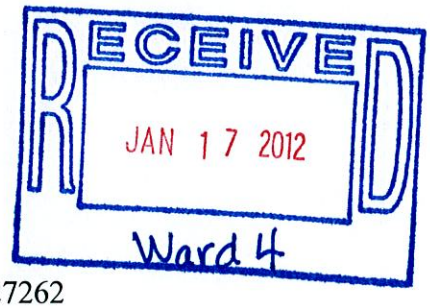
Thanks!

As you know, the minutes are usually placed on the agenda for approval at our Thursday meeting. However, if action is taken to combine Monday's Meeting to reflect final action, I respectfully request that you make a motion for approval of these minutes prior to adjournment.

High Point City Council

Application for Appointment To Boards and Commissions

All appointments to City boards and commissions are made by the Mayor and City Council and are not limited to those persons who fill out applications.



Name: Brenda Ann Coates **Date Submitted:** Jan. 15, 2012
Street Address: 209A Northpoint Avenue
High Point NC 27262

Email: bcoates@highpoint.edu

Employer: High Point University
Business Address: Drawer 5, 833 Montlieu Avenue, High Point, NC 27262
Phone home: 336-882-7905 **work:** 336-888-6389 **fax:** 336-841-4599

Do you live inside the corporate limits of High Point? **Yes**
If not, do you live within High Point's extraterritorial zoning jurisdiction? **Yes**

Please select (in order of preference) the boards and commissions on which you would be willing to serve.

1. **Citizens Advisory Council**
2. **Library Board of Trustees**
3. **3rd Selection**

Have you participated in the City Government 101 Course? **No**

Please list any work, volunteer, and/or educational experience that you would like us to consider in the review of your application.
I have dedicated the past 15 years in particular to the service of others in the communities of which I have resided. I participated heavily within the Civitan Service Organization and also the Association of Office Professionals - both of which dedicated their efforts toward benefiting the lives of the misfortunate via directly and partnering with other organizations and agencies. I have volunteered in schools, chaired committees, served as President of Civitans in Mississippi, fed the homeless, been certified as a peer mentor under the directive of a university counseling center, etc. I will send seperately a list of volunteer experience for a more complete picture of my experience.

Brenda Ann Coates

209A Northpoint Avenue, High Point, NC 27762
(336) 882 – 7905 (h), (336) 442 – 9561 (c)
brndsarasong@aol.com

SUMMARY

Significant administrative office administration expertise in both academic and non-academic work settings in the Southeast. Self-motivated team player committed to delivering extraordinary results and accomplishing goals. Passion for exceeding expectations and maximizing customer satisfaction level. Adept at utilizing patience, interpersonal communication skills, and leadership abilities.

EXPERIENCE

High Point University August 2001 – present
Administrative Assistant High Point, NC

- Utilized teamwork, decision-making, problem-solving, and time management abilities in aiding faculty and staff, performing a variety of administrative office procedures, (Academic Development and Academic Services) in answering incoming telephone calls, performing high-volume data entry, assisting students, processing probation notices which also required data search and multiple emails of notices to students, professors, parents, etc
- Responsible for payroll approval of approximately 150 student tutors while ensuring their adherence to adequate input of their time for hours worked daily
- Checking-in to visit with tutors, scheduling students for PRAXIS exams
- Participate with the processing of advisor/major/minor changes of students university-wide
- Monitor, organize, and input multiple data on Early Alerts regarding students from professors university-wide,
- Managed day-to-day administrative operations for three academic departments (Biology, Chemistry, Mathematics) including photocopying materials for faculty, processing and handling mail, typing tests/syllabi for professors, etc.

University of Southern Mississippi, Psychology Department June 1996 – July 2001
Secretary Hattiesburg, MS

- Demonstrated a commitment to excellence in helping Director of Graduate Psychology program with admissions regarding applicants, incoming students, ongoing administrative paperwork, filing, and notifications
- Used sound judgment and servant leadership skill sets in supervising several student staff members
- Monitored usage of video equipment, conducted inventory of materials, and processed copy requests for the entire department
- Monitored and distributed mail
- Provided secretarial services to eight counseling faculty members on a regular basis and fifteen faculty on an as-needed basis

Retech Corporation February 1995 – June 1996
Executive Assistant to the President St. Gabriel, LA

- Supervised insurance, vacation, and vendor approval
- Represented President concerning contracts with other companies

Louisiana State University, Graduate Admissions/Financial Aid March 1992 – February 1995
Admissions Records Analyst/Clerk III Baton Rouge, LA

- Assisted manager with handling incoming telephone calls requesting information regarding application status and registration each semester
- Used strong attention-to-detail skills to screen domestic/international graduate applications
- Reviewed each applicant first-hand and verified supporting documentation
- Aided students/parents with financial aid information; screened multiple calls & walk-ins referring them to proper counselor when needed

CAMPUS/COMMUNITY LEADERSHIP

High Point University Civitan Club, *Advisor*
City of High Point Civitan Club, *President-Elect/Member*
Local WMU Chapter 205, *Leader*
Worldwide Women's Missionary Union, *Member*
National Association of Female Executives, *Professional Member*
Gamma Beta Phi Honor Society, *Inductee/Member*

PROFESSIONAL DEVELOPMENT

Getting It All Together (Organization)
Stress Management
Birds of a Feather (Conflict Management and Personality Styles)
Putting the Pieces Together (Association of Office Professionals)
Connections – Quality Service Training Program for Staff
Powerful Communication Skills for Women
Professionalism and Productivity for Non-Supervisors

1/16/2012

Please see enclosed materials in support of my application to be a Board or Council volunteer for the City of High Point.

- Recommendation letter from former President of The University of Southern Mississippi (Dr. Horace Fleming).
- A proposal for a full-service child care center on campus that I submitted to President Fleming and the Commission for The Future of The University at Southern Mississippi. I was serving on a committee for resources for women per directive of the president at that time. That committee asked me to put together a proposal on behalf of students, faculty and staff on campus that had dire need for adequate child care. The lack of such a facility was limiting their full potential with academic and professional pursuits.

Thank you,

Brenda A. Coates

Brenda A Coates

MERCER
UNIVERSITY
OFFICE OF THE EXECUTIVE VICE PRESIDENT

October 14, 2002

To Whom It May Concern:

I am pleased to provide this letter of recommendation in behalf of Ms. Brenda Coates. I have known Ms. Coates since 1997, the year that I became president of The University of Southern Mississippi. Ms. Coates was employed at the university prior to my arrival and served until just before my departure in September 2001.

During my tenure as president, I had many occasions to work with Ms. Coates as I interacted with her academic department and as she worked in important university-wide committees of the university. Ms. Coates served as president of the USM Staff Council during my tenure, and in that capacity participated in the president's cabinet and undertook special assignments related to staff development. Ms. Coates was an articulate and very effective president of the Staff Council, and I sought her counsel on many occasions on university matters affecting our staff colleagues, including university budgets, academic programming, and strategic planning. On every occasion, I found Ms. Coates to be perceptive, caring, and informed on the issues. She demonstrated good judgment and an ability to work effectively with all those with whom she associated--students, faculty, staff, alumni, friends and financial supporters of the university.

Ms. Coates is trustworthy, possessed of good technical and personal skills, and dedicated. She is a person of integrity and high moral character. She is thorough with respect to her job responsibilities and is always willing to do more than is asked of her on her job. In short, she is a good colleague. If I were in the position to employ Ms. Coates in the future, I would not hesitate to do so.

I recommend Brenda Coates highly and without reservation, and I would welcome the opportunity to speak with those who may consider Ms. Coates for employment.

Sincerely,

Horace W. Fleming
Executive Vice President and Provost

1400 Coleman Avenue • Macon, Georgia 31207-0001
(478) 301-2110 • FAX (478) 301-2108

CHILD CARE ON CAMPUS
The University of Southern Mississippi

Brenda A. Coates

May 4, 1998

President Horace Fleming
Commission for The Future of The University

2300 Lincoln Rd.
Apt. 15
Hattiesburg, MS 39402

May 4, 1998

President Horace Fleming
Commission for The Future of The University
101 Administration Building
The University of Southern Mississippi
Hattiesburg, MS 39406-5001

Dear President Fleming:

I am enclosing my proposal on the topic of Campus Child Care at The University of Southern Mississippi. My proposal discusses a number of issues regarding child care. They include the need for a full-service child care center, child care as a recruitment tool for quality faculty and staff, adequate training facilities for students in the Child Development Program, cost to parents, and need for cooperatives.

The need for a child care center affects every constituent group at the University - students, faculty and staff. Affordable and accessible child care could serve as an important recruitment tool for top job candidates who have cost and placement concerns. Adequate academic training and service facilities could help prevent the loss of accreditation in the Child Development Program. In addition to the above, cooperatives and alternative suitable location choices for parents would increase attendance, loyalty, and productivity at USM.

I hope that you will find the data I have researched is supportive of my proposal. I would be happy to discuss it further and can be reached at (601) 266-4602. My E-mail address is bcoates@ocean.st.usm.edu.

Sincerely Yours,

Brenda A. Coates

Brenda A. Coates

Enclosure

PROPOSAL TO ADDRESS CAMPUS CHILD CARE CONCERNS

CONCERNS

Current problems in finding safe, affordable care for children are a detriment to our University in three key areas: student and faculty recruitment and retention; efficient operation of the university on a day-to-day basis; and providing adequate facilities to meet the acacemic mission of training students majoring in Child and Family Studies.

RECRUITMENT

To be a university of the future we need to recruit top job candidates, many of whom are aware of and concerned about family issues such as child care. At one time the Child Development Center served as an important recruitment tool for faculty. Now, however, departments can no longer honestly offer job candidates the promise of access to on-campus daycare when the Center has a two-year waiting list of more than 200 children. I interviewed Dr. Susan Young, Psychologist at the USM Counseling Center. She noted that access to the Development Center was a major factor in her decision to hire on at USM. However, once her family moved here, Dr. Young's children were placed on a waiting list. She has been waiting the last couple of years with no hope of placement in the near future.

The USM center for Child Development is licensed for 90 children with a current enrollment of 89 which is capacity for each of our age groups. As of Friday, March 14, 1997, there were 316 children on the waiting lists for full-time child care (58 infants, 52 toddlers, 58 two's, 60 three's, and 88 four's). The larger numbers in the older age groups include applications dating back to 1992. Given this large number of children within our University community on the waiting lists, at least half this number is still in need of quality child care.

STUDENT AND FACULTY RETENTION

STUDENTS

Our students increasingly have more and more child care issues of their own. The university does not keep specific statistics on how many students have children, but a representative poll of more than 700 students found that 21 percent are parents.

- 75 percent of students with children can't find adequate time to study or go to the library
- More than half have brought a child to class
- 16 percent have left a child at home in order to attend class
- One third of the students report missing five classes or more during the year because of child care problems. In total, students reported missing a total of 433 classes during the two semesters because of child care problems.

GOALS

As a result of the data gathered for this proposal, I am proposing some steps to take in addressing this important University issue in order to achieve several main goals. The first is for child care to be part of an improved benefits package that can be used in recruiting top scholars to our faculty. The second goal is to address the academic needs of students in the School of Family and Consumer Sciences as well as students in other departments, such as psychology and speech communication, who either need teacher training, observation hours, or access to a child lab environment in order to complete their degree requirements or research projects. The third is to increase student retention. The fourth goal is increasing current faculty/staff loyalty and productivity.

With these goals in mind, I make the following recommendations:

- I recommend that Administration implement an improved benefits package that includes child care which guarantees timely placement for children, flexible work schedules to enable child care site visits by parents during the day, and cost reductions as incentives for quality faculty/staff, and students to reside here at USM.

- Most of the goals can be partially met by the construction of a full-service day care facility that serves faculty, staff, and students on a sliding-fee basis. To this end I would recommend that the university appoint a one-year taskforce to develop a strategy by which the university can have such a center. The taskforce would be responsible for conducting research into the structure and design of other university child care centers as well as looking at current campus demand. The taskforce could hold forums and discussions in order to determine what type of child care center is best suited to the needs of our university and our future growth. In addition, the taskforce would be responsible for investigating how other universities across the nation have addressed the issue of funding such child care centers. The taskforce should report to the Strategic Planning Committee and consist of no more than seven members. I recommend that the taskforce be headed by a person already familiar with the issue of child care. That person would have conducted some of the necessary research, specifically, a person who has served on the Child Care Subcommittee and proven his or her dedication to these issues. In addition, the taskforce should consist of two faculty members, two staff members, and two students. The current director of the Child Development Center should serve as an advisor to the committee.

- The university should hire a full-time staff person to coordinate campus family issues, focusing specifically on needs of students. His or her duties would include: developing child care cooperatives, addressing the issue of nighttime child care, seeking funding for child care costs, locating additional child care facilities in the community.

- I recommend that the university begin gathering accurate statistics on this issue through the University Registrar in order to allow us a permanent means by which we can support our goals by tracking developments and trends.

CONCLUSION

I would like to applaud the report of the Commission on the Future of the University which cited the need for increased child care for faculty, staff, and students. Further, I would like to applaud you, President Fleming, for speaking to the issue during your inaugural address and voicing your desire to increase the available campus child care. Your statement recognizes that the university does not at this time provide a full-service child care center. I have documented that child care is an issue affecting faculty recruitment, staff productivity, and students' abilities to participate fully in completing their courses of study. To this end, I ask for your consideration of my proposal to develop a strategy for addressing the university's growing need for a full-service child care center.

HIGH POINT CITY COUNCIL (ADJOURNED SESSION)
BUDGET REVIEW #4
JUNE 11, 2012 – 4:00 P.M.
3RD FLOOR LOBBY CONFERENCE ROOM (FISH BOWL)

MINUTES

Present:
Mayor Becky Smothers; Mayor Pro Tem Chris Whitley (Ward 5); and Council Members Latimer Alexander (At-Large), Brent Moore (At-Large), Bernita Sims (Ward 1), A.B. Henley (Ward 4); and Jim Corey (Ward 6)

Absent:
Council Member Foster Douglas (Ward 2) and Mike Pugh (Ward 3)

Staff Present:
Strib Boynton, City Manager; Pat Pate, Assistant City Manager; Randy McCaslin, Assistant City Manager; Louanne Hedrick, Budget Evaluation Officer; Glenda Barnes, Budget Analyist; Laura Altizer, Budget Analyst; Jeff Moore, Director of Financial Services; JoAnne Carlyle, City Attorney; Lisa Vierling, City Clerk

Others Present:
Cynthia Davis, David Wilson, Tim Mabe (High Point Convention & Visitors Bureau); Jeff Miller and Rick Lewis (representing the High Point Partners)

News Media Present:
Pat Kimbrough, High Point Enterprise
Paul Clark, The Rhinoceros Times

Identification and Direction to High Point Convention & Visitors Bureau Regarding Funding Events
Mayor Smothers identified events that could be appropriately handled by the Convention & Visitors Bureau and the funding associated with those events coming from the High Point Convention & Visitors Bureau as follows:

Piedmont Film Festival.....	$15,000
Coltrane Festival.....	$50,000
Rosetta Baldwin Museum.....	$10,000
Total Funding	$75,000

The Mayor explained the city has funded these events in the past, but felt it could be more appropriately handled by the Convention & Visitors Bureau. She also noted the city would also

leave $10,000 in the budget for funding for the Baldwin Museum in hopes to help stabilize the structure due to some leaking problems on the roof.

RFP/Study- Feasibility of a Convention Center or Similar Facility in High Point

The Mayor mentioned information previously sent to Council by Tim Mabe of the High Point Convention & Visitors Bureau. Jeff Miller, representing the High Point Partners, explained they are attempting to restructure in an effort to be more proactive, involved and engaged in letting the business community support High Point initiatives to make High Point a better place. The restructuring created four different work groups to look at specific areas where they can make an impact or potentially have an impact. One of those was to question the need or desirability for having some type of gathering space that would better utilize downtown or help develop downtown on a year-round basis. He recognized Tim Mabe, who has volunteered to lead this particular task group. This group has done some research, came to the Partners last month and recommended they put together and distribute a Request for Proposal to determine what the cost would be for such a study and to look at the feasibility of some type of gathering space.

Mayor Smothers pointed out one of the issues that jumped out for some was the fact that it had been developed and then endorsed by the Partners with the intention of it being given to the city once the study is completed. She questioned the implication of "given to the city." Mr. Miller noted it has not yet been endorsed by the Partners, but has been presented to them and they wanted to review the findings with the city before pursuing it further at this point. City Manager Strib Boynton agreed there was a need for this information to be reviewed by the City Council first.

Tim Mabe mentioned the intent was that if this went forward, then they felt the city should be involved and the leadership should be co-mingled in the process. He clearly felt there are needs in High Point for some type of facility and if the city does not want a convention center, suggested a gathering space or multi-purpose event center. Mayor Pro Tem Whitley asked about the possibility for such a facility to be run and built by a private organization versus being publicly funded. Mr. Mabe saw no reason why it could not and explained there are a lot of different ranges of successes of these kinds of facilities, and specifically mentioned one in Texas, Raleigh and Concord. He felt there are some of these facilities that were built in North Carolina that should have never been built because they are losing millions of dollars each year. Mr. Mabe explained the research would determine whether or not there is a need and a facility of this type would add economic impact while supporting the Main Street corridor by bringing in similar traffic to generate more hotels and restaurants. Council Member Corey stressed the importance of trying to analyze why certain facilities failed so the city would not walk down the same road.

Council Member Alexander asked if this facility would be used during the Furniture Market because he has had a number of people that own market space to express concerns about possible competition for space. He also mentioned through a number of conversations with people, he learned that they questioned the downtown location and felt it would be better suited on the I-74 Bypass. Mr. Mabe stated in his opinion, they would only want a facility in the Market District if

it would enhance the Furniture Market and felt conversations should take place with showroom owners, with IMC to actually see if they feel it is going to enhance their business models. He explained the reason behind the Partners' desire to look into this is because a lot of people are saying their businesses need to be supported by more consumer traffic on the Main Street corridor.

The Mayor asked about the timing of their decision and Mr. Miller noted they would like to distribute the RFP first to see what it would cost and this would be done in a very transparent fashion. He encouraged Council's opinions and asked them to let them know if they have any strong feelings—one way or the other.

Council Member Corey questioned the need of such a facility in High Point due to the close proximity of the Benton Convention Center in Winston Salem and the Koury Convention Center in Greensboro. Mr. Mabe shared when he visited the Raleigh Convention Center; they told him they actually have had groups fleeing from Greensboro to Raleigh because they felt trapped because they felt Greensboro was priced out of the market.

Council Member Sims hoped the study would take into consideration the need for a permanent home for the High Point Arts Council and felt it would be beneficial to the community for them to look at a multi-purpose building that could possibly serve that function as well. In terms of public support, the Mayor pointed out some of the public needs of new or significantly upgraded facilities: Police Department; Theatre; and Senior Center. She encouraged them to talk to the IMC officials since they deal with conventions in a rather big way.

Mr. Boynton pointed out the importance of determining how many hotel rooms are needed in the vicinity of the proposed complex for it to be successful. As a point of reference, Mr. Mabe shared that the Convention Center in Garland, Texas has 360 rooms (headquarter hotel) and about 4,000 additional hotel rooms have been added within a mile and a half of the facility since it opened in 2005.

At this time, Rick Lewis reiterated that this is truly a draft and a work in progress and reassured Council that they do not want to interfere with the Furniture Market. He thanked Council for the opportunity to share the information with them. Jeff Miller issued an invitation to the City Council to attend the High Point Partners board meeting. He noted they would probably discuss it the first week in September at which point they would present it to the membership to see what their reaction is.

Proposed 2012-2013 Budget

Electric Rate Increase

Mr. Boynton reported that next year's electric rate increase would be in the 8-9% range and there would be a 5% wholesale price increase next year. He pointed out High Point's electric rate increase is proposed at 4.9% with Duke Power's being a little over 7%. He mentioned that the proposed budget does include a $100,000 safety net to help those in need in High Point and explained the money would be given to the agencies to administer. Council Member Sims asked how it would affect the city's bond rating if the Council chooses not to do an increase at all and

asked if Council could possibly delay the increase until September. Mr. Boynton reiterated there would be a 5% wholesale increase bill coming in July and if it is pushed out beyond July, some expenditures, capital expenditures, etc.... would have to be eliminated which would result in an even bigger increase next year. He also mentioned an initiative being considered by ElectriCities to possibly sell surplus power and depending on its success, it could provide some relief for future rate increases. He pointed out the electric rate increase is less than the 4% wholesale rate and at the end of the day, the city still has to guarantee reliability that the power is going to come on and when it does go off, crews have to respond to get it restored as quick as possible. Regarding the effect on the city's bond rating, Jeff Moore, Director of Financial Services, explained that right now the rating agencies feel the city has good fund balances and a strong professional program in place, so they have affirmed this for the General Obligation ratings. He shared that they also take into consideration the Power Agency ratings as well and noted that while the city's Electric Fund has a solid fund balance, it is not excessive so the city could not forego a rate increase in the Electric Fund without significantly impacting the financial operations of that fund.

Council agreed by consensus to include the 4.9% electric rate increase as part of the proposed budget.

Proposed Revisions to Budget

Mayor Smothers shared that she met with the city manager last week to go over concerns that have been expressed by Council as well as those citizens that attended and spoke at the public hearings. She noted the bottom line is the city has a specific amount of money to operate at the current levels of service; yet she has not heard anyone offer any suggestions for reducing levels of service, except for an outcry about giving employees a pay increase. She called Council's attention to the information prepared by staff on what the revenue neutral without any growth would be as well as what the corresponding tax rate would be also taking into consideration potential reductions in some line items and implications. The Mayor pointed out that everything taken out would have to be dealt with next year and would not be anyone's responsibility, but those on Council who vote for it this year.

Mr. Boynton distributed the proposed revisions that staff drafted as a result of conversations with Council and explained each recommendation. [the report dated 6/11/2012 identifying the Proposed Revisions will be incorporated as a permanent part of these minutes]. He pointed out the bigger issue is that the city is grossly over reliant on the property tax and noted Council has three options/choices:

1. Operating the city on the property tax, or
2. Consideration of fees and charges (mentioned the only real meaningful way to generate money is a garbage fee of some sort to raise any meaningful dollars), or
3. Transfer money from water/sewer/electric, but this translates into a rate increase (neither are recommended).

Garbage Fees

The city manager distributed copies of a graph showing monthly solid waste fees for FY 2011-2012 for some North Carolina cities. Council Member Alexander asked if there was anyone that

would like to implement a garbage fee and Council Member Henley raised his hand. Mr. Boynton explained staff was not making a recommendation to implement garbage fees at this point, but it would need to happen in the next year or two to help finance the city government to pay for the level of services that the citizens expect.

Council Member Henley shared he was recently with a client showing some property around Davidson, Forsyth, and Guilford County and they asked him to send them what the competitive property tax rates are for each of those counties, so he felt the tax rates are on people's minds in a very meaningful way. Mr. Boynton pointed out with an anticipated shortfall of $2,064,000, it would translate into a monthly fee of just under $5. Council Member Alexander felt the city would be transferring the expense to the residents who get the utility bills because businesses do not get their garbage picked up by the city. He also pointed out property taxes are deductible on federal and state taxes, while "fees" are not. He explained with property taxes, businesses and industries carry higher proportional loads, but a garbage fee would be shifting the cost to the citizens. Council Member Corey questioned discussing a garbage fee now when it is not going to happen with this budget. Council Member Sims took offense to his statement and felt it was important to start discussing a proposed fee now so citizens would be aware that it is being considered and have some real dialogue and discussion. Mayor Pro Tem Whitley felt there was not any reason why the private sector could not provide the service. Mr. Boynton explained the city has tried this in the past and it did not work because the homeowners and businesses end up paying more and the city has no control of the service they get. He cautioned Council on implementing a garbage fee at this time right before the budget is scheduled for adoption and felt it certainly warrants more discussion in the community.

Mayor Smothers reminded Council that she and Council Member Henley suggested a way to get additional revenue in a previous meeting by implementing fees for gaming establishments and none of the other Council Members supported the idea. Council Member Sims pointed out she was absent from that particular budget review session.

[recess- sandwiches served] [reconvened at 6:05 p.m.]

Mayor Smothers asked for a "straw vote" by a show of hands of who would like to consider a garbage fee at this time. Council Member Sims felt the question was not posed so she could raise her hand properly and stated she would not be opposed to a garbage fee, if the tax rate is not going to be adjusted. Council Member Henley expressed support for a garbage fee and felt it would be a possible solution to putting a stop to property tax rate increases.

Salary Increase for Employees

Mr. Boynton pointed out that a proposed 2% salary increase is included in the budget for all employees and distributed a chart comparing a history of salary increases for other cities/counties in North Carolina. Council Member Sims asked if staff ran an analysis as far as the city's benefits structure to see what increases, if any, have been passed on to the city's employees over the last several years. Mr. Boynton explained that over the past three years, the city has changed the deductibles, co-pays on the health insurance, etc…., but everything stayed the same this past year.

The Mayor asked for a straw vote from those who would offer support for a 2% across-the-board salary increase. Voting in favor of the 2% across-the-board salary increase for employees were Mayor Smothers, and Council Members Alexander and Corey. The Mayor then asked for other recommendations. Council Member Sims noted she could support a 1.5% increase. Council Member Corey suggested a 1.5% for the lower ranking employees with a 1% for the upper. Council Member Alexander expressed concerns with the latter recommendation and felt it would be a real morale killer for employees. Council Member Corey then recommended a 1.25% increase for all employees. Council Member pointed out the city has balanced the budget on the backs of employees over the last few years and explained the employees have carried the city through some tough times. He felt they deserve no less than 2%. Council Member Moore felt the message that the employees have carried the city through by themselves does not sit well with the public since they have not been a part of these discussions. Council Member Henley asked if the city has had any lay-offs over the past three years. Mr. Boynton explained that he made a commitment to the employees and asked them to help get the city through the recession which meant freezing salaries/positions and asking them to do more with less. Council Member Henley took issue with the fact that High Point has not had a lay-off in the past three years while other companies in High Point have had to cut their salaries and positions in order to stay in business. Mayor Smothers pointed out the private sector has been able to eliminate jobs/people and replace them with temp workers in an effort to save money.

Mayor Pro Tem Whitley explained the number one complaint from the citizens on the proposed budget has been the employee raises. He stated he could support 1.5% because he felt it shows some appreciation to the employees and shows the citizens some effort is being made to reduce the tax rate somewhat. Council Member Sims pointed out that at the end of the day, everyone is feeling the pinch from the recession and explained that is why she has been asking for information regarding health benefits for the employees over the last several years. She noted once this information is given to her so she can see how those benefits/increases have truly impacted the employees, she might be comfortable supporting the 2%.

Mayor Pro Tem Whitley tossed out another consideration—that every employee (across-the-board) would get the same dollar amount. A discussion followed on what the actual cost would be for a 2% increase versus a 1.5% increase. Mr. Boynton explained it would amount to about a $141,000 increase in the general fund. Mayor Smothers asked if any council member would be willing to eliminate the Council's pay to help make up the difference so it could be given to employees. There were no responses. She also pointed out that Council Member Douglas felt the travel allowance for the Council should be increased. The Mayor explained even with Council Member Sims' support for 2%, a majority for support still may not be reached. Council Member Moore asked if it was imperative that Council give staff some direction today on the raises. Mr. Boynton explained that it would be important for Council to reach some kind of consensus today and give direction to staff to allow sufficient time to prepare the necessary documents for adoption.

The Mayor then asked how many would support an increase for employees in general, then it would be a matter of determining where that level is. Everybody but Council Member Henley raised their hand in support. Council Member Alexander made the comment that he would not support the budget if the 1.5% salary increase is included and reiterated he would not support

anything less than 2% for the employees. The Mayor asked for a show of hands in support of a 1.5% across-the-board salary increase for employees. Five Council Members raised their hands in support of the 1.5% across-the-board salary increase [Smothers, Corey, Moore, Sims and Whitley].

Council Member Corey asked if staff could share numbers on what the city has saved as a result of employee suggestions. Mr. Boynton explained the Memorandum of Understandings with employees alone has saved the city in excess of $17,000,000 over the years.

Mr. Boynton noted that based upon the comments made, there are at least five votes for a 1.5% across-the-board cost of living raise for employees. He encouraged Council Members to call him on his cell phone, should any questions arise and pointed out staff would proceed and prepare the documents in the meantime for consideration/approval at Monday's meeting.

There being no further business to come before Council, the meeting adjourned at 6:50 p.m. upon motion duly made and seconded.

Respectfully Submitted,

_____
Rebecca R. Smothers, Mayor

Attest:

_____
Lisa B. Vierling, MMC
City Clerk

6-11-2012 BR

OUTSIDE AGENCIES
Funding History and Requests

	Approved FY 06-07	Approved FY 07-08	Approved FY 08-09	Approved FY 08-09	Approved 2009-10	Approved 2010-11	Approved 2011-12	Request for 2012-13	FY13 request as % of agency budget	Recommended for 2012-13
PIEDMONT TRIAD AMBULANCE & RESCUE SQUAD	1,620	3,000	3,000	3,000	3,000	3,000	3,000	3,000		$3,000
NATIONAL GUARD	2,000	2,000	2,500	2,500	2,500	2,500	2,500	2,500	25.0%	2,500
GUILFORD CO.HISTORIC PRESERVATION COM	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	32.1%	2,000
THEATRE ART GALLERY	26,650	30,000	31,000	31,000	31,000	31,000	31,000	32,000	18.7%	31,000
HIGH POINT ARTS COUNCIL	120,000	183,500	183,500	183,500	123,224	117,063	117,063	117,063	26.2%	117,063
PIEDMONT TRIAD FILM COMMISSION				-	-	-	15,000	15,000	11.0%	~~-0- 15,000~~
HIGH POINT WORKFORCE DEVELOPMENT	-	50,000	50,000	50,000	50,000	-	-	NA	NA	NA
NC SHAKESPEARE FESTIVAL Theatre Credits	-	-	-	-	50,000	50,000	50,000	70,000	2.0%	50,000
HIGH POINT HISTORICAL MUSEUM	300,000	374,816	320,000	370,000	-	-	-	NA	NA	NA
ROSETTA C. BALDWIN FOUNDATION/MUSEUM	-	-	-	-	-	10,000	10,000	75,000	95.0%	10,000
PIEDMONT TRIAD PARTNERSHIP	-	-	-	-	-	25,000	25,000	25,000	NA	25,000
FRIENDS OF JOHN COLTRANE, INC.							32,000	50,000	12.0%	~~-0- 32,000~~
SOUTHWEST RENEWAL FOUNDATION	-	-	-	-	-	-	-	6,000	4.2%	6,000
TOTALS	456,270	645,316	592,000	642,000	261,724	240,563	287,563	397,563	-	~~$246,610~~

#246,610

TO CVB

Baldwin Museum $10,000 CVB to match City's $10,000

Coltrane Festival $50,000 CVB

Piedmont Film $15,000

$75,000 in 2012-2013

6-11-2012

Salary Increase Comparison
Select Cities/Counties
FY2010-FY2013

	Prop. FY 2012-2013	FY 2011-2012	FY 2010-2011	FY 2009-2010
High Point	2%	0%	0%	0%
Burlington	2%	0%	0%	0%
Winston-Salem	1.5% - $500 minimum	1.5%	0%	0%
Forsyth County	1%	1.5%	1.5%	0%
Greensboro	avg 1.5%	avg 1.5%	0%	0%
Guilford County	$250	0%	0%	0%
Raleigh	$1000 (merit raise)	0% COLA/ $500 bonus	Reduced merit (0-2%), no range	Reduced merit (0-4%), no range
Durham	2%/ 3-5% for fire/police	2%/3-5% for fire/police	0%	0% COLA/ $500 emp >$40K
Chapel Hill	3%	$800	$800	0%
Rocky Mount	0%	0%	approx 1/2 of normal pay for performance	approx 1/2 of normal pay for performance
Greenville	2.5 COLA/ $100,000 available merit	salary study/ 1.5 COLA for others/ no merit	0%	0%
Asheville	1% (council has asked to find more)	0%	> median inc. $300 bonus	0%
Archdale	up to 3% pay for performance	up to 3% pay for performance	up to 3% pay for performance	up to 3% pay for performance

2012/13
Davidson Co. 2.0%
Thomasville 2.0%
Lexington 2.0%
Denton 2.0%

NCLM Average:

2012 = 2.9%

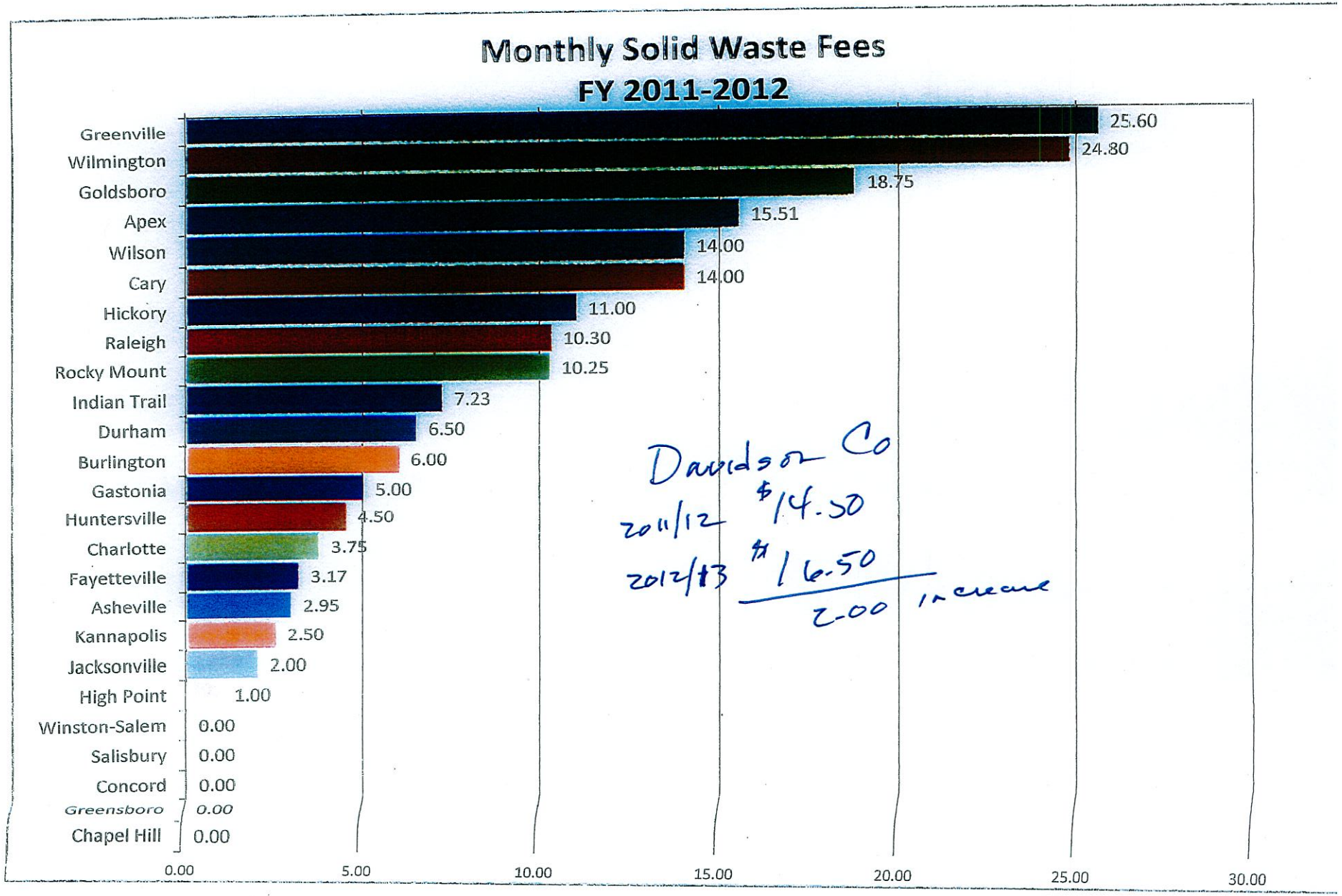
2011	2.29%
2010	2.30%
2009	2.61%
2008	3.27%
2007	2.92%
2006	3.17%
2005	2.86%
2004	2.63%
2003	2.68%
2002	2.60%
2001	3.18%
2000	3.19%
1999	3.07%
1998	3.07%
1997	3.41%

6-11-2012 BR

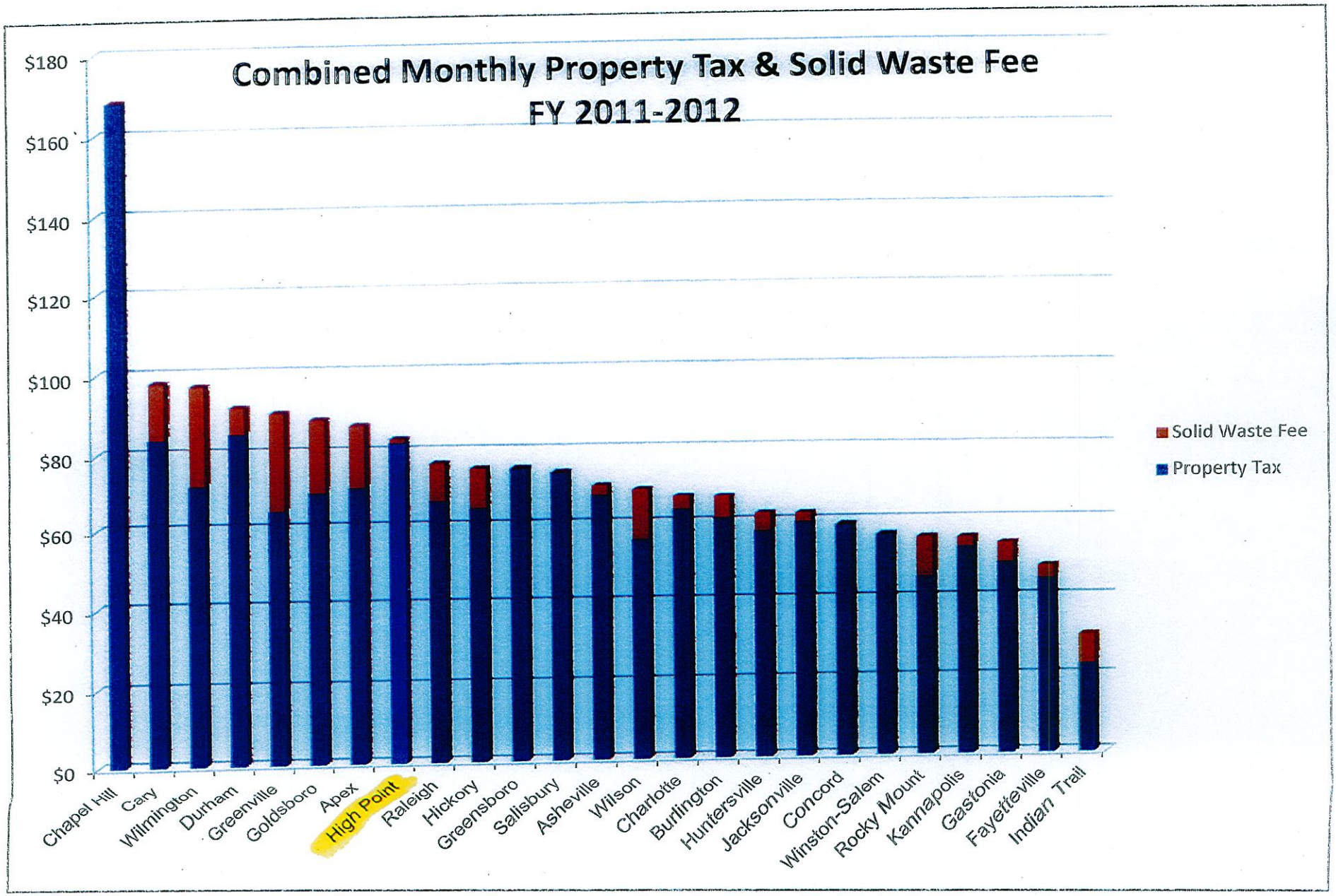
Fund	Acct Unit	Account	ObjectTitle	Budget	Employee				
101	101102	511402	Cellular Allowance	1,430	Lisa Vierling				
101	101111	511402	Cellular Allowance	4,290	Strib,Pat,Randy		$1,430 over -remove Strib		
101	101112	511402	Cellular Allowance	1,430	Budget Officer vacancy				
101	101121	511402	Cellular Allowance	1,430	CARLYLE, JOANNE L.				
101	101141	511402	Cellular Allowance	1,430	HEGGINS, ALVENA C.				
101	101211	511402	Cellular Allowance	2,860	JARVIS, AMY S. & Hr DIRECTOR-VACANT				
101	101221	511402	Cellular Allowance	1,430	MOORE, JEFFREY A.				
101	101231	511402	Cellular Allowance	1,430	PUGH, BRIAN K.				
101	101241	511402	Cellular Allowance	4,940	STEVE,GLENM,JIM, NINA-$650				
101	101242	511402	Cellular Allowance	1,430	FULTON, SUSAN L.				
101	101245	511402	Cellular Allowance	2,080	SPENCER, THOMAS E.				
101	101311	511402	Cellular Allowance	4,615	MARTY,K STEELE, B BEASLEY, VACANCY				
101	101312	511402	Cellular Allowance	4,680	1 ASST CHIEF $1,430, 5 OFFICERS @6.50				
101	101313	511402	Cellular Allowance	8,840	HODGSON, 'SHULTZ, 'WILLIARD, 5 @ $780, 1 @650		$650 OVER BUDGETED		
101	101314	511402	Cellular Allowance	4,298	MCCLUNEY, + 4 @ $717		$268 OVER BUDGETED		
101	101411	511402	Cellular Allowance	4,940	OLIVER , PARNELL, COVINGTON, + VACANCY @650				
101	101451	511402	Cellular Allowance	2,860	RUSSELL, SIZEMORE				
101	101471	511402	Cellular Allowance	1,430	BRIGGS, DAVID S.				
101	101473	511402	Cellular Allowance	1,430	DUPREE, TODD B.				
101	101511	511402	Cellular Allowance	2,860	LOREN , SANDY				
101	101521	511402	Cellular Allowance	1,430	'BURNETTE				
101	101541	511402	Cellular Allowance	1,430	WENDY FUSCOE				
101	101611	511402	Cellular Allowance	1,430	'MCDONALD, MARK V.				
101	101612	511402	Cellular Allowance	650	NELSON, CHRIS				
101	101711	511402	Cellular Allowance	2,860	CHRIS,RICHARD				
101	101721	511402	Cellular Allowance	650	KEN SULT				
302	302530	511402	Cellular Allowance	1,430	MCNAIR, MICHAEL E.				
302	302530	511402	Cellular Allowance	1,430	MCNAIR, MICHELLE V.				
501	501243	511402	Cellular Allowance	1,430	LEE STANLEY				
501	501261	511402	Cellular Allowance	1,430	TIM MCKINNEY				

Fund	Acct Unit	Account	ObjectTitle	Budget	Employee				
501	501271	511402	Cellular Allowance	3,050	GARY SMITH, CHRIS BLACKWELL		OVER BUDGET $970		
621	621751	511402	Cellular Allowance	4,030	HOUK, + 4 @ $650				
621	621753	511402	Cellular Allowance	650	FITZGERALD, TIMOTHY H.				
621	621754	511402	Cellular Allowance	1,300	MOONEY, VENABLE				
621	621756	511402	Cellular Allowance	650	FRAZIER, WILLIAM D.				
621	621757	511402	Cellular Allowance	1,300	RILEY, SELF				
621	621758	511402	Cellular Allowance	650	WENDELL PICKETT				
631	631251	511402	Cellular Allowance	1,430	BOB MARTIN				
631	631781	511402	Cellular Allowance	2,860	GAREY, LARRY				
661	661742	511402	Cellular Allowance	650	MELANIE				
671	671731	511402	Cellular Allowance	650	DERRICK				
				91,523					
			OVER BUDGETED	(970)	G SMITH				
				(918)	POLICE				
				89,635					
				87,230					
				2,405					

6-11-2012 BR



Davidson Co
2011/12 $14.50
2012/13 $16.50
2.00 increase


Combined Monthly Property Tax & Solid Waste Fee
FY 2011-2012
$180
$160
$140
$120
$100
$80
$60
$40
$20
$0
Solid Waste Fee
Property Tax
Chapel Hill
Cary
Wilmington
Durham
Greenville
Goldsboro
Apex
High Point
Raleigh
Hickory
Greensboro
Salisbury
Asheville
Wilson
Charlotte
Burlington
Huntersville
Jacksonville
Concord
Winston-Salem
Rocky Mount
Kannapolis
Gastonia
Fayetteville
Indian Trail

Proposed Revisions 06/11/2012

	$ (28,000)	1% Reduction in Powell Bill
	$ (2,036,646)	Property taxes w/o revenue neutral
Shortfall if Rev-Neutral Tax Rate is not appr	$ (2,064,646)	

How to Finance

Increase Revenues:	$ 300,000	Transfer from Water-Sewer for Land Dev
	$ 150,000	Transfer from Computer Replacement
Reduce Expenses:		
	$ (197,000)	Defer Phase II - Theatre improvements
	$ (15,000)	Film Commission to CVB
	$ (32,000)	John Coletrane to CVB
	$ (10,000)	Rosetta Baldwin Foundation to CBV
	$ (254,000)	
Shortfall remaining in Gen Fund	$ (1,360,646)	
	$ 865,246	
divided by $.01 on tax rate	$0.0157	Revised Tax rate change
Current tax rate	$ 0.6620	
Revised Proposed Tax Rate	**$ 0.6777**	

PLANNING AND ZONING COMMISSION RECOMMENDATION

On June 26, 2012, a public hearing was held before the Planning and Zoning Commission regarding the request described below. All members of the Commission were present except Mr. Keith McInnis and Mr. Andrew Putnam.

Jacquelyn Haizlip **Special Use Permit Case 12-02**

A request to allow two separate Special Use Permits in the Washington Street Mixed Use Center Overlay District.

a. A Special Use Permit request to allow a bar in the Washington Street Mixed Use Center Overlay District at 607 Washington Street.
b. A Special Use Permit request to allow a parking lot (Principal use of property) in the Washington Street Mixed Use Center Overlay District at 619 Washington Street.

The 600 block of Washington Street, where the two parcels are located, is lying along the north side of Washington Street between Fourth Street and Hobson Street.

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

Speaking in favor of the request was the applicant Ms. Jacquelyn Haizlip, 603 Runyon Drive, High Point. Ms. Haizlip provided an overview of the proposal for the property at 607 Washington Street to be a multipurpose facility serving the community for private parties or other cultural/special events. In addition, she would like to have live entertainment (e.g. Jazz Lounge) where alcohol may be served. The proposed parking lot would provide convenient parking for patrons and would also be open to the public and other businesses in the area. Ms. Haizlip concluded by noting a jazz themed entertainment use in keeping with the Core City plan for the Washington Street Mixed Use Center Overlay District.

Also speaking in support of the request was Mr. Patrick Harman, Hayden-Harman Foundation, 615 Washington Street, High Point, NC. Mr. Harman, noted that he is the owner of the building next to the proposed bar and stated that he is fully supportive of the request and believes it would be great for the area.

Speakers requesting further clarification or questions were Ms. Charity Belton, President, Washington Street Businesses, 613 E. Washington Street, High Point; and Ms. Burdell Knight, 1206 Crawford Avenue, High Point. They questioned if smoking would be allowed in the facility, the impact on adjacent businesses, and if there will be a gate at the entrance to the parking lot.

Speaking in opposition to the request was Reverend Michael Robinson, Pastor, First Baptist Church, 701 E. Washington Street, High Point. He expressed concerns pertaining to whether security will be provided at the proposed jazz lounge, if alcohol sales would increase loitering in the area and the potential negative impact of the bar on churches, schools or family environment in the area.

Ms. Haizlip addressed these issues and noted that smoking would not be allowed in the facility, but she cannot control what happens outside on the public sidewalks and there are no plans for a gate at the parking lot. In conclusion, she stated that security will be provided with the use of hand held metal detector wands.

The Commission members had a lengthy discussion pertaining to this request. They discussed requirements for this use to obtain an ABC permit and that the City of High Point Police Department would review such applications, distance of the proposed bar from churches in the area and the positive & negative impact it may have on the area. Several members noted that jazz clubs/entertainment facilities were a key development concept in the Washington Drive Area Plan.

The Planning & Zoning Commission recommended approval (with an additional recommendation) of Special Use Permit Case 12-02 by a vote of 7-0. The Commission recommended that Ms. Haizlip meet with area pastors to review her development proposal and attempt to come to some common ground and work together to continue revitalization of the Washington Street area.

*(**NOTE:** On July 2, 2012, Ms. Haizlip held an open meeting with churches and businesses within a one block radius of the 607 Washington Street property. Included at the end of the staff report is a summary of the meeting, an attendance list, and a copy of her letter of invitation to this meeting).*

CITY OF HIGH POINT
PLANNING AND DEVELOPMENT DEPARTMENT

STAFF REPORT
SPECIAL USE PERMIT 12-02
July 9, 2012
(Revised)

Request		
Applicant: Jacquelyn Haizlip		**Owner:** Jacquelyn Haizlip
Proposal:	Part A.	Special Use Permit request to allow a bar, in the Washington Street Mixed Use Center Overlay District, at 607 Washington Street.
	Part B.	Special Use Permit request to allow a parking lot (principal use of property), in the Washington Street Mixed Use Center Overlay District, at 619 Washington Street.

Site Information	
Location:	The 600 block of Washington Street, where the two parcels are located, lies along the north side of Washington Street between Fourth Street and Hobson Street.
Tax Parcel Numbers:	Guilford County tax parcels 0190466 (bar) and 0190480 (parking lot).
Site Acreage:	Bar - approximately 0.12 acre (5,500 sq. ft.) Parking lot - approximately 0.16 acre (7,273 sq. ft.)
Current Land Use:	The parcel where the bar is proposed is currently developed as an existing 3,200 square foot single story commercial building. The parcel where the parking lot is proposed is currently undeveloped.
Physical Characteristics:	Both parcels are relatively flat with no noteworthy features.
Water & Sewer Proximity:	A 12-inch and 30-inch City water line lie adjacent to the site along Washington Street. There is also a 6-inch sewer line lying along Washington Street.
General Drainage and Watershed:	The 600 block of Washington Street drains in a general northwesterly direction and development is subject to the City Lake General Watershed Area (GWA) requirements. Engineered storm water treatment measures are required for development with a total impervious surface area greater than 24% of the site, and for single family developments with a gross density of 1 unit per acre or more.
Overlay Districts	Washington Street Mixed Use Center Overlay District (WMX). City Lake General Watershed Area (GWA)

Adjacent Property Zoning and Current Land Use			
North:	CB RS-7	Central Business District Residential Single Family- 7 District.	Funeral home and a vacant commercial/multifamily building
South:	CB	Central Business District	Commercial/office uses, single family dwelling and boarding house
East:	CB	Central Business District	Commercial/office uses
West:	CB	Central Business District	Commercial/office uses

Relevant Land Use Policies and Related Zoning History	
Land Use Plan Map Classification:	The site has a Community/Regional Commercial land use designation. This classification includes a wide range of retail or service uses intended to serve the entire community and nearby regional customers.
Land Use Plan Goals, Objectives &Policies:	The following objectives of the Land Use Plan are relevant to this request: Obj. #8. Stimulate more efficient use of the City's land resources by encouraging in-fill, mixed-use, cluster development and higher residential densities at appropriate locations; Obj.#10. Target appropriate established neighborhoods and areas adjoining the central business district and industrial locations for conservation and revitalization activities including public and private investment.
Relevant Area Plan(s):	Core City Plan: The following policies and recommendations for the Washington Drive Mixed Use Center are relevant to this request: • Develop parking behind buildings, particularly at the east and west ends of the district, including near the Penn-Griffin Middle School. • Recruit new businesses, including entertainment such as a jazz club, to leverage the area's John Coltrane legacy. Washington Drive District Plan: The following policies and recommendations are relevant to this request: • Identifies the parcel at 619 Washington Street (proposed parking lot) as a possible museum location, but also mentions it as possible parking for the Kilby Hotel if that building is used for a smaller museum. However, there are no plans to establish a museum at this time. • Calls for convenient on-street and off-street parking. Off-street parking is intended particularly for employees and residents of the district. To avoid "dead spots" parking should be located behind buildings. Where visible from the street parking should be screened by landscaping, walls and/or fencing. For security purposes, parking lots should not be too visually obscured and should be well-lit. There should also be small-scale directional signage so that visitors can find parking easily. • Provides for cross access between adjacent parking lots is an important component of the district. As an alternative to driveways that interrupt streetscapes and infringe on pedestrians, rear parking

	areas should use side streets as a means of access. Wherever feasible, cross-access easements and physical connections should be made between adjacent parking lots.
Community Growth Vision Statement:	Goal 3: Create more mixed use areas, while reinforcing existing ones, to minimize traffic, maximize the utilization of infrastructure so people can live, work and play in one location. Obj. 3A: Revitalize and expand existing mixed use areas through building rehabilitations and new infill development. Obj. 3E: Apply development standards to ensure that mixed-use areas are human scaled, pedestrian friendly, and physically integrated through mixed use buildings and buildings that front on to streets rather than large parking lots that separate buildings and their uses. Goal 4: Make downtown High Point and its environs a vibrant, diverse and mixed-use environment. Obj. 4D: Establish more retail shops, services, restaurants, and entertainment through zoning and/or incentives.
Zoning History:	The following text amendment and zoning requests have been approved in this general area over the past 4 years: • 2008, Washington Mixed Use Center Overlay District. The current boundaries of the overlay district were created. A concurrent text amendment established the standards for the district. • 2010, Washington Street Mixed Use Center Overlay District. A text amendment revised the standards to ensure intended results are occurring.

Transportation Information			
Adjacent Streets:	**Name**	**Classification**	**Approx. Frontage**
	Washington Street	Collector Street	Parking Lot – 65 ft. Bar property – 43 ft.
Vehicular Access:	Access to Washington Street will be provided per the requirements in the Driveway Ordinance.		
Traffic Counts:	Traffic counts are not available for Washington Street.		
Estimated Trip Generation:	The proposed bar will generate less than 200 trips/day.		
Traffic Impact Analysis:	Required		Comment
	Yes	No X	None
Pedestrian Access:	Development is subject to the sidewalk requirements of the Development Ordinance.		

School District Information
Not applicable to this zoning case.

Details of Proposal

The applicant has requested a Special Use Permit to allow two separate special uses in the Washington Street Mixed Use Center Overlay District (WMX). Part "A" of this application is to allow a bar at 607 Washington Street. Part "B" " is to allow a parking lot, as the principal use of property, at 619 Washington Street. Both properties are within the WMX Overlay District and have an underlying zoning of Central Business (CB) District. The Development Ordinance requires both of these uses, when located in the WMX District, to obtain special use permit approval.

In other commercial areas of the City, a newly established bar is required to be located a specific distance from schools, churches, parks, and residential uses. In the WMX Overlay District, no separation is required for a bar use. One of the recruitment opportunities proposed to attract new businesses in this overlay district, including entertainment such as a jazz club, was to leverage the area's John Coltrane legacy. The compact manner in which development historically occurred in the WMX Overlay District makes a separation standard impractical, thus none were applied. However, applicants proposing a bar use are required to demonstrate that the use will not create negative impacts on adjacent properties, particularly churches and schools.

A property owner desiring to establish parking as a principal use in the WMX Overlay District must document the need for the proposed parking and an analysis of the potential for shared use. The Special Use Permit, if granted, should contain provisions determined necessary to minimize the overall impact on the character of the district, such as the size and location of the parking area, shared use, screening, lighting, and landscaping.

The applicant included the following statement in their application as supporting documentation for the special use permit.

Proposed Bar Use (607 Washington St)

- *The building currently houses the Washington Drive Resource & Enrichment Center and is used as a multi-purpose facility. One of the proposed uses under this SUP is a jazz lounge (members only) open primarily on weekends and I would like the ability to serve alcoholic beverages to patrons. I am also proposing to erect a deck in the front of the building enclosed with a 4-foot wrought iron gate. Tables and chairs would be provided for patrons desiring outside seating.*
- *At other times, the facility will be available for private parties (e.g. birthday parties, fashion shows, baby shower etc.). There will also be a location for viewing of sporting events on television.*

Proposed 20 space paved parking lot (619 Washington St)

The parking lot is to be used by patrons attending events at "Jackie's Place" located at 607 Washington Street. However, since High Point's Core Plan includes the revitalization of Washington Street, including the Kilby Hotel, the parking lot could also be used by adjacent business. There are limited on-street parking spaces in the area. Therefore, I view the proposed parking lot as a win-win situation. Potential visitors to new or revitalized businesses will be more willing to come into an area where they feel there is safe parking within steps of their designations.

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 existed 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 building where the bar is proposed to be located is a multi-use facility. The applicant has noted one of the proposed uses is a jazz lounge and she would like the ability to serve alcoholic beverages to patrons. The proposed bar is very limited in building square footage, thus it will not be able to host large events and the site is not directly adjacent to a residential use. Impact of this use along Washington Street is minor as the building covers almost all of the lot, except for a small area along its street frontage. ❖ Most parking in the overlay occurs along the street, which can pose a safety issue, especially during peak travel times for the disabled, elderly, or families with children. The proposed parking lot is limited in size with approximately 20 parking spaces, it is centrally located to businesses in the overlay, and provides for some off-street parking which can offer a safer parking option. ❖ Staff has found no evidence that suggests the requested special use permit for a bar or a parking lot would negatively impact public health or safety in this area.

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	<u>Bar Use</u> ❖ The Development Ordinance requires a bar in the WMX District to have its main entrance oriented toward a street zoned predominantly for non-residential uses. This site is meeting this standard. ❖ The Development Ordinance has no property separation distance for a bar from any other uses in this district. However, the ordinance notes that this use should not create negative impacts on adjacent properties, particularly church and schools. The nearest school is Penn Griffin, which is over 1,400 feet east of the site. There are four churches near the special use permit site. Two are located on Washington Street, one at 601 Washington Street approximately 50-feet west of the site and the other at 701 Washington Street approximately 250 feet to the east. Two churches are also lying north of the site, at 215 Fourth Street approximately 190 feet to the northwest and 210 Fourth Street approximate 150 feet north of the site. The proposed bar is not visible from the school or churches in the overlay district. The site has a low profile with only 43 feet of road frontage and times when the bar (jazz lounge) would be

	open are most likely not to coincide when functions typically occur at the school or churches. Staff has not identified any negative impacts upon churches or schools in the overlay district by allow a bar at this location. Parking Lot Use ❖ Based upon the site plan provided, standards of the Development Ordinance can be met. ❖ The Development Ordinance notes that a Special Use Permit for a parking lot, as principal use in the WMX Overlay District, should contain provisions determined necessary to minimize the overall impact on the character of the district, such as the size and location of the parking area, shared use, screening, lighting, and landscaping. These issues are addressed below: ➢ Character of District: The parking lot is proposed to be developed on a now vacant overgrown lot that currently detracts from the area. The permit notes that the parking lot will be open to the public and cross access easements are to be provided to facilitate connection to adjacent parcels. The limited size of the parking lot, standards of the ordinance pertaining to visual screening, and cross-access will assist in ensuring the use will be in keeping with the character of the area. ➢ Size and location of parking: The proposed parking lot is limited in area with approximately 20 parking spaces. The WMX Overlay District recommends that parking be located behind or to the side of buildings to avoid a proliferation of driveways and to maintain the existing character of the district. The intent of this criterion was to avoid large parking lots being placed in the front of buildings. This proposal is somewhat different in that the proposed parking lot is not associated with any other use or structure on the property. The parking lot is the principal use thus it encompasses the entire property. The CB District does not require parking to be provided for a use and some readily accessible off-street parking lots will be needed for businesses in the district. This proposal will allow for shared parking and potentially decrease the need for additional parking lots in the future. ➢ Lighting & Screening: The Development Ordinance has standards regarding the lighting height, and angling or shielding of lights in order to minimize casting light on adjacent properties. In addition, this overlay district has specific standards for screening parking lots from the street and sidewalks by way of low walls, hedge or combination thereof. The site plan submitted by the applicant notes the area for which screening will be provided.

That the use will not substantially injure the value of adjoining or abutting property, or that it is a public necessity; staff finds	
Compliance	❖ The WMX District is designed to permit a wide variety of uses under the underlying CB District zoning classification. The proposed uses are permitted in the CB District and are encouraged in the Washington Drive District Plan ❖ Some of the commercial structures adjacent to the site are vacant and in a state of disrepair. The applicant's proposal to invest in the area and expand

	the range of uses and services in the overlay will increase, not diminish, the value of property in the WMX Overlay; and will assist in recruiting new business interested in the area.

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 site is located within an established commercial area that is designated upon the Land Use Map as Community/Regional Commercial which is intended for a wide range of retail or service uses. The request is consistent with the Land Use Map and will be in harmony with the area.

Recommendation

Staff Recommends Approval

Part A. Staff recommends approval of the Special Use Permit request to allow a bar in the WMX Overlay District, at 607 Washington Street. Based upon the conditions in the attached Special Use Permit application and the preliminary findings of fact, 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.

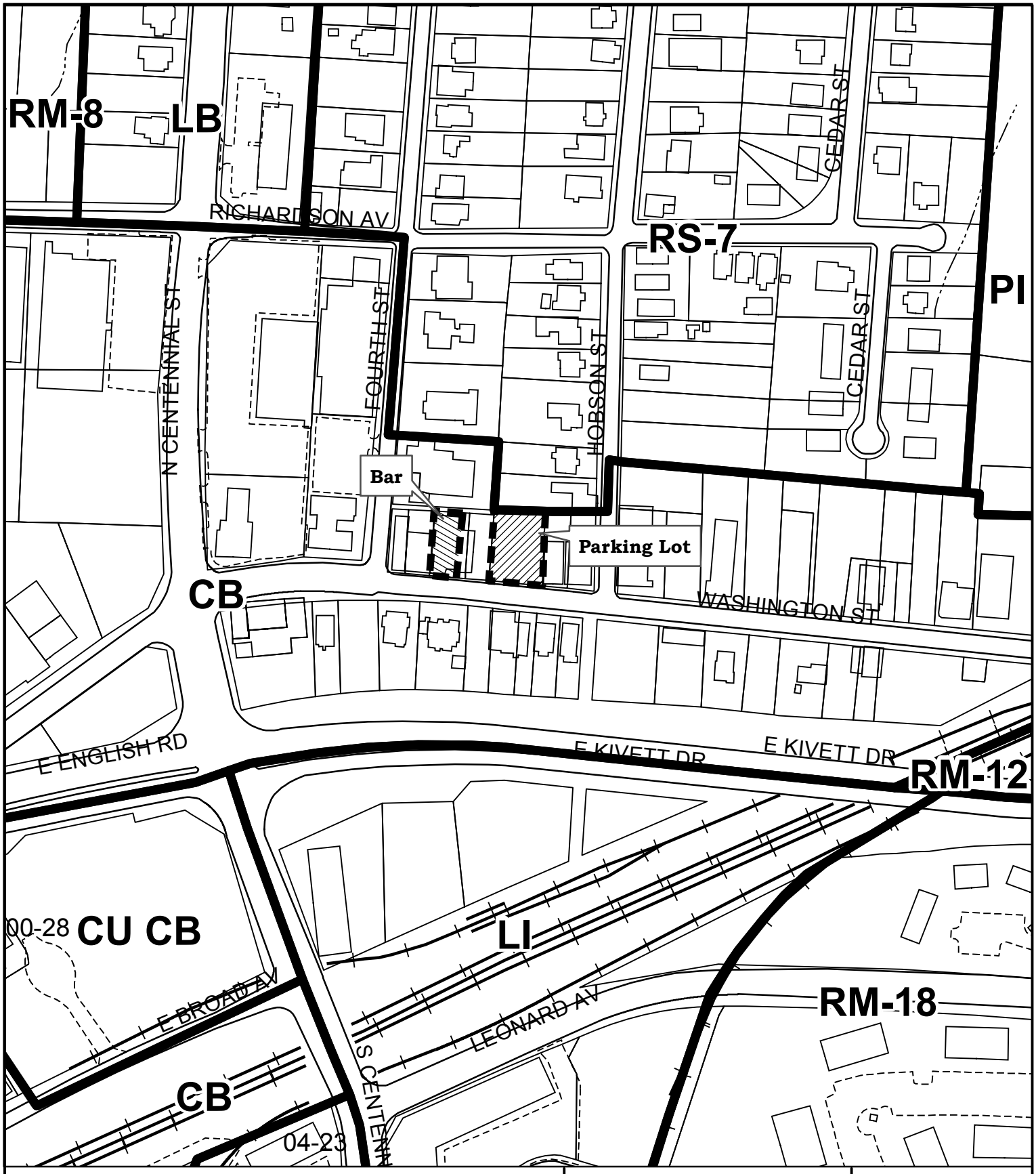
The Planning and Development Department recommends approval of the Special Use Permit.

Part B. Staff recommends approval of the Special Use Permit request to allow a parking lot (principal use of property), in the WMX Overlay District at 619 Washington Street. Based on the conditions in the attached Special Use Permit application and the preliminary findings of fact, 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 Special Use Permit.

Report Preparation

This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner, and reviewed by Robert Robbins AICP, Development Services Administrator and Lee Burnette AICP, Director.



SPECIAL USE PERMIT 12-02

Request: To allow a parking lot and a bar in the Central Business (CB) District.

Existing Zoning Boundary ——————

Subject Property Boundary - - - - - - - - - -

Planning & Development Department

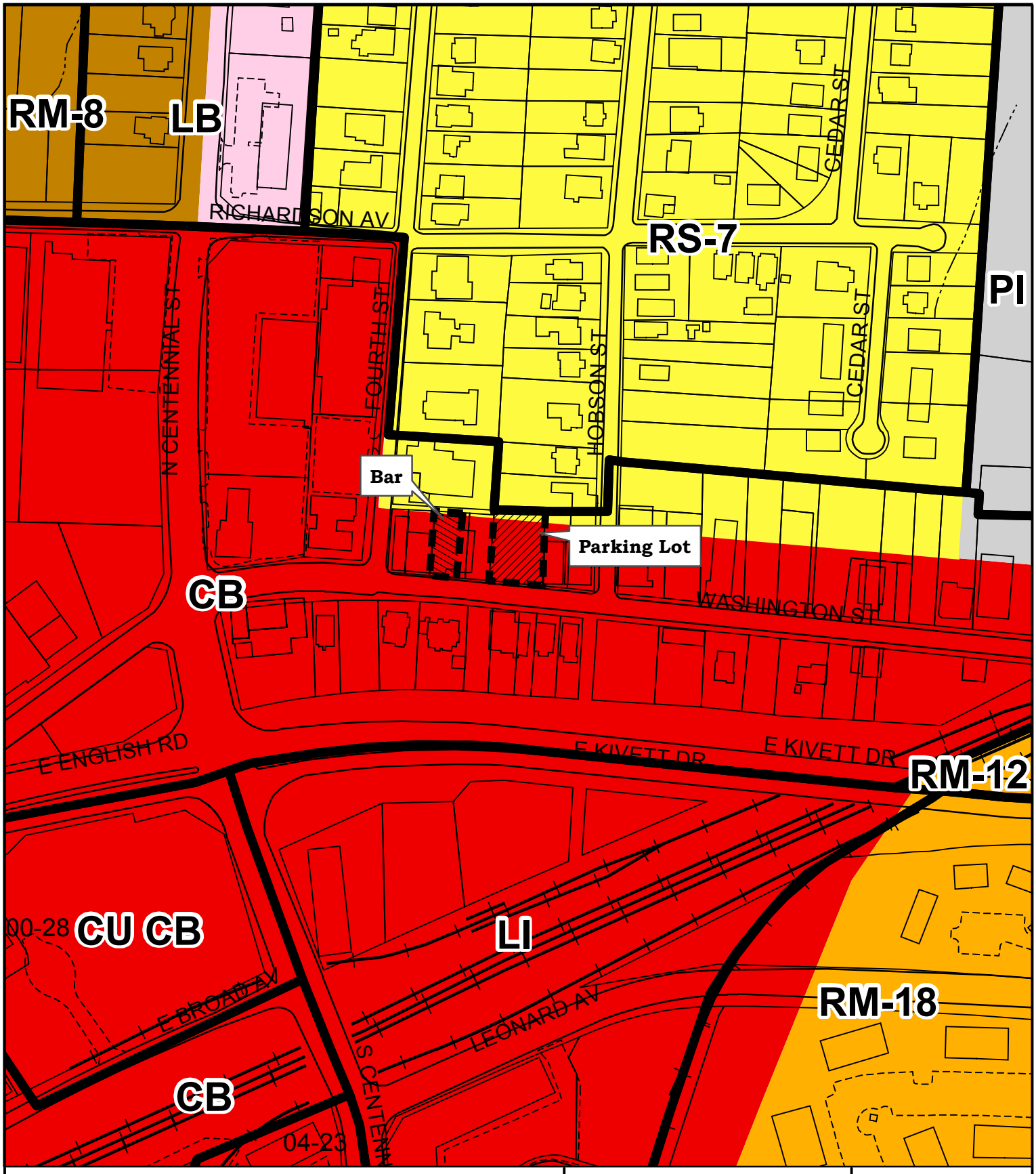
City of High Point

Date: June 8, 2012

N

Scale: 1'=200'

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SPECIAL USE PERMIT 12-02

Land Use Plan

- Low-Density Residential
- Moderate-Density Residential
- Medium-Density Residential
- Local/Convenience Commercial
- Community/Regional Commercial
- Institutional

Planning & Development Department

City of High Point

Date: June 15, 2012

N

Scale: 1'=200'

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SPECIAL USE PERMIT 12-02

Topography

Subject Property Boundary - - - - - - - - - -

Planning & Development Department

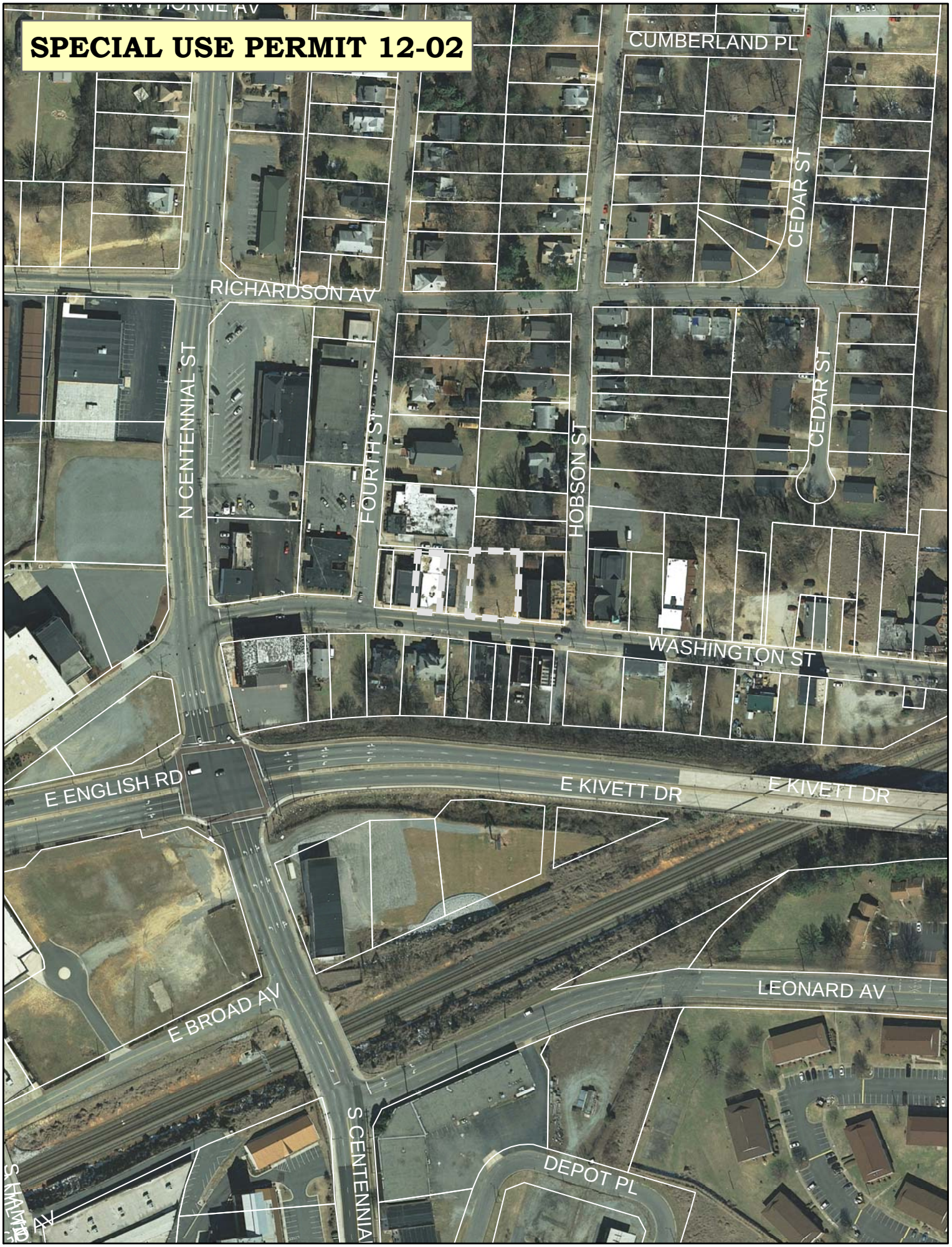
City of High Point

Date: June 15, 2012

N

Scale: 1'=200'

y:/ba-pz/2012/pz/sup12-02topo.mxd


SPECIAL USE PERMIT 12-02
CUMBERLAND PL
CEDAR ST
RICHARDSON AV
N CENTENNIAL ST
FOURTH ST
HOBSON ST
CEDAR ST
WASHINGTON ST
E ENGLISH RD
E KIVETT DR
E KIVETT DR
LEONARD AV
E BROAD AV
S CENTENNIA
DEPOT PL

SPECIAL USE PERMIT 12-02 (Part A)
CITY OF HIGH POINT, NORTH CAROLINA

May 14, 2012
(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: Bar at 607 Washington Street (Guilford County tax parcel 0190466).

DESCRIPTION OF PROPERTY:
607 Washington Street is lying along the north side of Washington Street between Fourth Street and Hobson Street, the site is also known as Guilford County tax parcel 0190466.

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 12-02 AND THE ACCOMPANYING SITE PLAN WERE APPROVED BY THE CITY COUNCIL OF HIGH POINT, NORTH CAROLINA ON THE ____ DAY OF JULY, 2012.

_____ _____

Lisa B. Vierling Date
City Clerk

SPECIAL USE PERMIT 12-02 (Part B)
CITY OF HIGH POINT, NORTH CAROLINA

May 14, 2012
(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: Paved parking lot, open to the public, at 619 Washington Street (Guilford County tax parcels 0190480).

DESCRIPTION OF PROPERTY:
619 Washington Street is lying along the north side of Washington Street between Fourth Street and Hobson Street, the site is also known as Guilford County tax parcels 0190480.

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 12-02 AND THE ACCOMPANYING SITE PLAN WERE APPROVED BY THE CITY COUNCIL OF HIGH POINT, NORTH CAROLINA ON THE ____ DAY OF JULY, 2012.

_____ _____

Lisa B. Vierling Date
City Clerk

PARCEL NO. 0190471
JAMES JOHNSON & SONS
FUNERAL HOMES, LLC
D.B. 7052, PG. 2752
ZONED: CB

PARCEL NO. 0190471
SCHWARZ PROPERTIES, LLC
D.B. 6396, PG. 1132
ZONED: RS-7

CROSS ACCESS EASEMENT

L4
12' ALLEY
PER P.B. 13, PG. 81
L3
L6
L2
L5
FENCE
65.00'
N85°10'10"W
67
87

LIGH DUTY PAVING
2" SF9.5B
6" CABC

10
10
924
923
922
921
920

45.68'
S0°25'02"E
BLOCK WALL

PARCEL NO. 0190481
WILLIAM JOSEPH &
BURNIE M. McELRATH
D.B. 3744, PG. 11
ZONED: CB

PARCEL NO. 0190467
HAYDEN-HARMAN
FOUNDATION
D.B. 7130, PG. 13
ZONED: CB

2'
2.48'
18' (TYP)
24' AISLE
18' (TYP)
L1
9'
20 PROPOSED SPACES (ACCESSORY)
TRACT ONE
7273± sq.ft.
TRACT TWO
115± sq.ft.
EX CONC
N0°43'38"W
92.96'
68.16'
S0°25'02"E
S2°25'37"W
68.08'
HC
EX BRICK BUILDING #621
1'± EAST of TRACT TWO
5' WALK
AREA OF UNKNOWN OWNERSHIP
L7
VISUAL SCREENING TO BE INSTALLED PER REQUIREMENT OF SECTION 9-4-4(g)(2)b.2ii OF THE DEVELOPEMENT ORDINANCE
64.59'
N83°50'00"W
EX 7'± WALK
SIGN
CONC APRON
RELOCATE HYD & PP
5'
25'
5'
EAST WASHINGTON STREET
31.3' CURB-CURB
50' PUBLIC R/W

NORTH CAROLINA PROFESSIONAL SEAL 033880 6/13/2012 ENGINEER JAY N. GUFFEY

LEGEND

- NEW IRON PIPE
- EXISTING IRON PIPE
- MONUMENT
- COMPUTED POINT
- POWER PEDESTAL
- TELEPHONE PEDESTAL
- WATER METER
- CLEAN OUT

LINE NOT SURVEYED
LINE SURVEYED
UTILITY EASEMENT
FENCE LINE

PARCEL NO. 0190480	
TRACT ONE:	7273± SF
TRACT TWO:	115± SF
TOTAL:	7388± SF

Line Table		
Line #	Direction	Length
L1	S87°34'23"E	3.38
L2	N84°22'29"W	1.43
L3	N84°22'29"W	160.01
L4	N84°26'51"W	149.06
L5	S85°10'10"E	83.05

Line Table		
Line #	Direction	Length
L6	N84°27'03"W	10.48
L7	N83°19'51"W	93.28
L8	N0°43'38"W	12.36
L9	N0°43'38"W	1.70

DRAWING NAME: P:\2012\120089\Civil\120089_ENG_C3D11.dwg - Layout1 - 6/13/2012 4:34 PM

DAVIS • MARTIN • POWELL
ENGINEERS & SURVEYORS
6415 OLD PLANK RD, HIGH POINT, NC 27265
(336) 886-4821 | WWW.DMP-INC.COM | LICENSE: F-0245

GRAPHIC SCALE
20 10 0 20 40
1" = 20 FEET

SITE PLAN
619 E WASHINGTON ST
OWNER: JACQUELYN HAIZLIP
603 RUNYON DRIVE
HIGH POINT, NORTH CAROLINA 27260

HERBERT SHANNON JR

From: Jackie Haizlip [jlhaizlip@gmail.com]
Sent: Friday, July 06, 2012 1:51 PM
To: HERBERT SHANNON JR
Subject: Recap of meeting with ministers

Jacquelyn L. Haizlip

603 Runyon Drive - High Point, North Carolina 27260 - Telephone: 336-887-7151
Fax: 336-887-1648 Email: jlhaizlip@gmail.com

July 6, 2012

Mr. Herbert Shannon
Planner
High Point Planning & Development

Re: Recap Of Meeting With Ministers On Special Use Permit 12-02

Dear Mr. Shannon:

Pursuant to the recommendation of the Planning & Zoning Commission at the June 26, 2012 hearing, a meeting was held on Monday, July 2, 2012 with ministers and some business owners within a block of the proposed location of an events center where alcoholic beverages might be served. The meeting was held at the Yarborough Law Building at 622 Washington Street.

The meeting began with a welcome from Haizlip and a statement about this being an opportunity for attendees to express their concerns about a proposed facility where alcoholic beverages might be served.

Those in attendance were:
Gilbert Carter, Knights of Columbus, native High Pointer
Pastor Michael Robinson, First Baptist Church, 701 Washington Street
Burdell Knight, First Baptist Church, 701 Washington Street
James & Patricia Franklin, Free Will Church, 601 Washington Street
Cathy & Kenny Taylor, minister
Patrick Harmon, Hayden-Harmon Foundation, 613 Washington Street
Wendy Fuscoe, City Project
Andretti Barnes, Hayes Parlor, 711 Washington Street
Pastor Frank Thomas, Mount Zion Baptist Church, 753 Washington Street
Elder Terry J. Rouse, Potter House
Jacquelyn L. Haizlip, Facilitator and Applicant

The following comments have been paraphrased.

CARTER: Many businesses in High Point began as store fronts funded by non-tax-paid liquor. Some continue to thrive today. People do what they want to do. There is nothing wrong with a place to go buy a drink. I don't see a problem.

ROBINSON: We don't want to see this area return to what it was during the time when numerous bootleg houses and bars lined the street. Bars will bring crime and other negative elements. The church is also planning a program to help veterans. Later expressed that he did not understand that *Jackie's Place* would be a private club. Liked the jazz aspect.

KNIGHT: The church is bringing new positive programs to the area. We had to wait to get the right people on board who had the finances to help support the programs we want to initiate.

PATRICIA FRANKLIN: I'm against alcohol. Years ago I had family members in a liquor house and one stabbed the other. Although that is an extreme case, we have put as many safeguards in place as we can to avoid any such incident.

KENNY TAYLOR: Will there be security outside? He was told there will be no security outside, but patrons will be escorted to their cars and made sure they exit the lot safely if desired. He felt comfortable with that.

HARMON: Supportive of the venture.

FUSCOE: In response to Thomas' statement that decisions have already been made for this area, but are now being presented in a palatable way for the Washington Street citizens to accept. She says that is not the case since she has been on board and welcomed THOMAS tocontact her for a one-on-one dialogue.

BARNES: I don't understand why this is a problem. I am in my shoppe everyday from 8:00 a.m. to 6:00 p.m. without problems. After six, I could walk out on the street naked and not be bothered. Besides, this discussion should have taken place in a meeting of the Washington Street Business Association. We need a place of entertainment in this area.

THOMAS: Expressed a preference for an alcohol-free area, but is not against jazz. Says Washington Street is known all over the country for crime and drugs. Would not like to see this perpetuated. What about the event center without alcohol? Would you still open? *Yes!*

ROUSE: You are against this idea. What is the church doing? ROBINSON and KNIGHT responded with a litany of proposed programs on the drawing board now that they have the right people on board at First Baptist Church. This is a good thing for the area.

HAIZLIP: The facility would not be open during regular church hours. Safeguards are being put in place. This is consistent with the City's Core Plan for revitalization. I am approachable. If you have questions about what I am doing, then you see me all the time - just ask me.

The meeting adjourned with prayer by Rev. Thomas asking for unity. I felt some opinions were changed and more were now in favor of the venture. More similar meetings should be held where people can express themselves without feeling intimidated. Did not feel it was appropriate to ask attendees if they were in favor of or opposed to an alcohol permit. I appreciated the opportunity to express why I feel a favorable nod will be a win-win situation for the revitalization of the area.

Sincerely,

Jacquelyn L. Haizlip, Owner
Jackie's Place

Meeting With Ministers Re Special Use Permit 12-02

Monday, July 2, 2012

NAME	TITLE	ORGANIZATION	CONTACT
Gilbert Carter		K of C.	8821381
Pastor Michael Robinson			383-9873
Burdell Knight		FBC	885-8216
James + Patricia		Franklin	885-8378
Cathy + Kenny Taylor			8867337
Patricia Hare		HHC	501-2203
Wendy Rouse		City Mgt	
Andretti Barnes		Hayes Barton	888-4722
Pastor Frank Thomas		MZBC	391-4488
Elder Terry J Rouse		Potterhouse	336) 987-7796
Jacquelyn L. Hairston		Facilitator - Jackie's Place	336-887-7151

Jacquelyn L. Haizlip

603 Runyon Drive - High Point, North Carolina 27260 - Telephone: 336-887-7151
Mobile: 336-327-6813 Fax: 336-887-1648 Email: jlhaizlip@gmail.com

June 29, 2012

HAND DELIVERED

Open Letter To Ministers, Churches, and Businesses Within A One-Block Radius of 607 Washington Street

Dear Ministers and Business Owners:

The purpose of this letter is to invite you to a meeting where you can express your concerns about a proposed bar at 607 Washington Street. **The meeting will be held at 4:00 p.m., Monday, July 2, 2012 at the Yarborough Law Building, 622 Washington Street, High Point, North Carolina.**

As a matter of introduction, I am a second generation of reputable business owners in High Point since June, 1924, and serving in the Washington Street area since early 1940's.

The current proposal is to provide an events center at 607 Washington Street. Specifically, it would offer a combination of live and recorded jazz, mostly on weekends, to its members. Other times, the facility would be available for private events, such as birthday parties, baby showers, reunions, sports parties, etc. To that end, I would like to have beer, wine, and mixed drinks available.

There has been an expression of concern about the serving of alcohol. That is why I am inviting you to attend this meeting. I realize this is very short notice and the time might not be convenient for everyone. Therefore, if you are unable to attend the group meeting, please do not hesitate to contact me by phone, fax, or email and share your feelings with me. This information will be forwarded to City Council. I **MUST** get your feedback to the City by Friday, July 6, 2012.

Thanks for your cooperation.

Sincerely,

Jacquelyn L. Haizlip, Owner
Jackie's Place

cc: Mr. Herbert Shannon
High Point Planning and Development

BB&T

RESOLUTION AND AGREEMENT FOR DEPOSIT ACCOUNT

City of High Point — Name of Entity

56-6000231 — EIN

☐ Corporation ☒ Government Entity ☐ Sole Proprietorship
☐ Unincorporated Association ☐ General Partnership ☐ Non-Profit Corporation
☐ Limited Liability Company ☐ Limited Partnership ☐ Other

I, the undersigned, hereby certify to BB&T that I am the Secretary (or as applicable, Proprietor, Authorized Partner, Authorized Manager or other Authorized Employee) of the above named Entity duly organized and existing under the laws of the State of North Carolina; and that the following are resolutions duly adopted by the Entity, and that such resolutions are in full force and effect and have not been amended or rescinded:

RESOLVED, that BB&T is hereby designated as a depository institution in which the funds of this Entity may, subject to the rules of BB&T, be deposited by any of its officers, agents or employees; and that any such officer, agent or employee is hereby authorized on behalf of the Entity and in its name to endorse for deposit, whether in demand or time accounts, or for negotiation or collection, any and all checks, drafts, certificates of deposit or any other payment instrument payable to the Entity, which endorsement may be in writing, by stamp or otherwise, with or without signature of the person so endorsing, it being understood that on such items all prior endorsements are guaranteed by the Entity, irrespective of the lack of a guarantee by the Entity; and

FURTHER RESOLVED, that any of the individuals listed below (a "Designated Representative") is hereby authorized to open or close any deposit account with BB&T and to authorize those persons ("Authorized Signers") who may execute a BB&T signature card on behalf of the Entity and transact business on such account;

Designated Representative (Signature)	Printed/Typed Name	Title
	Jeffrey A. Moore	Financial Services Director
	Jackie S. Astrop	Treasury Services Manager
	Kelly M. Latham	Accounting Manager
	Strib Boynton	City Manager

FURTHER RESOLVED, that BB&T be and is hereby authorized and directed to honor, pay and charge any of the accounts of the Entity, without inquiry to or responsibility for the application of the proceeds thereof, all checks, drafts, or other orders for the payment, withdrawal or transfer of money in the accounts of or to the credit of the Entity, and to honor any authorization for the transfer of funds between different accounts whether oral, by phone or electronic means without inquiry as to the circumstances related thereto and for whatever purpose or to whomever payable, including requests for conversion into cash as well as for deduction from and payment of cash out of any deposit, and whether or not payable to, endorsed or negotiated by or for the credit of any person signing same or any other officer, agent or employee of the Entity, when signed or endorsed by an original or facsimile signature of any ONE Authorized Signer; and

FOR BANK USE ONLY

Prepared By _____ **Date** _____

Center _____ **Bank No.** _____ **State** _____

Forward to:
Centralized Document Scanning Operations
M/C 100-99-15-11

FURTHER RESOLVED, that BB&T be and is hereby authorized to honor, receive, or pay any items bearing the signature of any one Authorized Signer even though payment may create an overdraft or even though such items may be drawn or endorsed to the order of such signer for exchange or cashing, or in payment of the individual obligation of such signer, or for deposit to such Authorized Signer's personal account and BB&T shall not be required or be under any obligation to inquire as to the circumstances of the issuance or use of any such item or the application or disposition of such item or the proceeds thereof; and

FURTHER RESOLVED, that the Entity assumes full responsibility and holds harmless BB&T for any and all payments made or any other action taken by BB&T in reliance upon the signatures, including facsimiles thereof, of any Authorized Signer regardless whether or not the use of the facsimile signature was unlawful or unauthorized and regardless of by whom or by what means the purported signature or facsimile signature may have been affixed if such signature reasonably resembles the specimen or facsimile signature of the Authorized Signer; and

FURTHER RESOLVED, that any Designated Representative, or person authorized in writing by a Designated Representative, is authorized to act on behalf of the Entity as follows: obtain information on accounts; appoint, remove or change Authorized Signers; deliver any night depository agreement; enter into any agreement for cash management services; lease a safe deposit box; enter into an agreement for deposit access device; enter into an agreement for credit cards; or enter into other agreements concerning the deposit accounts at BB&T; and

FURTHER RESOLVED, that any and all prior resolutions executed on behalf of the Entity are hereby revoked and that the foregoing resolutions shall remain in full force and effect until the Entity officially notifies BB&T to the contrary in writing. BB&T may conclusively presume that this Resolution and Agreement for Deposit Account and any signature cards executed pursuant hereto are in effect and that persons identified herein are properly authorized to act on behalf of the Entity. The Entity, as changes to the Designated Representatives and/or Authorized Signers are made, will immediately report and certify such changes to BB&T through submission of a new Resolution and Agreement for Deposit Account and/or signature card, as applicable. BB&T shall be fully protected in relying on such certifications and shall be indemnified and saved harmless from any claims, demands, expenses, losses, or damages resulting from the signature of any Designated Representative so certified, or refusing to honor any signature not so certified; and

FURTHER RESOLVED, that all transactions by any officer, employee or agent of the Entity on its behalf and in its name prior to the delivery of this Resolution and Agreement for Deposit Account are hereby ratified and approved.

In Witness Whereof, I have hereunto subscribed my name and affixed the seal, if any, of this Entity, this 17th day of July, Year 2012.

For Corporations including Non-Profit:

Lisa B. Vierling

~~Secretary/Assistant Secretary~~ Lisa B. Vierling, City Clerk (Seal)

City of High Point North Carolina

(Corporate Seal)

For All Other Entities:

_____ (Seal)

_____ (Seal)

_____ (Seal)

(Proprietor, Authorized Partner, Authorized Manager, or other Authorized Person)

AN ORDINANCE AMENDING "THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE," PURSUANT TO SECTION 9-3-12, ZONING MAP AMENDMENTS, OF THE DEVELOPMENT ORDINANCE.

WHEREAS, the City Council of The City of High Point adopted "The City of High Point Development Ordinance" on January 7, 1992 with an effective date of March 1, 1992, and subsequently amended;

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on June 26, 2012 and before the City Council of the City of High Point on July 26, 2012 regarding **Amendment to Zoning Case 11-03 (May 2012)** a proposed amendment to the Official Zoning Map of the "City of High Point Development Ordinance";

WHEREAS, notice of the public hearings was published in the High Point Enterprise on June 17, 2012, for the Planning and Zoning Commission public hearing and on July4, 2012 and July 11, 2012, for the City Council public hearing pursuant to Chapter 160A-364 of the General Statutes of North Carolina; and

WHEREAS, the proposed amendment was adopted by the City Council of the City of High Point on July 16, 2012.

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

SECTION 1
That the Official Zoning Map of the City of High Point be amended to establish the following described area as: A **Conditional Zoning Public & Institutional (CZ-PI) District.**

The zoning site for Z11-03 is approximately 14.5 acres, bounded by a portion of E. Farriss Avenue, Fifth Court (private), Fifth Street (private), North Avenue (private & public), N. Centennial Street, abandon portion of the Sherwood Place right-of-way lying east of N. Centennial Street and northern segment of Willoubar Terrace.

The property is also known as Guilford County Tax Parcels 0189876 thru 0189894; 0190108 thru 0190118, 189864 thru 189875; and currently addressed as 900, 906, 908, 910, 912, 914 N. Centennial Street, that portion of the Sherwood Place right-of-way abandon by the City of High Point (Street Abandonment Case 11-08); 709, 711 & 715 North Avenue; 900, 901, 902, 903, 904, 906, 907, 909, 911, 913, 912, 914, 915, 1006, 1006 R1, 1008 & 1010 Willoubar Terrace; 817, 819 823, 825, 829, 833, 1000, 1002, 1004, 1006, 1008, 1010, 1012 Fifth Street and 1003, 1005, 1007, 1009 Fifth Court

SECTION 2.
That the property herein described shall be perpetually bound by the following use(s) authorized and condition(s) imposed, unless subsequently changed or amended as provided for by the Development Ordinance.

Part I. USES:

Tract A. The following land uses allowed in the Public & Institutional (PI) District shall be permitted, subject to the development and dimensional requirements of the PI District and the specific conditions listed in this Conditional Zoning Ordinance:

1. Colleges or Universities (SIC 8220).
2. Fraternities or Sororities (Univ. or College)
3. Accessory Uses and Structures (customary)

Tract B. This portion of the zoning site shall be limited to vehicular circulation only; no new land use is permitted.

Part II. CONDITIONS:

A. Development and Dimensional Requirements.

1). General Development Standards for the entire zoning site

a. Within fifty (50) feet of the exterior perimeter of the zoning site, all freestanding exterior lighting shall be limited to twenty-five (25) feet in height where this tract is adjacent to residential zoning districts. This lighting shall be directed inward towards the interior of the zoning site to minimize lighting spill-off/glare upon adjacent residentially zoned property.

b. Within fifty (50) feet of the exterior perimeter of the zoning site mechanical or electrical equipment, dumpsters or other such similar building appurtenances shall be screened from view, at a height of six (6) feet above ground level, as seen from the centerline of any adjacent public street. Existing or newly planted vegetation, opaque fences, masonry walls, other structures or combination thereof may be used to achieve an effective screen.

c. Within 100-feet of the N. Centennial Street, Willoubar Terrace and E. Farriss Avenue right-of-way(s), loading areas for a building shall not be located on any side of a building that faces these road right-of ways. In regards to the Willoubar Terrace frontage of the zoning site, this standards shall only apply where land area upon opposite site of Willoubar Terrace has a residential zoning designation.

d. Lot Combination: All parcels associated with the rezoning site shall be combined into one lot prior to development and re-subdivision.

e. Except for where approved vehicular access points are located, development shall occur in a manner so that buildings are located between the perimeter of the site and any parking, and vehicle circulation areas.

2). Additional Development Standards for Tract A
Building Height - A maximum building height of 100 feet shall be permitted in Tract "A" within the eastern half of the block bounded by Fifth Street (private) North Avenue (private) and Willoubar Terrace.

B. Landscaping, Buffers and Screening.

1. Standards along public street classified as a "Local Street"
Where land area upon the opposite side of a public street adjacent to the zoning site has a residential zoning designation the street planting yard standards shall be increased from 8 foot width to a minimum width of 15 feet, and the planting rate for understory trees shall be increased from none to a minimum of 4 per 100 linear feet, and 33 evergreen shrubs per 100 linear feet. Additionally, these shrubs shall be a locally adapted species expected to reach a minimum height of thirty (30) inches and a minimum spread of thirty (30) inches within three years of planting. This higher planting rate is intended to provide a low level screening of the off-street parking area.

2. Standards along North Centennial Street.
   a. If fencing is installed along the N. Centennial Street frontage of the zoning site, the decorative perimeter fencing (brick &wrought iron/aluminum fencing) that generally outlines the boundary of the University shall be installed.

   b. In lieu of ordinance requirements for street planting yards, a landscaping plan shall be required to be submitted for review and approval by the Planning & Development Department prior to issuance of any building permit upon the site. The objective of this plan is to screen the rear of structures located along N. Centennial Street frontages of the zoning site with an assortment of planting species, and to enhance the visual appearance of the permanent edge areas as identified in the University Area Plan. This plan shall at a minimum address the following:
      1) This plan is specifically for the initial 75 feet of the site's N. Centennial Street frontages and should be designed to enhance the visual appearance of this corridor.
      2) Through the use of an assortment of understory trees, canopy trees, shrubs, berms and other topography treatments, the exterior activity area at the rear of buildings shall be screened. The planting rate shall be sufficient to provide the desired screening effect within three (3) years of planting.
      3) Fifty percent (50%) of trees and shrubs utilized on the plan along this roadway shall consist of evergreen species of planting material. These shrubs shall be a locally adapted species expected to reach a minimum

height of thirty (30) inches and a minimum spread of thirty (30) inches within three years of planting.

4) Along with the landscaping plan, a depiction of the building elevations after landscaping, as viewed from N. Centennial Street may be requested from the Landscape Architect to assist in assessing the effectiveness of the plan.

C. Transportation

a. Access:

1. No vehicular access shall be permitted from N. Centennial Street.
2. Tract B - Access to E. Farriss Avenue shall only be from the existing intersection of E. Farriss Avenue and Fifth Street (private drive segment),
3. Access to public streets shall be limited to roads where the adjacent property, lying along the opposite side of that street, is zoned Public & Institutional (PI), Conditional Use Public & Institutional (CU-PI) or Conditional Zoning Public & Institutional (CZ-PI) Districts.

b. Improvements:

1. Provide southbound left turn and northbound right turn lane at the intersection of N. Centennial Street and North Avenue.
2. Dedicate the required right of way on N. Centennial Street for the southbound left turn lane.
3. The southbound left turn lane and the northbound right turn lane on N. Centennial Street must be constructed prior to issuance of Certificate of Occupancy of the last building that has frontage on North Avenue between N. Centennial Street and Fifth Street.

SECTION 3

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

SECTION 4

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

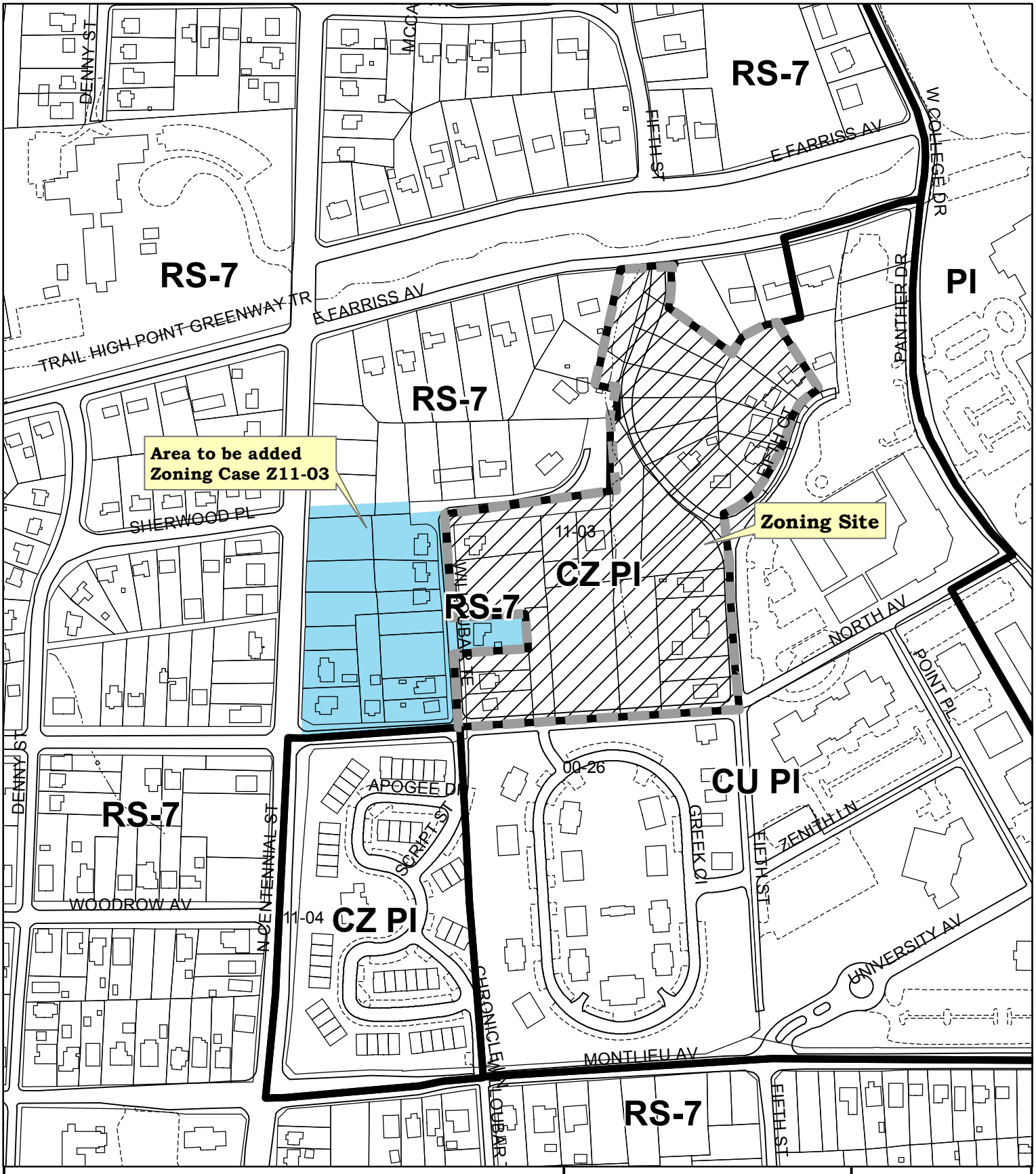
SECTION 5

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

SECTION 6.
This ordinance shall become effective upon the date of adoption.
16th day of July, 2012.

Lisa B. Vierling, City Clerk

Conditional Zoning Case 11-03 Supplemental Information	
Initial Zoning Application	Adopted April 18, 2011 (Ordinance # 6817/11-25)
Amendment #1 (July 2012)	Adopted February 20, 2012 (Ordinance # 6895/12-12)
Amendment #2 (May 2012)	Adopted July 16, 2012 (Ordinance # 6938/12-55)



AMENDMENT TO CZ11-03

(June 2012)

From: Residential Single Family-7
To: Conditional Zoning Public Institutional

Existing Zoning Boundary
Subject Property Boundary

Planning & Development Department

City of High Point

Date: June 8, 2012

N

Scale: 1'=300'

y:/ba-pz/2012/pz/ma2_11-03.mxd

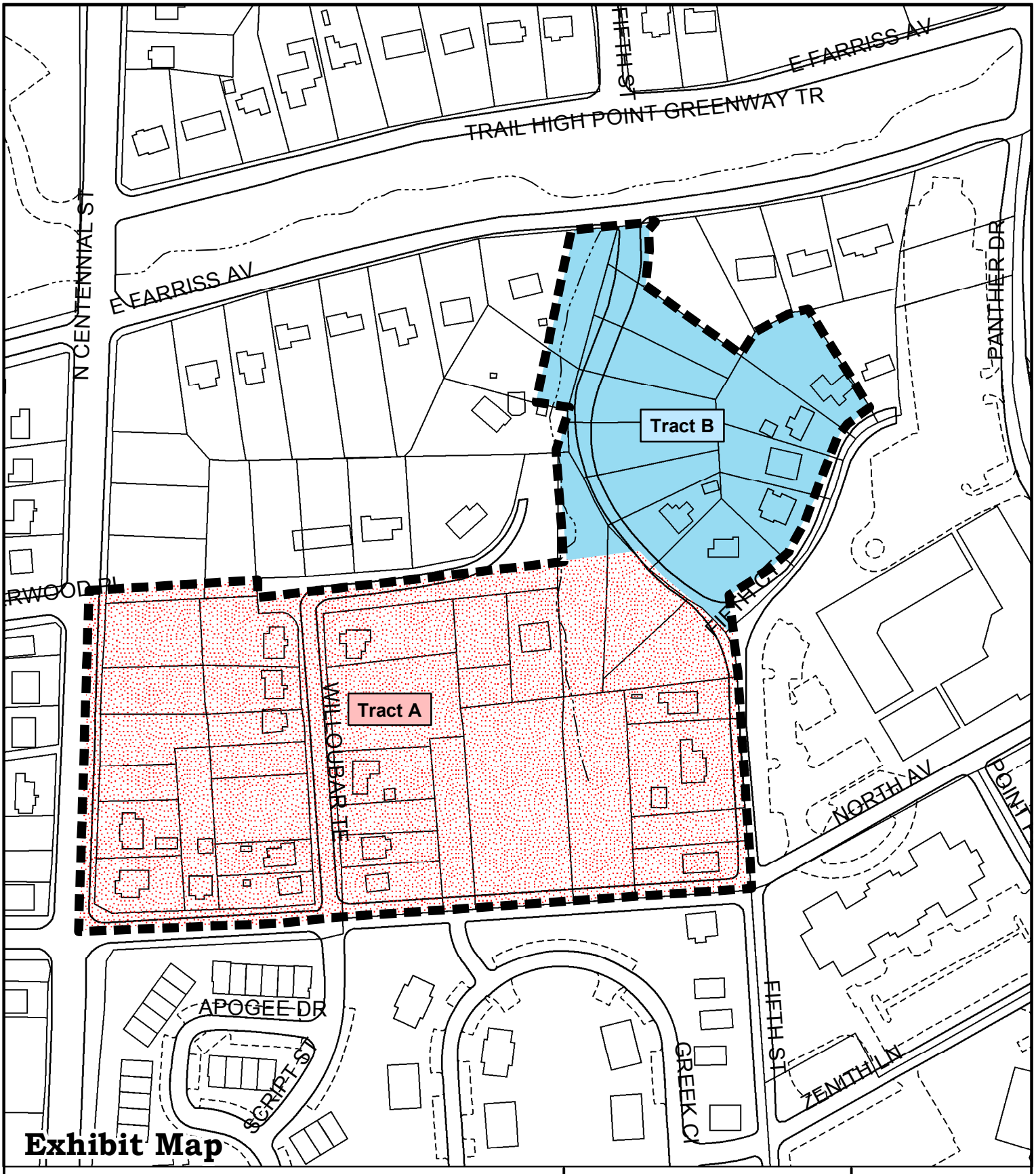


Exhibit Map

AMENDMENT TO CZ11-03

(June 2012)

From: Residential Single Family-7
To: Conditional Zoning Public Institutional

Existing Zoning Boundary
Subject Property Boundary

Planning & Development Department

City of High Point

Date: June 15, 2012

N

Scale: 1'=200'

y:/ba-pz/2012/pz/ma2_11-03exh.mxd

FINANCE COMMITTEE
JUNE 18, 2012 @ 3:30 P.M.
CITY MANAGER'S CONFERENCE ROOM

FINANCE COMMITTEE MEMBERS PRESENT: Committee Chair Alexander, Committee Members Whitley, Smothers, and Corey

OTHERS PRESENT: Council Members Henley, Moore, Sims, Douglas, and Pugh

STAFF PRESENT: City Manager, Strib Boynton; Assistant City Manager Pate; Assistant City Manager McCaslin; City Attorney, Carlyle; Jeff Moore, Director of Finance; Lee Burnette, Planning & Development Director; John McCrary, Director of Human Resources; Ritchie Tuttle, Right of Way Agent; Mark McDonald, Director of Transportation; Glenda Barnes, Budget Analyst; Lisa Vierling, City Clerk; Dawn Sparks, Deputy City Clerk

OTHERS PRESENT: Cynthia Davis, Planning and Zoning Commission

MEDIA PRESENT:
Paul Clark, Rhinoceros Times
Pat Kimbrough; High Point Enterprise

120157 **Budget Ordinance Amendment - Early Retiree Reinsurance Program (ERRP) Funds**

Adoption of a Budget Ordinance amending the 2011-2012 budget ordinance to appropriate funds in the amount of $286,085 to the Early Retiree Reinsurance Program (ERRP) Funds.

John McCrary advised that this is part of the Affordable Care Act where the Federal Government funded $5 Billion for those employers who chose to participate to reimburse them for the costs of providing health insurance to pre-retirees, those who are retired before 65 and not eligible for Medicare. In the course of that time the city was reimbursed $286,000, which were used avoid premium increases or out of pocket pay increases for all employees.

A motion was made by Council Member Corey, seconded by Council Member Whitley, to forward this matter to Council with a favorable recommendation for adoption. Motion passed unanimously.

120168 **Capital Project Ordinance - Land Development & Inspections Systems Project**

Council is requested to adopt a Capital Project Ordinance in the amount of $800,000 for the Land Development and Inspections Systems Project.

Pat Pate advised that the General Fund has $300,000 set aside for Land Development System, along with the $500,000 that was appropriated in the Water & Sewer fund will be used for the first phase of the land development program. This is the program the city has been working on for many years at the staff level for the improvements to be made to the permitting process and all related processes.

A motion was made by Mayor Smothers, seconded by Council Member Whitley, to forward this matter to Council with a favorable recommendation for adoption. Motion passed unanimously.

120158 **Contract - Piggyback Bid - City of Asheville - Accela Government Software**

Award of contract for Piggyback Bid with the City of Asheville for the purchase of land management software. Purchasing and the Systems Project Administrator recommends that contract be awarded to Accela, Inc. in the amount of $132,543.21 which is the lowest responsive and responsible bid meeting specifications.

Pat Pate advised that staff has reviewed a variety of contracts of all the software vendors that are out there. Accela is the product that best meets the needs of the city and by doing it as a piggyback bid the city is getting it at better terms. This is for the first Phase of the Land Development System.

Council Member Sims asked how long this company has been around and the expectation for moving forward of whether or not the system is going to be something that will require a switch in vendors. Mr. Burnette stated that this is one of the most established land development software companies.

A motion was made by Mayor Smothers, seconded by Council Member Whitley, to forward this matter to Council with a favorable recommendation for approval. Motion passed unanimously.

120159 **Purchase of Property - 3310 E. Kivett Drive**

Council is requested to authorize the City Attorney's office to proceed with the purchase of property located from Ms. Barbara A. Kersey located at 3310 E. Kivett Drive, in the amount of $45,267.00. This property is adjacent to the R.V. Moss Traffic Service Center.

Mayor Smothers asked why the City needs this property. Pat Pate stated that when property comes available near existing property the City has they always look into it, this particular property owner of this lot also owns the land directly behind the Transportation Services Center, and ultimately willing to sell the city that lot as well.

A motion was made by Council Member Whitley, seconded by Council Member Corey, to forward this matter to Council with a favorable recommendation for approval. Motion passed unanimously.

120167 **Supplemental Agreement - NCDOT - S. Main Street & GTCC Pedestrian Crosswalk**

Council is requested to approve a Supplemental Agreement with the North Carolina Department of Transportation (NCDOT) to extend the completion date of the S. Main Street pedestrian crosswalk at Guilford Technical Community College (GTCC) to June 30, 2013.

Mark McDonald advised that this is an agreement that gives a time extension on the GTCC cross walk project on South Main St. They did run into some issues regarding the 100% state funded project in lumping it into a contract that other City bond projects, and felt the better approach would be to pull it out and handle this particular project separately. As a result, additional time is requested to get the project completed.

A motion was made by Mayor Smothers, seconded by Council Member Whitley, to forward this matter to Council with a favorable recommendation for approval. Motion passed unanimously.

120170 **Budget Ordinance Amendment - Additional Revenues - High Point Market Authority**

Adoption of an ordinance amending the 2011-2012 Budget Ordinance for additional revenue in the amount of $71,000 for the High Point Market Authority.

Council Member Alexander stated that it looks as if they have collected $71,000.00 more than budgeted on the Market Authority, this amendment will show that recognition of revenue in the budget.

A motion was made by Mayor Smothers, seconded by Council Member Corey, to forward this matter to Council with a favorable recommendation for adoption. Motion passed unanimously.

120175 **Budget Ordinance Amendment - CDBG-HOME Funds**

Adoption of an ordinance amending the 2011-2012 Budget Ordinance to appropriate funds in the amount of $40,811.00 for the Community Development Program.

There were no questions regarding this matter.

A motion was made by Mayor Smothers, seconded by Council Member Corey, to forward this matter to Council with a favorable recommendation for adoption. Motion passed unanimously.

120166 **City of High Point 2012-2013 Budget Ordinance and Related Documents**
Council is requested to adopt the FY 2012-2013 Budget Ordinance for the City of High Point and related ordinances and/or resolutions.

Council Member Alexander requested the difference in the tax rate between the 1.5% cost of living increase and a 2% cost of living increase for city employees. Mr. Boynton stated that in the General Fund the cost of that 1% is $237,000, which is 3/10ths of 1¢. Council Member Pugh asked how they are calculating the cost of living when half of them live in Randolph County where the tax rate is lower. Mayor Smothers stated that she didn't think the cost of living is necessarily related to the tax rate.

Council Member Corey stated that the inflation rate the employees are facing is nationwide. Council Member Pugh stated that probably 90% of the people in High Point have not gotten a raise in three years. Council Member Alexander stated that was absolutely not true. Council Member Alexander stated that there is a lot of work going on in the community. Council Member Pugh stated there was no justification to give a salary increase.

Council Member Pugh stated that they have gotten into a viscous cycle with Greensboro with regard to salaries. Council Member Pugh stated that he had spoken with Nicki Idol of 711 Westwood Avenue, that asked him to relay her objection to any salary increase for employees.

Council Member Sims stated the difference between a salary increase of 1.5% and 2% is .25 on tax rate. The tax rate being proposed with a 1.5 increase is 67.5, and with 2% increase it would be 67.75.

Council Member Corey stated that if they look at the League of Municipalities data they would see that 1997 to 2011 the average wage increase per year was 2.75%. In the last three years when city workers received nothing, the average rate was 2.4%. Council Member Corey stated you could not compare government service with the private sector.

Council Member Sims felt this discussion was not the right discussion, and she felt that whether or not the employees deserved a raise is not the question, and that should not be what they are discussing, the question is whether or not they could afford to give them a raise. Council Member Sims stated the discussion should be whether or not they could afford it.

Council Member Whitley stated that city government has different employees that the private sector for the most part, and to distinguish whether or not city employees get a raise based on whether the private sector is getting any raise.

Mayor Smothers stated that they cannot do away with government because the people demand the service, and the service is provided by the employees who render the services, and so why they all may agree about what you want to call it, what is before them is a proposal by the manager that has been moderated by the City Council in conversations during the budget.

Mayor Smothers stated that they need to look into the PTP structure will be before they provide any funding to the PTP. Mr. Boynton stated that he will have Laurin Hill brief the council on PTP.

Council Member Alexander stated he will not be voting in favor of the 67.5, but will vote in favor of 67.75, which will give city employees a 2% raise.

A motion was made by Council Member Whitley, seconded by Mayor Smothers, to forward this matter to Council with a favorable recommendation for approval, to include that no funding for PTP be spent until they have verified, the 1.5% salary increase for city employees, and a tax rate of .675, and the electric rate would increase 4.9%. Motion passed on a vote of 2-2, Council Member Alexander, and Corey voting no. Since the vote was 2-2 this item will appear on the agenda without recommendation.

120173 **<u>High Point Convention & Visitors Bureau - 2011-2012 Annual Budget</u>**

Council is requested to approve the annual budget for the High Point Convention & Visitors Bureau (CVB) for FY 2012-2013, and authorize the City Manager to execute the contract agreement as presented by the CVB Board of Directors.

Mayor Smothers made a motion, seconded by Council Member Whitley, for an addition to the CVB Budget in the overview and program of work for fiscal years 2012-2013 to the Friends of John Coltrane in the amount of $50,000, Piedmont Triad Health Initiative in the amount of $15,000.00, and Rosetta Baldwin Museum in the amount of $10,000 to be available after July 15, 2012. The motion passed unanimously.

Discussion: Council Member Henley stated that he has an issue with the Coltrane money being as contentious as that decision was a year ago, folding it into the CVB budget, and felt it deserved another healthy discussion. Mayor Smothers stated she does not see how we are not dealing with that if we have put it in their budget. Council Member Henley stated that it is being dealt with, just not with the level of discussion and debate that was done the first time around. Council Member Henley state that he is on the record as saying he was not a fan of the Coltrane Festival on the first go around because it pulled money out of the fund that was designated to before the Core City or Downtown Improvements.

Now Council does not have a chance to vote on the festival other than voting on the entire CVB budget.

Council Member Sims stated that what she is understanding is that Council Member Henley is saying is that he is not in favor funding the Coltrane Festival at all.

Council Member Henley stated that he wants a vote for the record that says are you in favor of Coltrane or not, and does not want it to just be moved over to the CVB for them to deal with. Council Member Henley stated that he does not want to annuitize $50,000 for the John Coltrane Festival forever. Council Member Alexander stated that this council, through some ultimate vote, will decide whether to allocate $50,000 this year or not, and then the next council will deal with it the following year. This will be a one year contract.

Council Member Whitley stated that his position last year was it should have been with the CVB, because the idea was tourism. Council Member Whitley stated that in years the administrative expenses go a 2% COLA, in the past they have had them somewhat mirror the city budget, and is that something they want to see this year.

A motion was made by Mayor Smothers, seconded by Council Member Whitley, to forward this matter to Council with a favorable recommendation for approval with the amendments proposed. Motion passed unanimously.

120174 **International Home Furnishings Market Authority - 2012-2013 Annual Budget**

Council is requested to approve the FY 2012-2013 Budget for the International Home Furnishings Market Authority (Market Authority).

Council Member Alexander asked how will state funding be handled? Mr. Boynton stated that Market Authority will act on it next week, and everything is contingent upon each other with them. The city manager's recommendation is to approve their budget recognizing it will be contingent upon what the state does.

Council Member Sims stated that before they did not receive the full budget from the Market Authority because we were looking at the competition from Las Vegas and not wanting to actually have information out there that was proprietary information, and now they are all under one roof is there any reason why Council does not receive an expanded budget. Mr. Boynton stated that they have documents that have more detail for each line item, and they will certainly get it for council.

Mayor Smothers stated that Representative John Faircloth had stated that he certainly discouraged any comments that would suggest the city would not be supporting the market to the tune that it had been.

A motion was made by Mayor Smothers, seconded by Council Member Whitley, to forward this matter to Council with a favorable recommendation for approval. Motion passed unanimously.

Pending Items

120145 **Resolution - Condemnation - 3880 Brian Jordan Place - Penny Road Transmission Line**

Council is requested to authorize the City Attorney to proceed with condemnation proceedings on property located at 3880 Brian Jordan Place belonging to Wendeck, LLC. The property is needed for the Penny Road transmission line.

This item appeared on the Monday, June 4th Agenda and on behalf of the property owner, Council Member Henley requested it be placed in pending for two weeks or until the June 18th meeting.

Council Member Henley stated that he has had communication with the owner of the property who told him he would like to have the ability to meet with the City Manager before they take the next step in this action. Mr. Boynton stated that they have asked to meet with him and he has not responded, and they need to get utilities in there.

Pat Pate stated that they could adopt this subject to contacting owner and assuring it cannot be resolved.

OTHER ITEMS:

Council Member Sims stated that she would like to bring to the Public Safety Committee the possibility of being able putting liens on properties on College Drive rather than tearing them down to look at how they might be able to gain control of those houses and perhaps control it as greenspace. Council Member Sims felt that looking at it in terms of just tax value on the parcels it is very small.

Council Member Sims felt if they could do something along the lines in acquiring the property, it would be beneficial for the city to have those pieces. Council Member Henley stated he could support this.

Council Member Douglas stated that he feels the council's travel allowance needs to be increased. Council Member Douglas felt that when a council member attends one of these functions, they should be required come back and share information with the rest of the council.

The meeting adjourned at 4:40 p.m. on a motion duly made and seconded.

Respectfully Submitted,

Dawn J. Sparks, CMC
Deputy City Clerk

Council Member Latimer Alexander, Chairman

Finance- 6/18

City of High Point

Strib Boynton
CITY MANAGER

HIGH POINT
NORTH CAROLINA'S INTERNATIONAL CITY™

Memo To: Mayor Smothers and City Council Members

From: Strib Boynton

Date: June 15, 2012

Subject: 2012-2013 Annual Budget

The Council's Agenda for Monday, June 18 includes consideration of the City's 2012-2013 Annual Budget.

In accordance with the policy direction that you gave me this past Monday, to reduce the proposed tax rate and to provide funds for a 1.5% cost of living increase we have reduced the General Fund by $989,547 by cutting costs and inter-fund transfers.

We have reduced proposed General Fund expenditures by $539,547; reduced computer replacement costs by $150,000; and transferred $300,000 in proposed General Fund expenditures to the Water/Sewer Fund.

The net tax effect, on the bottom line, is a $.010 (1 cent) reduction in the $.685 tax rate included in the proposed 2012-2013 Annual Budget to lower revised tax rate of $.675.

The revised $.675 tax rate is really $.021 (2.1 cents) below the $.696 revenue neutral growth tax rate that is specifically allowed by state statute. Translated, that really means we have actually cut $1,959,482 or 2.1 cents from the revenue neutral tax rate allowed by state statute ($969,935 with the $.696 rate, plus $989,547 with the $.675 tax rate).

I wanted you to see these bottom line numbers today. We are completing the revised Budget Ordinance reflecting the changes outlined above that you requested earlier this week. You will get a copy of the Budget Ordinance as soon as we have it updated and completed.

Please call me if you have any questions prior to **Monday's 3:30 Finance Committee** meeting.

Strib

City of High Point, P.O. Box 230, 211 South Hamilton Street, High Point, NC 27261 USA
Fax: 336.883.3052 Phone: 336.883.8556 TDD: 336.883.8517

City of High Point
Budget & Evaluation Office

June 14, 2012

MEMORANDUM

TO: Strib Boynton
City Manager

FROM: Glenda S. Barnes
Budget Analyst

SUBJECT: City Council Agenda Items for fiscal year 2012-2013 Budget

Listed below are the ordinances and resolutions necessary to adopt the 2012-2013 Budget.

Budget Ordinance for fiscal year 2012-2013

Changes to the Proposed Budget

Resolution to adopt a 4.9% Electric rate increase effective July 1, 2012

I will be available if you have any questions.

cc: Pat Pate
Randy McCaslin
Jeff Moore
Cindy Smith

Attachments:

P.O. 230, 211 South Hamilton Street, High Point, NC 27261 USA
Fax: 336.822-7065 Phone: 336.883.3018 TDD: 336.883.8517

HIGH POINT
NORTH CAROLINA'S INTERNATIONAL CITY™

The City Council for the City of High Point approved the FY 2012-2013 City budget June 18, 2012. The following changes to the proposed budget have been adopted:

CHANGES TO 2012-13 PROPOSED BUDGET INCORPORATED INTO ADOPTED BUDGET

	Expense	Revenue
Manager's 2012-2013 Proposed Budget	***$ 326,991,615***	***$ 326,991,615***
General Fund - Proposed Budget	***$ 106,094,397***	***$ 106,094,397***
Change from Rev Neutral $.6854 to $.675		(921,108)
Reduction in Powell Bill Funding		(28,000)
Reduction to General Fund Fund Balance after salaries and telephone changes		(40,439)
Human Resources - changes to General Fund Salaries & Benefits	(237,547)	
Defer Phase II - Theatre Improvements	(197,000)	
Move funding for Friends of John Coltrane to HPCVB	(32,000)	
Reduce Consulting & Prof for expense included to re-draw district lines	(25,000)	
Centrex Telephone reduction	(19,000)	
Move funding for PTFC to HPCVB	(15,000)	
Piedmont Triad Partners - from $25,000 to $10,000	(15,000)	
Added $1000 to Miscellaneous Services for Ward St Methodist Garden Program	1,000	
Computer replacement-transfer funds to General Fund		150,000
Transfer from Water-Sewer for Land Develop		300,000
Sub-total	**(539,547)**	**(539,547)**
Revised General Fund	***105,554,850***	***105,554,850***
Water-Sewer Fund Proposed Budget	***$ 45,384,224***	***$ 45,384,224***
Transfer to General Fund for Land Development	300,000	
Appropriate Fund Balance		300,000
Revised Water-Sewer Fund	***45,684,224***	***45,684,224***
Electric Fund Proposed Budget	***$ 122,091,111***	***$ 122,091,111***
HPU Portion - N. College St.	974,166	974,166
Appropriate Fund Balance - CHP Portion - N. College St.	177,556	177,556
Revised Electric Fund	***123,242,833***	***123,242,833***
2012-2013 Revised Budget	**$ 327,903,790**	**$ 327,903,790**

CITY OF HIGH POINT, NORTH CAROLINA
Fiscal Year 2012-2013 Budget Ordinance

Economic Development Fund		
Transfer From General Fund	$	75,000
Transfer From Electric Fund		400,000
Fund Balance Appropriated		296,067
Total Revenues and Other Financing Sources	$	771,067
General Debt Service Fund		
Ad Valorem Taxes	$	3,052,741
Interest on Investments		150,000
Miscellaneous		555,884
Transfer from Other Funds		6,295,703
Fund Balance Appropriated		462,671
Total Revenues and Other Financing Sources	$	10,516,999
General Capital Projects Fund		
Intergovernmental Revenues		-
Transfer from Other Funds		342,500
Total Revenues and Other Financing Sources	$	342,500
Central Services Fund		
Sales and Services		7,594,722
Miscellaneous Revenues		5,779,287
Total Revenues and Other Financing Sources	$	13,374,009
Water and Sewer Fund		
Charges for Services	$	43,575,068
Non-operating Revenues		282,500
Retained Earnings Appropriated		1,826,656
Total Revenues and Other Financing Sources	$	45,684,224
Water and Sewer Capital Projects Fund		
Transfer from Water and Sewer Fund	$	3,965,000
Electric Fund		
Charges for Services	$	119,056,732
Non-operating Revenues		267,000
Administrative Reimbursements		2,812,954
Retained Earnings Appropriated		1,106,147
Total Revenues and Other Financing Sources	$	123,242,833
Mass Transit Fund		
Charges for Services	$	2,552,403
Intergovernmental Revenues		858,942
Transfer From Other Funds		477,353
Total Revenues and Other Financing Sources	$	3,888,698
Parking Facilities Fund		
Charges for Services	$	280,000
Miscellaneous		1,000
Transfer From Other Funds		112,162
Total Revenues and Other Financing Sources	$	393,162

Landfill Facilities Fund		
Landfill Tipping Fee Taxes	$	70,000
Charges for Services		7,150,000
Miscellaneous		60,000
Retained Earnings Appropriated		1,931,515
Total Revenues and Other Financing Sources	$	9,211,515
Storm Water Fund		
Charges for Services	$	2,404,397
Miscellaneous		40,000
Transfer from General Debt Service		896,642
Total Revenues and Other Financing Sources	$	3,341,039
Market Authority Fund		
Room Occupancy Taxes	$	285,000
Licenses & Permits		1,550,000
Transfer from General Fund		240,000
Transfer from Water-Sewer Fund		50,000
Transfer from Electric Fund		710,000
Total Revenues and Other Financing Sources	$	2,835,000

Section 3. There is hereby levied the following rates of tax on each one hundred dollars ($100) valuation of taxable property, as listed for taxes as of January 1, 2011, for the purpose of raising the revenue from current year's property tax, as set forth in the foregoing estimates of revenue, and in order to finance the foregoing appropriations.

Rate per $100 Valuation
General Fund $.675

Such rates of tax are based on an estimated total valuation of property for purpose of taxation of **$8,880,160,000** and an estimated rate of collections of **98.0%** during the current year.

Section 4. That the reserve for encumbrances at June 30, 2012, representing the unearned portion of contracts as of that date, shall be re-appropriated and distributed as it applied in order to properly account for the payment against which the fiscal year in which it is paid.

Section 5. That the unencumbered balances as of June 30, 2012 of those capital projects and operating encumbrances which were not completed in Fiscal Year 2011-2012 be reappropriated into the Fiscal Year 2012-2013 budget in order to allow completion.

Section 6. That the unencumbered balances in Grant funds which remain as of June 30, 2012 be re-appropriated into the Fiscal Year 2012-2013 budget for the completion of their original purposes.

Section 7. That the landfill closure funds previously expended and established as a liability in the Landfill Development and Maintenance Capital Reserve Fund and which remain as of June 30, 2012 be appropriated in the Fiscal Year 2012-2013 budget for their intended purposes.

Section 8. The number of persons to be employed and the salaries and wages to be paid shall be those which are included in the detailed operation budgets; unless provision is made by the City Manager or City Council for employing additional persons.

CITY OF HIGH POINT, NORTH CAROLINA
Fiscal Year 2012-2013 Budget Ordinance

Section 9. The City Manager is hereby authorized to approve transfers of appropriations within any fund, provided transfers between funds, and authorization for making expenditures from excess revenue shall be made by the City Council.

Section 10. There is hereby levied a tax of five dollars ($5.00) per year upon any vehicle resident within the City,

Section 11. Copies of this ordinance shall be furnished to the City Clerk and the Director of Financial Services to

Section 12. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Adopted this 18th day of June, 2012.

_____

Attest: Lisa B. Vierling, MMC
City Clerk

RESOLUTION OF THE CITY COUNCIL OF CITY OF HIGH POINT, NORTH CAROLINA TO AMEND THE ELECTRIC UTILITY RATE SCHEDULE

BE IT RESOLVED, by the City Council of the City of High Point, NC that the schedule of rates and charges for the electric utility for availability demand and consumption be amended to be increased by 4.9% effective for bills dated on or after July 1, 2012, and to continue until such time as City Council shall determine otherwise.

Adopted by the High Point City Council this 18th day of June, 2012.

Lisa B. Vierling, MMC
City Clerk

Financial Services

Jeffrey A. Moore, CPA
DIRECTOR

NORTH CAROLINA'S INTERNATIONAL CITY™

MEMORANDUM

June 30, 2012

MEMO TO: Pat Pate, Assistant City Manager

FROM: Jeffrey A. Moore, Financial Services Director
Jackie Astrop, Treasury Services Manager

SUBJECT: Council agenda request – BB&T investment deposit account agreement resolution

BB&T is in the process of updating their client records and and have decided that they now require a Resolution and Agreement for Deposit for the certificates of deposit the City has invested with them in addition to our current use of their brokerage services for the purchases of investment instruments. The attached Resolution identifies the parties who are eligible to enter into a deposit agreement with BB&T and also designates the authorized personnel for initiating and wiring funds.

The attached resolution will provide the needed authorization to establish the deposit account and names the same authorized signatories on the account as previously approved for the City's current depository services with Bank of America.

Jackie Astrop will be available to answer any questions.

BB&T

RESOLUTION AND AGREEMENT FOR DEPOSIT ACCOUNT

Name of Entity _____ EIN _____

☐ Corporation	☒ Government Entity	☐ Sole Proprietorship
☐ Unincorporated Association	☐ General Partnership	☐ Non-Profit Corporation
☐ Limited Liability Company	☐ Limited Partnership	☐ Other

I, the undersigned, hereby certify to BB&T that I am the Secretary (or as applicable, Proprietor, Authorized Partner, Authorized Manager or other Authorized Employee) of the above named Entity duly organized and existing under the laws of the State of _____; and that the following are resolutions duly adopted by the Entity, and that such resolutions are in full force and effect and have not been amended or rescinded:

RESOLVED, that BB&T is hereby designated as a depository institution in which the funds of this Entity may, subject to the rules of BB&T, be deposited by any of its officers, agents or employees; and that any such officer, agent or employee is hereby authorized on behalf of the Entity and in its name to endorse for deposit, whether in demand or time accounts, or for negotiation or collection, any and all checks, drafts, certificates of deposit or any other payment instrument payable to the Entity, which endorsement may be in writing, by stamp or otherwise, with or without signature of the person so endorsing, it being understood that on such items all prior endorsements are guaranteed by the Entity, irrespective of the lack of a guarantee by the Entity; and

FURTHER RESOLVED, that any of the individuals listed below (a "Designated Representative") is hereby authorized to open or close any deposit account with BB&T and to authorize those persons ("Authorized Signers") who may execute a BB&T signature card on behalf of the Entity and transact business on such account:

Designated Representative (Signature)	Printed/Typed Name	Title
_____	Jeffrey A. Moore	Financial Services Director
_____	Jackie S. Astrop	Treasury Services Manager
_____	Kelly M. Latham	Accounting Manager
_____	Strib Boynton	City Manager
_____	_____	_____

FURTHER RESOLVED, that BB&T be and is hereby authorized and directed to honor, pay and charge any of the accounts of the Entity, without inquiry to or responsibility for the application of the proceeds thereof, all checks, drafts, or other orders for the payment, withdrawal or transfer of money in the accounts of or to the credit of the Entity, and to honor any authorization for the transfer of funds between different accounts whether oral, by phone or electronic means without inquiry as to the circumstances related thereto and for whatever purpose or to whomever payable, including requests for conversion into cash as well as for deduction from and payment of cash out of any deposit, and whether or not payable to, endorsed or negotiated by or for the credit of any person signing same or any other officer, agent or employee of the Entity, when signed or endorsed by an original or facsimile signature of any ONE Authorized Signer; and

FOR BANK USE ONLY

Prepared By _____ **Date** _____

Center _____ **Bank No.** _____ **State** _____

Forward to:
Centralized Document Scanning Operations
M/C 100-99-15-11

FURTHER RESOLVED, that BB&T be and is hereby authorized to honor, receive, or pay any items bearing the signature of any one Authorized Signer even though payment may create an overdraft or even though such items may be drawn or endorsed to the order of such signer for exchange or cashing, or in payment of the individual obligation of such signer, or for deposit to such Authorized Signer's personal account and BB&T shall not be required or be under any obligation to inquire as to the circumstances of the issuance or use of any such item or the application or disposition of such item or the proceeds thereof; and

FURTHER RESOLVED, that the Entity assumes full responsibility and holds harmless BB&T for any and all payments made or any other action taken by BB&T in reliance upon the signatures, including facsimiles thereof, of any Authorized Signer regardless whether or not the use of the facsimile signature was unlawful or unauthorized and regardless of by whom or by what means the purported signature or facsimile signature may have been affixed if such signature reasonably resembles the specimen or facsimile signature of the Authorized Signer; and

FURTHER RESOLVED, that any Designated Representative, or person authorized in writing by a Designated Representative, is authorized to act on behalf of the Entity as follows: obtain information on accounts; appoint, remove or change Authorized Signers; deliver any night depository agreement; enter into any agreement for cash management services; lease a safe deposit box; enter into an agreement for deposit access device; enter into an agreement for credit cards; or enter into other agreements concerning the deposit accounts at BB&T; and

FURTHER RESOLVED, that any and all prior resolutions executed on behalf of the Entity are hereby revoked and that the foregoing resolutions shall remain in full force and effect until the Entity officially notifies BB&T to the contrary in writing. BB&T may conclusively presume that this Resolution and Agreement for Deposit Account and any signature cards executed pursuant hereto are in effect and that persons identified herein are properly authorized to act on behalf of the Entity. The Entity, as changes to the Designated Representatives and/ or Authorized Signers are made, will immediately report and certify such changes to BB&T through submission of a new Resolution and Agreement for Deposit Account and/or signature card, as applicable. BB&T shall be fully protected in relying on such certifications and shall be indemnified and saved harmless from any claims, demands, expenses, losses, or damages resulting from the signature of any Designated Representative so certified, or refusing to honor any signature not so certified; and

FURTHER RESOLVED, that all transactions by any officer, employee or agent of the Entity on its behalf and in its name prior to the delivery of this Resolution and Agreement for Deposit Account are hereby ratified and approved.

In Witness Whereof, I have hereunto subscribed my name and affixed the seal, if any, of this Entity, this _____ day of _____, Year _____.

For Corporations including Non-Profit:

_____ (Seal)
Secretary/Assistant Secretary

(Corporate Seal)

For All Other Entities:

_____ (Seal)

_____ (Seal)

_____ (Seal)
(Proprietor, Authorized Partner, Authorized Manager, or other Authorized Person)

A RESOLUTION AMENDING THE *LAND USE PLAN FOR THE HIGH POINT PLANNING AREA*

WHEREAS, the City Council of the City of High Point adopted the *Land Use Plan for the High Point Planning Area* on April 6, 2000, and

WHEREAS, changing circumstances may warrant that from time to time a particular land use designation be changed from one classification to another; and

WHEREAS, public hearings were held before the High Point Planning and Zoning Commission on June 26, 2012, and before the City Council of the City of High Point on July 16, 2012, regarding this proposed amendment (LUPA 12-03) to said *Land Use Plan for the High Point Planning Area.*

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

SECTION 1. That the *Land Use Plan for the High Point Planning Area* be amended by redesignating approximately 3.6 acres (Guilford County Tax Parcels 0189862 through 0189875) from Low-Density Residential to Institutional.

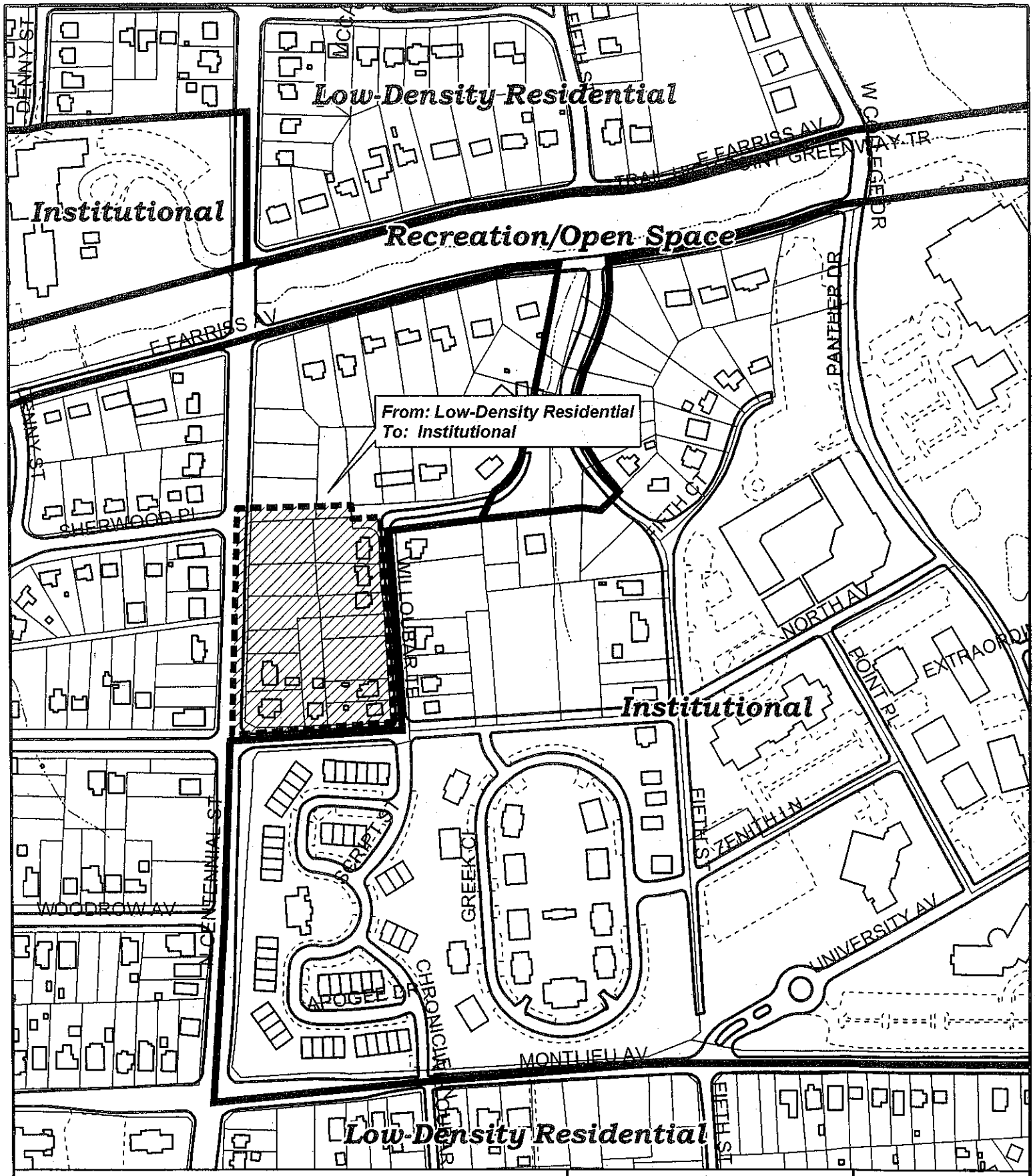
SECTION 2. Should any section or provision of this resolution be declared invalid, such decision shall not affect the validity of remaining portions of this resolution.

SECTION 3. This resolution shall become effective immediately upon adoption.

Adopted by City Council
this 16th day of July, 2012

Lisa Vierling, City Clerk

The complete file for this Land Use Plan Map Amendment may be inspected at the City of High Point Department of Planning and Development, Municipal Office Building, 211 South Hamilton Street, High Point, North Carolina.



LAND USE PLAN AMENDMENT 12-03

Request: From: Low Density Residential
To: Institutional

Existing Land Use Plan
Subject Property Boundary

Planning & Development Department

City of High Point

Date: June 8, 2012

N

Scale: 1"=300'

y:/ba-pz/2012/pz/lupa12-03.mxd

PLANNING AND ZONING COMMISSION RECOMMENDATION

On June 26, 2012, a public hearing was held before the Planning and Zoning Commission regarding the requests described below. All members of the Commission were present except Mr. Keith McInnis and Mr. Andrew Putnam.

High Point University **Land Use Plan Amendment Case 12-02**

A request by High Point University to change the Land Use Map classification for approximately 4.5 acres from Low Density Residential to Institutional. The land area associated with this amendment is lying along the north side of Boundary Avenue, west of N. College Drive and east of Meadowbrook Boulevard.

AND

High Point University **Zoning Case 12-06**

A request by High Point University to rezone approximately 10.4 acres from the Residential Single Family-7 (RS-7) District to a Conditional Zoning Public & Institutional (CZ-PI) District. The site is lying along the west side of N. College Drive, between Montlieu Avenue and Boundary Avenue.

Ms. Galanti presented Land Use Plan Amendment Case 12-02 and recommended approval as outlined in the staff report. Mr. Shannon presented Zoning Case 12-06 and recommended approval as outlined in the staff report.

Speaking in favor of the request was Mr. Ron Guerra, Director of Construction, High Point University 833 Montlieu Avenue, High Point. Mr. Guerra provided an overview of the proposal to use the property for additional parking for University staff and auxiliary staff members. He noted that the University has offered conditions to install landscaping and berms along the site's Boundary Avenue frontage to shield adjacent property owners from headlights of cars and to install a turn lane at the entrance to the parking lot from Montlieu Avenue. In conclusion, Mr. Guerra noted that the University has attempted to purchase the one remaining home in this area, but to date had not been able to agree on a price with the owner.

No one spoke in opposition to the request; however, Mr. Martin Carter of 1312 Boundary Avenue and Mr. Nelson Stanback of 1510 Graves Avenue had questions for the Commission. Mr. Carter asked if eminent domain would be used to acquire property in this area, to which staff responded that the University did not have the ability to acquire property that way. Mr. Standack inquired if the University will be acquiring property along Graves Street, to which Mr. Guerra stated the University has no need nor any plans to expand the campus south of Boundary Avenue.

After deliberating, the Planning & Zoning Commission recommended approval of Land Use Plan Amendment Case 12-02, by a vote of 7-0.

The Planning & Zoning Commission recommended approval of the Amendment to Zoning Case 12-06, by a vote of 7-0.

CITY OF HIGH POINT
PLANNING AND DEVELOPMENT DEPARTMENT

STAFF REPORT
LAND USE PLAN AMENDMENT CASE 12-02, AND ZONING CASE 12-06
June 26, 2012

Requests		
Applicant: High Point University	**Owner:** High Point University	
LUPA Proposal: To change the future land use designation for approximately 4.5 acres.	**From:** **To:**	Low Density Residential Institutional
Zoning Proposal: To rezone approximately 10.4 acres.	**From:** **To:**	**RS-7** Residential Single Family-7 District **CZ-PI** Conditional Zoning Public & Institutional District.

Site Information		
Location:	The site is lying along the west side of N. College Drive, between Montlieu Avenue and Boundary Avenue.	
Tax Parcel Numbers:	**Plan Amendment**	**Zoning Request**
	0183279 thru 81 and 0183283 thru 88	0183279, 0183279 thru 81 and 0183283 thru 88
Site Acreage:	**Plan Amendment**	**Zoning Request**
	Approximately 4.5 acres	Approximately 10.4 acres
Current Land Use:	**Plan Amendment**	**Zoning Request**
	Single family dwelling and undeveloped parcels.	Parking lot and undeveloped parcels.
Physical Characteristics:	The site has a moderately sloping terrain and a perennial stream runs through the middle of this city block. Running parallel, along both sides of this stream, are associated floodways, 100-year and 500-year flood zone areas that extend approximately 170 feet from the stream.	
Water and Sewer Proximity:	A 6-inch City water line and 8-inch sewer lines are lying adjacent to the site along Montlieu Avenue and Boundary Avenue, and within the Harrison Street and Meadowbrook Boulevard road right-of-ways.	
General Drainage and Watershed:	The Montlieu Avenue and Boundary Avenue frontages are elevated above the majority of this city block, thus the site drains towards the stream lying in the middle of the property. Development 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% or more of the site.	
Overlay District(s):	City Lake General Watershed Area (GWA)	

Adjacent Property Zoning and Current Land Use			
North:	PI	Public & Institutional District	High Point University campus
South:	RS-7	Residential Single-Family-7 District	Single family residential dwellings
East:	RS-7	Residential Single-Family-7 District	Single family residential dwellings
West:	CU-PI	Conditional Use Public & Institutional District	High Point University campus

Adjacent Land Use Designations	
North:	Institutional
South:	Low Density Residential
East:	Low Density Residential
West:	Institutional

Purpose of Existing and Proposed Land Use Designations	
Existing Designation:	**Low-Density Residential:** These areas include primarily single family detached dwellings on individual lots. Development densities in these areas shall not exceed five dwelling units per gross acre.
Proposed Designation:	**Institutional:** Public, quasi-public and institutional uses on large tracts are included in this classification.

Relevant Land Use Policies and Related Zoning & LUPA History	
Community Growth Vision Statement	Goal 1: Obj. 1H: Support the continued growth of the City's educational institutions for their many educational, cultural and economic benefits.
Land Use Plan Goals, Objectives & Policies:	Goal #2: Encourage development that enhances and preserves established neighborhoods; 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. #9. Where feasible and appropriate, provide a transition in land uses between more and less intensive land uses; Obj. #11. Enhance the aesthetic appearance of High Point by preserving the scenic quality of its major gateway streets and travel corridors and by providing appropriate landscaped buffers and transitional uses between low and high-intensity land uses.
Relevant Area Plan(s): ***University Area Plan***	<u>Goal 3:</u> Ensure compatibility between the edge of campus and the surrounding neighborhood. <u>Policy 3.3:</u> Where existing vegetation does not exist, provide landscaping that delineates the campus and residential properties and provides sufficient separation between the university and adjacent residential areas. <u>Policy 3.5</u>: Transition the intensity of uses along the campus edge adjacent to existing residences. ii. Prevent the spillover of light and glare from outdoor lighting onto adjacent properties by limiting the height, illumination, and direction of outdoor lighting. iii. Locate parking areas internal to campus, where possible, to

	minimize visual impacts on adjacent residential properties. They should be screened from view, and access to the parking areas should be from internal campus driveways and not directly from local residential streets to minimize cut-through traffic in the residential neighborhood. iv. A combination of fencing and landscaping can be used to soften the edges, however solid fencing is typically discouraged along public streets. Policy 3.6: New campus development should be contiguous to the existing campus and consist of an entire sub-area. Policy 3.7: Mitigate the impacts of new campus development on adjacent properties through the provision of conditions with rezoning requests. Policy 4.2: Provide sufficient parking on campus so that there is minimal "spillover" into the surrounding residential areas.
Zoning History:	Special Use Permit Case (SUP 07-02): The northern half of the zoning site (area lying north of the stream fronting along Montlieu Avenue), received a Special Use Permit in 2007 to allow a parking lot in a residential zoning district. An amendment to the permit was granted in 2009 to expand the parking lot.
LUPA History:	There have been several land use plan amendments associated with expansion of High Point University over the past 13 years. In regards to the portion of the campus near the intersection of Montlieu Avenue and N. College Drive, there has only been one case. Land Use Plan Amendment Case 09-01 (LUPA 09-01), which is associated with implementing recommendations of the University Area Plan, redesignated the northern half of the block bounded by Montlieu Avenue, N. College Drive and Boundary Avenue from Low Density Residential to Institutional.

Transportation Information			
Adjacent Streets:	**Name**	**Classification**	**Approx. Frontage**
	Montlieu Avenue	Major Thoroughfare	990 ft.
	N. College Drive	Major Thoroughfare	1,020 ft.
	Boundary Avenue	Local Street	935 ft.
	Meadowbrook Blvd	Local Street	54 ft.
Vehicular Access:	There is an existing access point from Montlieu Avenue. This rezoning site will also have an access point on Boundary Avenue.		
Traffic Counts:	College Drive	11,000 (2009, 12 hour count)	
	Montlieu Avenue	5,600 (2009, 12 hour count)	
Estimated Trip Generation:			
Traffic Impact Analysis:	**Required**	**Comment**	
	Yes:	No: X	None
Pedestrian Access:	Development of the site is subject to the sidewalk requirements of the Development Ordinance.		

School District Comment

Not applicable to this zoning case.

Details of Proposal

1. General Overview:

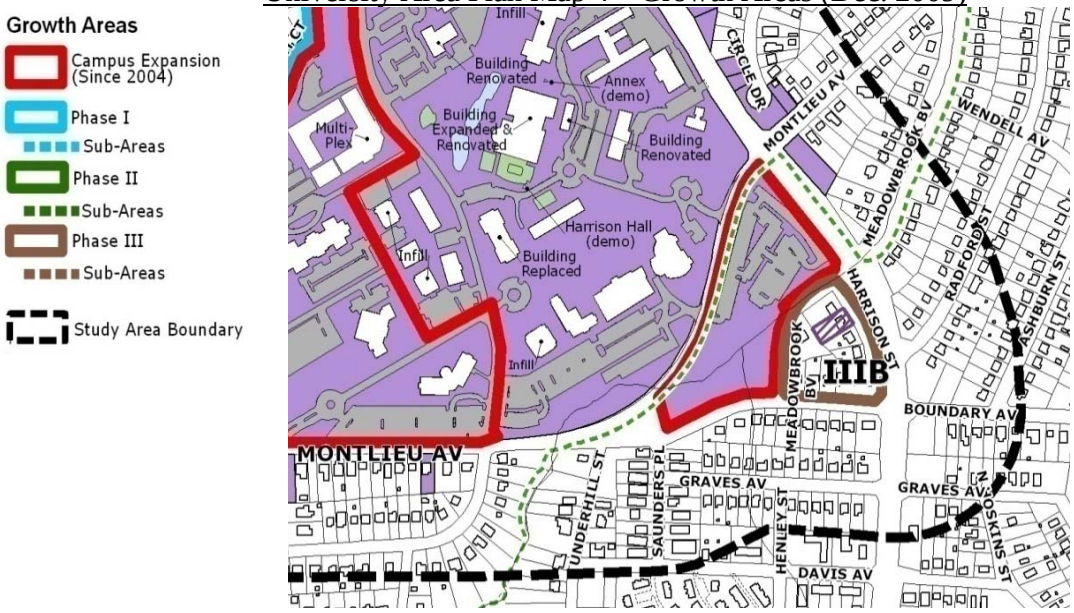
The applicant, High Point University, desires to expand their campus to include this triangular shaped city block that is bordered by Montlieu Avenue to the north, N. College Drive to the east and Boundary Avenue to the south. This block is currently zoned for residential uses, in order to add this area to the campus and use it for University related uses, the applicant has submitted both a Land Use Map Amendment and Zoning Map Amendment application.

That portion of the block lying north and west of Meadowbrook Boulevard is designated as Institutional on the Land Use Map. That portion of the block lying south and east of Meadowbrook Boulevard is designated on the Land Use Map as Low Density Residential. The applications submitted by the University request that the Land Use Map be amended to extend the Institutional Land Use southward to Boundary Avenue, and that the entire block be rezoned from RS-7 District to a CZ-PI District. The University has noted they wish to expand the existing parking lot along Montlieu Avenue southward to the Boundary Avenue.

2. Summary of Land Use Plan Amendment Request:

The land area associated with the land use plan amendment is designated as a Growth Area, Phase IIIB, in the University Area Plan *(Phase IIIB is outlined in brown on the map below).*

University Area Plan Map 4 – Growth Areas (Dec. 2009)



The University Area Plan shows this area as a Transition Area (Permanent Edge) and compatibility with the adjacent properties is of the utmost importance. The major objective for development of this area is to ensure that any negative visual impacts on adjacent properties are minimized. As a permanent edge of the campus, limiting spillover of light & glare, and providing landscaping to soften the edges to lessen the impact on adjacent properties are important.

The University owns all property in this growth area except for a parcel at the northeast corner of Boundary Avenue and Meadowbrook Boulevard (1313 Boundary Avenue). The Land Use Plan Amendment submitted by the applicant proposes that the Institutional land use classification be placed on that portion of Growth Area Phase IIIB owned by the University. In addition to the applicant's request, the Planning & Development Department recommends that the Institutional land use classification also be applied to the remaining property in the block (1313 Boundary Avenue). Amending the Land Use Map classification of this parcel will not change its residential zoning or the property owner's right to continue to use it as a single-family dwelling.

3. Summary of Zoning Request:
Under this zoning proposal for CZ-PI District, the proposed expansion of parking for the University would be a permitted use; however, it would not preclude other University related uses or structures from being developed in the future. Along with their application, they have submitted a Conditional Zoning Ordinance with conditions for development of the site. Key points of this ordinance are:
   - Use of the site is restricted to College or University uses.
   - Conditions have been offered to screen mechanical equipment, dumpsters and loading areas.
   - Conditions have been offered regarding lighting and to provide higher perimeter landscaping standards along the Boundary Avenue frontage of the zoning site.
   - Conditions have been offered to require low-level screening of parking spaces near Boundary Avenue and to restrict where vehicular access to Boundary Avenue may be installed.

Staff Analysis

Section 9-3-13 of the Development Ordinance states that the Planning & Zoning Commission and the City Council shall be guided by the purposes and intent of the Ordinance, and shall give consideration to the following in the review and discussion of any Conditional Zoning application. Based on the applicant's submittal and proposed conditions, as they existed on the date of this report, the Planning and Development Department offers the following comments relative to these ordinance considerations.

Consistency with Adopted Plans:
The proposed Conditional Zoning District is appropriate for its proposed location, and is consistent with the purposes, goals, objectives and policies of relevant comprehensive, land use or area plans

Staff Comments:
The requested Land Use Plan Amendment and Zoning Map Amendment are supported by the University Area Plan. One of the objectives of the University Area Plan is to designate growth areas for a more orderly expansion of the University and to discourage development that would adversely impact adjacent residential neighborhoods. With the University controlling and using the majority of this block, a land use plan amendment for expansion into Growth Area III is consistent with the objectives of the University Area Plan and the City's Land Use Plan.

Review Factors: **The applicant's proposed Conditional Zoning District, including the proposed use(s), written conditions and Conditional Zoning Plan, satisfactorily meets or addresses the following:**	
Factor #1	**Produces a development that is compatible with surrounding development character and land uses;**
	Staff Comments: ❖ Based upon conditions offered by the applicant that restricts the use of the site, provides landscaping, and screens parking near Boundary Avenue; development of the site will be in harmony with the surrounding area. ❖ The applicant has purchased all properties in this block except for one parcel, which contains a single family dwelling. The Development Ordinance requires a Type B Planting Yard be established where PI District land uses abut residential uses. If the location of the proposed parking lot is adjacent to this dwelling, the planting yard next to this property will be required to have an average width of 30 feet and contain 8 trees and 25 shrubs every 100 linear feet. The width of this planting yard may be reduced by 10 feet if a 5-foot high opaque fence is installed.
Factor #2	**Minimizes or effectively mitigates any identified adverse impact on adjacent and nearby property, such as that caused by traffic, parking, noise, lighting, trash, loading areas, etc.;**
	Staff Comments: The applicant has offered conditions to screen any loading areas and mechanical equipment areas, to direct exterior lighting away from residential zoned areas, to provide a higher rate of landscaping along the Boundary Avenue frontage of the site, and to screen impact from vehicular headlights with a berm or lower ground elevation of parking spaces. The combination of these conditions will effectively mitigate potential adverse impacts upon adjacent property owners.
Factor #3	**Minimizes or effectively mitigates any identified adverse environmental impact on water and air resources, minimizes land disturbance, preserves trees and protects habitat;**
	Staff Comments: A perennial stream runs through the middle of the zoning site. Development of the site will be required to stay out of environmental sensitive portions of the site or meet standards of the City's environmental regulations as they relate to stream buffers, and stream flood zones.
Factor #4	**Minimizes or effectively mitigates any identified adverse impact on municipal facilities and services, such as streets, potable water and wastewater facilities, parks, police and fire; and;**
	Staff Comments: The site is within an area currently served by City of High Point utilities and municipal services and the proposed district has no known impacts on municipal services.

Factor #5	**Minimizes or effectively mitigates any identified adverse effect on the use, enjoyment or value of adjacent properties.**
	Staff Comments: Based upon conditions offered by the applicant, the Development Ordinance standards for the PI District and the stream buffer standards of the Development Ordinance, development of the site will not adversely effect the value of adjacent properties.

Changes in the Area:

There have been changes in the type or nature of development in the area of the proposed Conditional Zoning District that support the application.

Staff Comments:

The zoning site was historically a residential neighborhood lying at the southeastern edge of the High Point University campus. During the mid 2000s, the University purchased homes lying along Montlieu Avenue, abandoned the northern portion of Harrison Street and obtained a special use permit to develop a parking lot. In 2009, the University Area Plan was adopted and this area was identified in the plan as a Growth Area for future expansion of the University. Over the past few years the University has acquired all of the property lying south of the stream to Boundary Avenue, except for one lot. The previous residential homes have been removed leaving this area as a green space at the perimeter of the campus. With only one home remaining in this block and a parking lot already established along Montlieu Avenue, the character of this area has changed.

Development Patterns:

The proposed Conditional Zoning District would result in development that promotes a logical, preferred and orderly development pattern.

One of the objectives of the University Area Plan was to establish an orderly pattern for the expansion of High Point University and discourage haphazard development that would adversely impact adjacent residential neighborhoods. This was done by establishing growth areas. That portion of the zoning site lying east and south of Meadowbrook Boulevard is in Growth Area IIIB. Except for one lot, the University has acquired all of the land in this Growth Area. Thus, expansion into Growth Area IIIB would be a logical expansion of the campus consistent with the objectives of the University Area Plan.

Reasonableness/Public Interest:

An approval of the proposed Conditional Zoning District is considered 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) subject to the approval of Land Use Plan Amendment Case 12-02, the requested CZ-PI District is consistent with adopted plans, 2) conditions offered by the applicant to limit PI District uses, restrict location of vehicular access to Boundary Avenue, and provides for higher landscaping and screening of parking spaces near Boundary Avenue will insure the request will be in harmony with the adjacent single family neighborhood; and 3) there is only one parcel within this 10.4 acre block not owned by the University, and to date they have not been able to acquire this remaining property; therefore, this is an orderly expansion of the campus and consistent with the policies of the University Area Plan.

Recommendation

1. **Land Use Plan Amendment Case 12-02:**

   Staff Recommends Approval:

   Staff recommends approval of the request to change the future land use designation for approximately 4.5 acres to an Institutional land use classification. The request meets the goals and objectives of the City's land use policies and will be in harmony with the land use pattern of the surrounding area.

2. **Zoning Case 12-06:**

   Staff Recommends Approval:

   Staff recommends approval of the request to rezone this 10.4 acre area to the CZ-PI District. As conditioned, the requested CZ-PI District will be compatible with the surrounding area and in conformance with adopted plans.

Required Action

Planning and Zoning Commission:

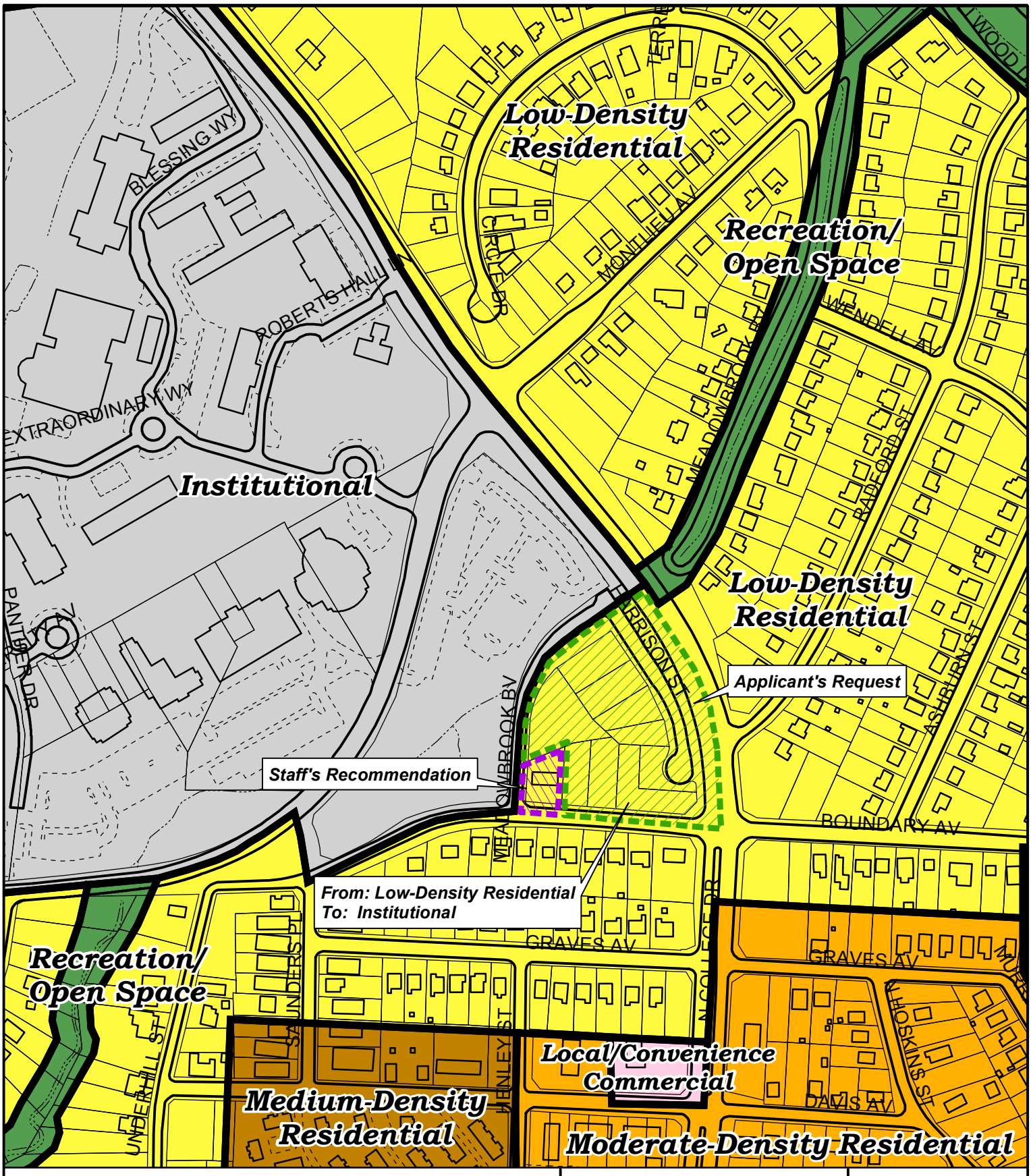
Upon making its recommendation, the NC General Statutes require that the Planning and Zoning Commission must place in the official record a statement of consistency with the City's adopted plans. This may be accomplished by adopting the statements in the Staff Analysis section of this report or by adopting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

City Council:

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

Report Preparation

This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner and Heidi H. Galanti, AICP, Planning Services Administrator and reviewed by Robert Robbins AICP, Development Services Administrator and Lee Burnette AICP, Director.



LAND USE PLAN AMENDMENT 12-02

Request: From: Low Density Residential
To: Institutional

Existing Land Use Plan ——————

Subject Property Boundary - - - - - - -

Planning & Development Department

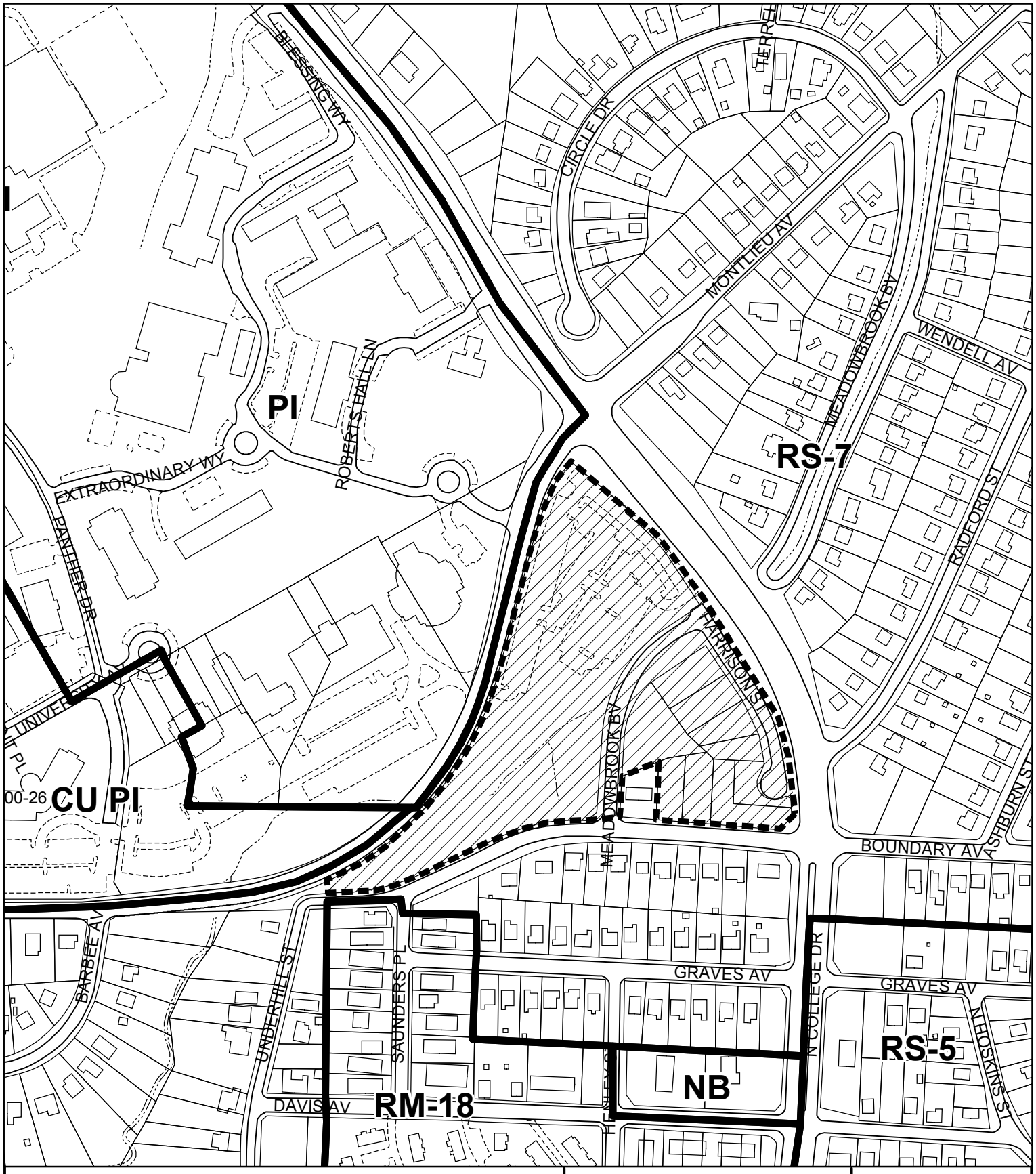
City of High Point

Date: June 15, 2012

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Scale: 1'=300'

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ZONING CASE 12-06

From: Residential Single Family-7
To: Conditional Zoning Public Institutional

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

Planning & Development Department

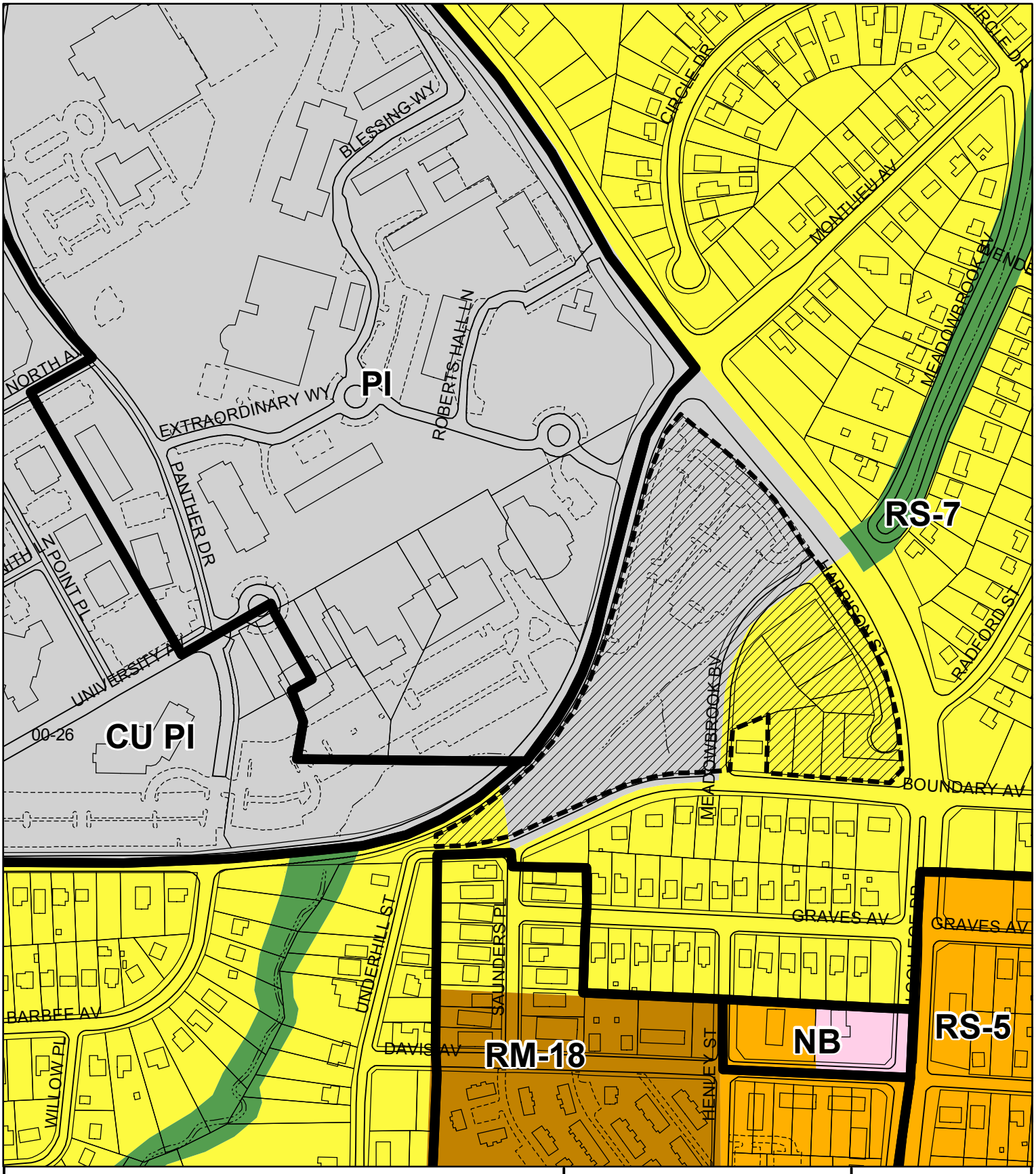
City of High Point

Date: June 8, 2012

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Scale: 1'=300'

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ZONING CASE 12-06

Land Use Plan

- Low-Density Residential
- Moderate-Density Residential
- Medium-Density Residential
- Local/Convenience Commercial
- Institutional
- Recreation/Open Space

Planning & Development Department

City of High Point

Date: June 15, 2012

N

Scale: 1'=400'

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ZONING CASE 12-06

Topography

Subject Property Boundary - - - - - - - - - -

Planning & Development Department

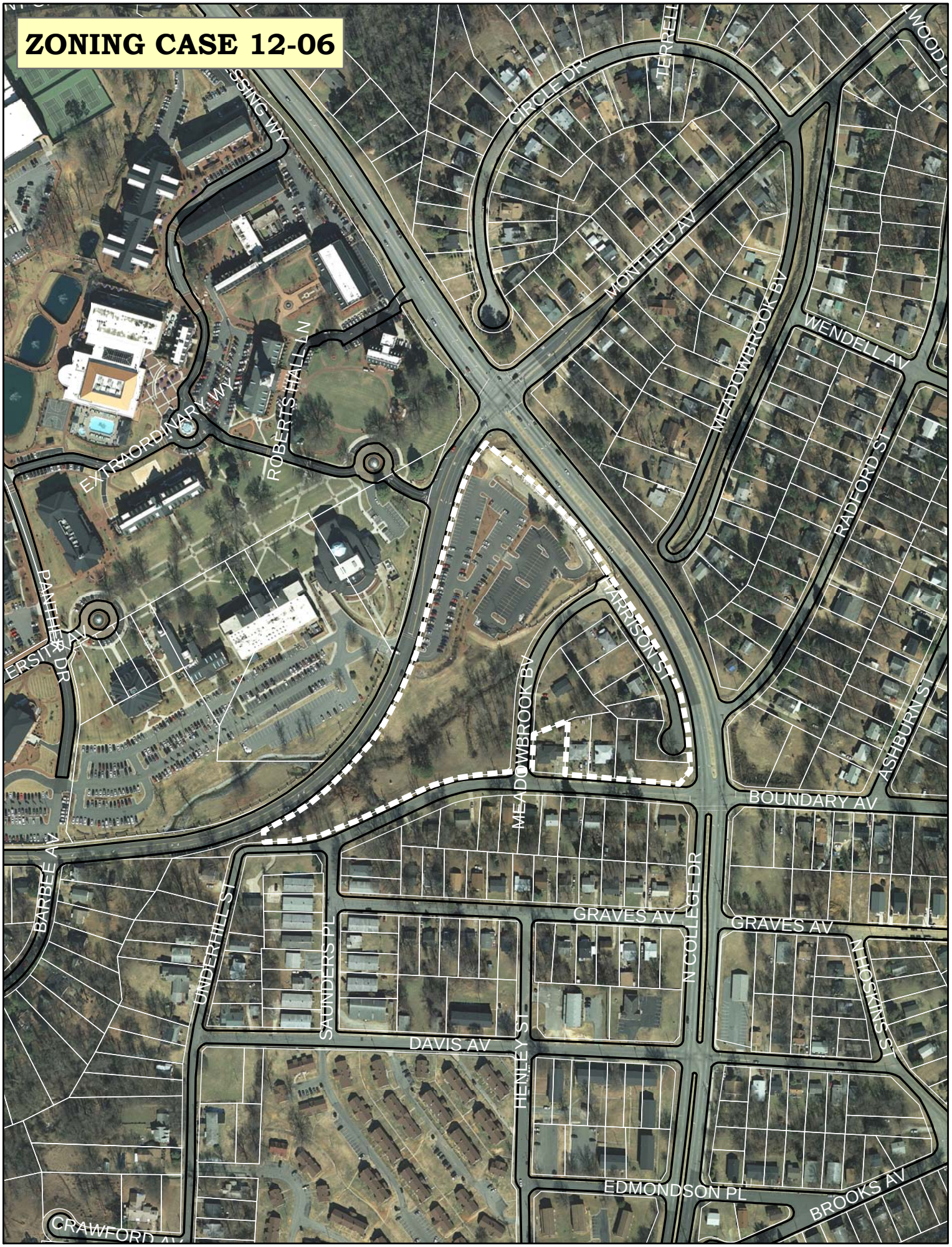
City of High Point

Date: June 15, 2012

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Scale: 1'=300'

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ZONING CASE 12-06
CIRCLE DR
MONTIEU AV
MEADOWBROOK BV
WENDELL AV
RADFORD ST
ASHBURN ST
ROBERTS HALL LN
EXTRAORDINARY WY
PANTHER DR
HARRISON ST
BOUNDARY AV
GRAVES AV
N COLLEGE DR
SAUNDERS PL
UNDERHILL ST
DAVIS AV
HENLEY ST
EDMONDSON PL
BROOKS AV
CRAWFORD AV

PROPOSED USES AND CONDITIONS FOR A CONDITIONAL ZONING DISTRICT CITY OF HIGH POINT, NORTH CAROLINA

Zoning Case 12-06
Conditional Use Public & Institutional (CZ-PI) District

Insert Date
(June 14, 2012)

The property owner requests a Conditional Zoning District upon the property described in this document and offers the following conditions be placed upon the property. If adopted by the City Council, then these conditions contained herein will be incorporated into the Conditional Zoning District's ordinance of adoption. These conditions are not valid unless signed and affirmed by the property owner or representative with an approved power of attorney. The City Council and the property owner or authorized representative must agree upon revisions or additional conditions prior to the approval of this Conditional Zoning District.

SECTION 1
That the Official Zoning Map of the City of High Point be amended to establish the following described area as: **Conditional Use Public & Institutional (CZ-PI) District.** The property is approximately 10.4 acres and lying along the west side of N. College Drive, between Montlieu Avenue and Boundary Avenue. The property is also known as Guilford County Tax Parcels 0183279, 0183279 thru 81 and 0183283 thru 88.

SECTION 2.
That the property herein described shall be perpetually bound by the following use(s) authorized and condition(s) imposed, unless subsequently changed or amended as provided for by the Development Ordinance.

Part I. USES:
Permitted Uses: Only the following land uses allowed in the Public & Institutional (PI) District shall be permitted, subject to the development and dimensional requirements of the PI District and the specific conditions listed in this Conditional Zoning Ordinance:
a. Colleges or Universities (SIC 8220).
b. Accessory Uses and Structures (customary)

Part II. CONDITIONS:

A. Development and Dimensional Requirements.
1. Lot Combination: All parcels of the rezoning site shall be combined into one lot prior to development and re-subdivision.

2. Within fifty (50) feet of the exterior perimeter of the zoning site mechanical or electrical equipment, dumpsters or other such similar building appurtenances shall be screened from view, at a height of six (6) feet above ground level, as seen from the centerline of any adjacent public street. Existing or newly planted vegetation,

opaque fences, masonry walls, other structures or combination thereof may be used to achieve an effective screen.

3. Within 100-feet of the Montlieu Avenue, N. College Drive and Boundary Avenue right-of-way(s), loading areas for a building shall not be located on any side of a building that faces these road right-of ways.

4. Lighting:
   a. Lighting shall be directed inwards towards the interior of the zoning site to minimize lighting spill-off/glare upon abutting residential property
   b. Where the zoning site abuts a residential use along the north side of Boundary Avenue, lighting shall be setback a minimum 20-foot from the abutting residential parcel(s) property line.

5. Landscaping, Buffers, and Screening:
   a. Along the Boundary Avenue frontage of the zoning site, where land area on opposite side of public street adjacent to the zoning site has a residential zoning designation, the street planting yard standards shall be increased from 8-foot width to a minimum width of 15 feet, and the planting rate for understory trees shall be increased from none to a minimum of 4 per 100 linear feet, and 33 evergreen shrubs per 100 linear feet. Additionally, these shrubs shall be a locally adapted species expected to reach a minimum height of thirty (30) inches within three years of planting.

   b. Where parking is located within 50-feet of the Boundary Avenue right-of-way, that row of parking spaces nearest to Boundary Avenue shall be a minimum of 3-feet lower than the Boundary Avenue right of way or a minimum 3-foot high berm shall be installed next to that row of parking spaces. The intent is to provide a low-level screening of the off-street parking area near Boundary Avenue.

   c. Opaque fencing shall not be installed along the Boundary Street frontage of the site.

B. Transportation

Access:

1. Boundary Avenue: The access point shall be located no more than 170 feet from the intersection of N. College Drive and Boundary Avenue right-of-way.

2. Improvements: The property owner shall install a southbound right turn lane at the intersection of N. College Drive and Boundary Avenue or install an eastbound right turn lane at the existing access point of the parking lot on Montlieu Avenue. This improvement shall be installed in conjunction with expansion of development south of the stream.

3. The City of High Point Director of Transportation shall approve the exact location and design of all access points and turn lanes. In addition, the Director of Transportation and the North Carolina Department of

Transportation (NCDOT), if applicable, shall approve all construction and improvements.

SECTION 3
That plans for any development on the property described herein shall be pursued in accordance with this conditional zoning district and shall be submitted to the City of High Point and other approval authorities for review in the same manner as other such plans now required to be approved by the City of High Point.

SECTION 4
Should any section or provision of this ordinance be declared invalid, such decision shall not affect the validity of the remaining portions of this ordinance.

SECTION 5
That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 6
This ordinance shall become effective upon the date of adoption.
_____ day of _____2012.

Lisa B. Vierling, City Clerk

Transportation

NORTH CAROLINA'S INTERNATIONAL CITY™

June 5, 2012

To: Lee Burnette, Director of Planning and Development

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

Subject: Zoning Case #12-06, High Point University. Property located in the northeast quadrant of N. College Drive and Boundary Avenue.

My staff and I have reviewed the rezoning request and have the following comments:

A traffic impact analysis was not required for this development. To require a traffic study the proposed development must be expected to produce at least one hundred and fifty (150) trips in the AM or PM peak hour. In order to mitigate the development's impact on the surrounding roadway network the following improvements will be required on N. College Drive or Montlieu Avenue:

Improvements

- Provide a southbound right turn lane at the intersection of N. College Drive & Boundary Avenue or provide an eastbound right turn lane at the existing access of the parking lot on Montlieu Avenue.

The City of High Point Transportation Director and the North Carolina Department of Transportation shall approve all construction and improvements.

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

City of High Point, P.O. 230, 211 South Hamilton Street, High Point, NC 27261 USA
Office: 336.883.3225 Fax: 336.883.8568 TDD: 336.883.8517

Citizens Information Meeting Report
Amendment to Zoning Case 12-06

Submitted by: Ron Guerra on behalf of
High Point University

June 1, 2012

To: City of High Point, North Carolina
Planning and Development Department

From: Ron Guerra, MBA
Director of Construction and Renovation

Re: Rezoning Case CZ-PI 12-06
Community Meeting Report, May 30, 2012, **6:30 P.M.**

High Point University conducted a Citizens' Information Meeting in support of Rezoning Case CZ-PI 12-06. The meeting was held at High Point University in Norton Hall Room 202. Letters of invitation were mailed to 85 residents on May 14, 2012 (letter is attached).

The application is for Rezoning Case CZ-PI 12-06, which includes the rezoning from RS7 to CZ PI of 9 parcels fronting sections of Boundary Avenue, Meadowbrook Boulevard, and Harrison Street and a parcel of land currently utilized for parking as allowed by Special Use Permit adjoining Montlieu Avenue. Mr. Ron Guerra, Director of Construction and Renovation; and Mr. Dan Pritchett and Mr. Ravindra Bissram, of Jamestown Engineering Group, Inc., represented the University.

Mr. Guerra shared the proposed plans for the use of the property, which will be restricted to surface parking only. In addition, he reviewed the buffering of the property from the residential properties on Boundary Avenue. It was a very positive meeting with specific discussion focused on the following:

- Purpose for the construction and location justifications for the new parking lot
- General procedures for street closure and what streets will be affected
- Property limits of High Point University according to the University Area Plan in relation to Boundary Avenue
- High Point University's purchase of properties outside the boundary limits as shown on the University Area Plan
- Perimeter fencing along N. College Dr. & Boundary Avenue
- Plantings of trees, shrubs & sod along fencing
- Parking lot design considerations (parking lot grades, use of berms, landscape plantings) to minimize headlight impacts to residents along Boundary Avenue
- Overview of the lighting study on minimizing light diffusion to the surrounding area
- Location and justification of a new parking lot entrance off of Boundary Avenue
- Overview of environmental considerations when designing parking lot

A copy of the Sign-in Sheet for this case is also attached.

Sincerely yours,

HIGH POINT UNIVERSITY

Ron Guerra
Director of Construction and Renovation

May 14, 2012

Subject: **Citizen Information Meeting, Wednesday, May 30, 2012, Boundary Ave. / Meadowbrook Blvd. / Harrison St.**

Ladies and Gentlemen:

A Citizen Information Meeting will be held on Wednesday, May 30, 2012, at **6:30 pm** in Norton Hall, Room 202, (corner of University Avenue and West College Drive) for the purpose of allowing us to inform you about our development plan and zoning proposal.

High Point University has filed an application with the City of High Point for the rezoning and land use plan map amendment (from RS 7 to CZ PI) of two blocks bordered by Montlieu Avenue, N. College Drive and Boundary Avenue. The zoning change requested is from RS 7 to CZ PI. The property consists of 9 lots and approximately 8.4 acres.

We have enclosed for your review a Conditional Use District Zoning Citizen Information Meeting Statement made available by the City of High Point, which may help clarify the rezoning process and requirements.

The next meeting of the Planning and Zoning Commission with a public hearing on this proposal is scheduled to take place at City Hall on June 26, 2012, at 6:00 pm.

Questions, comments, or concerns should be directed to Ron Guerra, Director of Construction and Renovation, High Point University at 336-841-9363.

We look forward to answering your questions and receiving your input.

Sincerely yours,

HIGH POINT UNIVERSITY

Ron Guerra
Director of Construction and Renovation

ALEXANDER, VIRGINIA WARREN
1012 MEADOWBROOK BLVD
HIGH POINT NC 27260

ASHWORTH, CASSANDRA LEE
1315 BOUNDARY AVE
HIGH POINT NC 27260

BASS, MARIAN
1018 MEADOWBROOK BLVD
HIGH POINT NC 27260

BLAIR, DOROTHY W
1318 BOUNDARY AVE
HIGH POINT NC 27260

BREEDEN, COLON A ; BREEDEN, LAURA A
506 RADFORD ST
HIGH POINT NC 27260

BRINSON FAMILY LLC
1100 ROCKFORD RD
HIGH POINT NC 27262

BROOKS, BONITA ; BROOKS, JOSEPH G
411 E FARRISS AVE
HIGH POINT NC 27262

BUCKSON, WILLIAM FULTON
1112 TANGLE LANE
HIGH POINT NC 27265

BURAPAVONG, T DAVID ; BURAPAVONG, VIPA K ; BURAPAVONG LIVING TRUST
1406 WICKLIFF AVE
HIGH POINT NC 27262

BUTLER, LILLIAN W
1609 GRAVES AVE
HIGH POINT NC 27260

CALDWELL, CYNTHIA C
506 UNDERHILL ST
HIGH POINT NC 27260

CARTER, GILBERT J ; CARTER, ELAINE C
1320 BOUNDARY AVE
HIGH POINT NC 27260

CATHEY, WILLIE
1322 BOUNDARY AVE
HIGH POINT NC 27260

CENTURY INCOME INC
215 N CENTENNIAL ST
HIGH POINT NC 27262

CLINTON, FLORENETTE C
1016 MONTLIEU AVE
HIGH POINT NC 27262

COMER, CHARLES L ; COMER, SHARLINE S
5506 GRAY LEIGH DR
OAK RIDGE NC 27310

COMER, CORLEENER L
810 CIRCLE DR
HIGH POINT NC 27262

COOK, BERTHA BRANNON
1505 GRAVES AVE
HIGH POINT NC 27260

CRAWFORD, JAMES EDWARD
1519 GRAVES AVE
HIGH POINT NC 27260

DAVIS, MS MURRAY SR HEIRS
7966 TOTTENHAM DR
HARRISBURG NC 28075

DEBERRY, RUBY W
1502 GRAVES AVE
HIGH POINT NC 27260

DORSETTE, GEORGE LEON ; DORSETTE, LOVIE T
1034 BARBEE ST
HIGH POINT NC 27260

EMBRACE ENTERPRISES LLC
5603 WAND CHRISTIAN PL
GREENSBORO NC 27410

FIRST TROY SPE LLC
341 N MAIN ST
TROY NC 27371

FOSTER, BETTY ; LANE, BOBBY R ; LANE, WILLIE P
1015 MEADOWBROOK BLVD
HIGH POINT NC 27260

FRASER, JAMES RONALD ; FRASER, TEENA T
1600 LAKELAND PT
HIGH POINT NC 27265

FREE, RICHARD B ; FREE, TRAVELLA R
3904 RED HILL CT
GREENSBORO NC 27407

FULTON, W GROOME JR
PO BOX 5722
HIGH POINT NC 27262

GETHSEMANE BAPTIST CHURCH
401 WISE AVE
HIGH POINT NC 27260

GIBSON, MIKE
1099 FRIENDSHIP LEDFORD RD
WINSTON SALEM NC 27107

GREGG PROPERTIES LLC
PO BOX 5089
HIGH POINT NC 27262

HAIZLIP, JACQUELYN L
603 RUNYON DR
HIGH POINT NC 27260

HARRELL, WILLIE J
820 HILLTOP ST
HIGH POINT NC 27260

HIGH POINT UNIVERSITY
833 MONTLIEU AVE
HIGH POINT NC 27262

HILL, CHAD
1306 BIUNDARY AVE
HIGH POINT NC 27260

HOKE, JAMES E JR
1206 CAMDEN AVE
HIGH POINT NC 27260

HOUSING AUTHORITY OF THE CITY OF HIGH POINT
500 E RUSSELL AVE
HIGH POINT NC 27260

HULL, DIXIE ALEXANDER
7984 WITTY RD
SUMMERFIELD NC 27358

JENKINS, VIRGIL
1410 BOUNDARY AVE
HIGH POINT NC 27260

JOHNSON, PHYLLIS A
500 S CALLUM ST
MARSHALL TX 75670

JONES, RONALD H ; JONES, CECILIA B
3075 CAMERON VILLAGE CT
WINSTON SALEM NC 27103

JORDAN, GLADYS M
4303 GARDEN CLUB ST
HIGH POINT NC 27265

KERSEY, JEFFREY W
PO BOX 245
SOPHIA NC 27350

LEACH, SHARLENE S
804 KROLL LN
HIGH POINT NC 27260

LEGRANDE, GORDON W ; LEGRANDE, LOUISE S
7 WOODCREEK CT
GREENSBORO NC 27406

LEGRANDE, WILLIE L
1317 BOUNDARY AVE
HIGH POINT NC 27260

LITTLE, ANGELA P
14867 SWALLOW CT
WOODBRIDGE VA 22193

LONDON, SUSIE
1513 GRAVES AVE
HIGH POINT NC 27260

MACK, MARGARET L
PO BOX 12308
WINSTON SALEM NC 27117

MARSHALL, FLOYD DAVIS ; MARSHALL, VA
1017 MEADOWBROOK BLVD
HIGH POINT NC 27260

MCCLAIN, LAQUITA
1523 GRAVES AVE
HIGH POINT NC 27260

MCPHAUL, FANNIE T
1412 BOUNDARY AVE
HIGH POINT NC 27260

MEADOWS, CRAIG B
4901 TRAILWOOD DR
GREENSBORO NC 27407

MILLS, ROBERT EUGENE ; MILLS, WILLIE H
724 W WILLIS AVE
HIGH POINT NC 27260

MOORE, PEGGIE ANN
1010 MEADOWBROOK BLVD
HIGH POINT NC 27260

MORALES, PABLO GUERRERO
505 UNDERHILL ST
HIGH POINT NC 27260

MYERS, ALEE L
1504 GRAVES AVE
HIGH POINT NC 27260

POWELL, FRANCINE E
1007 MONTLIEU AVE
HIGH POINT NC 27260

PRICE, PAMELA DAWN ; PRICE, LLOYD VINCENT ; PRICE, THEODORA ANN ; PRICE, TERRY WAYNE
1408 BOUNDARY ST
HIGH POINT NC 27260

PRICE, THEODORE JR ; PRICE, LULA MAE
1408 BOUNDRY AVE
HIGH POINT NC 27260

PROFESSIONAL FUNDING LLC
127 VADEN RD
REIDSVILLE NC 27320

QUICK, EVERETTE B ; QUICK, MARY E
131 PINEYWOOD ST
THOMASVILLE NC 27360

RAGSDALE BROTHERS LLC
PO BOX 667
JAMESTOWN NC 27282

REYES, ISMAEL MORA
PO BOX 1186
HIGH POINT NC 27260

SARAMIR CORPORATION INC
1 FERN BLUFF CT
GREENSBORO NC 27410

SARMIENTO, GOMEZ LUIS ALONS ; DE SARMIENTO, NELLY J
808 CIRCLE DR
HIGH POINT NC 27262

SECRETARY OF HOUSING & URBAN DEVELOPMENT
40 MARIETTA ST
ATLANTA GA 30303

SMALL, LADOSKA R
1006 MEADOWBROOK BLVD
HIGH POINT NC 27260

SMITH, ALONZA G
519 RADFORD ST
HIGH POINT NC 27260

SPANN, BERTHA M
1326 BOUNDARY AVE
HIGH POINT NC 27260

SPENCER, PAULINE M
501 ASHBURN ST
HIGH POINT NC 27260

STANBACK, NELSON ; STANBACK, VIRGINIA C
1510 GRAVES AVE
HIGH POINT NC 27260

STEWART, DARRELL ; STEWART, ESTER REGUA
PO BOX 3437
FORT STEWART GA 31315

THREE TWENTY THREE INV LLC
PO BOX 70
LEWISVILLE NC 27023

TRIPLE D PROPERTIES LLC
PO BOX 73
MONMOUNT JUNCTION NJ 08852

WALKER, TAMARA D
517 RADFORD ST
HIGH POINT NC 27260

WALL, MICHAEL L ; LYTCH, BARBARA
516 RADFORD ST
HIGH POINT NC 27260

WALLACE, PERRY
3217 LOFTYVIEW DR
HIGH POINT NC 27260

WASHINGTON, BARRY S ; WASHINGTON, CAMILLA F
3033 TWIN KNOLLS DR
WINSTON SALEM NC 27127

WASHINGTON, EARLENE EVANS ESTATE
912 DENNY ST
HIGH POINT NC 27262

WATTS, WILLIAM W ; WATTS, AUGUSTA C
1515 GRAVES AVE
HIGH POINT NC 27260

WHITE, KEVIN H
145 BRADFORD PEAR CT
THOMASVILLE NC 27360

WHITE, THOMAS HAROLD ; WHITE, BERNICE D
510 HAYWORTH CIR
HIGH POINT NC 27262

WILSON, ELLEN BRIGHT
1018 MONTLIEU AVE
HIGH POINT NC 27262

WRIGHT, LARRY C ; WRIGHT, JILL P
1309 KENSINGTON DR
HIGH POINT NC 27262

Sign-In Sheet

Citizens Information Meeting
Wednesday, May 30, 2012
High Point University
RS-7 to CZ-PI

Rezoning Case No. 12-06
Rezoning Location: Boundary/Montlieu/N. College Area

Name	Address	Phone No./E-Mail Address
Takiesha Foster	1562 Graves Ave.	336-471-0317
Sharlene S. Leach	804 KRALL Ln 505 Ashburn St	336-882-9015
Hattie Cabbil	1322 Boundary Ave.	336-882-2900 3
Jacquelyn Mielin	1614 Marlborough Blvd	336-887-7156
Curtis Wilson (Fellow)	1018 Montlieu Ave	336 491-0198
Cynthia Caldwell	506 Underhill St	336-883-0194
ROBERT E. MILLS	724 SILLIS AVE. HP	336-882-6795
Willie Mae Mills	724 Mills Ave HP 27260	336-882-6795
Louie Dorsette	1034 Barbee Ave	336-906-2034
Jannie Spencer	1318 Boundary Ave	336-847-7022
Dorothy Blair	1318 Boundary Ave	336-882-8456
Thad Hill	1506 Boundary Ave	704-689-1558
Robert Carter	1320 Boundary Ave	
Joseph Carter	1320 Boundary Ave	336 471-8599
Gilbert Carter	"	"
Nayman Williams	500 E. Russell Ave	336-883-2371
Lonnie McPhaul	1412 Boundary Ave	883-6569
Flo Clinton	1016 Montlieu Ave	(336) 841-4253
TONI JACKSON	1034 Barbee Ave	(336) 259-6225

City of High Point
North Carolina

Department of Transportation

Public Transportation Division

June 7, 2012

AGENDA ITEM

MEMO

To: Randy McCaslin, Assistant City Manager

From: Mark McDonald, Transportation Director

Subject: Request for Public Hearing

The Department of Transportation is in the process of preparing the FY2013 FTA Section 5307 operating, capital and planning grant application for High Point Transit, the Thomasville portion of Davidson County Transportation System, and the area within High Point served by Guilford County Transportation System. In order to comply with federal and state guidelines a public hearing must be held for the grant application and the filing of the grant application with FTA and NCDOT authorized by City Council.

If you concur with this request we would like to use the following schedule.

July 16, 2012	–	Council establishes August 6th as the date for the public hearing
August 6, 2012	–	Public hearing is held
August 9, 2012	–	Council authorizes filing of grant applications to FTA and NCDOT and passes authorizing resolution to enter into agreements with NCDOT.

The proposed funding is as follows:

GRANT	TOTAL	FEDERAL SHARE	STATE SHARE	CITY SHARE	COUNTY	OTHER
Section 5307 (FTA) Operating Assistance						
City of High Point	$2,948,808	1,197,403	425,000	396,405		930,000
Davidson County	$270,000	125,000			125,000	20,000
Guilford County	$144,400	68,000			68,000	8,400
Section 5307 Routine Capital	$181,500	145,200		36,300		
Section 5307 Major Capital	$250,000	200,000	25,000	25,000		
Section 5307 Planning	$158,000	126,400	15,800	15,800		
Section 5303 Planning	$44,840	35,872	4,484	4,484		
Total	**$3,997,548**	**$1,897,875**	**$470,284**	**$477,989**	**$193,000**	**$958,400**

If you have any questions or would like to discuss the matter further, please advise.

MVM/aww

716 West Kivett Drive · High Point, North Carolina 27262
Phone (336) 889-7433 · TDD Phone (336) 883-8517 · Fax (336) 883-3425
www.high-point.net/hitran

A RESOLUTION AMENDING THE *LAND USE PLAN FOR THE HIGH POINT PLANNING AREA*

WHEREAS, the City Council of the City of High Point adopted the *Land Use Plan for the High Point Planning Area* on April 6, 2000, and

WHEREAS, changing circumstances may warrant that from time to time a particular land use designation be changed from one classification to another; and

WHEREAS, public hearings were held before the High Point Planning and Zoning Commission on June 26, 2012, and before the City Council of the City of High Point on July 16, 2012, regarding this proposed amendment (LUPA 12-02) to said *Land Use Plan for the High Point Planning Area.*

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

SECTION 1. That the *Land Use Plan for the High Point Planning Area* be amended by redesignating approximately 4.5 acres (Guilford County Tax Parcels 0183279 through 0183281, 0183283 through 0183288) from Low-Density Residential to Institutional.

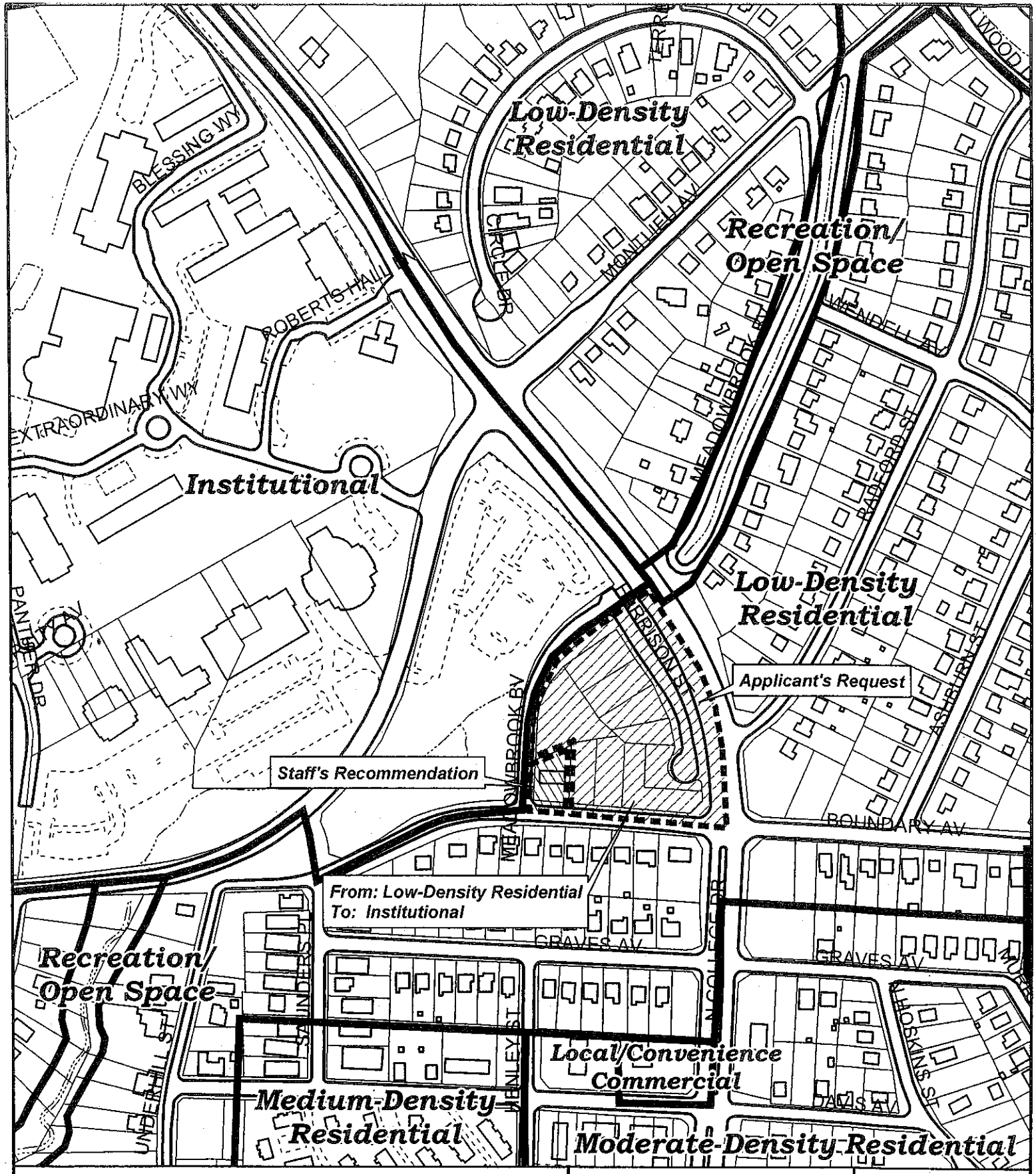
SECTION 2. Should any section or provision of this resolution be declared invalid, such decision shall not affect the validity of remaining portions of this resolution.

SECTION 3. This resolution shall become effective immediately upon adoption.

Adopted by City Council
this 16th day of July, 2012

Lisa Vierling, City Clerk

The complete file for this Land Use Plan Map Amendment may be inspected at the City of High Point Department of Planning and Development, Municipal Office Building, 211 South Hamilton Street, High Point, North Carolina.



LAND USE PLAN AMENDMENT 12-02

Request: From: Low Density Residential
To: Institutional

Existing Land Use Plan
Subject Property Boundary

Planning & Development Department

City of High Point

Date: June 15, 2012

N

Scale: 1'=300'

y:/ba-pz/2012/pz/lupa12-02.mxd

AN ORDINANCE AMENDING "THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE," PURSUANT TO SECTION 9-3-12, ZONING MAP AMENDMENTS, OF THE DEVELOPMENT ORDINANCE.

WHEREAS, the City Council of The City of High Point adopted "The City of High Point Development Ordinance" on January 7, 1992 with an effective date of March 1, 1992, and subsequently amended;

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on June 26, 2012 and before the City Council of the City of High Point on July 16, 2012 regarding **Zoning Case 12-06** a proposed amendment to the Official Zoning Map of the "City of High Point Development Ordinance";

WHEREAS, notice of the public hearings was published in the High Point Enterprise on June 17, 2012, for the Planning and Zoning Commission public hearing and on July 4, 2012 and July 11, 2012, for the City Council public hearing pursuant to Chapter 160A-364 of the General Statutes of North Carolina; and

WHEREAS, the proposed amendment was adopted by the City Council of the City of High Point on July 16, 2012.

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

SECTION 1

That the Official Zoning Map of the City of High Point be amended to establish the following described area as: **Conditional Zoning Public & Institutional (CZ-PI) District**. The property is approximately 10.4 acres and is lying along the west side of N. College Drive, between Montlieu Avenue and Boundary Avenue. The property is also known as Guilford County Tax Parcel 0183270, 0183279 thru 81 and 0183283 thru 88.

SECTION 2.

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

Part I. USES:

Permitted Uses: Only the following land uses allowed in the Public & Institutional (PI) District shall be permitted, subject to the development and dimensional requirements of the PI District and the specific conditions listed in this Conditional Zoning Ordinance:

a. Colleges or Universities (SIC 8220).
b. Accessory Uses and Structures (customary)

Part II. CONDITIONS:

A. Development and Dimensional Requirements.

1. .Lot Combination: All parcels of the rezoning site shall be combined into one lot prior to development and re-subdivision.

2. Within fifty (50) feet of the exterior perimeter of the zoning site mechanical or electrical equipment, dumpsters or other such similar building appurtenances shall be screened from view, at a height of six (6) feet above ground level, as seen from the centerline of any adjacent public street. Existing or newly planted vegetation, opaque fences, masonry walls, other structures or combination thereof may be used to achieve an effective screen.

3. Within 100-feet of the Montlieu Avenue, N. College Drive and Boundary Avenue right-of-way(s), loading areas for a building shall not be located on any side of a building that faces these road right-of ways.

4. Lighting:
   a. Lighting shall be directed inwards towards the interior of the zoning site to minimize lighting spill-off/glare upon abutting residential property
   b. Where the zoning site abuts a residential use along the north side of Boundary Avenue, lighting shall be setback a minimum 20-foot from the abutting residential parcel(s) property line.

B. Landscaping, Buffers and Screening.

1. Along the Boundary Avenue frontage of the zoning site, where land area on opposite side of public street adjacent to the zoning site has a residential zoning designation, the street planting yard standards shall be increased from 8-foot width to a minimum width of 15 feet, and the planting rate for understory trees shall be increased from none to a minimum of 4 per 100 linear feet, and 33 evergreen shrubs per 100 linear feet. Additionally, these shrubs shall be a locally adapted species expected to reach a minimum height of thirty (30) inches within three years of planting.

2. Where parking is located within 50-feet of the Boundary Avenue right-of-way, that row of parking spaces nearest to Boundary Avenue shall be a minimum of 3-feet lower than the Boundary Avenue right of way or a minimum 3-foot high berm shall be installed next to that row of parking spaces. The intent is to provide a low-level screening of the off-street parking area near Boundary Avenue.

3. Opaque fencing shall not be installed along the Boundary Street frontage of the site.

C. Transportation Conditions.

1. Access
   Boundary Avenue: The access point shall be located no more than 170-feet from the intersection of N. College Drive and Boundary Avenue right-of-way.

2. Improvements: The property owner shall install a southbound right turn lane at the intersection of N. College Drive and Boundary Avenue or install an eastbound right turn lane at the existing access point of the parking lot on Montlieu Avenue. This improvement shall be installed in conjunction with expansion of development south of the stream.

3. The City of High Point Director of Transportation shall approve the exact location and design of all access points and turn lanes. In addition, the Director of Transportation and the North Carolina Department of Transportation (NCDOT), if applicable, shall approve all construction and improvements.

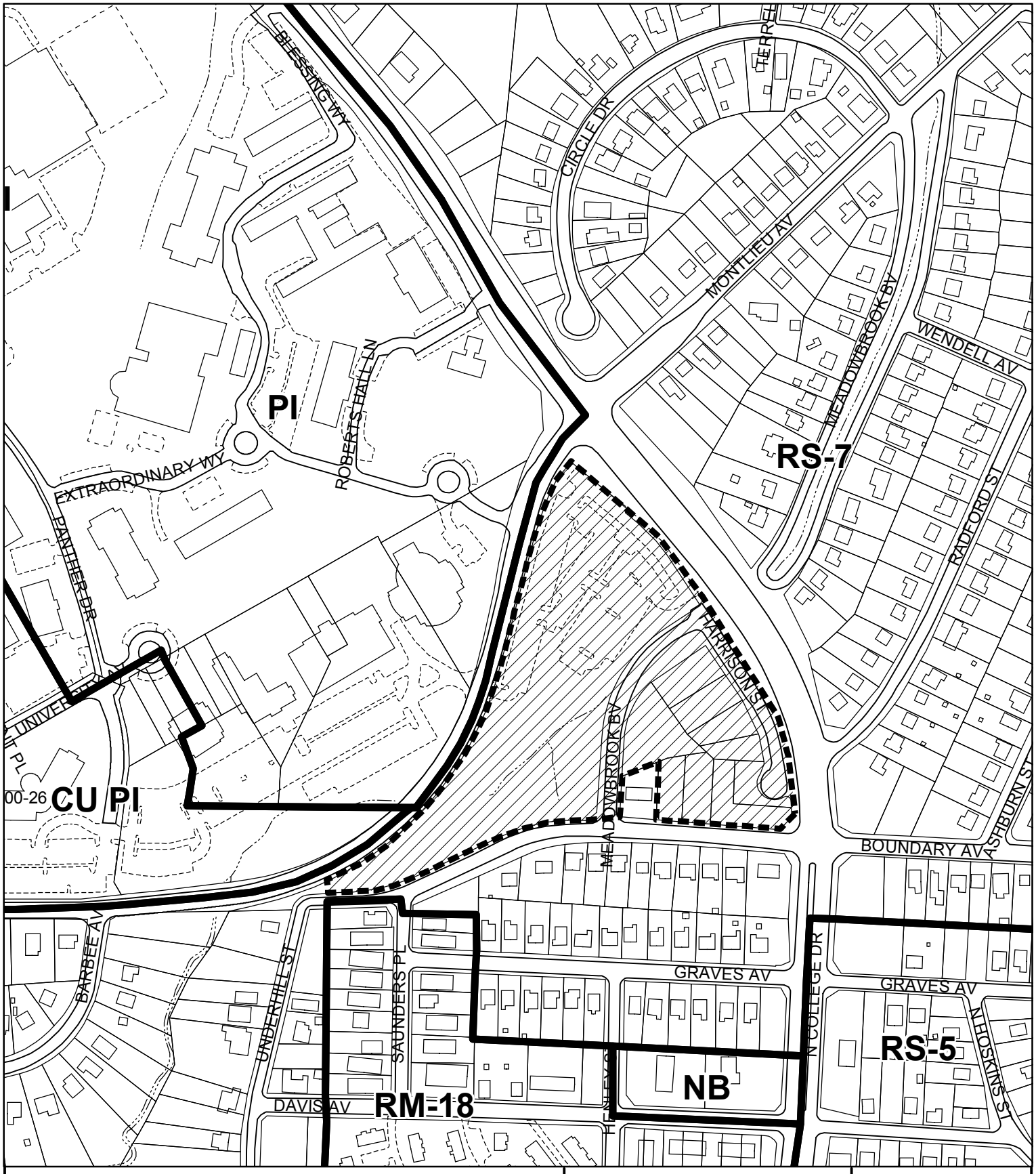
SECTION 3
That plans for any development on the property described herein shall be pursued in accordance with this conditional zoning district and shall be submitted to the City of High Point and other approval authorities for review in the same manner as other such plans now required to be approved by the City of High Point.

SECTION 4
Should any section or provision of this ordinance be declared invalid, such decision shall not affect the validity of the remaining portions of this ordinance.

SECTION 5
That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 6.
This ordinance shall become effective upon the date of adoption.
16th day of July 2012.

Lisa B. Vierling, City Clerk



ZONING CASE 12-06

From: Residential Single Family-7
To: Conditional Zoning Public Institutional

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

Planning & Development Department

City of High Point

Date: June 8, 2012

N

Scale: 1'=300'

y:/ba-pz/2012/pz/z12-06.mxd

PLANNING AND ZONING COMMISSION RECOMMENDATION

On June 26, 2012, a public hearing was held before the Planning and Zoning Commission regarding the requests described below. All members of the Commission were present except Mr. Keith McInnis and Mr. Andrew Putnam.

High Point University **Land Use Plan Amendment Case 12-03**

A request by High Point University to change the Land Use Map classification for approximately 3.6 acres from Low Density Residential to Institutional. The land area associated with this amendment consists of the block lying north of North Avenue, between Willoubar Terrace and N. Centennial Street.

AND

High Point University **Amendment to Zoning Case 11-03**

A request by High Point University to amend Conditional Zoning Case 11-03 (CZ11-03) to:

a. Add approximately 4 acres and rezone the additional land area from the Residential Single Family-7 (RS-7) District to a Conditional Zoning Public & Institutional (CZ-PI) District. The parcels to be added to CZ11-03 consists of the property at 906 Willoubar Terrace and the block lying north of North Avenue, between N. Centennial Street and Willoubar Terrace.
b. Amend conditions of Conditional Zoning Ordinance CZ11-03 pertaining to permitted uses, development and dimensional requirements, landscaping/buffer/screening, and vehicular access.

Ms. Galanti presented Land Use Plan Amendment Case 12-03 and recommended approval as outlined in the staff report. Mr. Shannon presented the Amendment to Zoning Case 11-03 and recommended approval as outlined in the staff report.

Speaking in favor of the request was Mr. Ron Guerra, Director of Construction, High Point University, 833 Montlieu Avenue, High Point. Mr. Guerra gave an overview of the University's request and presented to the commission illustrative drawings noting their conceptual development plan to give the members an idea as to size and mass of potential development that may occur. In conclusion, Mr. Guerra presented in writing additional conditions, pertaining to roadway improvements, to be added to their conditional zoning ordinance for this request.

Speaking in opposition to the request were Ms. Mae Versey, 2205 Carlisle Way, High Point and Mr. Robert Barnes of 1011 Willoubar Terrace, High Point. Ms. Versey questioned how she could obtain a copy of the University Area Plan. Mr. Barnes noted the following concerns:

- Being unable to access his home due to the public portion of North Avenue and Willoubar Terrace being blocked by construction activity. Also, construction workers are parking along North Avenue and Willoubar Terrance creating a safety hazard and making it difficult to access his property;
- Noise from adjacent student housing continuing through to 3am;
- Mud and debris from the townhome construction site is washing down Willoubar Terrace toward his property.

The Commission members had the following questions for staff pertaining to this request:

- They requested further explanation of staff concerns of the N. Centennial Street frontage of Growth Area II. Staff noted that the N. Centennial Street is considered a permanent edge and the University Area Plan notes building height and mass as issues to be addressed along the permanent edges of the campus. No conditions addressing building massing has been offered

by the applicant. Since this issue is specifically noted in the area plan, staff felt a responsibility to raise this issue in the report. Staff also noted that the University has continued to purchase homes along the west side of N. Centennial Street and has removed those homes to create a green belt around the campus, and that, along with the extra width of a 4-lane N. Centennial Street may lessen adverse impacts on the adjacent residential neighborhood.

- Verification that the access to Mr. Barnes' property is still a public street. Staff confirmed that the portions of North Avenue and Willoubar Terrace that abut this block are still public streets, and open to the public and emergency response vehicles.
- What is the size of the building along N. Centennial Street? Mr. Guerra noted that the illustrative plans note a building length of approximately 320 feet with a height of 53-feet 10-inches along North Avenue and 68 feet in height at the northern portion of the building.

The Planning & Zoning Commission recommended approval of Land Use Plan Amendment Case 12-03, by a vote of 7-0.

The Planning & Zoning Commission recommended approval of the Amendment to Zoning Case 11-03, by a vote of 7-0.

CITY OF HIGH POINT
PLANNING AND DEVELOPMENT DEPARTMENT

STAFF REPORT
LAND USE PLAN AMENDMENT CASE 12-03, AND
AMENDMENT TO ZONING CASE 11-03
June 26, 2012

Requests		
Applicant: High Point University	**Owner:** High Point University	
LUPA Proposal: To change the future land use designation for approximately 3.6 acres.	**From:** **To:**	Low Density Residential Institutional
Zoning Proposal: a. To add approximately 4 acres to Conditional Zoning Ordinance CZ11-03 (CZ11-03). b. To amend conditions of CZ11-03 pertaining to permitted uses, development & dimensional requirements, landscaping/ buffer/screening, and vehicular access.	**From:** **To:**	**RS-7** Residential Single Family-7 District **CZ-PI** Conditional Zoning Public & Institutional District

Site Information		
Location:	The area proposed to be added to CZ11-03 consists of the property at 906 Willoubar Terrace and the block lying north of North Avenue, between N. Centennial Street and Willoubar Terrace.	
Tax Parcel Numbers:	**Plan Amendment**	**Zoning Request**
	0189862 thru 0189875	0189862 thru 0189875 and 0189893
Site Acreage:	**Plan Amendment**	**Zoning Request**
	Approximately 3.6 acres	Approximately 4 acres
Current Land Use:	**Plan Amendment**	**Zoning Request**
	Undeveloped parcels and vacant single family dwellings	Same
Physical Characteristics:	The site has a moderate to severely sloping terrain.	
Water and Sewer Proximity:	A 6-inch sewer line is lying adjacent to the site along N. Centennial Street and Willoubar Terrace. There are multiple water lines of various sizes (6-inch, 8-inch, 16-inch) lying in the N. Centennial Street, North Avenue and Willoubar Terrace Court right-of-ways.	
General Drainage and Watershed:	The site drains in a northerly direction and development 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 developments with an impervious surface area that is greater than 24% or more of the site.	
Overlay District(s):	City Lake General Watershed Area	

Adjacent Property Zoning and Current Land Use			
North:	RS-7	Residential Single Family-7 District	Undeveloped parcels and vacant single family dwelling
South:	CU-PI	Conditional Use Public & Institutional District	Student housing associated with High Point University
East:	CU-PI	Conditional Use Public & Institutional District	Undeveloped parcels and vacant single family dwellings
West:	RS-7	Residential Single Family-7 District	Single family dwellings

Adjacent Land Use Designations	
North:	Low Density Residential
South:	Institutional
East:	Institutional
West:	Low Density Residential

Purpose of Existing and Proposed Land Use Designations	
Existing Designation:	**Low-Density Residential:** These areas include primarily single family detached dwellings on individual lots. Development densities in these areas shall not exceed five dwelling units per gross acre.
Proposed Designation:	**Institutional:** Public, quasi-public and institutional uses on large tracts are included in this classification.

Relevant Land Use Policies and Related Zoning & LUPA History	
Community Growth Vision Statement	Goal 1: Obj. 1H: Support the continued growth of the City's educational institutions for their many educational, cultural and economic benefits.
Land Use Plan Goals, Objectives & Policies:	Goal #2: Encourage development that enhances and preserves established neighborhoods; 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. #9. Where feasible and appropriate, provide a transition in land uses between more and less intensive land uses; Obj.#11. Enhance the aesthetic appearance of High Point by preserving the scenic quality of its major gateway streets and travel corridors and by providing appropriate landscaped buffers and transitional uses between low and high-intensity land uses.
Relevant Area Plan ***University Area Plan***	Goal 3: Ensure compatibility between the edge of campus and the surrounding neighborhood. Policy 3.5: Transition the intensity of uses along the campus edge adjacent to existing residences. i. Decrease the bulk, mass and height of buildings, or increase setbacks. ii. Prevent the spillover of light and glare from outdoor lighting onto adjacent properties by limiting the height, illumination, and direction of outdoor lighting. iii. Locate parking areas internal to campus, where possible, to

	minimize visual impacts on adjacent residential properties. They should be screened from view and access to the parking areas should be from internal campus driveways and not directly from local residential streets to minimize cut-through traffic in the residential neighborhood. iv. A combination of fencing and landscaping can be used to soften the edges, however solid fencing is typically discouraged along public streets. v. Placement of loading areas and mechanical equipment should be placed to minimize impact on adjacent properties. Screening shall be provided. Policy 3.6: New campus development should be contiguous to the existing campus and consist of an entire sub-area. However, if a partial rezoning of a sub-area is requested, then a site plan must be submitted along with the rezoning request that demonstrates how the impacts on adjacent properties will be mitigated. Policy 3.7: Mitigate the impacts of new campus development on adjacent properties through the provision of conditions with rezoning requests.
Zoning History and LUPA History	Over the past 13 years, there have been numerous Zoning and Land Use Plan approvals to facilitate the westward expansion of this portion of the campus from Panther Drive (formerly known as W. College Drive) to N. Centennial Street. The most recent cases are outlined below: • Zoning Case 11-03 (April 2011): The rezoning of a 6-acre city block bounded by Willoubar Terrace, North Avenue and Fifth Street to a CZ-PI District. The zoning case was amended in January 2012, to add 4.9 acres along Fifth Street and E. Farriss Avenue. • Zoning Case 11-04 (April 2011): The rezoning of two city blocks, totaling 7 acres, bounded by North Avenue, Willoubar Terrace, Montlieu Avenue and N. Centennial Street to a CZ-PI District. • LUPA-09-01: Approximately 39 acres was redesignated from Low Density Residential and Office to Institutional as a result of the University Area Plan recommendations on October 19, 2009. • LUPA 11-02**:** Approximately 7 acres on the northeast corner of N. Centennial Street and Montlieu Avenue was redesignated from Low Density Residential to Institutional; adopted April 18, 2011.

Transportation Information			
Adjacent Streets:	**Name**	**Classification**	**Approx. Frontage**
	N. Centennial Street	Major Thoroughfare	510 ft.
	North Avenue	Local Street	340 ft.
	Willoubar Terrace	Local Street	350 ft.
Vehicular Access:	Access is proposed to be taken from Willoubar Terrace		
Traffic Counts: *(Average Daily Trips)*	Montlieu Avenue	4,500 ADT (2009, 24-hour count)	
	Centennial Street	6,900 ADT (2005, 12-hour count)	
Estimated Trip Generation:			

Traffic Impact Analysis:	**Required**		**Comment**
	Yes	No X	None
Pedestrian Access:	Development of the property is subject to the sidewalk requirements in the Development Ordinance.		

School District Comment
Not applicable to this zoning case.

Details of Proposal

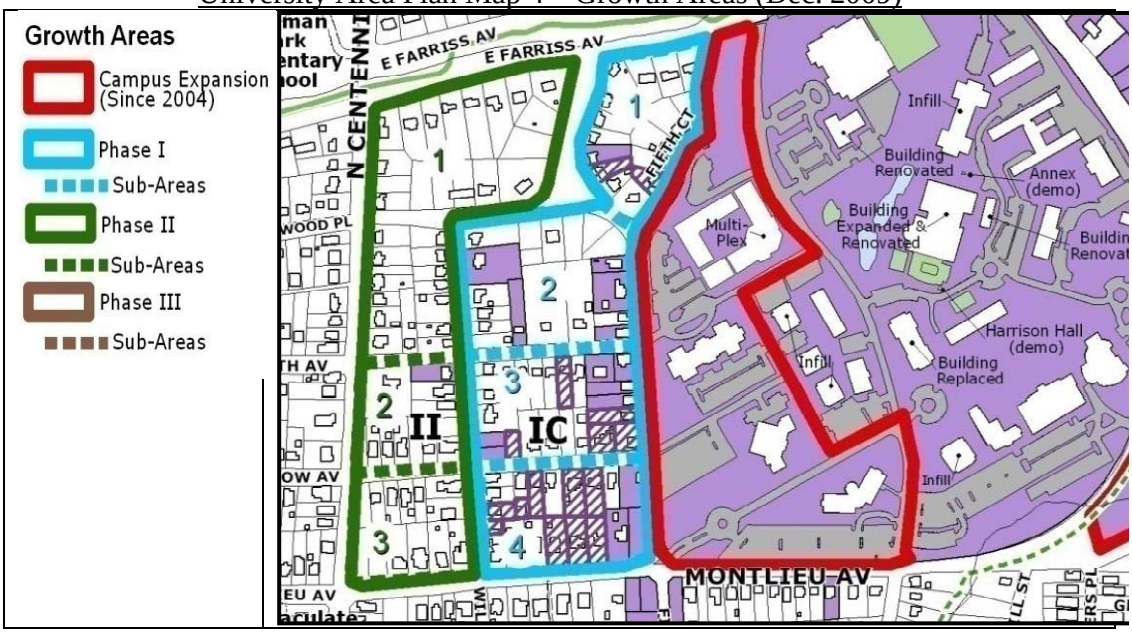
General Overview:

The applicant is requesting to rezone approximately 4 acres from its current RS-7 District to a CZ-PI District and to amend the Land Use Plan from Low Density Residential to Institutional to facilitate an expansion of the High Point University campus. The University has acquired ownership of additional parcels in this area and desires to expand that portion of the campus lying north of North Avenue, westward to N. Centennial Street. As the University continues to grow, additional student housing and accessory student facilities will be needed. In order to prepare for that future growth they have requested this Land Use Plan Amendment and zoning application. A conceptual development proposal being considered consists of the development of three multi-story buildings that would house approximately 900 students, and various accessory student/university uses.

Summary of Land Use Plan Amendment Request:

The University Area Plan identifies Growth Areas for future expansion of the campus and provides policy to assist in ensuring an orderly expansion and compatibility with adjacent property owners. Currently the Institutional Land Use classification covers all of Growth Area IC and Growth Area II, Sub-areas 2 & 3 *(see areas outlined in blue and green in map below).*

University Area Plan Map 4 – Growth Areas (Dec. 2009)



Under this current Land Use Plan Amendment application, the University is requesting the southern half of Growth Area II, Sub–area 1, which is bounded by Willoubar Terrace, North Avenue, and N. Centennial Street, be granted an Institutional Land Use Map classification.

A primary area of concern as it relates to this application is the N. Centennial Street frontage of Growth Area II. This is considered a permanent edge of the campus so landscaping, bulk, mass and scale of development should all be addressed to lessen the impact on adjacent properties and along the viewshed of N. Centennial Street.

❖ Summary of Zoning Request:

Zoning Case 11-03 currently covers the area lying along the north side of North Avenue between Fifth Street and Willoubar Terrace. High Point University requests that the CZ-PI District be expanded westward to N. Centennial Street via an amendment to CZ11-03. The University has proposed to amend the conditions of this ordinance to:

- Re-define development tracts and establish uses permitted in those tracts. The boundaries and uses within the tract are being adjusted to reflect new property acquired by the University.
- Establish development standards pertaining to the location and screening of mechanical equipment, dumpsters, and loading areas adjacent to N. Centennial Street.
- Locate buildings between the perimeter of the site (N. Centennial Street) and any parking or vehicle circulation areas.
- Provide for higher perimeter landscaping standards and the submittal of an alternate landscape plan in accordance with specific performance standards.
- Prohibit vehicular access to N. Centennial Street except as allowed via North Avenue.

Staff Analysis

Section 9-3-13 of the Development Ordinance states that the Planning & Zoning Commission and the City Council shall be guided by the purposes and intent of the Ordinance, and shall give consideration to the following in the review and discussion of any Conditional Zoning application. Based on the applicant's submittal and proposed conditions, as they existed on the date of this report, the Planning and Development Department offers the following comments relative to these ordinance considerations.

Consistency with Adopted Plans:

The proposed Conditional Zoning District is appropriate for its proposed location, and is consistent with the purposes, goals, objectives and policies of relevant comprehensive, land use or area plans.

Staff Comments:

❖ The proposed expansion of the University campus, as requested in the Land Use Plan Amendment and Zoning Map Amendment, is supported by the University Area Plan. The plan designates growth areas to provide for a more orderly expansion of the University. With the University owning the land along North Avenue, between Fifth Street and N. Centennial Street, the requested expansion into Growth Area II, Sub-Area 1 is generally consistent with the University Area Plan and the City's Land Use Plan.

Review Factors: **The applicant's proposed Conditional Zoning District, including the proposed use(s), written conditions and Conditional Zoning Plan, satisfactorily meets or addresses the following:**	
Factor #1	**Produces a development that is compatible with surrounding development character and land uses;**
	Staff Comments: ❖ University Area Plan Policy 3.5, along with the Plan's description of 'transition area' (permanent edge), speaks to how development should occur on the perimeter of the campus adjacent to residential neighborhoods. Conditions offered by the applicant address some of the issues raised by the policy except the height and the mass (or bulk) of buildings. Although the University has prepared a sketch plan of the site, it has not offered height, mass or setback conditions relative to the planned use that would clearly address this policy. Attributes of development such as building height and mass, and the overall scale and intensity of uses should be taken into consideration early in the planning and design of a project. In examining the University Area Plan, the interpretation of Policy 3.5 is not as clear with respect to a campus edge along 4-lane N. Centennial St. as it was along 2-lane Montlieu Ave. While the height and mass of buildings may not be as critical where the campus edge is adjacent to N. Centennial St. - especially since the University has been acquiring properties immediately across N. Centennial St. from the campus and demolishing the housing – some consideration of building height, mass and setback should be applied. Ultimately, establishing limitations regarding the application of Policy 3.5 is in the hands of the City Council. However, without a definitive development site plan with building elevations, and/or specific conditions that provide parameters for height, mass and setbacks, it is staff's opinion that this policy, and therefore the compatibility issue itself, cannot be adequately addressed. ❖ The applicant has purchased all properties in these blocks along North Avenue from Fifth Street to N. Centennial Street. There is only one remaining property in the area that requires access to North Avenue via Willoubar Terrance. That property owner has a single family home at the terminus of Willoubar Terrace. This remaining property is located north and east of the zoning site, adjacent to a perennial stream. There is no development proposed at this time that would directly impact this property.
Factor #2	**Minimizes or effectively mitigates any identified adverse impact on adjacent and nearby property, such as that caused by traffic, parking, noise, lighting, trash, loading areas, etc.;**
	Staff Comments: Existing and proposed new conditions for CZ11-03 provides for screening of loading areas from abutting roadways, limiting height of lighting near residential uses, and prohibits parking along the perimeter of the campus. Conditions of the

	ordinance along with PI District standards of the Development Ordinance will mitigate any adverse impact on adjacent property owners.
Factor #3	**Minimizes or effectively mitigates any identified adverse environmental impact on water and air resources, minimizes land disturbance, preserves trees and protects habitat;**
	Staff Comments: In regards to are proposed to be added to CZ11-03, staff has not identified any environmental impacts. The site is within the City Lake General Watershed Area and development will be subject to watershed regulations. .
Factor #4	**Minimizes or effectively mitigates any identified adverse impact on municipal facilities and services, such as streets, potable water and wastewater facilities, parks, police and fire; and;**
	Staff Comments: The site is within an area currently served by City utilities and municipal services and the proposed district has no known impacts on municipal services.
Factor #5	**Minimizes or effectively mitigates any identified adverse effect on the use, enjoyment or value of adjacent properties.**
	Staff Comments: Except for one parcel at the terminus of Willoubar Terrace, the University owns all properties from Fifth Street to N. Centennial Street. To minimize impact upon this remaining property owner the University has offered a condition to restrict the location of vehicle access along Willoubar Terrance. Also, an existing condition of CZ11-03 limits the height of exterior lighting along the perimeter of the site.

Changes in the Area:

There have been changes in the type or nature of development in the area of the proposed Conditional Zoning District that support the application.

Staff Comments:

Over the past 13, years the High Point University campus has expanded westward from Panther Drive (former known as W. College Drive) to N. Centennial Street and several of the public streets in this area have been abandoned. Approximately 55 acres have been rezoned and added to the campus in this area. The result of this expansion has changed the character of the area.

Development Patterns:

The proposed Conditional Zoning District would result in development that promotes a logical, preferred and orderly development pattern.

Staff Comments:

One of the objectives of the University Area Plan was to establish an orderly growth pattern for expansion and eliminate haphazard development that adversely impacts adjacent residential neighborhoods. This was done by establishing growth areas. The land area proposed to be added to CZ11-03 is in a growth area anticipated to be the next logical area of expansion as it abuts the existing campus boundary to the south and east. The request promotes an orderly development pattern consistent with the objectives of the University Area Plan.

Reasonableness/Public Interest:

An approval of the proposed Conditional Zoning District is considered reasonable and in the public interest.

Staff Comments:

In this case, staff suggests that the approval of the applicant's request is reasonable and in the public interest because: 1) subject to the approval of Land Use Plan Amendment Case 12-03, the requested CZ-PI District is consistent with the adopted plans, 2) the request meets or addresses the review factors, 3) the proposal restricts the use of site, restricts the location of vehicular access, provides for higher landscaping standards along N. Centennial Street and prohibits parking from being located along the perimeter of the site all to further insure the request will be in harmony with the surrounding area; and 4) except for a few parcel along E. Farris Avenue and property at the terminus of Willoubar Terrace, the University owns all of the land area within Growth Area IC and II. Therefore, this is an orderly expansion of the campus consistent with the policies of the University Area Plan.

Recommendation

1. **Land Use Plan Amendment Case 12-03:**

   Staff Recommends Approval:

   Staff recommends approval of the request to change the future land use designation for approximately 4 acres to an Institutional land use classification. The request meets the goals and objectives of the City's land use policies and will be in harmony with the land use pattern of the surrounding area.

2. **Amendment to Zoning Case 11-03:**

   Staff Recommends Approval:

   Staff recommends approval of the request to add approximately 4 acres to Conditional Zoning Ordinance CZ11-03 (CZ11-03) and rezone the additional land area to the CZ-PI District. In addition, staff recommends approval, subject to resolution of the compatibility issue, to amend conditions of CZ11-03. As conditioned, and with appropriate consideration given to Policy 3.5 of the University Area Plan, the requested CZ-PI District will be compatible with the surrounding area and in conformance with adopted plans.

Required Action

Planning and Zoning Commission:

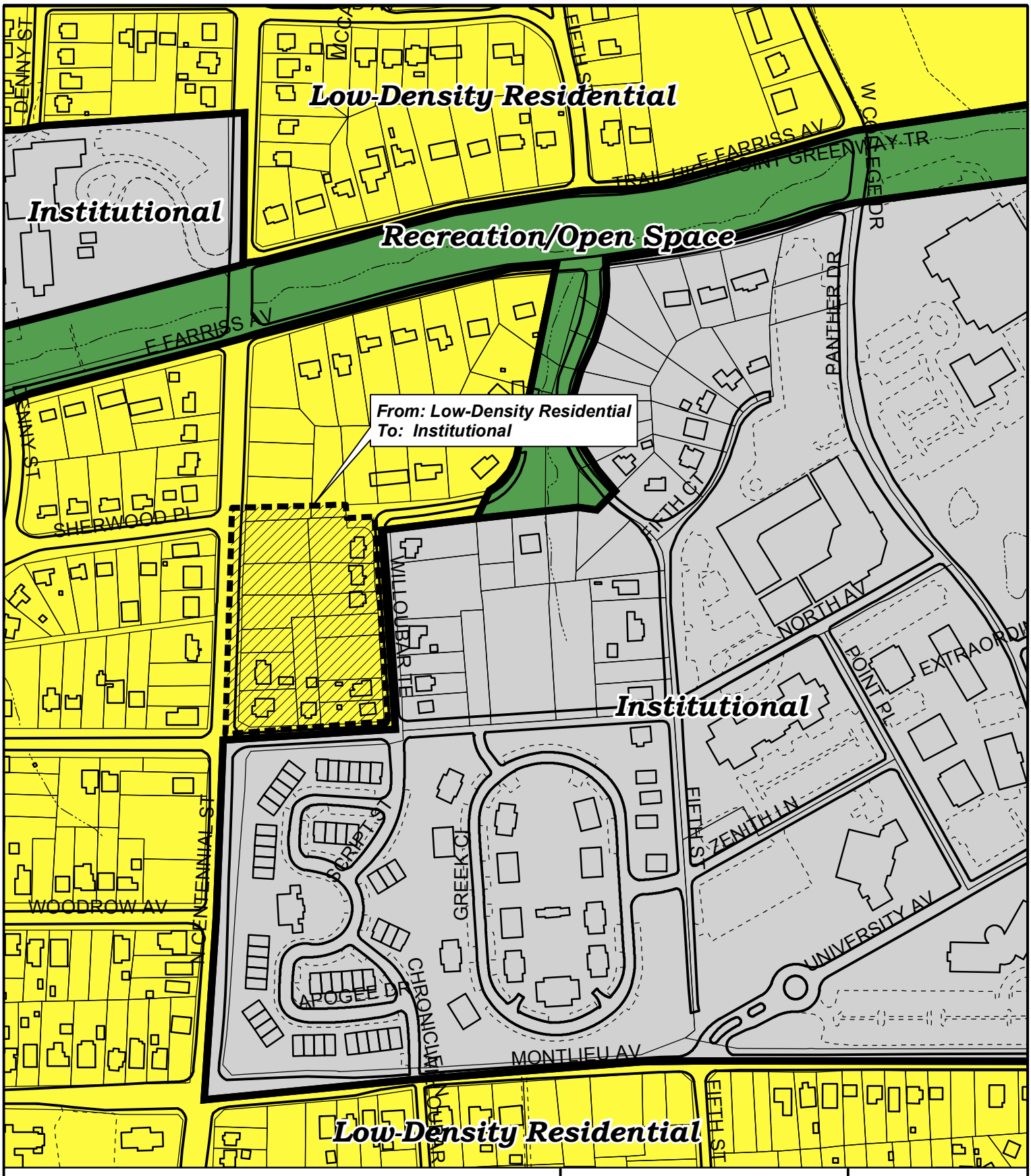
Upon making its recommendation, the NC General Statutes require that the Planning and Zoning Commission must place in the official record a statement of consistency with the City's adopted plans. This may be accomplished by adopting the statements in the Staff Analysis section of this report or by adopting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

City Council:

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

Report Preparation

This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner and Heidi H. Galanti, AICP, Planning Services Administrator and reviewed by Robert Robbins AICP, Development Services Administrator and Lee Burnette AICP, Director.



LAND USE PLAN AMENDMENT 12-03

Request: From: Low Density Residential
To: Institutional

Existing Land Use Plan
Subject Property Boundary

Planning & Development Department

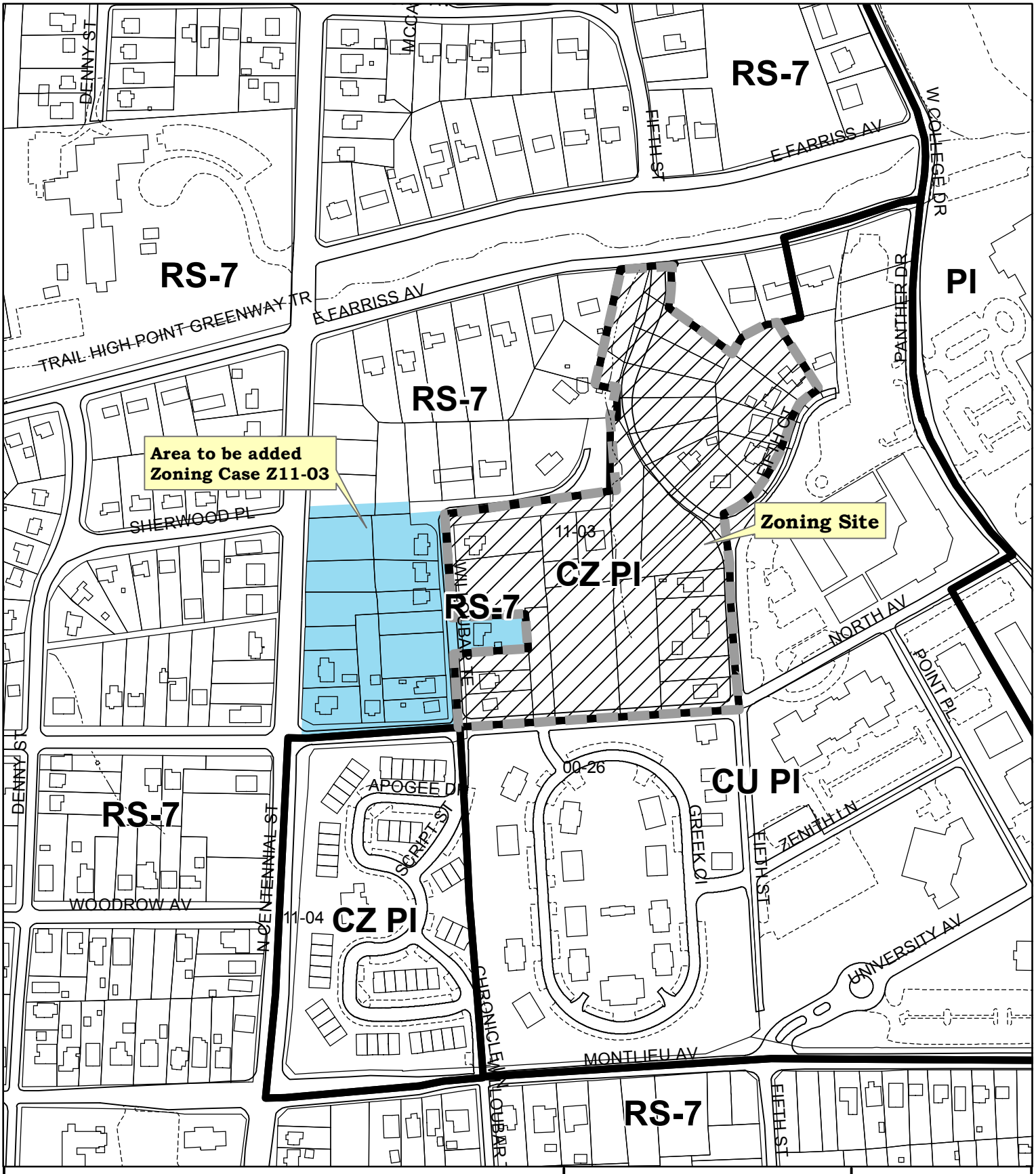
City of High Point

Date: June 15, 2012

N

Scale: 1'=300'

y:/ba-pz/2012/pz/lupa12-03.mxd



AMENDMENT TO CZ11-03

(June 2012)

From: Residential Single Family-7
To: Conditional Zoning Public Institutional

Existing Zoning Boundary
Subject Property Boundary

Planning & Development Department

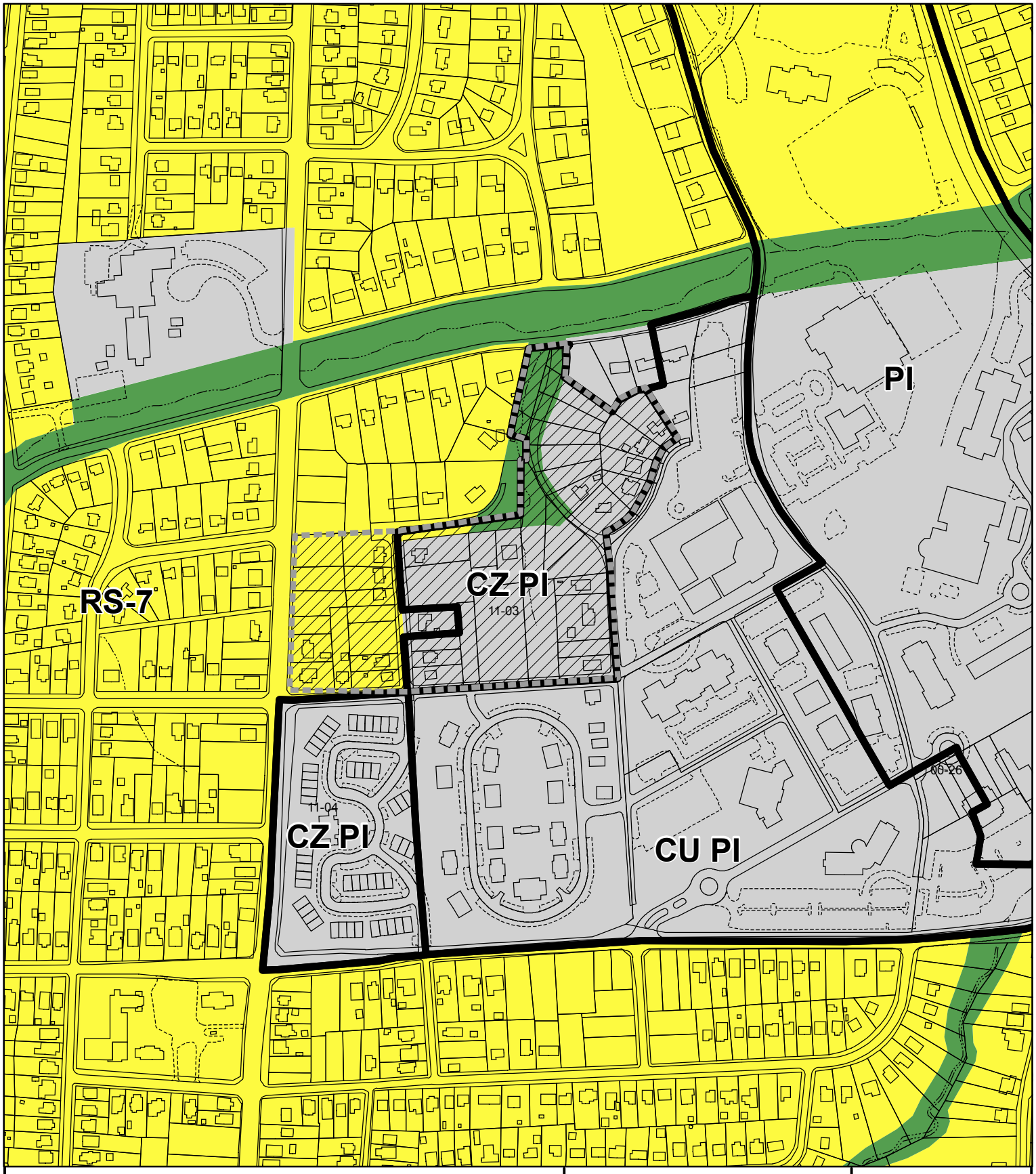
City of High Point

Date: June 8, 2012

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Scale: 1'=300'

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AMENDMENT CZ11-03

Land Use Plan

- Low-Density Residential
- Institutional
- Recreation/Open Space

Planning & Development Department

City of High Point

Date: June 15, 2012

N

Scale: 1'=400'

y:/ba-pz/2012/pz/ma2_11-03clu.mxd



AMENDMENT TO CZ11-03

Topography

Subject Property Boundary - - - - - - - - - -

Planning & Development Department

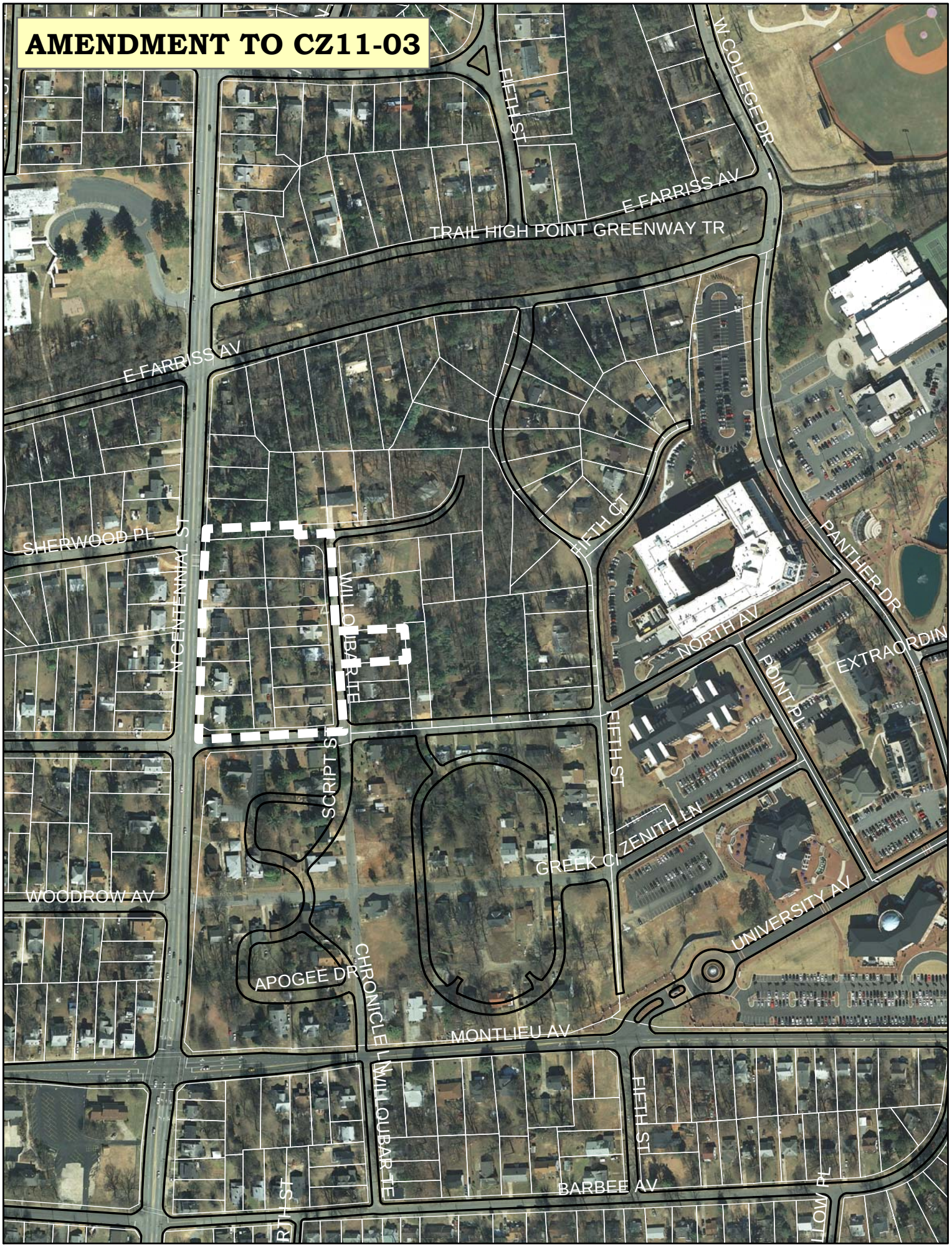
City of High Point

Date: June 15, 2012

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Scale: 1'=300'

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AMENDMENT TO CZ11-03
FIFTH ST
W COLLEGE DR
E FARRISS AV
TRAIL HIGH POINT GREENWAY TR
E FARRISS AV
SHERWOOD PL
N CENTENNIAL ST
WILLOUBAR TE
FIFTH CT
PANTHER DR
NORTH AV
POINT PL
EXTRAORDIN
FIFTH ST
SCRIPT ST
ZENITH LN
GREEK CI
WOODROW AV
UNIVERSITY AV
APOGEE DR
CHRONICLE LN
MILLOUBAR TE
MONTLIEU AV
FIFTH ST
BARBEE AV
RTH ST
MONTLIEU

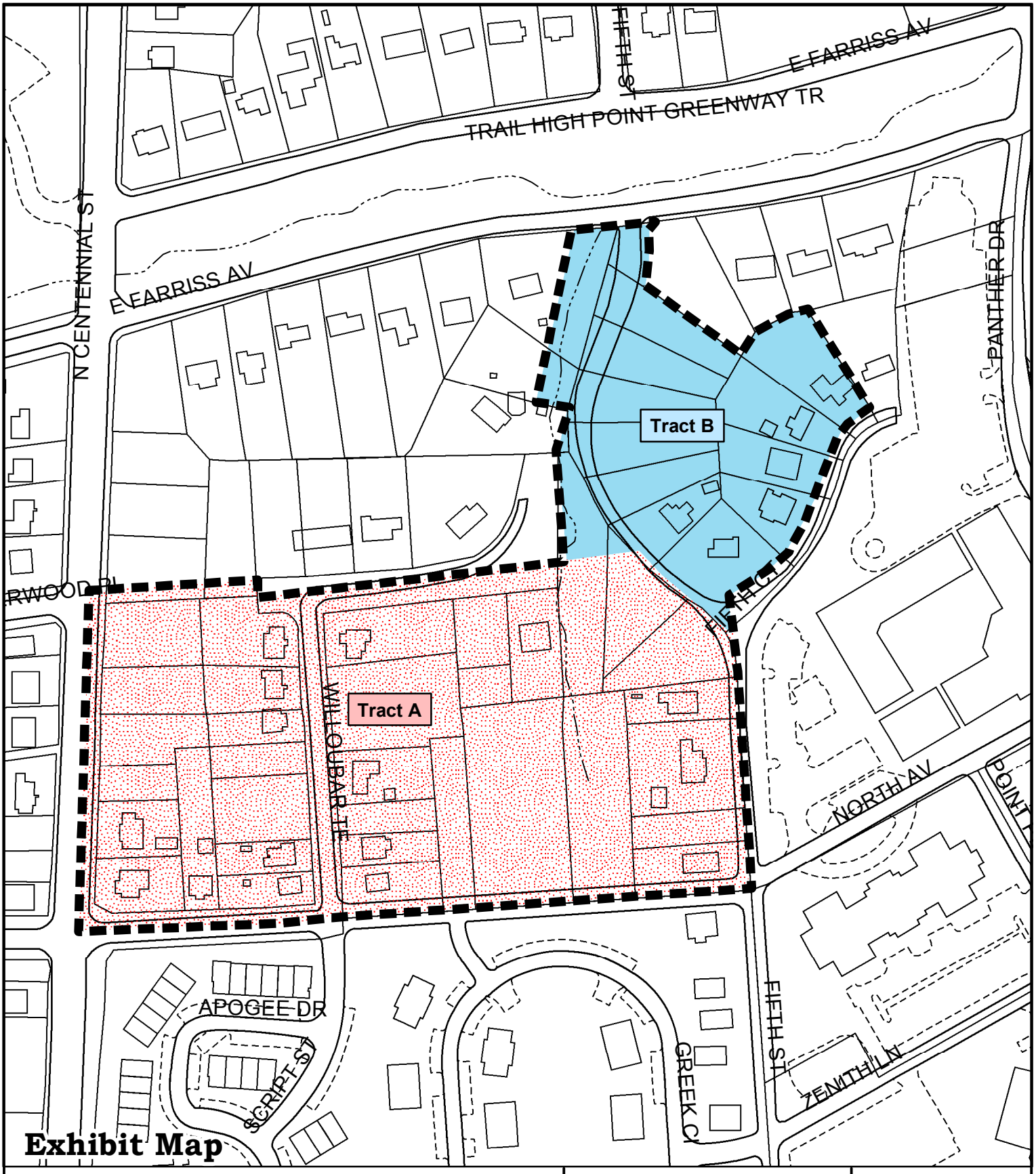


Exhibit Map

AMENDMENT TO CZ11-03

(June 2012)

From: Residential Single Family-7
To: Conditional Zoning Public Institutional

Existing Zoning Boundary
Subject Property Boundary

Planning & Development Department

City of High Point

Date: June 15, 2012

N

Scale: 1'=200'

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PROPOSED USES AND CONDITIONS FOR A CONDITIONAL ZONING DISTRICT
CITY OF HIGH POINT, NORTH CAROLINA

Zoning Case 11-03
Conditional Use Public & Institutional (CZ-PI) District

(June 26, 2012)
Revised

The property owner requests a Conditional Zoning District upon the property described in this document and offers the following conditions be placed upon the property. If adopted by the City Council, then these conditions contained herein will be incorporated into the Conditional Zoning District's ordinance of adoption. These conditions are not valid unless signed and affirmed by the property owner or representative with an approved power of attorney. The City Council and the property owner or authorized representative must agree upon revisions or additional conditions prior to the approval of this Conditional Zoning District.

SECTION 1
That the Official Zoning Map of the City of High Point be amended to establish the following described area as: A **Conditional Zoning Public & Institutional (CZ-PI) District.**

The zoning site ~~consists of 29 parcels totally~~ **is** approximately ~~10.6~~ **14.5** acres, bounded by **a portion of** E. Farriss Avenue, Fifth Court (private), Fifth Street (private), North Avenue (private **& public),** ~~and~~ **N. Centennial Street, abandon portion of the Sherwood Place right-of-way lying east of N. Centennial Street and northern segment** of Willoubar Terrace.

The property is also known as Guilford County Tax Parcels 0189876 thru ~~0189892,~~ 0189894; ~~and~~ 0190108 thru 0190118**, 189864 thru 189875;** and currently addressed as **900, 906, 908, 910, 912, 914 N. Centennial Street, that portion of the Sherwood Place right-of-way abandon by the City of High Point (Street Abandonment Case 11-08);** 709, 711 & 715 North Avenue; 900, **901,** 902, **903,** 904, **906, 907, 909, 911, 913,** 912, 914, **915,** 1006, 1006 R1, 1008 & 1010 Willoubar Terrace; 817, 819 823, 825, 829, 833, 1000, 1002, 1004, 1006, 1008, 1010, 1012 Fifth Street and 1003, 1005, 1007, 1009 Fifth Court.

SECTION 2.
That the property herein described shall be perpetually bound by the following use(s) authorized and condition(s) imposed, unless subsequently changed or amended as provided for by the Development Ordinance.

Part I. USES:

Tract A. The following land uses allowed in the Public & Institutional (PI) District shall be permitted, subject to the development and dimensional requirements of the PI District and the specific conditions listed in this Conditional Zoning Ordinance:

1. Colleges or Universities (SIC 8220).
2. Fraternities or Sororities (Univ. or College)
3. Accessory Uses and Structures (customary)

~~Tract B. This portion of the zoning site shall be limited to surface automotive parking use only; no new land use is permitted.~~

Tract ~~C~~**B**. This portion of the zoning site shall be limited to vehicular circulation only; no new land use is permitted.

Part II. CONDITIONS:

A. Development and Dimensional Requirements.

1). **General Development Standards for the entire zoning site**

a. Within fifty (50) feet of the exterior perimeter of the zoning site, all freestanding exterior lighting shall be limited to twenty-five (25) feet in height where this tract is adjacent to residential zoning districts. This lighting shall be directed inward towards the interior of the zoning site to minimize lighting spill-off/glare upon adjacent residentially zoned property.

b. **Within fifty (50) feet of the exterior perimeter of the zoning site mechanical or electrical equipment, dumpsters or other such similar building appurtenances shall be screened from view, at a height of six (6) feet above ground level, as seen from the centerline of any adjacent public street. Existing or newly planted vegetation, opaque fences, masonry walls, other structures or combination thereof may be used to achieve an effective screen.**

c. **Within 100-feet of the N. Centennial Street, Willoubar Terrace and E. Farriss Avenue right-of-way(s), loading areas for a building shall not be located on any side of a building that faces these road right-of ways. In regards to the Willoubar Terrace frontage of the zoning site, this standards shall only apply where land area upon opposite site of Willoubar Terrace has a residential zoning designation.**

d. **Lot Combination: All parcels associated with the rezoning site shall be combined into one lot prior to development and re-subdivision.**

e. Except for where approved vehicular access points are located, development shall occur in a manner so that buildings are located between the perimeter of the site and any parking, and vehicle circulation areas.

2). **Additional Development Standards for Tract A**

~~The following less restrictive dimensional standards of Table 4-11-5 of the Development Ordinance shall be permitted upon Tract "A" of the zoning site:~~

~~1) Building Setback – a zero-foot building setback shall be permitted where Tract "A" abuts PI, CU-PI, CZ-PI District zoned property owned by High Point University.~~

Building Height - A maximum building height of 100 feet shall be permitted in Tract "A" **within the eastern half of the block bounded by Fifth Street (private) North Avenue (private) and Willoubar Terrace.**

B. Landscaping, Buffers and Screening.

1. **Standards along public street classified as a "Local Street"**
   Where land area upon the opposite side of a public street adjacent to the zoning site has a residential zoning designation the street planting yard standards shall be increased from 8 foot width to a minimum width of 15 feet, and the planting rate for understory trees shall be increased from none to a minimum of 4 per 100 linear feet, and 33 evergreen shrubs per 100 linear feet. Additionally, these shrubs shall be a locally adapted species expected to reach a minimum height of thirty (30) inches and a minimum spread of thirty (30) inches within three years of planting. This higher planting rate is intended to provide a low level screening of the off-street parking area.

2. **Standards along North Centennial Street.**
   a. **If fencing is installed along the N. Centennial Street frontage of the zoning site, the decorative perimeter fencing (brick &wrought iron/aluminum fencing) that generally outlines the boundary of the University shall be installed.**

   b. **In lieu of ordinance requirements for street planting yards, a landscaping plan shall be required to be submitted for review and approval by the Planning & Development Department prior to issuance of any building permit upon the site. The objective of this plan is to screen the rear of structures located along N. Centennial Street frontages of the zoning site with an assortment of planting species, and to enhance the visual appearance of the permanent edge areas as identified in the University Area Plan. This plan shall at a minimum address the following:**
      1) **This plan is specifically for the initial 75 feet of the site's N. Centennial Street frontages and should be designed to enhance the visual appearance of this corridor.**
      2) **Through the use of an assortment of understory trees, canopy trees, shrubs, berms and other topography treatments, the exterior activity area at the rear of buildings shall be screened. The planting rate shall be sufficient to provide the desired screening effect within three (3) years of planting.**
      3) **Fifty percent (50%) of trees and shrubs utilized on the plan along this roadway shall consist of evergreen species of planting material. These shrubs shall be a locally adapted species expected to reach a minimum height of thirty (30) inches and a minimum spread of thirty (30) inches within three years of planting.**
      4) **Along with the landscaping plan, a depiction of the building elevations after landscaping, as viewed from N. Centennial Street may be requested from the Landscape Architect to assist in assessing the effectiveness of the plan.**

C. Transportation

a. Access:

1. No vehicular access shall be permitted from N. Centennial Street.

~~2. Tract B - No vehicular access shall be permitted from Willoubar Terrace.~~

2. Tract ~~C~~ **B** - Access to E. Farriss Avenue shall only be from the existing intersection of E. Farriss Avenue and Fifth Street (private drive segment),

3. Access to public streets shall be limited to roads where the adjacent property, lying along the opposite side of that street, is zoned Public & Institutional (PI), Conditional Use Public & Institutional (CU-PI) or Conditional Zoning Public & Institutional (CZ-PI) Districts.

b. Improvements:

1. Provide southbound left turn and northbound right turn lane at the intersection of N. Centennial Street and North Avenue.

2. Dedicate the required right of way on N. Centennial Street for the southbound left turn lane.

3. The southbound left turn lane and the northbound right turn lane on N. Centennial Street must be constructed with the request for the building permit approval that meets the threshold that would allow in excess of 400 beds along North Avenue.

SECTION 3

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

SECTION 4

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

SECTION 5

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

SECTION 6

This ordinance shall become effective upon the date of adoption.

_____ day of _____2012.

Lisa B. Vierling, City Clerk

Citizens Information Meeting Report
Amendment to Zoning Case 11-03

Submitted by: Ron Guerra on behalf of
High Point University

June 1, 2012

To: City of High Point, North Carolina
Planning and Development Department

From: Ron Guerra, MBA
Director of Construction and Renovation

Re: Major Amendment to Zoning
Case CZ11-03
Community Meeting Report, May 30, 2012, 5:30 P.M.

High Point University conducted a Citizens' Information Meeting in support of a Major Amendment to Zoning Case CZ-11-03. The meeting was held at High Point University in Norton Hall Room 202. Letters of invitation were mailed to 61 residents on May 14, 2012 (letter is attached). The application is for a Major Amendment to Case CZ-11-03, which includes the rezoning of 15 parcels fronting sections of Willoubar Terrace, North Avenue, and N. Centennial Street, from RS7 to CZ PI. Mr. Ron Guerra, Director of Construction and Renovation; Mr. Dan Pritchett and Mr. Ravindra Bissram, of Jamestown Engineering Group, Inc., represented the University.

Mr. Guerra shared the current plans for the use of the property including the latest elevation of the proposed building, which could be constructed in the future. In addition, he reviewed the proposed use of the building, and buffering of the property from the adjacent roadway areas. It was a very positive meeting with specific discussion focused on the following:

- The property limits of High Point University according to the University Area Plan in relationship to N. Centennial Street
- Overall multi-year plan for student residences and future buildings
- High Point University's purchase of properties outside the property limits shown on the University Area Plan
- The appearances of the proposed student residence along N. Centennial Street
- Perimeter Signature Fencing along with landscaping
- Removal of existing vegetation and the re-planting of trees, shrubs & sod

A copy of the Sign-in Sheet for this case is also attached.

Sincerely yours,

HIGH POINT UNIVERSITY

Ron Guerra
Director of Construction and Renovation

May 14, 2012

Subject: **Citizen Information Meeting, Wednesday, May 30, 2012, 906 Willoubar Terrace**

Ladies and Gentlemen:

A Citizen Information Meeting will be held on Wednesday, May 30, 2012, at **5:30 pm** in Norton Hall, Room 202, (corner of University Avenue and West College Drive) for the purpose of allowing us to inform you about our development plan and zoning proposal.

High Point University has filed an application with the City of High Point for the rezoning of 906 Willoubar Terrace from RS 7 to CZ PI.

We have enclosed for your review a Conditional Use District Zoning Citizen Information Meeting Statement made available by the City of High Point, which may help clarify the rezoning process and requirements.

The next meeting of the Planning and Zoning Commission with a public hearing on this proposal is scheduled to take place at City Hall on June 26, 2012, at 6:00 pm.

Questions, comments, or concerns should be directed to Ron Guerra, Director of Construction and Renovation, High Point University at 336-841-9363.

We look forward to answering your questions and receiving your input.

Sincerely yours,

HIGH POINT UNIVERSITY

Ron Guerra
Director of Construction and Renovation

May 14, 2012

Subject: **Citizen Information Meeting, Wednesday, May 30, 2012, N. Centennial St. / Willoubar Terr. / North Ave.**

A Citizen Information Meeting will be held on Wednesday, May 30, 2012, at **5:30 pm** in Norton Hall, Room 202, (corner of University Avenue and West College Drive) for the purpose of allowing us to inform you about our development plan and zoning proposal.

High Point University has filed an application with the City of High Point for the rezoning and land use plan map amendment (from RS 7 to CZ PI) of the block bordered by Willoubar Terrace, North Avenue, and Centennial Street. The zoning change requested is from RS 7 to CZ PI. The property consists of 14 lots and approximately 3.4 acres.

We have enclosed for your review a Conditional Use District Zoning Citizen Information Meeting Statement made available by the City of High Point, which may help clarify the rezoning process and requirements.

The next meeting of the Planning and Zoning Commission with a public hearing on this proposal is scheduled to take place at City Hall on June 26, 2012, at 6:00 pm.

Questions, comments, or concerns should be directed to Ron Guerra, Director of Construction and Renovation, High Point University at 336-841-9363.

We look forward to answering your questions and receiving your input.

Sincerely yours,

HIGH POINT UNIVERSITY

Ron Guerra
Director of Construction and Renovation

ALSTON, DIANE F ; ALSTON, HARRY L
911 WILLOUBAR TER
HIGH POINT NC 27262

BARNES, EDWARD RAY ; BARNES, MARGARETA C
1106 FIFTH ST
HIGH POINT NC 27262

BARNES, ROBERT LYNN
1011 WILLOUBAR TER
HIGH POINT NC 27261

BENJAMIN, PAMELA M
1220 GUILFORD AVE
HIGH POINT NC 27262

BMS INVESTMENT PROPERTIES LLC
8500 NORCROSS RD
COLFAX NC 27235

BRAUNS, HARRIET E ; BRAUNS, WILLIAM D
810 E FARRISS AVE
HIGH POINT NC 27262

GRIFFITH, DEVIN L
902 E FARRISS AVE
HIGH POINT NC 27262

HARRISS, DANA LYNN
903 E FARRISS AVE
HIGH POINT NC 27262

HAY, MARGARET A ; HAY, SOPHIE T
811 E FARRISS AVE
HIGH POINT NC 27262

HIGH POINT UNIVERSITY
833 MONTLIEU AV
HIGH POINT NC 27262

HOWELL, GEORGE W JR ; HILL, DONALD F
904 E FARRISS AVE
HIGH POINT NC 27262

MCCLERKIN, JUANITA H ; MCCLERKIN, CLARENCE GIDDEON
906 WILLOUBAR TER
HIGH POINT NC 27262

MCNEILL FAMILY INVESTMENT CO LLC
129 FAIRWAY LANE EXT
WILKESBORO NC 28697

MEYN, DEREK RYAN ; MEYN, ELIZABETH B
913 WILLOUBAR TERR
HIGH POINT NC 27262

MONTENEGRO, LAWRENCE ALAN ; MONTENEGRO, ALICE LORRAINE
817 E FARRISS AVE
HIGH POINT NC 27262

NEUGENT, KENNTH EDWARD
808 E FARRISS AVE
HIGH POINT NC 27262

OHEARN, PATRICK J
901E FARRISS AVE
HIGH POINT NC 27262

OWENS, DANIEL HERBERT
2813 HACKNEY WAY
JAMESTOWN NC 27282

ROTHROCK, RILLA LEE
PO BOX 1397
THOMASVILLE NC 27361

SHAH, ZAHIR ; SHAH, NINA A
1504 VALLEY RIDGE DR
HIGH POINT NC 27260

SHELTON, SHARON L
87 LONG POINT DR
HIGH POINT NC 27262

SPRADLEY, JESSE DAVID
809 E FARRISS AVE
HIGH POINT NC 27262

WILLIAMS, C B ; WILLIAMS, PATRICIA M
806 E FARRISS AVE
HIGH POINT NC 27262

ALSTON, DIANE F ; ALSTON, HARRY L
911 WILLOUBAR TER
HIGH POINT NC 27262

AUSTIN O'QUINN LLC
221 CASCADE DR
HIGH POINT NC 27265

AUSTIN, KATE S S TRUST
4287 LUMSDEN LN
HIGH POINT NC 27265

BARNES, ROBERT LYNN
1011 WILLOUBAR TER
HIGH POINT NC 27261

BMS INVESTMENT PROPERTIES LLC
8500 NORCROSS RD
COLFAX NC 27235

BOLDS, LISA RENEE
1003 N CENTENNIAL ST
HIGH POINT NC 27262

BRAUNS, HARRIET E ; BRAUNS, WILLIAM D
810 E FARRISS AVE
HIGH POINT NC 27262

BROWN, DAWN A ; AUSTIN, LISA L
4287 LUMSDEN LANE
HIGH POINT NC 27265

BYERS, JIMMIE L ; EVANS, DORIS JOHNSON BYERS
510 NORTH AVE
HIGH POINT NC 27262

CANTRELL, JAMES L
707 SHERWOOD PL
HIGH POINT NC 27262

COX, DANNY LLOYD
1478 CURRY RD
KERNERSVILLE NC 27284

DAWKINS, MILTON RAY ; DAWKINS, DONNA H
513 WOODROW AVE
HIGH POINT NC 27262

HARRIS, LAFONZA E
3959 VALLEY CT APT B
WINSTON SALEM NC 27106

HIGH POINT UNIVERSITY
833 MONTLIEU AVE
HIGH POINT NC 27262

HOBSON, JAMES B ; HOBSON, SUSAN M
106 SHADOW VALLEY RD
HIGH POINT NC 27262

HUTCHINS, TERRY
4651 JAMESFORD DR
JAMESTOWN NC 27282

JOHNSON, MICHAEL ; JOHNSON, CAROLYNE
489 ROBIN LN
ARCHDALE NC 27263

JONES, KERRY L
2401 WILDCREST CT
HIGH POINT NC 27265

KIRBY, OTIS LEE ; KIRBY, LIZZIE
907 N CENTENNIAL ST
HIGH POINT NC 27262

LITTLEJOHN, DEVOIN K
913 N CENTENNIAL ST
HIGH POINT NC 27262

MARTE, ANA J
901 N CENTENNIAL ST
HIGH POINT NC 27265

MAURICE FOUST PEACE IRREVOCABLE TRUST ; MEISENBACH, JANET P TR ; PEACE, GEORGE TR
126 COACHLIGHT TRL
BURLINGTON NC 27215

MCCLERKIN, JUANITA H ; MCCLERKIN, CLARENCE GIDDEON
906 WILLOUBAR TER
HIGH POINT NC 27262

MCINTYRE, JOHN
3607 BLAIRWOOD ST
HIGH POINT NC 27265

MEYN, DEREK RYAN ; MEYN, ELIZABETH B
913 WILLOUBAR TERR
HIGH POINT NC 27262

MONTGOMERY INVESTMENTS
1177 SWEETBRIAR RD
HIGH POINT NC 27262

MULLIS, KEVIN E
143 PAUL KENNEDY RD
THOMASVILLE NC 27360

NEUGENT, KENNTH EDWARD
808 E FARRISS AVE
HIGH POINT NC 27262

ROTHROCK, RILLA LEE
PO BOX 1397
THOMASVILLE NC 27361

SCROGGINS, JAMES A ; SCROGGINS, SABRINA P
1007 N CENTENNIAL ST
HIGH POINT NC 27260

SHAH, ZAHIR ; SHAH, NINA A
1504 VALLEY RIDGE DR
HIGH POINT NC 27260

SHEPARD, REBECCA L
511 WOODROW AVE
HIGH POINT NC 27262

SOWERS, RUDY STANFORD ; SOWERS, DONNA J
PO BOX 4007
EMERALD ISLE NC 28594

STONICK, EMILY
703 SHERWOOD PL
HIGH POINT NC 27262

SUGGS, JAMES F ; SUGGS, BOBBIE L
705 SHERWOOD PL
HIGH POINT NC 27262

WEEKS, JAMES THORNTON
6316 KATHERINE LOUISE DR
SUMMERFIELD NC 27358

WELBORN, LINDA DAVIS ; WELBORN, PHILLIP D
805 MACEDONIA ST
HIGH POINT NC 27260

WILLIAMS, C B ; WILLIAMS, PATRICIA M
806 E FARRISS AVE
HIGH POINT NC 27262

Sign-In Sheet

Citizens Information Meeting
Wednesday, May 30, 2012
High Point University
RS-7 to CZ-PI

Major Amendment Rezoning Case No. 11-03
Rezoning Location: North/Centennial/Willoubar Area

Name	Address	Phone No./E-Mail Address
Otis Kirby	909 N. Centennial	885-6887
✓ Lisa R. Bolds	1003 N. Centennial St.	(336) 965-2836/bolds.lisa@yahoo
Zahir Shah and Nina Shah	1001 Willoubar Ter	HP. NC 27262
Robby Barnes	1011 willoubar Terr	8898003
DEVON Littlejohn	913 N. Centennial St	336/561-9437 336 889653
Anthony Robinson	" "	" "
Floyd D Marshall	1503 Deupree Ave	
Barbara Wilson	907 N Centennial	2393988364
James Weeks	1001 N. Centennial	915-6913

7-16-2012 HPCC

SMITH MOORE LEATHERWOOD

High Point City Council Meeting

Monday July 16, 2012

SPECIAL USE PERMIT CASE 12-02 – Applicant: Jacquelyn Haizlip

Requested Special Use Permits are for the following properties and uses:

A) 607 Washington Street: Bar; and
B) 619 Washington Street: Paved parking lot, open to the public.

The proposed event space at 607 Washington Street will not be a typical "bar":

- The space will host community events (i.e. baby showers) as well as live music and dancing.
- Jazz will be a central theme, paying homage to the District's cultural legacy.
- Membership will be required to patron the venue.

Long-term public safety and property value will be improved by these developments:

- Long-term, sustainable improvements in public safety and property value will only be achieved by attracting new investment. The events center will bring more customers to Washington Street and create the market necessary to entice investors.
- 619 Washington Street will provide 20 new off-street parking spots, improving parking and traffic safety for local residents and employees, as well as customers.
- Development of currently vacant, trash-strewn lot will boost aesthetics and property value.

Measures will be taken to address concerns raised over smoking and security:

- The event space and jazz lounge will be a non-smoking venue.
- Security will be provided to escort exiting patrons to the parking lot when requested.

These uses are aligned with the City's development plans for Washington Street:

- Washington Street will benefit from a unique entertainment option that is distinct from other venues in the Piedmont, helping to revitalize its special cultural legacy.
- The Washington Drive District Plan includes proposals for a Jazz Lounge or bar, indicating that the **long-term vision shared by the community for the area's redevelopment does not exclude venues offering alcohol**.
- The renovation of Ms. Haizlip's event space at 607 Washington Street has already created new jobs in the community. The success of this space will continue to leverage benefits to the surrounding neighborhood.

Direct 336.378.5412 | Fax 336.433.7482 | tom.terrell@smithmoorelaw.com
Smith Moore Leatherwood LLP ▪ Attorneys at Law ▪ www.smithmoorelaw.com
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Atlanta, GA ▪ Charleston, SC ▪ Charlotte, NC ▪ Greensboro, NC ▪ Greenville, SC ▪ Raleigh, NC ▪ Wilmington, NC

PLANNING AND ZONING COMMISSION RECOMMENDATION

On June 26, 2012, a public hearing was held before the Planning and Zoning Commission regarding the requests described below. All members of the Commission were present except Mr. Keith McInnis and Mr. Andrew Putnam.

High Point University **Land Use Plan Amendment Case 12-02**

A request by High Point University to change the Land Use Map classification for approximately 4.5 acres from Low Density Residential to Institutional. The land area associated with this amendment is lying along the north side of Boundary Avenue, west of N. College Drive and east of Meadowbrook Boulevard.

AND

High Point University **Zoning Case 12-06**

A request by High Point University to rezone approximately 10.4 acres from the Residential Single Family-7 (RS-7) District to a Conditional Zoning Public & Institutional (CZ-PI) District. The site is lying along the west side of N. College Drive, between Montlieu Avenue and Boundary Avenue.

Ms. Galanti presented Land Use Plan Amendment Case 12-02 and recommended approval as outlined in the staff report. Mr. Shannon presented Zoning Case 12-06 and recommended approval as outlined in the staff report.

Speaking in favor of the request was Mr. Ron Guerra, Director of Construction, High Point University 833 Montlieu Avenue, High Point. Mr. Guerra provided an overview of the proposal to use the property for additional parking for University staff and auxiliary staff members. He noted that the University has offered conditions to install landscaping and berms along the site's Boundary Avenue frontage to shield adjacent property owners from headlights of cars and to install a turn lane at the entrance to the parking lot from Montlieu Avenue. In conclusion, Mr. Guerra noted that the University has attempted to purchase the one remaining home in this area, but to date had not been able to agree on a price with the owner.

No one spoke in opposition to the request; however, Mr. Martin Carter of 1312 Boundary Avenue and Mr. Nelson Stanback of 1510 Graves Avenue had questions for the Commission. Mr. Carter asked if eminent domain would be used to acquire property in this area, to which staff responded that the University did not have the ability to acquire property that way. Mr. Standack inquired if the University will be acquiring property along Graves Street, to which Mr. Guerra stated the University has no need nor any plans to expand the campus south of Boundary Avenue.

After deliberating, the Planning & Zoning Commission recommended approval of Land Use Plan Amendment Case 12-02, by a vote of 7-0.

The Planning & Zoning Commission recommended approval of the Amendment to Zoning Case 12-06, by a vote of 7-0.

CITY OF HIGH POINT
PLANNING AND DEVELOPMENT DEPARTMENT

STAFF REPORT
LAND USE PLAN AMENDMENT CASE 12-02, AND ZONING CASE 12-06
June 26, 2012

Requests		
Applicant: High Point University	**Owner:** High Point University	
LUPA Proposal: To change the future land use designation for approximately 4.5 acres.	**From:** **To:**	Low Density Residential Institutional
Zoning Proposal: To rezone approximately 10.4 acres.	**From:** **To:**	**RS-7** Residential Single Family-7 District **CZ-PI** Conditional Zoning Public & Institutional District.

Site Information		
Location:	The site is lying along the west side of N. College Drive, between Montlieu Avenue and Boundary Avenue.	
Tax Parcel Numbers:	**Plan Amendment**	**Zoning Request**
	0183279 thru 81 and 0183283 thru 88	0183279, 0183279 thru 81 and 0183283 thru 88
Site Acreage:	**Plan Amendment**	**Zoning Request**
	Approximately 4.5 acres	Approximately 10.4 acres
Current Land Use:	**Plan Amendment**	**Zoning Request**
	Single family dwelling and undeveloped parcels.	Parking lot and undeveloped parcels.
Physical Characteristics:	The site has a moderately sloping terrain and a perennial stream runs through the middle of this city block. Running parallel, along both sides of this stream, are associated floodways, 100-year and 500-year flood zone areas that extend approximately 170 feet from the stream.	
Water and Sewer Proximity:	A 6-inch City water line and 8-inch sewer lines are lying adjacent to the site along Montlieu Avenue and Boundary Avenue, and within the Harrison Street and Meadowbrook Boulevard road right-of-ways.	
General Drainage and Watershed:	The Montlieu Avenue and Boundary Avenue frontages are elevated above the majority of this city block, thus the site drains towards the stream lying in the middle of the property. Development 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% or more of the site.	
Overlay District(s):	City Lake General Watershed Area (GWA)	

Adjacent Property Zoning and Current Land Use			
North:	PI	Public & Institutional District	High Point University campus
South:	RS-7	Residential Single-Family-7 District	Single family residential dwellings
East:	RS-7	Residential Single-Family-7 District	Single family residential dwellings
West:	CU-PI	Conditional Use Public & Institutional District	High Point University campus

Adjacent Land Use Designations	
North:	Institutional
South:	Low Density Residential
East:	Low Density Residential
West:	Institutional

Purpose of Existing and Proposed Land Use Designations	
Existing Designation:	**Low-Density Residential:** These areas include primarily single family detached dwellings on individual lots. Development densities in these areas shall not exceed five dwelling units per gross acre.
Proposed Designation:	**Institutional:** Public, quasi-public and institutional uses on large tracts are included in this classification.

Relevant Land Use Policies and Related Zoning & LUPA History	
Community Growth Vision Statement	Goal 1: Obj. 1H: Support the continued growth of the City's educational institutions for their many educational, cultural and economic benefits.
Land Use Plan Goals, Objectives & Policies:	Goal #2: Encourage development that enhances and preserves established neighborhoods; 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. #9. Where feasible and appropriate, provide a transition in land uses between more and less intensive land uses; Obj. #11. Enhance the aesthetic appearance of High Point by preserving the scenic quality of its major gateway streets and travel corridors and by providing appropriate landscaped buffers and transitional uses between low and high-intensity land uses.
Relevant Area Plan(s): ***University Area Plan***	<u>Goal 3:</u> Ensure compatibility between the edge of campus and the surrounding neighborhood. <u>Policy 3.3:</u> Where existing vegetation does not exist, provide landscaping that delineates the campus and residential properties and provides sufficient separation between the university and adjacent residential areas. <u>Policy 3.5</u>: Transition the intensity of uses along the campus edge adjacent to existing residences. ii. Prevent the spillover of light and glare from outdoor lighting onto adjacent properties by limiting the height, illumination, and direction of outdoor lighting. iii. Locate parking areas internal to campus, where possible, to

	minimize visual impacts on adjacent residential properties. They should be screened from view, and access to the parking areas should be from internal campus driveways and not directly from local residential streets to minimize cut-through traffic in the residential neighborhood. iv. A combination of fencing and landscaping can be used to soften the edges, however solid fencing is typically discouraged along public streets. Policy 3.6: New campus development should be contiguous to the existing campus and consist of an entire sub-area. Policy 3.7: Mitigate the impacts of new campus development on adjacent properties through the provision of conditions with rezoning requests. Policy 4.2: Provide sufficient parking on campus so that there is minimal "spillover" into the surrounding residential areas.
Zoning History:	Special Use Permit Case (SUP 07-02): The northern half of the zoning site (area lying north of the stream fronting along Montlieu Avenue), received a Special Use Permit in 2007 to allow a parking lot in a residential zoning district. An amendment to the permit was granted in 2009 to expand the parking lot.
LUPA History:	There have been several land use plan amendments associated with expansion of High Point University over the past 13 years. In regards to the portion of the campus near the intersection of Montlieu Avenue and N. College Drive, there has only been one case. Land Use Plan Amendment Case 09-01 (LUPA 09-01), which is associated with implementing recommendations of the University Area Plan, redesignated the northern half of the block bounded by Montlieu Avenue, N. College Drive and Boundary Avenue from Low Density Residential to Institutional.

Transportation Information			
Adjacent Streets:	**Name**	**Classification**	**Approx. Frontage**
	Montlieu Avenue	Major Thoroughfare	990 ft.
	N. College Drive	Major Thoroughfare	1,020 ft.
	Boundary Avenue	Local Street	935 ft.
	Meadowbrook Blvd	Local Street	54 ft.
Vehicular Access:	There is an existing access point from Montlieu Avenue. This rezoning site will also have an access point on Boundary Avenue.		
Traffic Counts:	College Drive	11,000 (2009, 12 hour count)	
	Montlieu Avenue	5,600 (2009, 12 hour count)	
Estimated Trip Generation:			
Traffic Impact Analysis:	**Required**	**Comment**	
	Yes:	No: X	None
Pedestrian Access:	Development of the site is subject to the sidewalk requirements of the Development Ordinance.		

School District Comment

Not applicable to this zoning case.

Details of Proposal

1. General Overview:

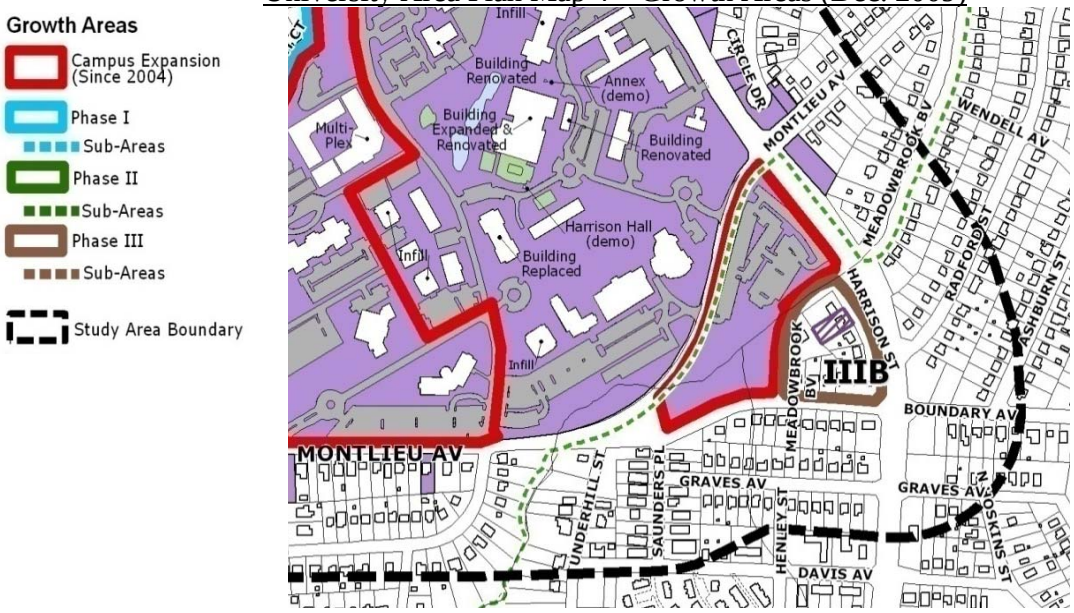
The applicant, High Point University, desires to expand their campus to include this triangular shaped city block that is bordered by Montlieu Avenue to the north, N. College Drive to the east and Boundary Avenue to the south. This block is currently zoned for residential uses, in order to add this area to the campus and use it for University related uses, the applicant has submitted both a Land Use Map Amendment and Zoning Map Amendment application.

That portion of the block lying north and west of Meadowbrook Boulevard is designated as Institutional on the Land Use Map. That portion of the block lying south and east of Meadowbrook Boulevard is designated on the Land Use Map as Low Density Residential. The applications submitted by the University request that the Land Use Map be amended to extend the Institutional Land Use southward to Boundary Avenue, and that the entire block be rezoned from RS-7 District to a CZ-PI District. The University has noted they wish to expand the existing parking lot along Montlieu Avenue southward to the Boundary Avenue.

2. Summary of Land Use Plan Amendment Request:

The land area associated with the land use plan amendment is designated as a Growth Area, Phase IIIB, in the University Area Plan *(Phase IIIB is outlined in brown on the map below).*

University Area Plan Map 4 – Growth Areas (Dec. 2009)



The University Area Plan shows this area as a Transition Area (Permanent Edge) and compatibility with the adjacent properties is of the utmost importance. The major objective for development of this area is to ensure that any negative visual impacts on adjacent properties are minimized. As a permanent edge of the campus, limiting spillover of light & glare, and providing landscaping to soften the edges to lessen the impact on adjacent properties are important.

The University owns all property in this growth area except for a parcel at the northeast corner of Boundary Avenue and Meadowbrook Boulevard (1313 Boundary Avenue). The Land Use Plan Amendment submitted by the applicant proposes that the Institutional land use classification be placed on that portion of Growth Area Phase IIIB owned by the University. In addition to the applicant's request, the Planning & Development Department recommends that the Institutional land use classification also be applied to the remaining property in the block (1313 Boundary Avenue). Amending the Land Use Map classification of this parcel will not change its residential zoning or the property owner's right to continue to use it as a single-family dwelling.

3. Summary of Zoning Request:
Under this zoning proposal for CZ-PI District, the proposed expansion of parking for the University would be a permitted use; however, it would not preclude other University related uses or structures from being developed in the future. Along with their application, they have submitted a Conditional Zoning Ordinance with conditions for development of the site. Key points of this ordinance are:
   - Use of the site is restricted to College or University uses.
   - Conditions have been offered to screen mechanical equipment, dumpsters and loading areas.
   - Conditions have been offered regarding lighting and to provide higher perimeter landscaping standards along the Boundary Avenue frontage of the zoning site.
   - Conditions have been offered to require low-level screening of parking spaces near Boundary Avenue and to restrict where vehicular access to Boundary Avenue may be installed.

Staff Analysis

Section 9-3-13 of the Development Ordinance states that the Planning & Zoning Commission and the City Council shall be guided by the purposes and intent of the Ordinance, and shall give consideration to the following in the review and discussion of any Conditional Zoning application. Based on the applicant's submittal and proposed conditions, as they existed on the date of this report, the Planning and Development Department offers the following comments relative to these ordinance considerations.

Consistency with Adopted Plans:
The proposed Conditional Zoning District is appropriate for its proposed location, and is consistent with the purposes, goals, objectives and policies of relevant comprehensive, land use or area plans

Staff Comments:
The requested Land Use Plan Amendment and Zoning Map Amendment are supported by the University Area Plan. One of the objectives of the University Area Plan is to designate growth areas for a more orderly expansion of the University and to discourage development that would adversely impact adjacent residential neighborhoods. With the University controlling and using the majority of this block, a land use plan amendment for expansion into Growth Area III is consistent with the objectives of the University Area Plan and the City's Land Use Plan.

Review Factors: **The applicant's proposed Conditional Zoning District, including the proposed use(s), written conditions and Conditional Zoning Plan, satisfactorily meets or addresses the following:**	
Factor #1	**Produces a development that is compatible with surrounding development character and land uses;**
	Staff Comments: ❖ Based upon conditions offered by the applicant that restricts the use of the site, provides landscaping, and screens parking near Boundary Avenue; development of the site will be in harmony with the surrounding area. ❖ The applicant has purchased all properties in this block except for one parcel, which contains a single family dwelling. The Development Ordinance requires a Type B Planting Yard be established where PI District land uses abut residential uses. If the location of the proposed parking lot is adjacent to this dwelling, the planting yard next to this property will be required to have an average width of 30 feet and contain 8 trees and 25 shrubs every 100 linear feet. The width of this planting yard may be reduced by 10 feet if a 5-foot high opaque fence is installed.
Factor #2	**Minimizes or effectively mitigates any identified adverse impact on adjacent and nearby property, such as that caused by traffic, parking, noise, lighting, trash, loading areas, etc.;**
	Staff Comments: The applicant has offered conditions to screen any loading areas and mechanical equipment areas, to direct exterior lighting away from residential zoned areas, to provide a higher rate of landscaping along the Boundary Avenue frontage of the site, and to screen impact from vehicular headlights with a berm or lower ground elevation of parking spaces. The combination of these conditions will effectively mitigate potential adverse impacts upon adjacent property owners.
Factor #3	**Minimizes or effectively mitigates any identified adverse environmental impact on water and air resources, minimizes land disturbance, preserves trees and protects habitat;**
	Staff Comments: A perennial stream runs through the middle of the zoning site. Development of the site will be required to stay out of environmental sensitive portions of the site or meet standards of the City's environmental regulations as they relate to stream buffers, and stream flood zones.
Factor #4	**Minimizes or effectively mitigates any identified adverse impact on municipal facilities and services, such as streets, potable water and wastewater facilities, parks, police and fire; and;**
	Staff Comments: The site is within an area currently served by City of High Point utilities and municipal services and the proposed district has no known impacts on municipal services.

Factor #5	**Minimizes or effectively mitigates any identified adverse effect on the use, enjoyment or value of adjacent properties.**
	Staff Comments: Based upon conditions offered by the applicant, the Development Ordinance standards for the PI District and the stream buffer standards of the Development Ordinance, development of the site will not adversely effect the value of adjacent properties.

Changes in the Area:

There have been changes in the type or nature of development in the area of the proposed Conditional Zoning District that support the application.

Staff Comments:

The zoning site was historically a residential neighborhood lying at the southeastern edge of the High Point University campus. During the mid 2000s, the University purchased homes lying along Montlieu Avenue, abandoned the northern portion of Harrison Street and obtained a special use permit to develop a parking lot. In 2009, the University Area Plan was adopted and this area was identified in the plan as a Growth Area for future expansion of the University. Over the past few years the University has acquired all of the property lying south of the stream to Boundary Avenue, except for one lot. The previous residential homes have been removed leaving this area as a green space at the perimeter of the campus. With only one home remaining in this block and a parking lot already established along Montlieu Avenue, the character of this area has changed.

Development Patterns:

The proposed Conditional Zoning District would result in development that promotes a logical, preferred and orderly development pattern.

One of the objectives of the University Area Plan was to establish an orderly pattern for the expansion of High Point University and discourage haphazard development that would adversely impact adjacent residential neighborhoods. This was done by establishing growth areas. That portion of the zoning site lying east and south of Meadowbrook Boulevard is in Growth Area IIIB. Except for one lot, the University has acquired all of the land in this Growth Area. Thus, expansion into Growth Area IIIB would be a logical expansion of the campus consistent with the objectives of the University Area Plan.

Reasonableness/Public Interest:

An approval of the proposed Conditional Zoning District is considered 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) subject to the approval of Land Use Plan Amendment Case 12-02, the requested CZ-PI District is consistent with adopted plans, 2) conditions offered by the applicant to limit PI District uses, restrict location of vehicular access to Boundary Avenue, and provides for higher landscaping and screening of parking spaces near Boundary Avenue will insure the request will be in harmony with the adjacent single family neighborhood; and 3) there is only one parcel within this 10.4 acre block not owned by the University, and to date they have not been able to acquire this remaining property; therefore, this is an orderly expansion of the campus and consistent with the policies of the University Area Plan.

Recommendation

1. **Land Use Plan Amendment Case 12-02:**

   Staff Recommends Approval:

   Staff recommends approval of the request to change the future land use designation for approximately 4.5 acres to an Institutional land use classification. The request meets the goals and objectives of the City's land use policies and will be in harmony with the land use pattern of the surrounding area.

2. **Zoning Case 12-06:**

   Staff Recommends Approval:

   Staff recommends approval of the request to rezone this 10.4 acre area to the CZ-PI District. As conditioned, the requested CZ-PI District will be compatible with the surrounding area and in conformance with adopted plans.

Required Action

Planning and Zoning Commission:

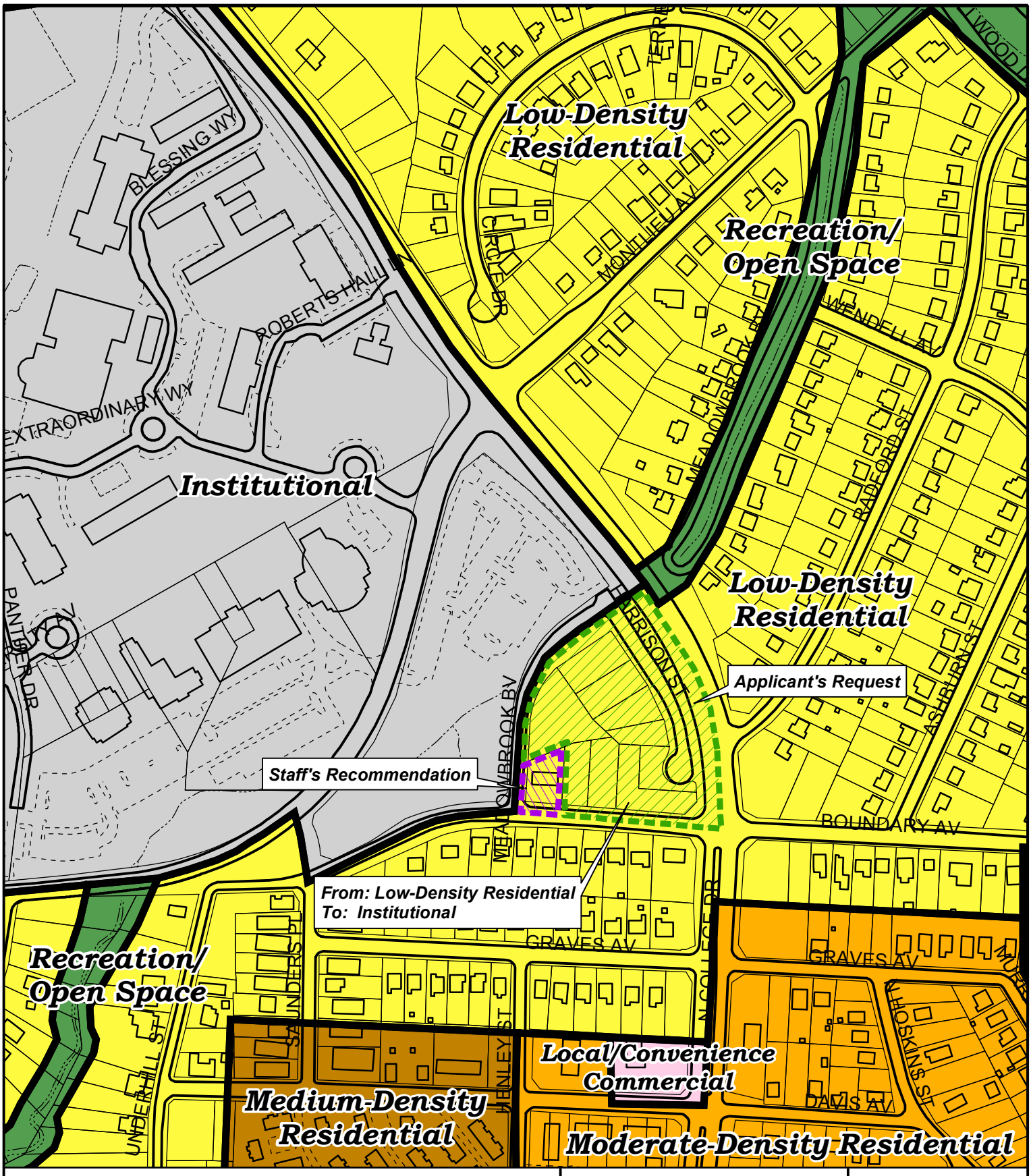
Upon making its recommendation, the NC General Statutes require that the Planning and Zoning Commission must place in the official record a statement of consistency with the City's adopted plans. This may be accomplished by adopting the statements in the Staff Analysis section of this report or by adopting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

City Council:

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

Report Preparation

This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner and Heidi H. Galanti, AICP, Planning Services Administrator and reviewed by Robert Robbins AICP, Development Services Administrator and Lee Burnette AICP, Director.



LAND USE PLAN AMENDMENT 12-02

Request: From: Low Density Residential
To: Institutional

Existing Land Use Plan ——————

Subject Property Boundary - - - - - - -

Planning & Development Department

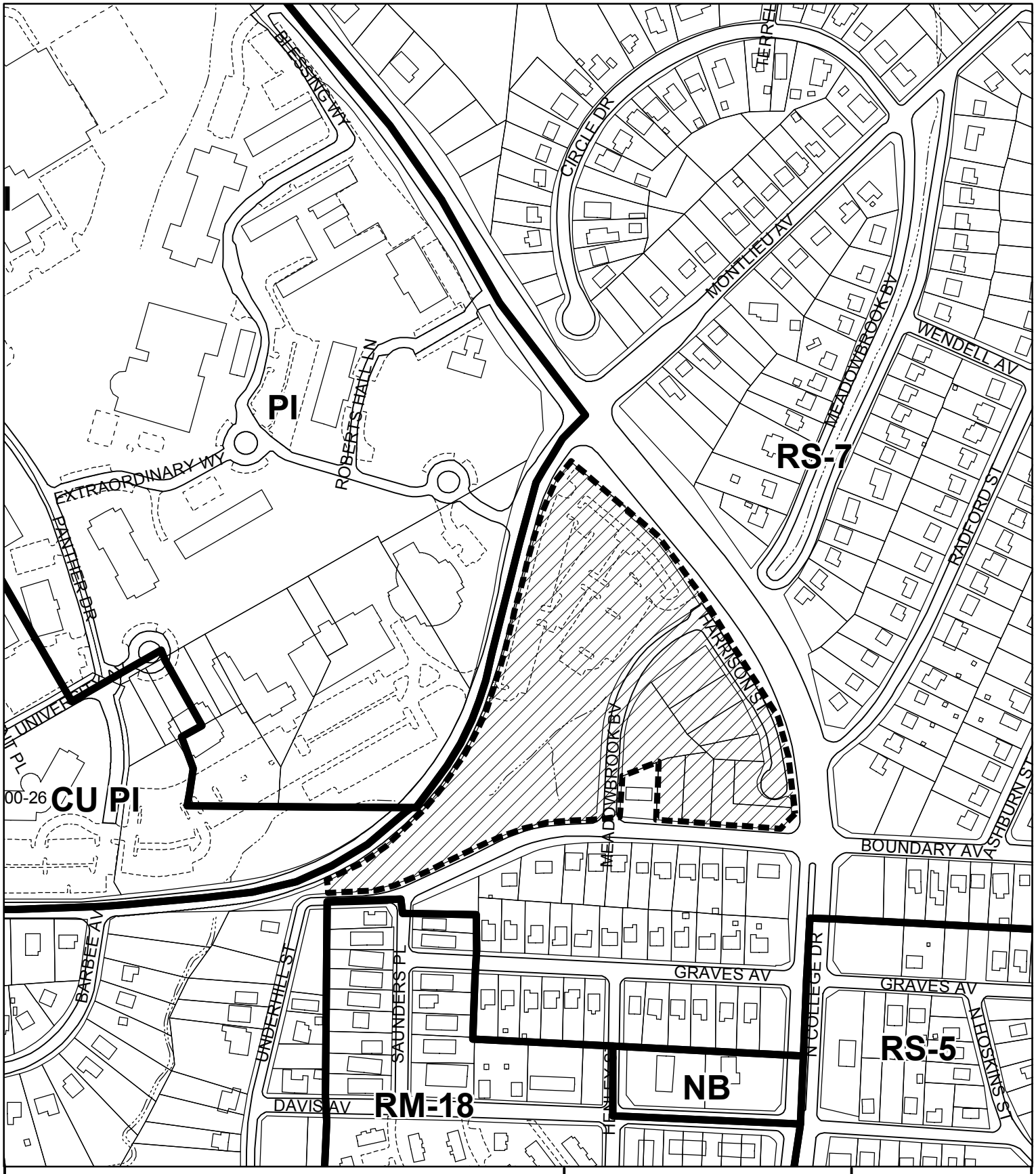
City of High Point

Date: June 15, 2012

N

Scale: 1'=300'

y:/ba-pz/2012/pz/lupa12-02.mxd



ZONING CASE 12-06

From: Residential Single Family-7
To: Conditional Zoning Public Institutional

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

Planning & Development Department

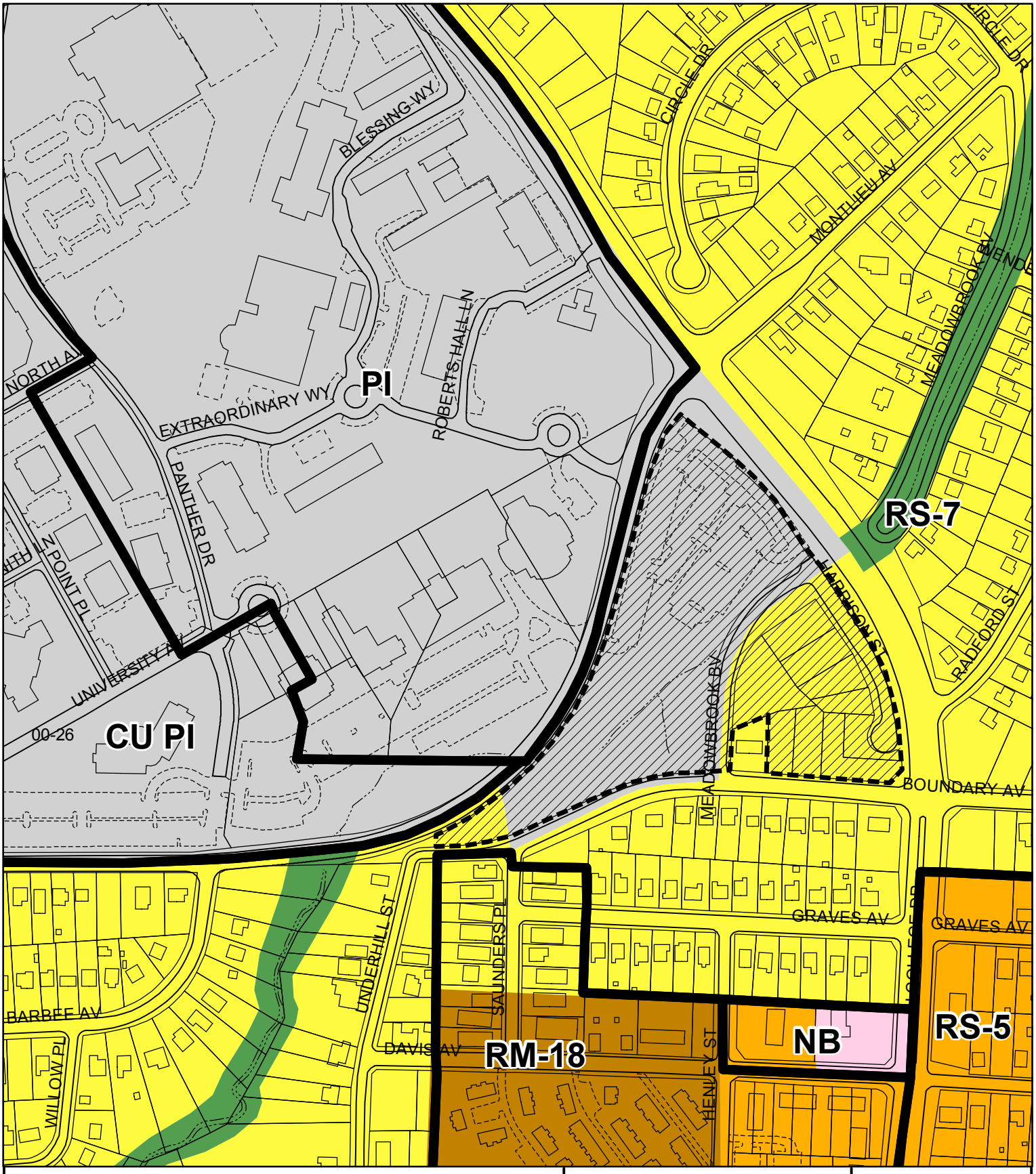
City of High Point

Date: June 8, 2012

N

Scale: 1'=300'

y:/ba-pz/2012/pz/z12-06.mxd



ZONING CASE 12-06

Land Use Plan

- Low-Density Residential
- Moderate-Density Residential
- Medium-Density Residential
- Local/Convenience Commercial
- Institutional
- Recreation/Open Space

Planning & Development Department

City of High Point

Date: June 15, 2012

N

Scale: 1'=400'

y:/ba-pz/2012/pz/z12-06clu.mxd



ZONING CASE 12-06

Topography

Subject Property Boundary - - - - - - - - - -

Planning & Development Department

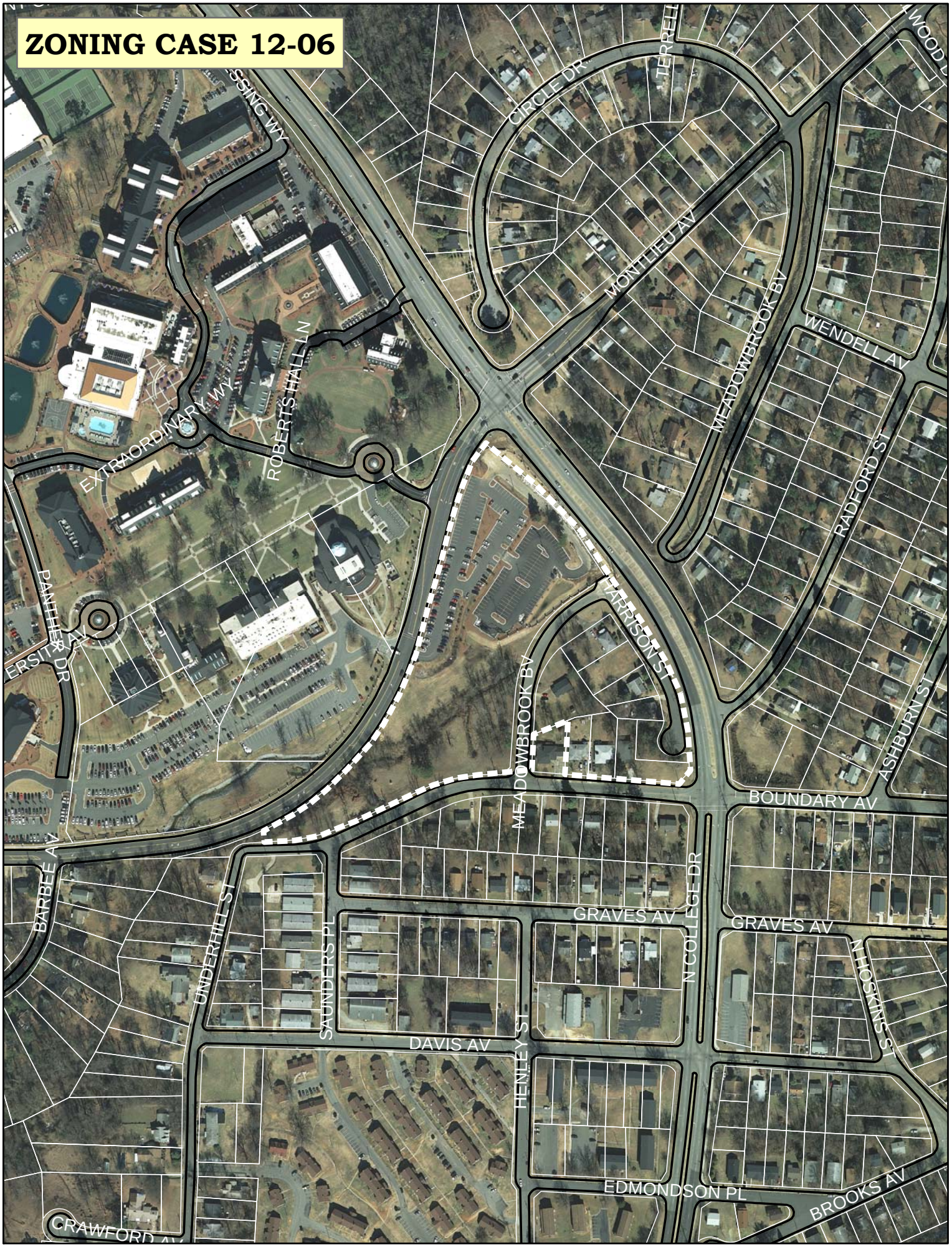
City of High Point

Date: June 15, 2012

N

Scale: 1'=300'

y:/ba-pz/2012/pz/z12-06topo.mxd


ZONING CASE 12-06
CIRCLE DR
MONTIEU AV
MEADOWBROOK BV
WENDELL AV
RADFORD ST
ASHBURN ST
ROBERTS HALL LN
EXTRAORDINARY WY
PANTHER DR
HARRISON ST
BOUNDARY AV
GRAVES AV
N COLLEGE DR
SAUNDERS PL
UNDERHILL ST
DAVIS AV
HENLEY ST
EDMONDSON PL
BROOKS AV
CRAWFORD AV

PROPOSED USES AND CONDITIONS FOR A CONDITIONAL ZONING DISTRICT CITY OF HIGH POINT, NORTH CAROLINA

Zoning Case 12-06
Conditional Use Public & Institutional (CZ-PI) District

Insert Date
(June 14, 2012)

The property owner requests a Conditional Zoning District upon the property described in this document and offers the following conditions be placed upon the property. If adopted by the City Council, then these conditions contained herein will be incorporated into the Conditional Zoning District's ordinance of adoption. These conditions are not valid unless signed and affirmed by the property owner or representative with an approved power of attorney. The City Council and the property owner or authorized representative must agree upon revisions or additional conditions prior to the approval of this Conditional Zoning District.

SECTION 1
That the Official Zoning Map of the City of High Point be amended to establish the following described area as: **Conditional Use Public & Institutional (CZ-PI) District.** The property is approximately 10.4 acres and lying along the west side of N. College Drive, between Montlieu Avenue and Boundary Avenue. The property is also known as Guilford County Tax Parcels 0183279, 0183279 thru 81 and 0183283 thru 88.

SECTION 2.
That the property herein described shall be perpetually bound by the following use(s) authorized and condition(s) imposed, unless subsequently changed or amended as provided for by the Development Ordinance.

Part I. USES:
Permitted Uses: Only the following land uses allowed in the Public & Institutional (PI) District shall be permitted, subject to the development and dimensional requirements of the PI District and the specific conditions listed in this Conditional Zoning Ordinance:
a. Colleges or Universities (SIC 8220).
b. Accessory Uses and Structures (customary)

Part II. CONDITIONS:

A. Development and Dimensional Requirements.
1. Lot Combination: All parcels of the rezoning site shall be combined into one lot prior to development and re-subdivision.

2. Within fifty (50) feet of the exterior perimeter of the zoning site mechanical or electrical equipment, dumpsters or other such similar building appurtenances shall be screened from view, at a height of six (6) feet above ground level, as seen from the centerline of any adjacent public street. Existing or newly planted vegetation,

opaque fences, masonry walls, other structures or combination thereof may be used to achieve an effective screen.

3. Within 100-feet of the Montlieu Avenue, N. College Drive and Boundary Avenue right-of-way(s), loading areas for a building shall not be located on any side of a building that faces these road right-of ways.

4. Lighting:
   a. Lighting shall be directed inwards towards the interior of the zoning site to minimize lighting spill-off/glare upon abutting residential property
   b. Where the zoning site abuts a residential use along the north side of Boundary Avenue, lighting shall be setback a minimum 20-foot from the abutting residential parcel(s) property line.

5. Landscaping, Buffers, and Screening:
   a. Along the Boundary Avenue frontage of the zoning site, where land area on opposite side of public street adjacent to the zoning site has a residential zoning designation, the street planting yard standards shall be increased from 8-foot width to a minimum width of 15 feet, and the planting rate for understory trees shall be increased from none to a minimum of 4 per 100 linear feet, and 33 evergreen shrubs per 100 linear feet. Additionally, these shrubs shall be a locally adapted species expected to reach a minimum height of thirty (30) inches within three years of planting.

   b. Where parking is located within 50-feet of the Boundary Avenue right-of-way, that row of parking spaces nearest to Boundary Avenue shall be a minimum of 3-feet lower than the Boundary Avenue right of way or a minimum 3-foot high berm shall be installed next to that row of parking spaces. The intent is to provide a low-level screening of the off-street parking area near Boundary Avenue.

   c. Opaque fencing shall not be installed along the Boundary Street frontage of the site.

B. Transportation

Access:

1. Boundary Avenue: The access point shall be located no more than 170 feet from the intersection of N. College Drive and Boundary Avenue right-of-way.

2. Improvements: The property owner shall install a southbound right turn lane at the intersection of N. College Drive and Boundary Avenue or install an eastbound right turn lane at the existing access point of the parking lot on Montlieu Avenue. This improvement shall be installed in conjunction with expansion of development south of the stream.

3. The City of High Point Director of Transportation shall approve the exact location and design of all access points and turn lanes. In addition, the Director of Transportation and the North Carolina Department of

Transportation (NCDOT), if applicable, shall approve all construction and improvements.

SECTION 3
That plans for any development on the property described herein shall be pursued in accordance with this conditional zoning district and shall be submitted to the City of High Point and other approval authorities for review in the same manner as other such plans now required to be approved by the City of High Point.

SECTION 4
Should any section or provision of this ordinance be declared invalid, such decision shall not affect the validity of the remaining portions of this ordinance.

SECTION 5
That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 6
This ordinance shall become effective upon the date of adoption.
_____ day of _____2012.

Lisa B. Vierling, City Clerk

Transportation

NORTH CAROLINA'S INTERNATIONAL CITY™

June 5, 2012

To: Lee Burnette, Director of Planning and Development

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

Subject: Zoning Case #12-06, High Point University. Property located in the northeast quadrant of N. College Drive and Boundary Avenue.

My staff and I have reviewed the rezoning request and have the following comments:

A traffic impact analysis was not required for this development. To require a traffic study the proposed development must be expected to produce at least one hundred and fifty (150) trips in the AM or PM peak hour. In order to mitigate the development's impact on the surrounding roadway network the following improvements will be required on N. College Drive or Montlieu Avenue:

Improvements

- Provide a southbound right turn lane at the intersection of N. College Drive & Boundary Avenue or provide an eastbound right turn lane at the existing access of the parking lot on Montlieu Avenue.

The City of High Point Transportation Director and the North Carolina Department of Transportation shall approve all construction and improvements.

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

City of High Point, P.O. 230, 211 South Hamilton Street, High Point, NC 27261 USA
Office: 336.883.3225 Fax: 336.883.8568 TDD: 336.883.8517

Citizens Information Meeting Report
Amendment to Zoning Case 12-06

Submitted by: Ron Guerra on behalf of
High Point University

June 1, 2012

To: City of High Point, North Carolina
Planning and Development Department

From: Ron Guerra, MBA
Director of Construction and Renovation

Re: Rezoning Case CZ-PI 12-06
Community Meeting Report, May 30, 2012, **6:30 P.M.**

High Point University conducted a Citizens' Information Meeting in support of Rezoning Case CZ-PI 12-06. The meeting was held at High Point University in Norton Hall Room 202. Letters of invitation were mailed to 85 residents on May 14, 2012 (letter is attached).

The application is for Rezoning Case CZ-PI 12-06, which includes the rezoning from RS7 to CZ PI of 9 parcels fronting sections of Boundary Avenue, Meadowbrook Boulevard, and Harrison Street and a parcel of land currently utilized for parking as allowed by Special Use Permit adjoining Montlieu Avenue. Mr. Ron Guerra, Director of Construction and Renovation; and Mr. Dan Pritchett and Mr. Ravindra Bissram, of Jamestown Engineering Group, Inc., represented the University.

Mr. Guerra shared the proposed plans for the use of the property, which will be restricted to surface parking only. In addition, he reviewed the buffering of the property from the residential properties on Boundary Avenue. It was a very positive meeting with specific discussion focused on the following:

- Purpose for the construction and location justifications for the new parking lot
- General procedures for street closure and what streets will be affected
- Property limits of High Point University according to the University Area Plan in relation to Boundary Avenue
- High Point University's purchase of properties outside the boundary limits as shown on the University Area Plan
- Perimeter fencing along N. College Dr. & Boundary Avenue
- Plantings of trees, shrubs & sod along fencing
- Parking lot design considerations (parking lot grades, use of berms, landscape plantings) to minimize headlight impacts to residents along Boundary Avenue
- Overview of the lighting study on minimizing light diffusion to the surrounding area
- Location and justification of a new parking lot entrance off of Boundary Avenue
- Overview of environmental considerations when designing parking lot

A copy of the Sign-in Sheet for this case is also attached.

Sincerely yours,

HIGH POINT UNIVERSITY

Ron Guerra
Director of Construction and Renovation

May 14, 2012

Subject: **Citizen Information Meeting, Wednesday, May 30, 2012, Boundary Ave. / Meadowbrook Blvd. / Harrison St.**

Ladies and Gentlemen:

A Citizen Information Meeting will be held on Wednesday, May 30, 2012, at **6:30 pm** in Norton Hall, Room 202, (corner of University Avenue and West College Drive) for the purpose of allowing us to inform you about our development plan and zoning proposal.

High Point University has filed an application with the City of High Point for the rezoning and land use plan map amendment (from RS 7 to CZ PI) of two blocks bordered by Montlieu Avenue, N. College Drive and Boundary Avenue. The zoning change requested is from RS 7 to CZ PI. The property consists of 9 lots and approximately 8.4 acres.

We have enclosed for your review a Conditional Use District Zoning Citizen Information Meeting Statement made available by the City of High Point, which may help clarify the rezoning process and requirements.

The next meeting of the Planning and Zoning Commission with a public hearing on this proposal is scheduled to take place at City Hall on June 26, 2012, at 6:00 pm.

Questions, comments, or concerns should be directed to Ron Guerra, Director of Construction and Renovation, High Point University at 336-841-9363.

We look forward to answering your questions and receiving your input.

Sincerely yours,

HIGH POINT UNIVERSITY

Ron Guerra
Director of Construction and Renovation

ALEXANDER, VIRGINIA WARREN
1012 MEADOWBROOK BLVD
HIGH POINT NC 27260

ASHWORTH, CASSANDRA LEE
1315 BOUNDARY AVE
HIGH POINT NC 27260

BASS, MARIAN
1018 MEADOWBROOK BLVD
HIGH POINT NC 27260

BLAIR, DOROTHY W
1318 BOUNDARY AVE
HIGH POINT NC 27260

BREEDEN, COLON A ; BREEDEN, LAURA A
506 RADFORD ST
HIGH POINT NC 27260

BRINSON FAMILY LLC
1100 ROCKFORD RD
HIGH POINT NC 27262

BROOKS, BONITA ; BROOKS, JOSEPH G
411 E FARRISS AVE
HIGH POINT NC 27262

BUCKSON, WILLIAM FULTON
1112 TANGLE LANE
HIGH POINT NC 27265

BURAPAVONG, T DAVID ; BURAPAVONG, VIPA K ; BURAPAVONG LIVING TRUST
1406 WICKLIFF AVE
HIGH POINT NC 27262

BUTLER, LILLIAN W
1609 GRAVES AVE
HIGH POINT NC 27260

CALDWELL, CYNTHIA C
506 UNDERHILL ST
HIGH POINT NC 27260

CARTER, GILBERT J ; CARTER, ELAINE C
1320 BOUNDARY AVE
HIGH POINT NC 27260

CATHEY, WILLIE
1322 BOUNDARY AVE
HIGH POINT NC 27260

CENTURY INCOME INC
215 N CENTENNIAL ST
HIGH POINT NC 27262

CLINTON, FLORENETTE C
1016 MONTLIEU AVE
HIGH POINT NC 27262

COMER, CHARLES L ; COMER, SHARLINE S
5506 GRAY LEIGH DR
OAK RIDGE NC 27310

COMER, CORLEENER L
810 CIRCLE DR
HIGH POINT NC 27262

COOK, BERTHA BRANNON
1505 GRAVES AVE
HIGH POINT NC 27260

CRAWFORD, JAMES EDWARD
1519 GRAVES AVE
HIGH POINT NC 27260

DAVIS, MS MURRAY SR HEIRS
7966 TOTTENHAM DR
HARRISBURG NC 28075

DEBERRY, RUBY W
1502 GRAVES AVE
HIGH POINT NC 27260

DORSETTE, GEORGE LEON ; DORSETTE, LOVIE T
1034 BARBEE ST
HIGH POINT NC 27260

EMBRACE ENTERPRISES LLC
5603 WAND CHRISTIAN PL
GREENSBORO NC 27410

FIRST TROY SPE LLC
341 N MAIN ST
TROY NC 27371

FOSTER, BETTY ; LANE, BOBBY R ; LANE, WILLIE P
1015 MEADOWBROOK BLVD
HIGH POINT NC 27260

FRASER, JAMES RONALD ; FRASER, TEENA T
1600 LAKELAND PT
HIGH POINT NC 27265

FREE, RICHARD B ; FREE, TRAVELLA R
3904 RED HILL CT
GREENSBORO NC 27407

FULTON, W GROOME JR
PO BOX 5722
HIGH POINT NC 27262

GETHSEMANE BAPTIST CHURCH
401 WISE AVE
HIGH POINT NC 27260

GIBSON, MIKE
1099 FRIENDSHIP LEDFORD RD
WINSTON SALEM NC 27107

GREGG PROPERTIES LLC
PO BOX 5089
HIGH POINT NC 27262

HAIZLIP, JACQUELYN L
603 RUNYON DR
HIGH POINT NC 27260

HARRELL, WILLIE J
820 HILLTOP ST
HIGH POINT NC 27260

HIGH POINT UNIVERSITY
833 MONTLIEU AVE
HIGH POINT NC 27262

HILL, CHAD
1306 BIUNDARY AVE
HIGH POINT NC 27260

HOKE, JAMES E JR
1206 CAMDEN AVE
HIGH POINT NC 27260

HOUSING AUTHORITY OF THE CITY OF HIGH POINT
500 E RUSSELL AVE
HIGH POINT NC 27260

HULL, DIXIE ALEXANDER
7984 WITTY RD
SUMMERFIELD NC 27358

JENKINS, VIRGIL
1410 BOUNDARY AVE
HIGH POINT NC 27260

JOHNSON, PHYLLIS A
500 S CALLUM ST
MARSHALL TX 75670

JONES, RONALD H ; JONES, CECILIA B
3075 CAMERON VILLAGE CT
WINSTON SALEM NC 27103

JORDAN, GLADYS M
4303 GARDEN CLUB ST
HIGH POINT NC 27265

KERSEY, JEFFREY W
PO BOX 245
SOPHIA NC 27350

LEACH, SHARLENE S
804 KROLL LN
HIGH POINT NC 27260

LEGRANDE, GORDON W ; LEGRANDE, LOUISE S
7 WOODCREEK CT
GREENSBORO NC 27406

LEGRANDE, WILLIE L
1317 BOUNDARY AVE
HIGH POINT NC 27260

LITTLE, ANGELA P
14867 SWALLOW CT
WOODBRIDGE VA 22193

LONDON, SUSIE
1513 GRAVES AVE
HIGH POINT NC 27260

MACK, MARGARET L
PO BOX 12308
WINSTON SALEM NC 27117

MARSHALL, FLOYD DAVIS ; MARSHALL, VA
1017 MEADOWBROOK BLVD
HIGH POINT NC 27260

MCCLAIN, LAQUITA
1523 GRAVES AVE
HIGH POINT NC 27260

MCPHAUL, FANNIE T
1412 BOUNDARY AVE
HIGH POINT NC 27260

MEADOWS, CRAIG B
4901 TRAILWOOD DR
GREENSBORO NC 27407

MILLS, ROBERT EUGENE ; MILLS, WILLIE H
724 W WILLIS AVE
HIGH POINT NC 27260

MOORE, PEGGIE ANN
1010 MEADOWBROOK BLVD
HIGH POINT NC 27260

MORALES, PABLO GUERRERO
505 UNDERHILL ST
HIGH POINT NC 27260

MYERS, ALEE L
1504 GRAVES AVE
HIGH POINT NC 27260

POWELL, FRANCINE E
1007 MONTLIEU AVE
HIGH POINT NC 27260

PRICE, PAMELA DAWN ; PRICE, LLOYD VINCENT ; PRICE, THEODORA ANN ; PRICE, TERRY WAYNE
1408 BOUNDARY ST
HIGH POINT NC 27260

PRICE, THEODORE JR ; PRICE, LULA MAE
1408 BOUNDRY AVE
HIGH POINT NC 27260

PROFESSIONAL FUNDING LLC
127 VADEN RD
REIDSVILLE NC 27320

QUICK, EVERETTE B ; QUICK, MARY E
131 PINEYWOOD ST
THOMASVILLE NC 27360

RAGSDALE BROTHERS LLC
PO BOX 667
JAMESTOWN NC 27282

REYES, ISMAEL MORA
PO BOX 1186
HIGH POINT NC 27260

SARAMIR CORPORATION INC
1 FERN BLUFF CT
GREENSBORO NC 27410

SARMIENTO, GOMEZ LUIS ALONS ; DE SARMIENTO, NELLY J
808 CIRCLE DR
HIGH POINT NC 27262

SECRETARY OF HOUSING & URBAN DEVELOPMENT
40 MARIETTA ST
ATLANTA GA 30303

SMALL, LADOSKA R
1006 MEADOWBROOK BLVD
HIGH POINT NC 27260

SMITH, ALONZA G
519 RADFORD ST
HIGH POINT NC 27260

SPANN, BERTHA M
1326 BOUNDARY AVE
HIGH POINT NC 27260

SPENCER, PAULINE M
501 ASHBURN ST
HIGH POINT NC 27260

STANBACK, NELSON ; STANBACK, VIRGINIA C
1510 GRAVES AVE
HIGH POINT NC 27260

STEWART, DARRELL ; STEWART, ESTER REGUA
PO BOX 3437
FORT STEWART GA 31315

THREE TWENTY THREE INV LLC
PO BOX 70
LEWISVILLE NC 27023

TRIPLE D PROPERTIES LLC
PO BOX 73
MONMOUNT JUNCTION NJ 08852

WALKER, TAMARA D
517 RADFORD ST
HIGH POINT NC 27260

WALL, MICHAEL L ; LYTCH, BARBARA
516 RADFORD ST
HIGH POINT NC 27260

WALLACE, PERRY
3217 LOFTYVIEW DR
HIGH POINT NC 27260

WASHINGTON, BARRY S ; WASHINGTON, CAMILLA F
3033 TWIN KNOLLS DR
WINSTON SALEM NC 27127

WASHINGTON, EARLENE EVANS ESTATE
912 DENNY ST
HIGH POINT NC 27262

WATTS, WILLIAM W ; WATTS, AUGUSTA C
1515 GRAVES AVE
HIGH POINT NC 27260

WHITE, KEVIN H
145 BRADFORD PEAR CT
THOMASVILLE NC 27360

WHITE, THOMAS HAROLD ; WHITE, BERNICE D
510 HAYWORTH CIR
HIGH POINT NC 27262

WILSON, ELLEN BRIGHT
1018 MONTLIEU AVE
HIGH POINT NC 27262

WRIGHT, LARRY C ; WRIGHT, JILL P
1309 KENSINGTON DR
HIGH POINT NC 27262

Sign-In Sheet

Citizens Information Meeting
Wednesday, May 30, 2012
High Point University
RS-7 to CZ-PI

Rezoning Case No. 12-06
Rezoning Location: Boundary/Montlieu/N. College Area

Name	Address	Phone No./E-Mail Address
Takiesha Foster	1562 Graves Ave.	336-471-0317
Sharlene S. Leach	804 KRALL Ln 505 Ashburn St	336-882-9015
Hattie Cabbil	1322 Boundary Ave.	336-882-2900 3
Jacquelyn Mielin	1614 Marlborough Blvd	336-887-7156
Curtis Wilson (Fellow)	1018 Montlieu Ave	336 491-0198
Cynthia Caldwell	506 Underhill St	336-883-0194
ROBERT E. MILLS	724 SILLIS AVE. HP	336-882-6795
Willie Mae Mills	724 Mills Ave HP 27260	336-882-6795
Louie Dorsette	1034 Barbee Ave	336-906-2034
Jannie Spencer	1318 Boundary Ave	336-847-7022
Dorothy Blair	1318 Boundary Ave	336-882-8456
Thad Hill	1506 Boundary Ave	704-689-1558
Robert Carter	1320 Boundary Ave	
Joseph Carter	1320 Boundary Ave	336 471-8599
Gilbert Carter	"	"
Nayman Williams	500 E. Russell Ave	336-883-2371
Lonnie McPhaul	1412 Boundary Ave	883-6569
Flo Clinton	1016 Montlieu Ave	(336) 841-4253
TONI JACKSON	1034 Barbee Ave	(336) 259-6225

SPECIAL USE PERMIT 12-02 (Part A)
CITY OF HIGH POINT, NORTH CAROLINA

July 24,, 2012
(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: Bar at 607 Washington Street (Guilford County tax parcel 0190466).

DESCRIPTION OF PROPERTY:
607 Washington Street is lying along the north side of Washington Street between Fourth Street and Hobson Street, the site is also known as Guilford County tax parcel 0190466.

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 12-02 AND THE ACCOMPANYING SITE PLAN WERE APPROVED BY THE CITY COUNCIL OF HIGH POINT, NORTH CAROLINA ON THE 24TH DAY OF JULY, 2012.

Lisa B. Vierling
City Clerk

7-24-2012
Date

SPECIAL USE PERMIT 12-02 (Part B)
CITY OF HIGH POINT, NORTH CAROLINA

July 24,, 2012
(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: Paved parking lot, open to the public, at 619 Washington Street (Guilford County tax parcels 0190480).

DESCRIPTION OF PROPERTY:
619 Washington Street is lying along the north side of Washington Street between Fourth Street and Hobson Street, the site is also known as Guilford County tax parcels 0190480.

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.

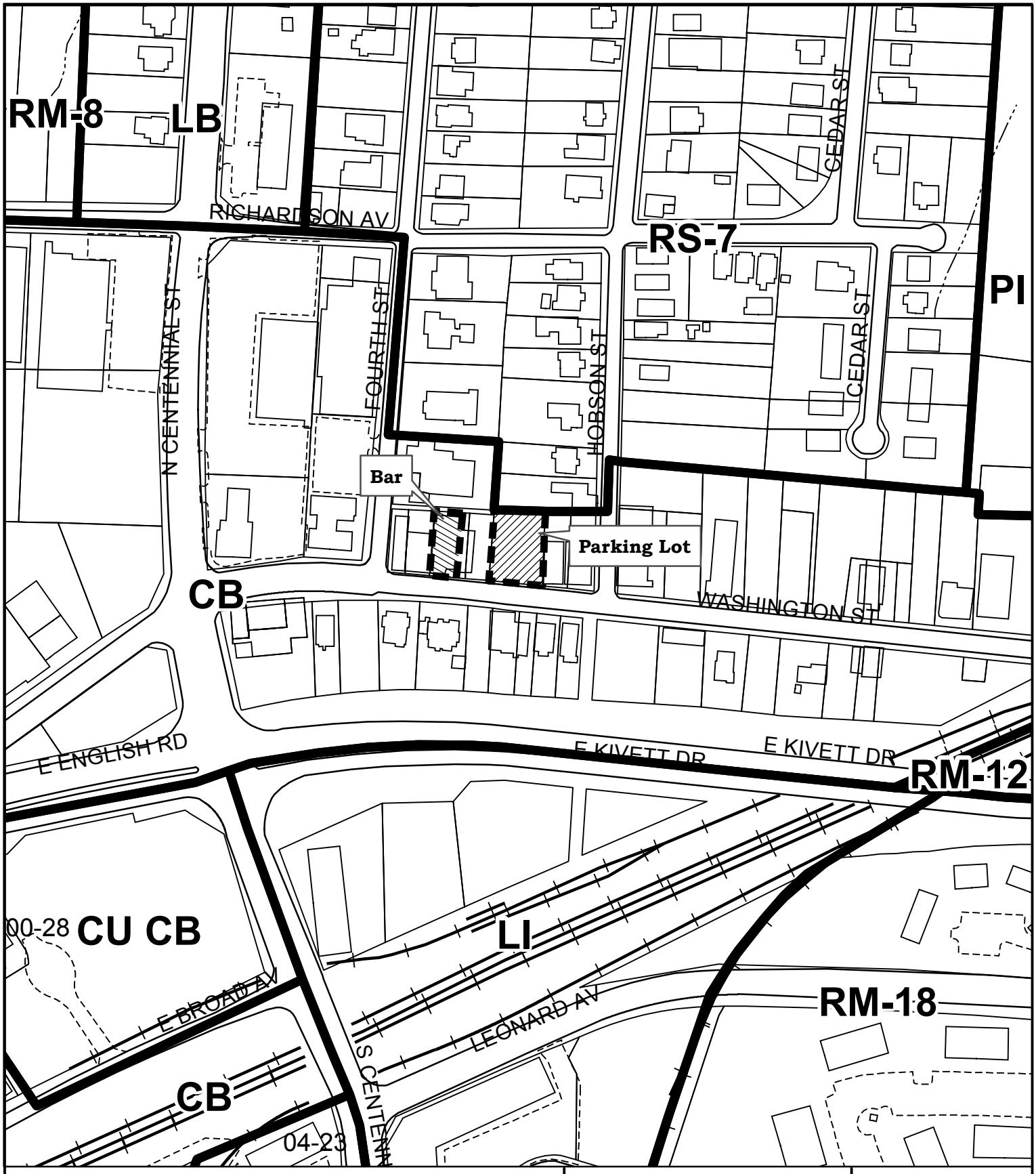
The issuance of this Special Use Permit authorizes the filing of an application for a building permit, site plan, subdivision or other development approval as required by the Development Ordinance.

SPECIAL USE PERMIT 12-02 AND THE ACCOMPANYING SITE PLAN WERE APPROVED BY THE CITY COUNCIL OF HIGH POINT, NORTH CAROLINA ON THE 24TH DAY OF JULY, 2012.

Lisa B. Vierling
City Clerk

City of High Point North Carolina

7-24-2012
Date



SPECIAL USE PERMIT 12-02

Request: To allow a parking lot and a bar in the Central Business (CB) District.

Existing Zoning Boundary ——————

Subject Property Boundary - - - - - - - - - -

Planning & Development Department

City of High Point

Date: June 8, 2012

N

Scale: 1'=200'

y:/ba-pz/2012/pz/sup12-02.mxd

Adopted SUP12-02 Site Plan.
Approved by High Point City
Council on July 16, 2012

PARCEL NO. 0190471
JAMES JOHNSON & SONS
FUNERAL HOMES, LLC
D.B. 7052, PG. 2752
ZONED: CB

PARCEL NO. 0190471
SCHWARZ PROPERTIES, LLC
D.B. 6396, PG. 1132
ZONED: RS-7

CROSS ACCESS EASEMENT

L4
12' ALLEY
PER P.B. 13, PG. 81
L3
L6
L2
L5

65.00'
N85°10'10"W

FENCE

LIGH DUTY PAVING
2" SF9.5B
6" CABC

924
923
922
921
920

2'
2.48'
18' (TYP)
24' AISLE
18' (TYP)
9.5' (TYP)

20 PROPOSED SPACES (ACCESSORY)

TRACT ONE
7273± sq.ft.

TRACT TWO
115± sq.ft.

45.68'
S0°25'02"E
68.16'
S0°25'02"E
68.08'
S22°51'37"W

BLOCK WALL

PARCEL NO. 0190481
WILLIAM JOSEPH &
BURNIE M. McELRATH
D.B. 3744, PG. 11
ZONED: CB

PARCEL NO. 0190467
HAYDEN-HARMAN
FOUNDATION
D.B. 7130, PG. 13
ZONED: CB

EX CONC
N0°43'38"W
92.96'

AREA OF UNKNOWN OWNERSHIP

HC

EX BRICK BUILDING
#621
5' 1'± EAST of
WALK TRACT TWO

VISUAL SCREENING TO BE INSTALLED PER REQUIREMENT OF SECTION 9-4-4(g)(2)b.2ii OF THE DEVELOPEMENT ORDINANCE

64.59'
N83°50'00"W

EX 7'± WALK
SIGN

CONC APRON

RELOCATE
HYD & PP

5' 25' 5'

EAST WASHINGTON STREET
31.3' CURB-CURB
50' PUBLIC R/W

LEGEND

- NEW IRON PIPE
- EXISTING IRON PIPE
- MONUMENT
- COMPUTED POINT
- POWER PEDESTAL
- TELEPHONE PEDESTAL
- WATER METER
- CLEAN OUT

LINE NOT SURVEYED
LINE SURVEYED
UTILITY EASEMENT
FENCE LINE

PARCEL NO. 0190480	
TRACT ONE:	7273± SF
TRACT TWO:	115± SF
TOTAL:	7388± SF

Line Table		
Line #	Direction	Length
L1	S87°34'23"E	3.38
L2	N84°22'29"W	1.43
L3	N84°22'29"W	160.01
L4	N84°26'51"W	149.06
L5	S85°10'10"E	83.05

Line Table		
Line #	Direction	Length
L6	N84°27'03"W	10.48
L7	N83°19'51"W	93.28
L8	N0°43'38"W	12.36
L9	N0°43'38"W	1.70

DAVIS • MARTIN • POWELL
ENGINEERS & SURVEYORS
6415 OLD PLANK RD, HIGH POINT, NC 27265
(336) 886-4821 | WWW.DMP-INC.COM | LICENSE: F-0245

GRAPHIC SCALE
20 10 0 20 40
1" = 20 FEET

SITE PLAN
619 E WASHINGTON ST
OWNER: JACQUELYN HAIZLIP
603 RUNYON DRIVE
HIGH POINT, NORTH CAROLINA 27260

DRAWING NAME: P:\2012\120089\Civil\120089_ENG_C3D11.dwg - Layout1 - 6/13/2012 4:34 PM

PLANNING AND ZONING COMMISSION RECOMMENDATION

On June 26, 2012, a public hearing was held before the Planning and Zoning Commission regarding the requests described below. All members of the Commission were present except Mr. Keith McInnis and Mr. Andrew Putnam.

High Point University **Land Use Plan Amendment Case 12-03**

A request by High Point University to change the Land Use Map classification for approximately 3.6 acres from Low Density Residential to Institutional. The land area associated with this amendment consists of the block lying north of North Avenue, between Willoubar Terrace and N. Centennial Street.

AND

High Point University **Amendment to Zoning Case 11-03**

A request by High Point University to amend Conditional Zoning Case 11-03 (CZ11-03) to:

a. Add approximately 4 acres and rezone the additional land area from the Residential Single Family-7 (RS-7) District to a Conditional Zoning Public & Institutional (CZ-PI) District. The parcels to be added to CZ11-03 consists of the property at 906 Willoubar Terrace and the block lying north of North Avenue, between N. Centennial Street and Willoubar Terrace.
b. Amend conditions of Conditional Zoning Ordinance CZ11-03 pertaining to permitted uses, development and dimensional requirements, landscaping/buffer/screening, and vehicular access.

Ms. Galanti presented Land Use Plan Amendment Case 12-03 and recommended approval as outlined in the staff report. Mr. Shannon presented the Amendment to Zoning Case 11-03 and recommended approval as outlined in the staff report.

Speaking in favor of the request was Mr. Ron Guerra, Director of Construction, High Point University, 833 Montlieu Avenue, High Point. Mr. Guerra gave an overview of the University's request and presented to the commission illustrative drawings noting their conceptual development plan to give the members an idea as to size and mass of potential development that may occur. In conclusion, Mr. Guerra presented in writing additional conditions, pertaining to roadway improvements, to be added to their conditional zoning ordinance for this request.

Speaking in opposition to the request were Ms. Mae Versey, 2205 Carlisle Way, High Point and Mr. Robert Barnes of 1011 Willoubar Terrace, High Point. Ms. Versey questioned how she could obtain a copy of the University Area Plan. Mr. Barnes noted the following concerns:

- Being unable to access his home due to the public portion of North Avenue and Willoubar Terrace being blocked by construction activity. Also, construction workers are parking along North Avenue and Willoubar Terrance creating a safety hazard and making it difficult to access his property;
- Noise from adjacent student housing continuing through to 3am;
- Mud and debris from the townhome construction site is washing down Willoubar Terrace toward his property.

The Commission members had the following questions for staff pertaining to this request:

- They requested further explanation of staff concerns of the N. Centennial Street frontage of Growth Area II. Staff noted that the N. Centennial Street is considered a permanent edge and the University Area Plan notes building height and mass as issues to be addressed along the permanent edges of the campus. No conditions addressing building massing has been offered

by the applicant. Since this issue is specifically noted in the area plan, staff felt a responsibility to raise this issue in the report. Staff also noted that the University has continued to purchase homes along the west side of N. Centennial Street and has removed those homes to create a green belt around the campus, and that, along with the extra width of a 4-lane N. Centennial Street may lessen adverse impacts on the adjacent residential neighborhood.

- Verification that the access to Mr. Barnes' property is still a public street. Staff confirmed that the portions of North Avenue and Willoubar Terrace that abut this block are still public streets, and open to the public and emergency response vehicles.
- What is the size of the building along N. Centennial Street? Mr. Guerra noted that the illustrative plans note a building length of approximately 320 feet with a height of 53-feet 10-inches along North Avenue and 68 feet in height at the northern portion of the building.

The Planning & Zoning Commission recommended approval of Land Use Plan Amendment Case 12-03, by a vote of 7-0.

The Planning & Zoning Commission recommended approval of the Amendment to Zoning Case 11-03, by a vote of 7-0.

CITY OF HIGH POINT
PLANNING AND DEVELOPMENT DEPARTMENT

STAFF REPORT
LAND USE PLAN AMENDMENT CASE 12-03, AND
AMENDMENT TO ZONING CASE 11-03
June 26, 2012

Requests		
Applicant: High Point University	**Owner:** High Point University	
LUPA Proposal: To change the future land use designation for approximately 3.6 acres.	**From:** **To:**	Low Density Residential Institutional
Zoning Proposal: a. To add approximately 4 acres to Conditional Zoning Ordinance CZ11-03 (CZ11-03). b. To amend conditions of CZ11-03 pertaining to permitted uses, development & dimensional requirements, landscaping/ buffer/screening, and vehicular access.	**From:** **To:**	**RS-7** Residential Single Family-7 District **CZ-PI** Conditional Zoning Public & Institutional District

Site Information		
Location:	The area proposed to be added to CZ11-03 consists of the property at 906 Willoubar Terrace and the block lying north of North Avenue, between N. Centennial Street and Willoubar Terrace.	
Tax Parcel Numbers:	**Plan Amendment**	**Zoning Request**
	0189862 thru 0189875	0189862 thru 0189875 and 0189893
Site Acreage:	**Plan Amendment**	**Zoning Request**
	Approximately 3.6 acres	Approximately 4 acres
Current Land Use:	**Plan Amendment**	**Zoning Request**
	Undeveloped parcels and vacant single family dwellings	Same
Physical Characteristics:	The site has a moderate to severely sloping terrain.	
Water and Sewer Proximity:	A 6-inch sewer line is lying adjacent to the site along N. Centennial Street and Willoubar Terrace. There are multiple water lines of various sizes (6-inch, 8-inch, 16-inch) lying in the N. Centennial Street, North Avenue and Willoubar Terrace Court right-of-ways.	
General Drainage and Watershed:	The site drains in a northerly direction and development 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 developments with an impervious surface area that is greater than 24% or more of the site.	
Overlay District(s):	City Lake General Watershed Area	

Adjacent Property Zoning and Current Land Use			
North:	RS-7	Residential Single Family-7 District	Undeveloped parcels and vacant single family dwelling
South:	CU-PI	Conditional Use Public & Institutional District	Student housing associated with High Point University
East:	CU-PI	Conditional Use Public & Institutional District	Undeveloped parcels and vacant single family dwellings
West:	RS-7	Residential Single Family-7 District	Single family dwellings

Adjacent Land Use Designations	
North:	Low Density Residential
South:	Institutional
East:	Institutional
West:	Low Density Residential

Purpose of Existing and Proposed Land Use Designations	
Existing Designation:	**Low-Density Residential:** These areas include primarily single family detached dwellings on individual lots. Development densities in these areas shall not exceed five dwelling units per gross acre.
Proposed Designation:	**Institutional:** Public, quasi-public and institutional uses on large tracts are included in this classification.

Relevant Land Use Policies and Related Zoning & LUPA History	
Community Growth Vision Statement	Goal 1: Obj. 1H: Support the continued growth of the City's educational institutions for their many educational, cultural and economic benefits.
Land Use Plan Goals, Objectives & Policies:	Goal #2: Encourage development that enhances and preserves established neighborhoods; 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. #9. Where feasible and appropriate, provide a transition in land uses between more and less intensive land uses; Obj.#11. Enhance the aesthetic appearance of High Point by preserving the scenic quality of its major gateway streets and travel corridors and by providing appropriate landscaped buffers and transitional uses between low and high-intensity land uses.
Relevant Area Plan ***University Area Plan***	Goal 3: Ensure compatibility between the edge of campus and the surrounding neighborhood. Policy 3.5: Transition the intensity of uses along the campus edge adjacent to existing residences. i. Decrease the bulk, mass and height of buildings, or increase setbacks. ii. Prevent the spillover of light and glare from outdoor lighting onto adjacent properties by limiting the height, illumination, and direction of outdoor lighting. iii. Locate parking areas internal to campus, where possible, to

	minimize visual impacts on adjacent residential properties. They should be screened from view and access to the parking areas should be from internal campus driveways and not directly from local residential streets to minimize cut-through traffic in the residential neighborhood. iv. A combination of fencing and landscaping can be used to soften the edges, however solid fencing is typically discouraged along public streets. v. Placement of loading areas and mechanical equipment should be placed to minimize impact on adjacent properties. Screening shall be provided. Policy 3.6: New campus development should be contiguous to the existing campus and consist of an entire sub-area. However, if a partial rezoning of a sub-area is requested, then a site plan must be submitted along with the rezoning request that demonstrates how the impacts on adjacent properties will be mitigated. Policy 3.7: Mitigate the impacts of new campus development on adjacent properties through the provision of conditions with rezoning requests.
Zoning History and LUPA History	Over the past 13 years, there have been numerous Zoning and Land Use Plan approvals to facilitate the westward expansion of this portion of the campus from Panther Drive (formerly known as W. College Drive) to N. Centennial Street. The most recent cases are outlined below: • Zoning Case 11-03 (April 2011): The rezoning of a 6-acre city block bounded by Willoubar Terrace, North Avenue and Fifth Street to a CZ-PI District. The zoning case was amended in January 2012, to add 4.9 acres along Fifth Street and E. Farriss Avenue. • Zoning Case 11-04 (April 2011): The rezoning of two city blocks, totaling 7 acres, bounded by North Avenue, Willoubar Terrace, Montlieu Avenue and N. Centennial Street to a CZ-PI District. • LUPA-09-01: Approximately 39 acres was redesignated from Low Density Residential and Office to Institutional as a result of the University Area Plan recommendations on October 19, 2009. • LUPA 11-02**:** Approximately 7 acres on the northeast corner of N. Centennial Street and Montlieu Avenue was redesignated from Low Density Residential to Institutional; adopted April 18, 2011.

Transportation Information			
Adjacent Streets:	**Name**	**Classification**	**Approx. Frontage**
	N. Centennial Street	Major Thoroughfare	510 ft.
	North Avenue	Local Street	340 ft.
	Willoubar Terrace	Local Street	350 ft.
Vehicular Access:	Access is proposed to be taken from Willoubar Terrace		
Traffic Counts: *(Average Daily Trips)*	Montlieu Avenue	4,500 ADT (2009, 24-hour count)	
	Centennial Street	6,900 ADT (2005, 12-hour count)	
Estimated Trip Generation:			

Traffic Impact Analysis:	**Required**		**Comment**
	Yes	No X	None
Pedestrian Access:	Development of the property is subject to the sidewalk requirements in the Development Ordinance.		

School District Comment
Not applicable to this zoning case.

Details of Proposal

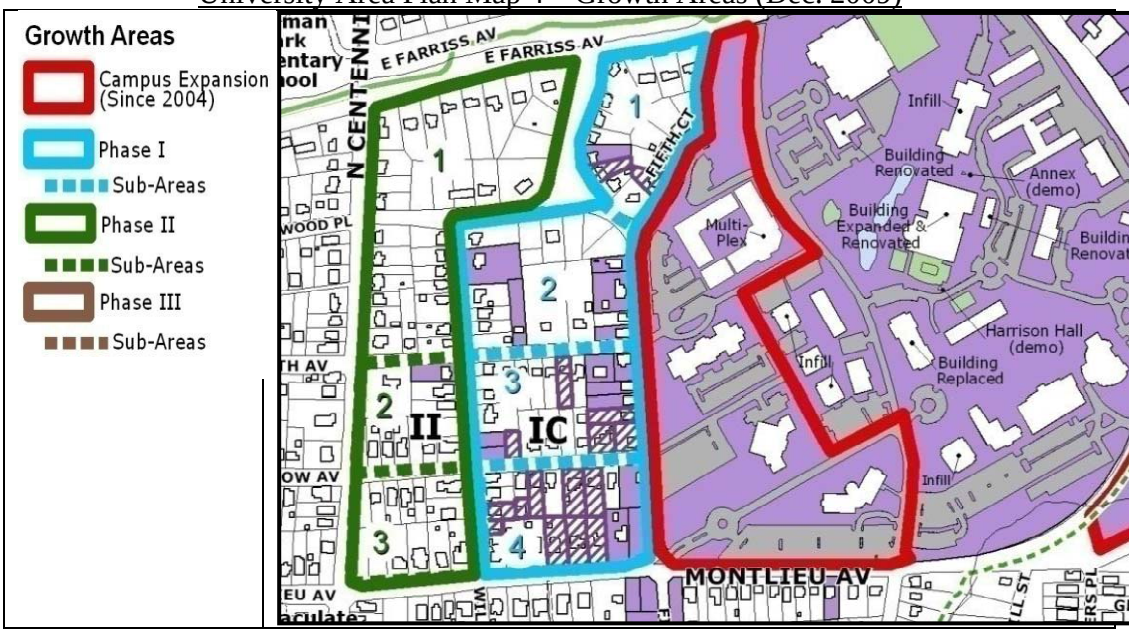
General Overview:

The applicant is requesting to rezone approximately 4 acres from its current RS-7 District to a CZ-PI District and to amend the Land Use Plan from Low Density Residential to Institutional to facilitate an expansion of the High Point University campus. The University has acquired ownership of additional parcels in this area and desires to expand that portion of the campus lying north of North Avenue, westward to N. Centennial Street. As the University continues to grow, additional student housing and accessory student facilities will be needed. In order to prepare for that future growth they have requested this Land Use Plan Amendment and zoning application. A conceptual development proposal being considered consists of the development of three multi-story buildings that would house approximately 900 students, and various accessory student/university uses.

Summary of Land Use Plan Amendment Request:

The University Area Plan identifies Growth Areas for future expansion of the campus and provides policy to assist in ensuring an orderly expansion and compatibility with adjacent property owners. Currently the Institutional Land Use classification covers all of Growth Area IC and Growth Area II, Sub-areas 2 & 3 *(see areas outlined in blue and green in map below).*

University Area Plan Map 4 – Growth Areas (Dec. 2009)



Under this current Land Use Plan Amendment application, the University is requesting the southern half of Growth Area II, Sub–area 1, which is bounded by Willoubar Terrace, North Avenue, and N. Centennial Street, be granted an Institutional Land Use Map classification.

A primary area of concern as it relates to this application is the N. Centennial Street frontage of Growth Area II. This is considered a permanent edge of the campus so landscaping, bulk, mass and scale of development should all be addressed to lessen the impact on adjacent properties and along the viewshed of N. Centennial Street.

❖ Summary of Zoning Request:

Zoning Case 11-03 currently covers the area lying along the north side of North Avenue between Fifth Street and Willoubar Terrace. High Point University requests that the CZ-PI District be expanded westward to N. Centennial Street via an amendment to CZ11-03. The University has proposed to amend the conditions of this ordinance to:

- Re-define development tracts and establish uses permitted in those tracts. The boundaries and uses within the tract are being adjusted to reflect new property acquired by the University.
- Establish development standards pertaining to the location and screening of mechanical equipment, dumpsters, and loading areas adjacent to N. Centennial Street.
- Locate buildings between the perimeter of the site (N. Centennial Street) and any parking or vehicle circulation areas.
- Provide for higher perimeter landscaping standards and the submittal of an alternate landscape plan in accordance with specific performance standards.
- Prohibit vehicular access to N. Centennial Street except as allowed via North Avenue.

Staff Analysis

Section 9-3-13 of the Development Ordinance states that the Planning & Zoning Commission and the City Council shall be guided by the purposes and intent of the Ordinance, and shall give consideration to the following in the review and discussion of any Conditional Zoning application. Based on the applicant's submittal and proposed conditions, as they existed on the date of this report, the Planning and Development Department offers the following comments relative to these ordinance considerations.

Consistency with Adopted Plans:

The proposed Conditional Zoning District is appropriate for its proposed location, and is consistent with the purposes, goals, objectives and policies of relevant comprehensive, land use or area plans.

Staff Comments:

❖ The proposed expansion of the University campus, as requested in the Land Use Plan Amendment and Zoning Map Amendment, is supported by the University Area Plan. The plan designates growth areas to provide for a more orderly expansion of the University. With the University owning the land along North Avenue, between Fifth Street and N. Centennial Street, the requested expansion into Growth Area II, Sub-Area 1 is generally consistent with the University Area Plan and the City's Land Use Plan.

Review Factors: **The applicant's proposed Conditional Zoning District, including the proposed use(s), written conditions and Conditional Zoning Plan, satisfactorily meets or addresses the following:**	
Factor #1	**Produces a development that is compatible with surrounding development character and land uses;**
	Staff Comments: ❖ University Area Plan Policy 3.5, along with the Plan's description of 'transition area' (permanent edge), speaks to how development should occur on the perimeter of the campus adjacent to residential neighborhoods. Conditions offered by the applicant address some of the issues raised by the policy except the height and the mass (or bulk) of buildings. Although the University has prepared a sketch plan of the site, it has not offered height, mass or setback conditions relative to the planned use that would clearly address this policy. Attributes of development such as building height and mass, and the overall scale and intensity of uses should be taken into consideration early in the planning and design of a project. In examining the University Area Plan, the interpretation of Policy 3.5 is not as clear with respect to a campus edge along 4-lane N. Centennial St. as it was along 2-lane Montlieu Ave. While the height and mass of buildings may not be as critical where the campus edge is adjacent to N. Centennial St. - especially since the University has been acquiring properties immediately across N. Centennial St. from the campus and demolishing the housing – some consideration of building height, mass and setback should be applied. Ultimately, establishing limitations regarding the application of Policy 3.5 is in the hands of the City Council. However, without a definitive development site plan with building elevations, and/or specific conditions that provide parameters for height, mass and setbacks, it is staff's opinion that this policy, and therefore the compatibility issue itself, cannot be adequately addressed. ❖ The applicant has purchased all properties in these blocks along North Avenue from Fifth Street to N. Centennial Street. There is only one remaining property in the area that requires access to North Avenue via Willoubar Terrance. That property owner has a single family home at the terminus of Willoubar Terrace. This remaining property is located north and east of the zoning site, adjacent to a perennial stream. There is no development proposed at this time that would directly impact this property.
Factor #2	**Minimizes or effectively mitigates any identified adverse impact on adjacent and nearby property, such as that caused by traffic, parking, noise, lighting, trash, loading areas, etc.;**
	Staff Comments: Existing and proposed new conditions for CZ11-03 provides for screening of loading areas from abutting roadways, limiting height of lighting near residential uses, and prohibits parking along the perimeter of the campus. Conditions of the

	ordinance along with PI District standards of the Development Ordinance will mitigate any adverse impact on adjacent property owners.
Factor #3	**Minimizes or effectively mitigates any identified adverse environmental impact on water and air resources, minimizes land disturbance, preserves trees and protects habitat;**
	Staff Comments: In regards to are proposed to be added to CZ11-03, staff has not identified any environmental impacts. The site is within the City Lake General Watershed Area and development will be subject to watershed regulations. .
Factor #4	**Minimizes or effectively mitigates any identified adverse impact on municipal facilities and services, such as streets, potable water and wastewater facilities, parks, police and fire; and;**
	Staff Comments: The site is within an area currently served by City utilities and municipal services and the proposed district has no known impacts on municipal services.
Factor #5	**Minimizes or effectively mitigates any identified adverse effect on the use, enjoyment or value of adjacent properties.**
	Staff Comments: Except for one parcel at the terminus of Willoubar Terrace, the University owns all properties from Fifth Street to N. Centennial Street. To minimize impact upon this remaining property owner the University has offered a condition to restrict the location of vehicle access along Willoubar Terrance. Also, an existing condition of CZ11-03 limits the height of exterior lighting along the perimeter of the site.

Changes in the Area:

There have been changes in the type or nature of development in the area of the proposed Conditional Zoning District that support the application.

Staff Comments:

Over the past 13, years the High Point University campus has expanded westward from Panther Drive (former known as W. College Drive) to N. Centennial Street and several of the public streets in this area have been abandoned. Approximately 55 acres have been rezoned and added to the campus in this area. The result of this expansion has changed the character of the area.

Development Patterns:

The proposed Conditional Zoning District would result in development that promotes a logical, preferred and orderly development pattern.

Staff Comments:

One of the objectives of the University Area Plan was to establish an orderly growth pattern for expansion and eliminate haphazard development that adversely impacts adjacent residential neighborhoods. This was done by establishing growth areas. The land area proposed to be added to CZ11-03 is in a growth area anticipated to be the next logical area of expansion as it abuts the existing campus boundary to the south and east. The request promotes an orderly development pattern consistent with the objectives of the University Area Plan.

Reasonableness/Public Interest:

An approval of the proposed Conditional Zoning District is considered reasonable and in the public interest.

Staff Comments:

In this case, staff suggests that the approval of the applicant's request is reasonable and in the public interest because: 1) subject to the approval of Land Use Plan Amendment Case 12-03, the requested CZ-PI District is consistent with the adopted plans, 2) the request meets or addresses the review factors, 3) the proposal restricts the use of site, restricts the location of vehicular access, provides for higher landscaping standards along N. Centennial Street and prohibits parking from being located along the perimeter of the site all to further insure the request will be in harmony with the surrounding area; and 4) except for a few parcel along E. Farris Avenue and property at the terminus of Willoubar Terrace, the University owns all of the land area within Growth Area IC and II. Therefore, this is an orderly expansion of the campus consistent with the policies of the University Area Plan.

Recommendation

1. **Land Use Plan Amendment Case 12-03:**

   Staff Recommends Approval:

   Staff recommends approval of the request to change the future land use designation for approximately 4 acres to an Institutional land use classification. The request meets the goals and objectives of the City's land use policies and will be in harmony with the land use pattern of the surrounding area.

2. **Amendment to Zoning Case 11-03:**

   Staff Recommends Approval:

   Staff recommends approval of the request to add approximately 4 acres to Conditional Zoning Ordinance CZ11-03 (CZ11-03) and rezone the additional land area to the CZ-PI District. In addition, staff recommends approval, subject to resolution of the compatibility issue, to amend conditions of CZ11-03. As conditioned, and with appropriate consideration given to Policy 3.5 of the University Area Plan, the requested CZ-PI District will be compatible with the surrounding area and in conformance with adopted plans.

Required Action

Planning and Zoning Commission:

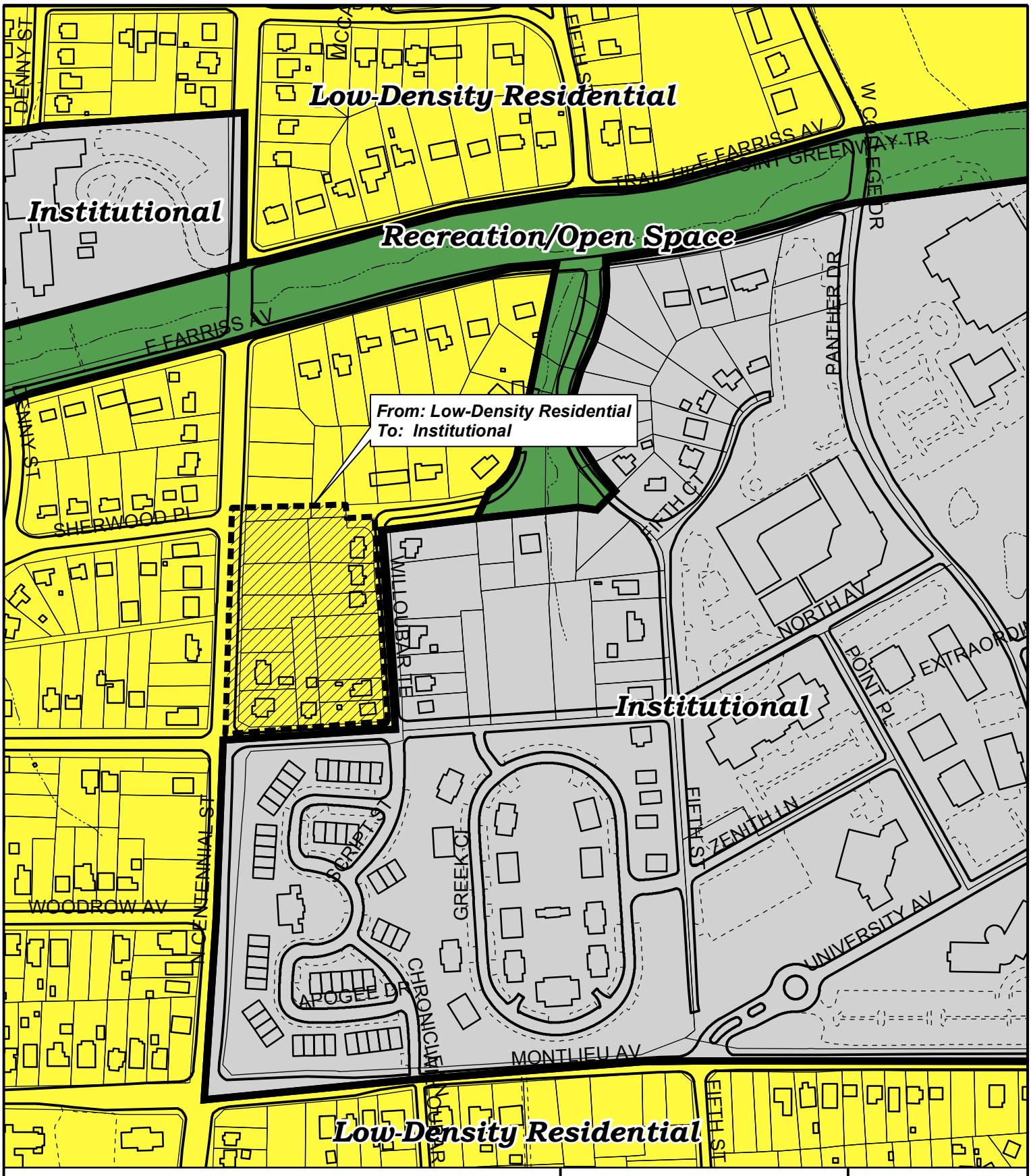
Upon making its recommendation, the NC General Statutes require that the Planning and Zoning Commission must place in the official record a statement of consistency with the City's adopted plans. This may be accomplished by adopting the statements in the Staff Analysis section of this report or by adopting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

City Council:

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

Report Preparation

This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner and Heidi H. Galanti, AICP, Planning Services Administrator and reviewed by Robert Robbins AICP, Development Services Administrator and Lee Burnette AICP, Director.



LAND USE PLAN AMENDMENT 12-03

Request: From: Low Density Residential
To: Institutional

Existing Land Use Plan
Subject Property Boundary

Planning & Development Department

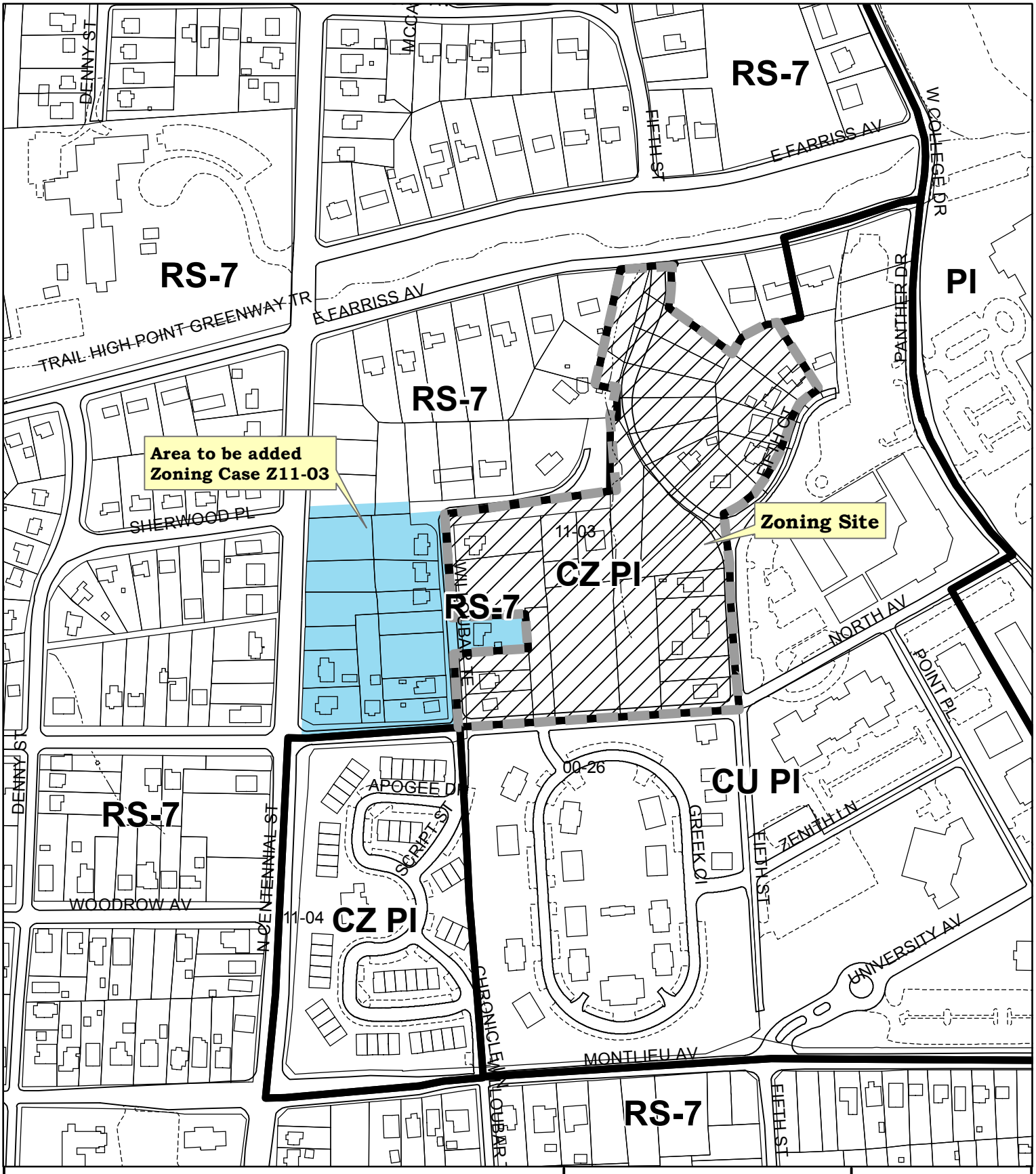
City of High Point

Date: June 15, 2012

N

Scale: 1'=300'

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AMENDMENT TO CZ11-03

(June 2012)

From: Residential Single Family-7
To: Conditional Zoning Public Institutional

Existing Zoning Boundary
Subject Property Boundary

Planning & Development Department

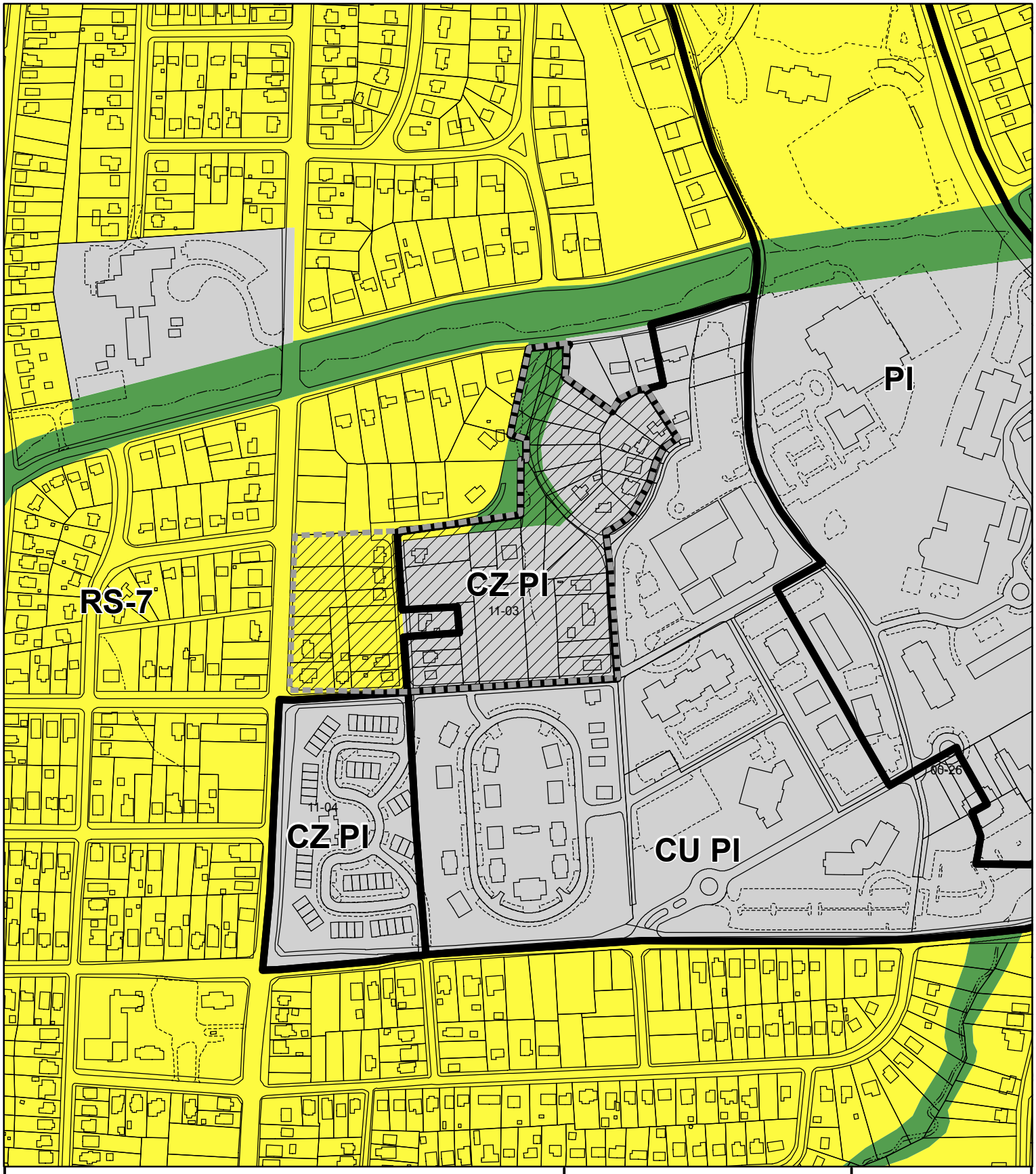
City of High Point

Date: June 8, 2012

N

Scale: 1'=300'

y:/ba-pz/2012/pz/ma2_11-03.mxd



AMENDMENT CZ11-03

Land Use Plan

- Low-Density Residential
- Institutional
- Recreation/Open Space

Planning & Development Department

City of High Point

Date: June 15, 2012

N

Scale: 1'=400'

y:/ba-pz/2012/pz/ma2_11-03clu.mxd



AMENDMENT TO CZ11-03

Topography

Subject Property Boundary - - - - - - - - - -

Planning & Development Department

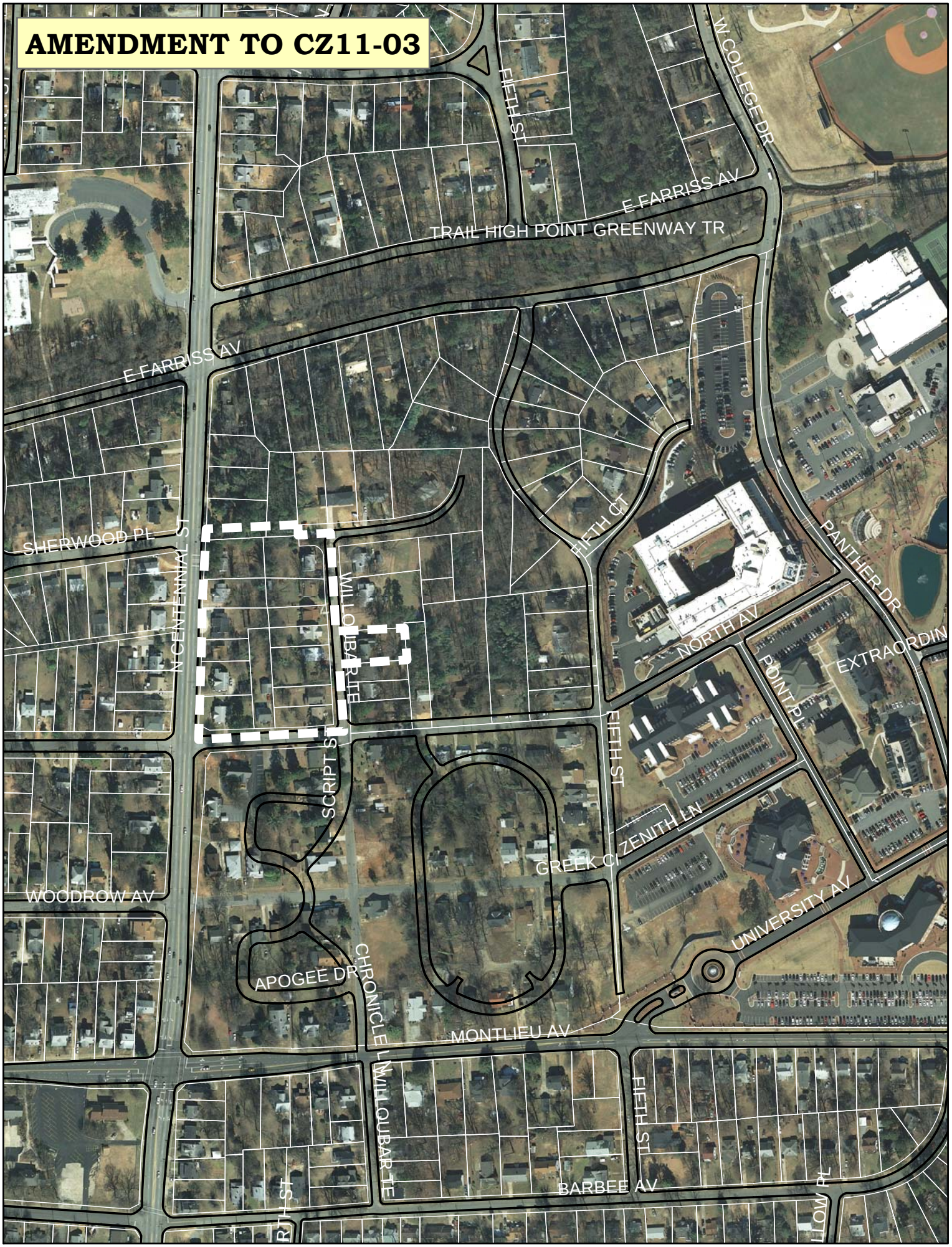
City of High Point

Date: June 15, 2012

N

Scale: 1'=300'

y:/ba-pz/2012/pz/ma2_11-03topo.mxd


AMENDMENT TO CZ11-03
FIFTH ST
W COLLEGE DR
E FARRISS AV
TRAIL HIGH POINT GREENWAY TR
E FARRISS AV
SHERWOOD PL
N CENTENNIAL ST
WILLOUBAR TE
FIFTH CT
PANTHER DR
NORTH AV
POINT PL
EXTRAORDIN
FIFTH ST
SCRIPT ST
ZENITH LN
GREEK CI
WOODROW AV
UNIVERSITY AV
APOGEE DR
CHRONICLE LN
MILLOUBAR TE
MONTLIEU AV
FIFTH ST
BARBEE AV
RTH ST
MONTLIEU

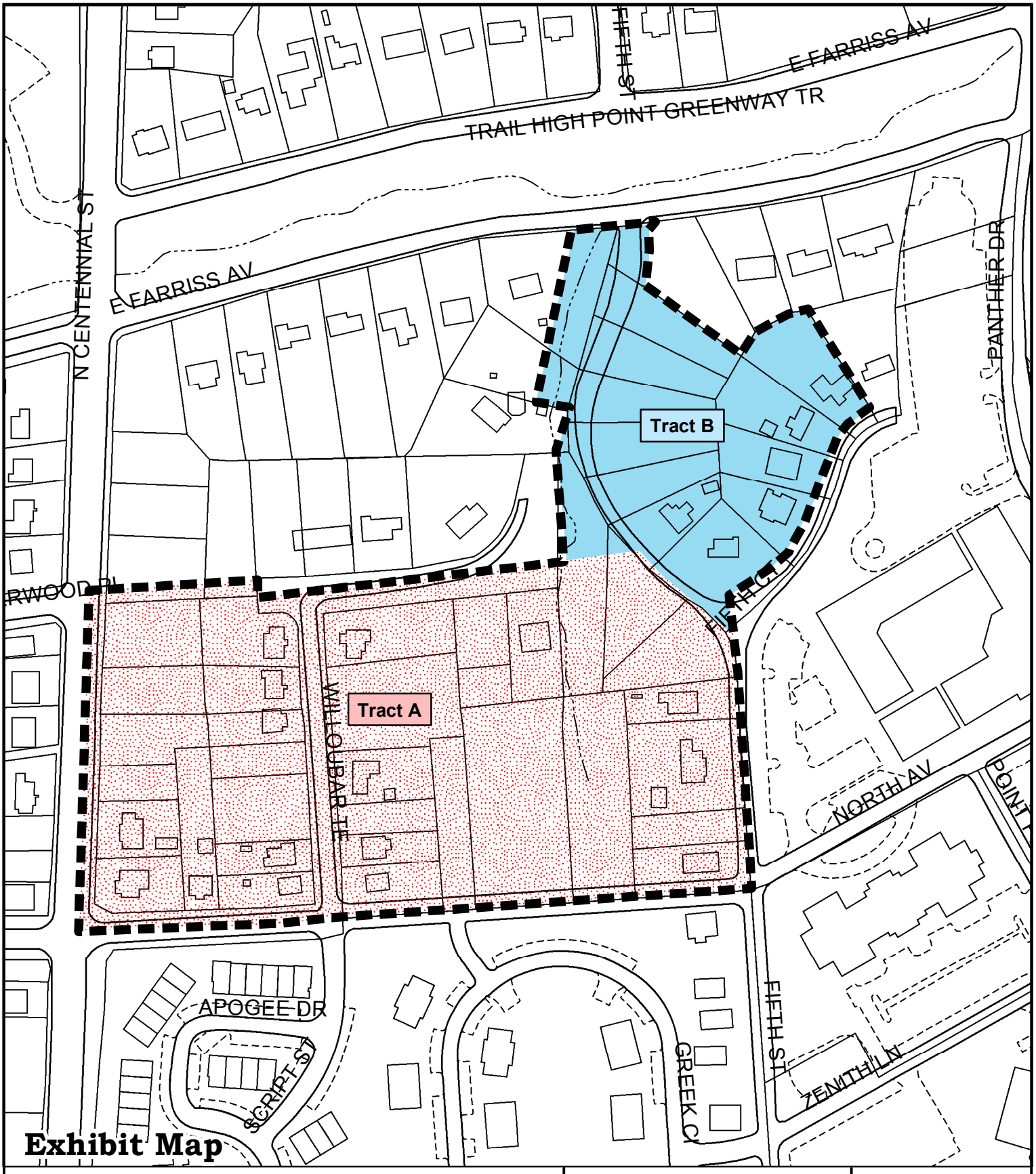


Exhibit Map

AMENDMENT TO CZ11-03

(June 2012)

From: Residential Single Family-7
To: Conditional Zoning Public Institutional

Existing Zoning Boundary
Subject Property Boundary

Planning & Development Department

City of High Point

Date: June 15, 2012

N

Scale: 1'=200'

y:/ba-pz/2012/pz/ma2_11-03exh.mxd

PROPOSED USES AND CONDITIONS FOR A CONDITIONAL ZONING DISTRICT
CITY OF HIGH POINT, NORTH CAROLINA

Zoning Case 11-03
Conditional Use Public & Institutional (CZ-PI) District

(June 26, 2012)
Revised

The property owner requests a Conditional Zoning District upon the property described in this document and offers the following conditions be placed upon the property. If adopted by the City Council, then these conditions contained herein will be incorporated into the Conditional Zoning District's ordinance of adoption. These conditions are not valid unless signed and affirmed by the property owner or representative with an approved power of attorney. The City Council and the property owner or authorized representative must agree upon revisions or additional conditions prior to the approval of this Conditional Zoning District.

SECTION 1
That the Official Zoning Map of the City of High Point be amended to establish the following described area as: A **Conditional Zoning Public & Institutional (CZ-PI) District.**

The zoning site ~~consists of 29 parcels totally~~ **is** approximately ~~10.6~~ **14.5** acres, bounded by **a portion of** E. Farriss Avenue, Fifth Court (private), Fifth Street (private), North Avenue (private **& public),** ~~and~~ **N. Centennial Street, abandon portion of the Sherwood Place right-of-way lying east of N. Centennial Street and northern segment** of Willoubar Terrace.

The property is also known as Guilford County Tax Parcels 0189876 thru ~~0189892,~~ 0189894; ~~and~~ 0190108 thru 0190118**, 189864 thru 189875;** and currently addressed as **900, 906, 908, 910, 912, 914 N. Centennial Street, that portion of the Sherwood Place right-of-way abandon by the City of High Point (Street Abandonment Case 11-08);** 709, 711 & 715 North Avenue; 900, **901,** 902, **903,** 904, **906, 907, 909, 911, 913,** 912, 914, **915,** 1006, 1006 R1, 1008 & 1010 Willoubar Terrace; 817, 819 823, 825, 829, 833, 1000, 1002, 1004, 1006, 1008, 1010, 1012 Fifth Street and 1003, 1005, 1007, 1009 Fifth Court.

SECTION 2.
That the property herein described shall be perpetually bound by the following use(s) authorized and condition(s) imposed, unless subsequently changed or amended as provided for by the Development Ordinance.

Part I. USES:

Tract A. The following land uses allowed in the Public & Institutional (PI) District shall be permitted, subject to the development and dimensional requirements of the PI District and the specific conditions listed in this Conditional Zoning Ordinance:

1. Colleges or Universities (SIC 8220).
2. Fraternities or Sororities (Univ. or College)
3. Accessory Uses and Structures (customary)

~~Tract B. This portion of the zoning site shall be limited to surface automotive parking use only; no new land use is permitted.~~

Tract ~~C~~**B**. This portion of the zoning site shall be limited to vehicular circulation only; no new land use is permitted.

Part II. CONDITIONS:

A. Development and Dimensional Requirements.

1). **General Development Standards for the entire zoning site**

a. Within fifty (50) feet of the exterior perimeter of the zoning site, all freestanding exterior lighting shall be limited to twenty-five (25) feet in height where this tract is adjacent to residential zoning districts. This lighting shall be directed inward towards the interior of the zoning site to minimize lighting spill-off/glare upon adjacent residentially zoned property.

b. **Within fifty (50) feet of the exterior perimeter of the zoning site mechanical or electrical equipment, dumpsters or other such similar building appurtenances shall be screened from view, at a height of six (6) feet above ground level, as seen from the centerline of any adjacent public street. Existing or newly planted vegetation, opaque fences, masonry walls, other structures or combination thereof may be used to achieve an effective screen.**

c. **Within 100-feet of the N. Centennial Street, Willoubar Terrace and E. Farriss Avenue right-of-way(s), loading areas for a building shall not be located on any side of a building that faces these road right-of ways. In regards to the Willoubar Terrace frontage of the zoning site, this standards shall only apply where land area upon opposite site of Willoubar Terrace has a residential zoning designation.**

d. **Lot Combination: All parcels associated with the rezoning site shall be combined into one lot prior to development and re-subdivision.**

e. Except for where approved vehicular access points are located, development shall occur in a manner so that buildings are located between the perimeter of the site and any parking, and vehicle circulation areas.

2). **Additional Development Standards for Tract A**

~~The following less restrictive dimensional standards of Table 4-11-5 of the Development Ordinance shall be permitted upon Tract "A" of the zoning site:~~

~~1) Building Setback – a zero-foot building setback shall be permitted where Tract "A" abuts PI, CU-PI, CZ-PI District zoned property owned by High Point University.~~

Building Height - A maximum building height of 100 feet shall be permitted in Tract "A" **within the eastern half of the block bounded by Fifth Street (private) North Avenue (private) and Willoubar Terrace.**

B. Landscaping, Buffers and Screening.

1. **Standards along public street classified as a "Local Street"**
   Where land area upon the opposite side of a public street adjacent to the zoning site has a residential zoning designation the street planting yard standards shall be increased from 8 foot width to a minimum width of 15 feet, and the planting rate for understory trees shall be increased from none to a minimum of 4 per 100 linear feet, and 33 evergreen shrubs per 100 linear feet. Additionally, these shrubs shall be a locally adapted species expected to reach a minimum height of thirty (30) inches and a minimum spread of thirty (30) inches within three years of planting. This higher planting rate is intended to provide a low level screening of the off-street parking area.

2. **Standards along North Centennial Street.**
   a. **If fencing is installed along the N. Centennial Street frontage of the zoning site, the decorative perimeter fencing (brick &wrought iron/aluminum fencing) that generally outlines the boundary of the University shall be installed.**

   b. **In lieu of ordinance requirements for street planting yards, a landscaping plan shall be required to be submitted for review and approval by the Planning & Development Department prior to issuance of any building permit upon the site. The objective of this plan is to screen the rear of structures located along N. Centennial Street frontages of the zoning site with an assortment of planting species, and to enhance the visual appearance of the permanent edge areas as identified in the University Area Plan. This plan shall at a minimum address the following:**
      1) **This plan is specifically for the initial 75 feet of the site's N. Centennial Street frontages and should be designed to enhance the visual appearance of this corridor.**
      2) **Through the use of an assortment of understory trees, canopy trees, shrubs, berms and other topography treatments, the exterior activity area at the rear of buildings shall be screened. The planting rate shall be sufficient to provide the desired screening effect within three (3) years of planting.**
      3) **Fifty percent (50%) of trees and shrubs utilized on the plan along this roadway shall consist of evergreen species of planting material. These shrubs shall be a locally adapted species expected to reach a minimum height of thirty (30) inches and a minimum spread of thirty (30) inches within three years of planting.**
      4) **Along with the landscaping plan, a depiction of the building elevations after landscaping, as viewed from N. Centennial Street may be requested from the Landscape Architect to assist in assessing the effectiveness of the plan.**

C. Transportation

a. Access:

1. No vehicular access shall be permitted from N. Centennial Street.

~~2. Tract B - No vehicular access shall be permitted from Willoubar Terrace.~~

2. Tract ~~C~~ **B** - Access to E. Farriss Avenue shall only be from the existing intersection of E. Farriss Avenue and Fifth Street (private drive segment),

3. Access to public streets shall be limited to roads where the adjacent property, lying along the opposite side of that street, is zoned Public & Institutional (PI), Conditional Use Public & Institutional (CU-PI) or Conditional Zoning Public & Institutional (CZ-PI) Districts.

b. Improvements:

1. Provide southbound left turn and northbound right turn lane at the intersection of N. Centennial Street and North Avenue.

2. Dedicate the required right of way on N. Centennial Street for the southbound left turn lane.

3. The southbound left turn lane and the northbound right turn lane on N. Centennial Street must be constructed with the request for the building permit approval that meets the threshold that would allow in excess of 400 beds along North Avenue.

SECTION 3

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

SECTION 4

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

SECTION 5

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

SECTION 6

This ordinance shall become effective upon the date of adoption.

_____ day of _____2012.

Lisa B. Vierling, City Clerk

Citizens Information Meeting Report
Amendment to Zoning Case 11-03

Submitted by: Ron Guerra on behalf of
High Point University

June 1, 2012

To: City of High Point, North Carolina
Planning and Development Department

From: Ron Guerra, MBA
Director of Construction and Renovation

Re: Major Amendment to Zoning
Case CZ11-03
Community Meeting Report, May 30, 2012, 5:30 P.M.

High Point University conducted a Citizens' Information Meeting in support of a Major Amendment to Zoning Case CZ-11-03. The meeting was held at High Point University in Norton Hall Room 202. Letters of invitation were mailed to 61 residents on May 14, 2012 (letter is attached). The application is for a Major Amendment to Case CZ-11-03, which includes the rezoning of 15 parcels fronting sections of Willoubar Terrace, North Avenue, and N. Centennial Street, from RS7 to CZ PI. Mr. Ron Guerra, Director of Construction and Renovation; Mr. Dan Pritchett and Mr. Ravindra Bissram, of Jamestown Engineering Group, Inc., represented the University.

Mr. Guerra shared the current plans for the use of the property including the latest elevation of the proposed building, which could be constructed in the future. In addition, he reviewed the proposed use of the building, and buffering of the property from the adjacent roadway areas. It was a very positive meeting with specific discussion focused on the following:

- The property limits of High Point University according to the University Area Plan in relationship to N. Centennial Street
- Overall multi-year plan for student residences and future buildings
- High Point University's purchase of properties outside the property limits shown on the University Area Plan
- The appearances of the proposed student residence along N. Centennial Street
- Perimeter Signature Fencing along with landscaping
- Removal of existing vegetation and the re-planting of trees, shrubs & sod

A copy of the Sign-in Sheet for this case is also attached.

Sincerely yours,

HIGH POINT UNIVERSITY

Ron Guerra
Director of Construction and Renovation

May 14, 2012

Subject: **Citizen Information Meeting, Wednesday, May 30, 2012, 906 Willoubar Terrace**

Ladies and Gentlemen:

A Citizen Information Meeting will be held on Wednesday, May 30, 2012, at **5:30 pm** in Norton Hall, Room 202, (corner of University Avenue and West College Drive) for the purpose of allowing us to inform you about our development plan and zoning proposal.

High Point University has filed an application with the City of High Point for the rezoning of 906 Willoubar Terrace from RS 7 to CZ PI.

We have enclosed for your review a Conditional Use District Zoning Citizen Information Meeting Statement made available by the City of High Point, which may help clarify the rezoning process and requirements.

The next meeting of the Planning and Zoning Commission with a public hearing on this proposal is scheduled to take place at City Hall on June 26, 2012, at 6:00 pm.

Questions, comments, or concerns should be directed to Ron Guerra, Director of Construction and Renovation, High Point University at 336-841-9363.

We look forward to answering your questions and receiving your input.

Sincerely yours,

HIGH POINT UNIVERSITY

Ron Guerra
Director of Construction and Renovation

May 14, 2012

Subject: **Citizen Information Meeting, Wednesday, May 30, 2012, N. Centennial St. / Willoubar Terr. / North Ave.**

A Citizen Information Meeting will be held on Wednesday, May 30, 2012, at **5:30 pm** in Norton Hall, Room 202, (corner of University Avenue and West College Drive) for the purpose of allowing us to inform you about our development plan and zoning proposal.

High Point University has filed an application with the City of High Point for the rezoning and land use plan map amendment (from RS 7 to CZ PI) of the block bordered by Willoubar Terrace, North Avenue, and Centennial Street. The zoning change requested is from RS 7 to CZ PI. The property consists of 14 lots and approximately 3.4 acres.

We have enclosed for your review a Conditional Use District Zoning Citizen Information Meeting Statement made available by the City of High Point, which may help clarify the rezoning process and requirements.

The next meeting of the Planning and Zoning Commission with a public hearing on this proposal is scheduled to take place at City Hall on June 26, 2012, at 6:00 pm.

Questions, comments, or concerns should be directed to Ron Guerra, Director of Construction and Renovation, High Point University at 336-841-9363.

We look forward to answering your questions and receiving your input.

Sincerely yours,

HIGH POINT UNIVERSITY

Ron Guerra
Director of Construction and Renovation

ALSTON, DIANE F ; ALSTON, HARRY L
911 WILLOUBAR TER
HIGH POINT NC 27262

BARNES, EDWARD RAY ; BARNES, MARGARETA C
1106 FIFTH ST
HIGH POINT NC 27262

BARNES, ROBERT LYNN
1011 WILLOUBAR TER
HIGH POINT NC 27261

BENJAMIN, PAMELA M
1220 GUILFORD AVE
HIGH POINT NC 27262

BMS INVESTMENT PROPERTIES LLC
8500 NORCROSS RD
COLFAX NC 27235

BRAUNS, HARRIET E ; BRAUNS, WILLIAM D
810 E FARRISS AVE
HIGH POINT NC 27262

GRIFFITH, DEVIN L
902 E FARRISS AVE
HIGH POINT NC 27262

HARRISS, DANA LYNN
903 E FARRISS AVE
HIGH POINT NC 27262

HAY, MARGARET A ; HAY, SOPHIE T
811 E FARRISS AVE
HIGH POINT NC 27262

HIGH POINT UNIVERSITY
833 MONTLIEU AV
HIGH POINT NC 27262

HOWELL, GEORGE W JR ; HILL, DONALD F
904 E FARRISS AVE
HIGH POINT NC 27262

MCCLERKIN, JUANITA H ; MCCLERKIN, CLARENCE GIDDEON
906 WILLOUBAR TER
HIGH POINT NC 27262

MCNEILL FAMILY INVESTMENT CO LLC
129 FAIRWAY LANE EXT
WILKESBORO NC 28697

MEYN, DEREK RYAN ; MEYN, ELIZABETH B
913 WILLOUBAR TERR
HIGH POINT NC 27262

MONTENEGRO, LAWRENCE ALAN ; MONTENEGRO, ALICE LORRAINE
817 E FARRISS AVE
HIGH POINT NC 27262

NEUGENT, KENNTH EDWARD
808 E FARRISS AVE
HIGH POINT NC 27262

OHEARN, PATRICK J
901E FARRISS AVE
HIGH POINT NC 27262

OWENS, DANIEL HERBERT
2813 HACKNEY WAY
JAMESTOWN NC 27282

ROTHROCK, RILLA LEE
PO BOX 1397
THOMASVILLE NC 27361

SHAH, ZAHIR ; SHAH, NINA A
1504 VALLEY RIDGE DR
HIGH POINT NC 27260

SHELTON, SHARON L
87 LONG POINT DR
HIGH POINT NC 27262

SPRADLEY, JESSE DAVID
809 E FARRISS AVE
HIGH POINT NC 27262

WILLIAMS, C B ; WILLIAMS, PATRICIA M
806 E FARRISS AVE
HIGH POINT NC 27262

ALSTON, DIANE F ; ALSTON, HARRY L
911 WILLOUBAR TER
HIGH POINT NC 27262

AUSTIN O'QUINN LLC
221 CASCADE DR
HIGH POINT NC 27265

AUSTIN, KATE S S TRUST
4287 LUMSDEN LN
HIGH POINT NC 27265

BARNES, ROBERT LYNN
1011 WILLOUBAR TER
HIGH POINT NC 27261

BMS INVESTMENT PROPERTIES LLC
8500 NORCROSS RD
COLFAX NC 27235

BOLDS, LISA RENEE
1003 N CENTENNIAL ST
HIGH POINT NC 27262

BRAUNS, HARRIET E ; BRAUNS, WILLIAM D
810 E FARRISS AVE
HIGH POINT NC 27262

BROWN, DAWN A ; AUSTIN, LISA L
4287 LUMSDEN LANE
HIGH POINT NC 27265

BYERS, JIMMIE L ; EVANS, DORIS JOHNSON BYERS
510 NORTH AVE
HIGH POINT NC 27262

CANTRELL, JAMES L
707 SHERWOOD PL
HIGH POINT NC 27262

COX, DANNY LLOYD
1478 CURRY RD
KERNERSVILLE NC 27284

DAWKINS, MILTON RAY ; DAWKINS, DONNA H
513 WOODROW AVE
HIGH POINT NC 27262

HARRIS, LAFONZA E
3959 VALLEY CT APT B
WINSTON SALEM NC 27106

HIGH POINT UNIVERSITY
833 MONTLIEU AVE
HIGH POINT NC 27262

HOBSON, JAMES B ; HOBSON, SUSAN M
106 SHADOW VALLEY RD
HIGH POINT NC 27262

HUTCHINS, TERRY
4651 JAMESFORD DR
JAMESTOWN NC 27282

JOHNSON, MICHAEL ; JOHNSON, CAROLYNE
489 ROBIN LN
ARCHDALE NC 27263

JONES, KERRY L
2401 WILDCREST CT
HIGH POINT NC 27265

KIRBY, OTIS LEE ; KIRBY, LIZZIE
907 N CENTENNIAL ST
HIGH POINT NC 27262

LITTLEJOHN, DEVOIN K
913 N CENTENNIAL ST
HIGH POINT NC 27262

MARTE, ANA J
901 N CENTENNIAL ST
HIGH POINT NC 27265

MAURICE FOUST PEACE IRREVOCABLE TRUST ; MEISENBACH, JANET P TR ; PEACE, GEORGE TR
126 COACHLIGHT TRL
BURLINGTON NC 27215

MCCLERKIN, JUANITA H ; MCCLERKIN, CLARENCE GIDDEON
906 WILLOUBAR TER
HIGH POINT NC 27262

MCINTYRE, JOHN
3607 BLAIRWOOD ST
HIGH POINT NC 27265

MEYN, DEREK RYAN ; MEYN, ELIZABETH B
913 WILLOUBAR TERR
HIGH POINT NC 27262

MONTGOMERY INVESTMENTS
1177 SWEETBRIAR RD
HIGH POINT NC 27262

MULLIS, KEVIN E
143 PAUL KENNEDY RD
THOMASVILLE NC 27360

NEUGENT, KENNTH EDWARD
808 E FARRISS AVE
HIGH POINT NC 27262

ROTHROCK, RILLA LEE
PO BOX 1397
THOMASVILLE NC 27361

SCROGGINS, JAMES A ; SCROGGINS, SABRINA P
1007 N CENTENNIAL ST
HIGH POINT NC 27260

SHAH, ZAHIR ; SHAH, NINA A
1504 VALLEY RIDGE DR
HIGH POINT NC 27260

SHEPARD, REBECCA L
511 WOODROW AVE
HIGH POINT NC 27262

SOWERS, RUDY STANFORD ; SOWERS, DONNA J
PO BOX 4007
EMERALD ISLE NC 28594

STONICK, EMILY
703 SHERWOOD PL
HIGH POINT NC 27262

SUGGS, JAMES F ; SUGGS, BOBBIE L
705 SHERWOOD PL
HIGH POINT NC 27262

WEEKS, JAMES THORNTON
6316 KATHERINE LOUISE DR
SUMMERFIELD NC 27358

WELBORN, LINDA DAVIS ; WELBORN, PHILLIP D
805 MACEDONIA ST
HIGH POINT NC 27260

WILLIAMS, C B ; WILLIAMS, PATRICIA M
806 E FARRISS AVE
HIGH POINT NC 27262

Sign-In Sheet

Citizens Information Meeting
Wednesday, May 30, 2012
High Point University
RS-7 to CZ-PI

Major Amendment Rezoning Case No. 11-03
Rezoning Location: North/Centennial/Willoubar Area

Name	Address	Phone No./E-Mail Address
Otis Kirby	909 N. Centennial	885-6887
✓ Lisa R. Bolds	1003 N. Centennial St.	(336) 965-2836/bolds.lisa@yahoo
Zahir Shah and Nina Shah	1001 Willoubar Ter	HP. NC 27262
Robby Barnes	1011 willoubar Terr	8898003
DEVON Littlejohn	913 N. Centennial St	336/561-9437 336 889653
Anthony Robinson	" "	" "
Floyd D Marshall	1503 Deupree Ave	
Barbara Wilson	907 N Centennial	2393988364
James Weeks	1001 N. Centennial	915-6913