

City of High Point

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

Meeting Agenda

Monday, December 19, 2011

4:45:00 PM

Council Chambers

Committee of the Whole

*Rebecca R. Smothers, Mayor
Latimer B. Alexander, IV, Mayor Pro Tem
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 - Council Member Alexander, Chair**

Committee Members - Whitley, Smothers, Corey

110253 Contract - Bid No. 52-11611 - Hartley Drive Extension

Award of contract for Bid No. 52-11611 for the Hartley Drive Extension (North Main Street to Westover Drive at Shadow Valley Road). Purchasing and Engineering Services recommends that contract be awarded to Vecellio & Grogan in the amount of \$9,160,375.38 which is the lowest responsible and responsive bidder meeting specifications.

110254 Contract - Bid No. 1829-102611 - PLC Data Highway Upgrade for Ward Water Treatment Plant

Award of contract awarding Bid No. 1829-102611 for the PLC Data Highway Upgrade for the Ward Water Treatment Plant. Purchasing and the Public Services Department recommends that contract be awarded to Fortech, Inc. in the amount of \$112,000.00 which is the lowest responsible and responsive bidder meeting specifications.

110255 Utilities Receivable Write-off for FY 2007-2008

Council is requested to approve the write-off uncollected utility accounts in the amount of \$492,965.82 for FY 2007-2008.

110256 Contract - CIGNA 2012-2013 Employee Health & Dental Insurance Renewal

Council is requested to authorize the City Manager to execute contract with CIGNA for the employee health and dental insurance for the contract period of April 1, 2012 - March 31, 2013.

110257 City of High Point Annual Audit - July 1, 2010 - June 30, 2011

Council is requested to confirm receipt of the City of High Point Annual Audit for the period of July 1, 2010 - June 20, 2011 as presented by the City Manager and Director of Finance.

PUBLIC SAFETY & COMMUNITY DEVELOPMENT COMMITTEE - Council Member Bernita Sims, Chair

Committee Members - Alexander, Douglas, Corey

110258 Ordinance - Demolition of Structure - 903 E. Lexington Avenue

Adoption of ordinance ordering the inspector to effectuate the demolition of a dwelling located at 903 E. Lexington Avenue belonging to Roy C. Simmons (deceased).

110267 Ordinance - Concealed Handguns in City Parks

City Council is requested to adopt an ordinance to comply with new state legislation related to concealed handguns in city parks.

110268 Conveyance of Property to Unity Builders

Staff requests Council to authorize the City Attorney's office to take action as necessary for the conveyance of property located at 804 George Place, 806 George Place, 700 Vail Avenue, 702 Vail Avenue, 610 Vail Avenue, 608 Vail Avenue, and 602 Vail Avenue.

**PLANNING, ECONOMIC DEVELOPMENT & INFORMATION TECHNOLOGY
COMMITTEE - Council Member Whitley, Chair**

Committee Members - Sims, Henley, Moore

110259 Resolution of Intent - Annexation 11-05 - City of High Point

Approval of a Resolution of Intent that establishes a public hearing date of Tuesday, January 17, 2012 at 5:30 p.m. to consider the annexation of City owned property of approximately 6.8 acres. The area to be annexed is lying west of the Guilford/Davidson County line, north of the Westover Park subdivision, west of Shadow Valley Road and south of Westover Drive. The property is also known as Davison County Tax Parcels 0100800000002B, 01008A0000001 and 01008A0000003.

110260 Resolution of Intent - Street Abandonment 11-08 - Sherwood Place

Approval of a Resolution of Intent that establishes a public hearing date of Tuesday, January 17, 2012 at 5:30 p.m. to consider a request to abandon an unimproved portion of Sherwood Place located between N. Centennial Street and Willoubar Terrace.

110261 City of High Point- Land Use Plan 11-04

A request by the City of High Point Planning and Development Department to amend the Land Use Plan for eight Core City neighborhoods predominately from higher intensity to lower intensity designations in accordance with the recommendations of the Core City Plan.

Pending Items**110234 Resolution - Street Abandonment 11-07 - City of High Point - Gaylord Court**

A request by the Technical Review Committee to abandon a partially improved street right-of-way, known as Gaylord Court, located along the north side of Washington Street approximately 900 feet west of Eccles Place.

11/21/2011 Committee of the Whole referred

Planning , Economic Dev.
& Information
Technology Committee

110239 Land Use Plan Amendment Case 11-04 - City of High Point - Core City Plan

A request by the City of High Point Planning and Development Department to amend the Land Use Plan for eight Core City neighborhoods predominately from higher intensity to lower intensity designations in accordance with the recommendations of the Core City Plan.

11/21/2011 Committee of the Whole Referred to Committee Planning , Economic Dev.
& Information
Technology Committee

MISCELLANEOUS**110265 Reappointment- ABC Board - Elizabeth Koonce**

Council is requested to confirm the reappointment of Elizabeth Koonce to the City of High Point Board of Alcoholic Control. Reappointment to be effective immediately and will expire November 15, 2014.

110266 Election of Mayor Pro Tem

Consideration of the election of Mayor Pro Tem. Term to be effective immediately and will expire at the time a new Mayor Pro Tem is elected at the organizational meeting to be held after the 2012 municipal election

PUBLIC HEARINGS ON ITEMS 5:30 p.m.**Planning , EDC & Information Technology Committee****110262 Ordinance - Annexation 11-06 - T.W. Hollingsworth, Jr.**

A request by T.W. Hollingsworth, Jr. to consider a voluntary contiguous annexation of approximately 0.48 acres located in the City's extraterritorial jurisdiction. The area to be annexed is lying approximately 175 feet south of E. Kivett Drive and S. Scientific Street, and consists of the southern portion of Guilford County Tax Parcel 0185909.

110263 Ordinance - Rezoning Case 11-13 - 321 Eastchester Drive

A request by 321 Eastchester, LLC to rezone approximately 8.2 acres from a Conditional Use Highway Business (CU-HB) and the Residential Single Family-12 (RS-12) Districts to a Conditional Zoning Highway Business (CZ-HB) District. The site is lying along the north side of Eastchester Drive, between Chester Ridge Drive and Futrelle Drive.

110264**Ordinance - Rezoning Case 11-16 - City of High Point**

A request by the City of High Point City Council to rezone approximately 91.5 acres from the Public & Institutional (PI) District to the Residential Multifamily-8 (RM-8) District. The zoning site consists of four parcels adjacent to and west of the I-74 (US 311) interchange with Greensboro Road, with two parcels lying north of Greensboro Road and two parcels south of Greensboro Road.

ADJOURNMENT

AN ORDINANCE EXTENDING THE CITY LIMITS OF THE CITY OF HIGH POINT

WHEREAS, The City of High Point has been petitioned under G.S. 160A-31, as amended, to annex the area described herein; and,

WHEREAS, the City Clerk has investigated the sufficiency of said petition and has certified it to be valid; and

WHEREAS, a public hearing on this annexation was held at the Municipal Building at 5:30 p.m. on the 19th day of December 2011; and,

WHEREAS, the City of High Point does hereby find as a fact that said petition meets the requirements of G.S. 160A-31 as amended;

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

SECTION 1. By virtue of the authority granted by G.S. 160A-31 as amended, the following described territory is hereby annexed, and made a part of the City of High Point as of December 19, 2011.

Annexation 11-06 – T.W. Hollingsworth, Jr.

Subject property is a portion of Guilford County Tax PIN 78107779036 at address: 3102 E. Kivett Drive, High Point, N.C., situated in High Point Township, Guilford County, City of High Point, North Carolina and more particularly described as follows:

Beginning at an existing 1" iron pipe marking the southwest corner of Vernon Wilson and Lonnie Ray Wilson as recorded in Deed Book 2279, Page 313, Guilford County Registry, said 1" iron pipe is also a common corner in the northern line of Lot 3A of "Final Plat, A Integrated Multiple Use Development" as recorded in Plat Book 118, page 110, Guilford County Registry; thence, from said Beginning point and along the northern line of said Lot 3A, N. 69°29'38" W. a distance of 306.35 feet to an existing concrete monument (broken) in the eastern line of Wesleyan Bible Holiness Church, Inc. as recorded in Deed Book 2729, Page 539, Guilford County Registry; thence, along the eastern line of said Wesleyan Bible Holiness Church, Inc., N. 03°22'56" W. a distance of 42.15 feet to an existing 3/4" iron pipe marking the southwest corner of J P & D Financial, Inc. as recorded in Deed Book 5905, Page 738, Guilford County Registry; thence, along the lines of said J P & D Financial, Inc. the following two (2) courses and distances: (1) S. 78°05'10" E. a distance of 195.34 feet to an existing flat bar (lawn mower blade); and (2) N. 02°03'51" W. a distance of 23.54 feet to a non-monumented point; thence, along a new line crossing through T. W. Hollingsworth and wife Jamesina Hollingsworth as recorded in Deed Book 4902, Page 21, Guilford County Registry, a curve to the right having a radius of 947.10 feet, an arc length of 140.06 feet, a chord bearing and distance of S. 65°41'08" E. 139.93 feet to a non-monumented point in the western line of said Vernon Wilson and Lonnie Ray Wilson; thence, along the western line of said Vernon Wilson and Lonnie Ray Wilson, S. 20°43'53" W. a distance of 80.16 feet to the point and place of Beginning, containing 21,292 Square Feet or 0.489 Acres more or less as prepared by Triad Land Surveying, P.C., having job number 13976.

SECTION 2. Upon and after December 19, 2011 the foregoing property and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the City of High Point, and shall be entitled to the same privileges and benefits as other parts of the City of High Point. Said territory shall be subject to municipal taxes according to G.S. 160A-31.

SECTION 3. The Mayor of the City of High Point shall cause to be recorded in the Office of the Register of Deeds for Guilford County and in the Office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1, thereof, together with a duly certified copy of this ordinance.

Adopted by City Council,
this the 19th day of December, 2011
Lisa B. Vierling, City Clerk



Memo To: Mayor Smothers and City Council Members

From: Strib Boynton

Date: December 14, 2011

Subject: Various Finance Related Issues

I am providing each of you in advance with copies of three matters that will come before you on Monday. I wanted you to have an opportunity to review them in advance of Monday's 3:00 Finance Committee meeting.

They are all routine matters that come up each year. Importantly, there are no issues or problems with any of the three. If you have any questions in advance of Monday's meeting, I ask you to please call me directly at 906.5041 and I will find a convenient time to meet with you.

The first item is the Annual Financial Statement for the Year Ending June 30, 2011. It is a clean audit. All is properly in order, and importantly, the City's finances are sound.

Attached are two audit related documents that you might want to look through. Both are located inside the cover of the audit document.

The first is a November 18, 2011 Report to the Members of the City Council from McGladrey covering a variety of financial management performance and accounting standards. The second document is a related December 12, 2011 memorandum from Jeff Moore summarizing the progress that he and his staff have made in improving our financial management practices beginning in 1998. I am extremely proud of Pat, Jeff and the rest of our staff – along with that of McGladrey's staff – for our continuing collaborative progress.

The second item is a copy of our October 30, 2011 Financial Statement. We will review it with you during the Finance Committee meeting. The format is still evolving. We plan to do this on a quarterly basis. The next quarterly review, covering the first six months of the fiscal year, will happen once we close December, most likely the first Council meeting in February.

The third item is my recommendation to continue our 2012-2013 health and dental care package with CIGNA for the April 1, 2012 – March 31, 2013 contract year. The recommendation is in the City's best interest. If you have any questions, please call me once you have read John McCrary's memorandum.

Again, please call me at 906.5041 if you have any questions that we can help with before Monday's 3:00 Finance Committee meeting.

A handwritten signature in blue ink that reads "Strib Boynton".

CC: Jeff Moore, Pat Pate, Lou Hedrick, Randy McCaslin

Publish four (4) consecutive weeks: **December 23, 30, 2011 and January 6, & 13, 2012**

RESOLUTION OF INTENT TO CONSIDER A
STREET ABANDONMENT
(Case # SA11-08)

WHEREAS, the City Council is requested to abandon an unimproved portion of Sherwood Place located between N. Centennial Street and Willoubar Terrace;

WHEREAS, G.S. 160A-299 requires the Council to first adopt a resolution declaring its intent to abandon the street and calling a public hearing on the question;

NOW, THEREFORE BE IT RESOLVED, THAT THE COUNCIL declares its intent to consider the abandonment of the street above described and sets Tuesday, January 17, 2012, at 5:30 p.m. as the date for said public hearing before the Council of the City of High Point, in the Council Chambers of the Municipal Building in High Point, on the abandonment of said street.

Persons wishing to be heard either for or against the said street abandonment are asked to be present for the hearing. The meeting facilities of the City of High Point are accessible to people with disabilities. If you need a special accommodation, call 336/883-3298 or TDD# 336/883-8517.

Further information pertaining to this request is available at the Planning and Development Department in Room 316 of the Municipal Office Building, 211 South Hamilton Street, High Point, North Carolina, 336/883-3544 or FAX 336/883-3056.

By Order of the City Council
This the 19th day of December, 2011.

Lisa B. Vierling, City Clerk

Petition Submitted By: High Point University



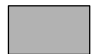
STREET ABANDONMENT REQUEST SA11-08

Applicant: High Point University

Area: 0.29 acres



Location of requested street abandonment



Previously abandoned right-of-ways

Planning & Development
Department

City of High Point

Date: December 6, 2011



Scale: 1"=250'

y/ba-pz/2011/pz/sa11-08.mxd

12-19-2011 HPEC
Mayor

Interstate 73/74 Economic Atlas of North Carolina

Piedmont Triad Rural Planning Organization
Piedmont Triad Council of Governments

May 2011



Interstate 73/74 Economic Atlas of North Carolina

May 2011

Prepared by
**Piedmont Triad Rural Planning Organization &
Piedmont Triad Council of Governments**

In partnership with:
**Cape Fear RPO • Greensboro Urban Area MPO • High Point Urban Area MPO • Lumber River RPO
Northwest Piedmont RPO • Winston-Salem Urban Area MPO**

Staff
**Hanna Cockburn, AICP, Planning Program Manager
Jesse Day, Regional Planner
Anne Edwards, Director, Regional Data Center
Malinda Ford, GIS Planner**

Route data courtesy of the North Carolina Department of Transportation and Lead Planning Agencies

Table of Contents

The Great Lakes Mid-Atlantic Route	1
Interstate Impacts	2
The North Carolina Corridor	3
Surry County	4
Stokes County	5
Forsyth County	6
Rockingham County	7
Guilford County	8
Montgomery County	10
Richmond County	11
Scotland County	12
Robeson County	13
Columbus County	14
Brunswick County	15

The Great Lakes Mid-Atlantic Route

The Great Lakes Mid-Atlantic Interstate route was first identified by Congress as a High Priority Corridor in the Intermodal Surface Transportation and Efficiency Act (ISTEA) of 1991, and later amended in the Transportation Equity Act for the 21st Century (TEA-21) in 1996. Since that time, the route has grown into two proposed interstate roads: Interstate 73 planned to connect Sault St. Marie, Michigan to Georgetown, South Carolina and Interstate 74 which will connect Portsmouth, Ohio to Myrtle Beach, South Carolina. These new routes follow existing Interstates in some places and will consist of new roadway in others as they pass through Michigan, Ohio, West Virginia, Virginia, North Carolina and South Carolina.

Though the routes have been approved by Congress, no federal dollars have been directly appropriated for construction. Since the first economic atlas was released in 2004, the North Carolina Department of Transportation has funded and constructed numerous projects within these planned corridors.

Interstate improvements are eligible for federal funding through both the National Highway System and Surface Transportation Program.

Interstate Impacts

Interstate routes have a significant impact on the states, counties and regions through which they pass. In North Carolina alone, the economic conditions in counties which are home to an interstate route are significantly better than those counties without an interstate.

Interstate Corridor Counties, North Carolina

Population, 2010	5,969,959
Population Growth Rate, 2000-2010	21.2%
Employment, 2009	2,668,214
Net Jobs Lost or Gained, 2000-2009	(4,508)
Employment Growth Rate, 2000-2009	-0.2%
Unemployment Rate, 2010	10.1%
Per Capita Income, 2008	\$32,939
Poverty Rate, 2005-2009	13.8%

Non-Interstate Corridor Counties, North Carolina

Population, 2010	3,565,524
Population Growth Rate, 2000-2010	14.2%
Employment, 2009	1,099,981
Net Jobs Lost or Gained, 2000-2009	(46,911)
Employment Growth Rate, 2000-2009	-4.1%
Unemployment Rate, 2010	10.5%
Per Capita Income, 2008	\$30,307
Poverty Rate, 2005-2009	17.3%

Sources: US Census Bureau (Population), NC Employment Security Commission (Employment, Job Growth, Unemployment Rate), US Bureau of Economic Analysis (Per Capita Income), US Census Bureau (Poverty). Data compiled by the Piedmont Triad Council of Governments.

Even in our current economic climate, the positive economic impact that Interstates bring to the North Carolina communities they serve cannot be overstated. The purpose of this document is to illustrate the current and planned routes for Interstates 73 and 74, and demonstrate the current economic conditions in the communities along the proposed corridor.

The North Carolina Corridor

The twelve counties in North Carolina through which Interstate 73/74 will pass feature both rural and urban landscapes, impacting more than 17% of the population in North Carolina. The following tables summarize the current economic conditions in North Carolina and specifically, the twelve counties within the proposed interstate corridor.

North Carolina

Population, 2010	9,535,483
Population Growth Rate, 2000-2010	18.5%
Employment, 2009	3,768,195
Net Jobs Lost or Gained, 2000-2009	(51,419)
Employment Growth Rate, 2000-2009	-1.3%
Unemployment Rate, 2010	10.2%
Per Capita Income, 2008	\$31,255
Poverty Rate, 2005-2009	15.1%

Sources: US Census Bureau (Population), NC Employment Security Commission (Employment, Job Growth, Unemployment Rate), US Bureau of Economic Analysis (Per Capita Income), US Census Bureau (Poverty). Data compiled by the Piedmont Triad Council of Governments.

The counties within the I-73/74 Corridor have experienced a more significant economic downturn than the state of North Carolina as a whole, with a greater number of net job losses than the entire state. Additionally, nearly every county within the corridor has been designated as 'distressed' by the Economic Development Administration.

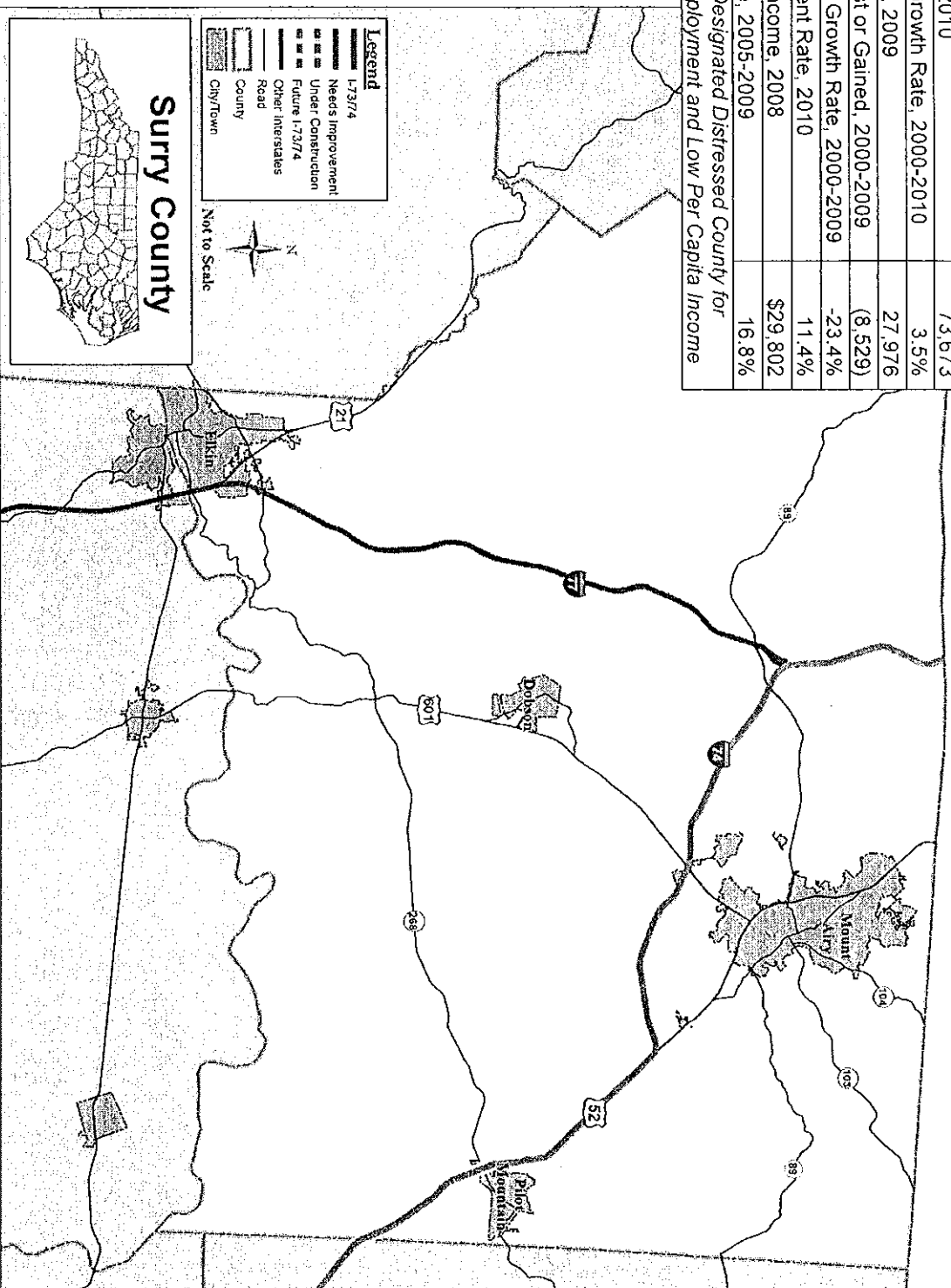
I-73/74 Counties

Population, 2010	1,605,836
Population Growth Rate, 2000-2010	12.6%
Employment, 2009	662,188
Net Jobs Lost or Gained, 2000-2009	(54,801)
Employment Growth Rate, 2000-2009	-7.6%
Unemployment Rate, 2010	10.9%
Per Capita Income, 2008	\$29,916
Poverty Rate, 2005-2009	17.3%

Surry County

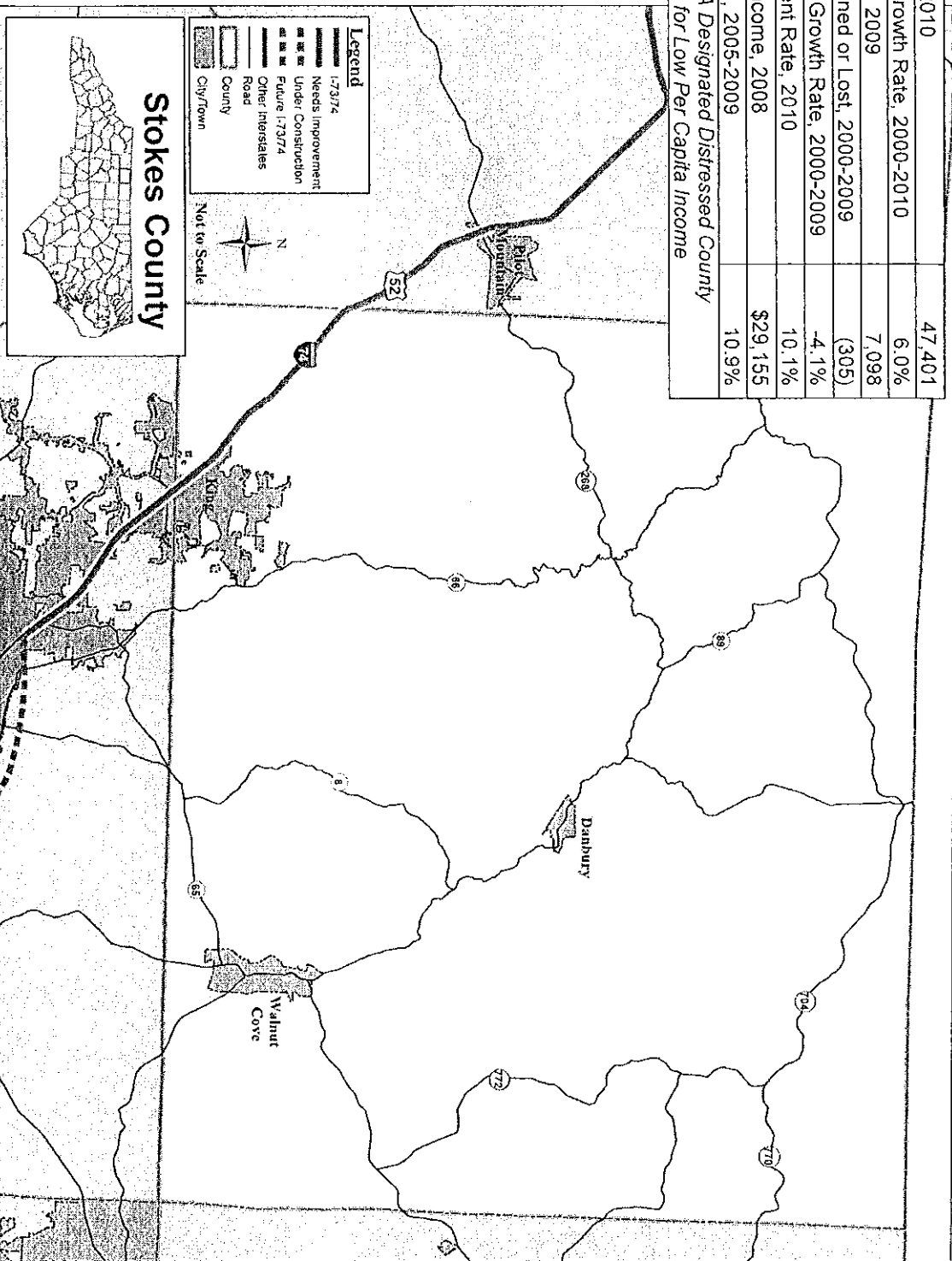
Population, 2010	73,673
Population Growth Rate, 2000-2010	3.5%
Employment, 2009	27,976
Net Jobs Lost or Gained, 2000-2009	(8,529)
Employment Growth Rate, 2000-2009	-23.4%
Unemployment Rate, 2010	11.4%
Per Capita Income, 2008	\$29,802
Poverty Rate, 2005-2009	16.8%

EDA Designated Distressed County for High Unemployment and Low Per Capita Income

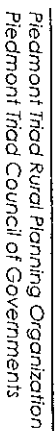


Stokes County

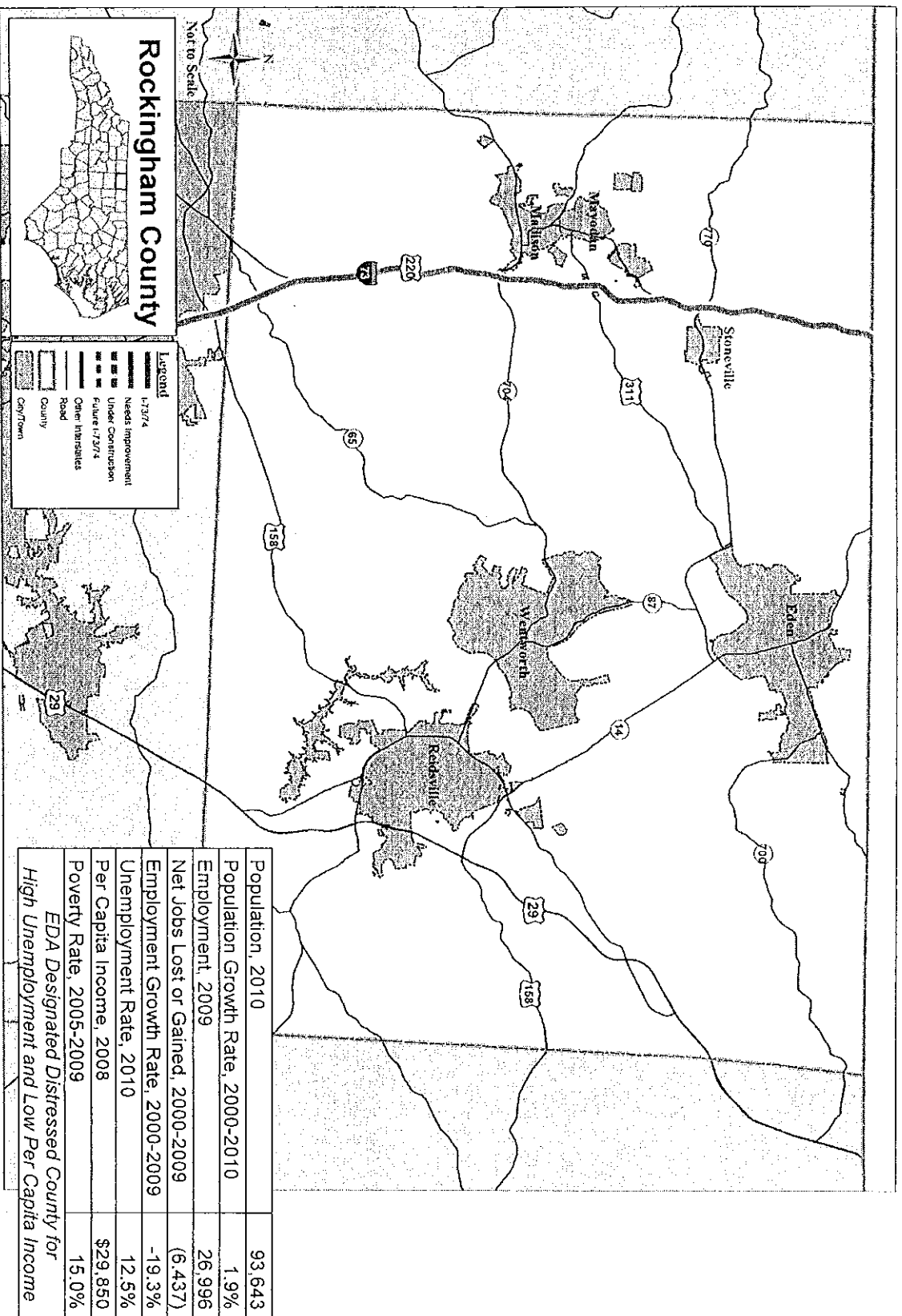
Population, 2010	47,401
Population Growth Rate, 2000-2010	6.0%
Employment, 2009	7,098
Net Jobs Gained or Lost, 2000-2009	(305)
Employment Growth Rate, 2000-2009	-4.1%
Unemployment Rate, 2010	10.1%
Per Capita Income, 2008	\$29,155
Poverty Rate, 2005-2009	10.9%
<i>EDA Designated Distressed County for Low Per Capita Income</i>	



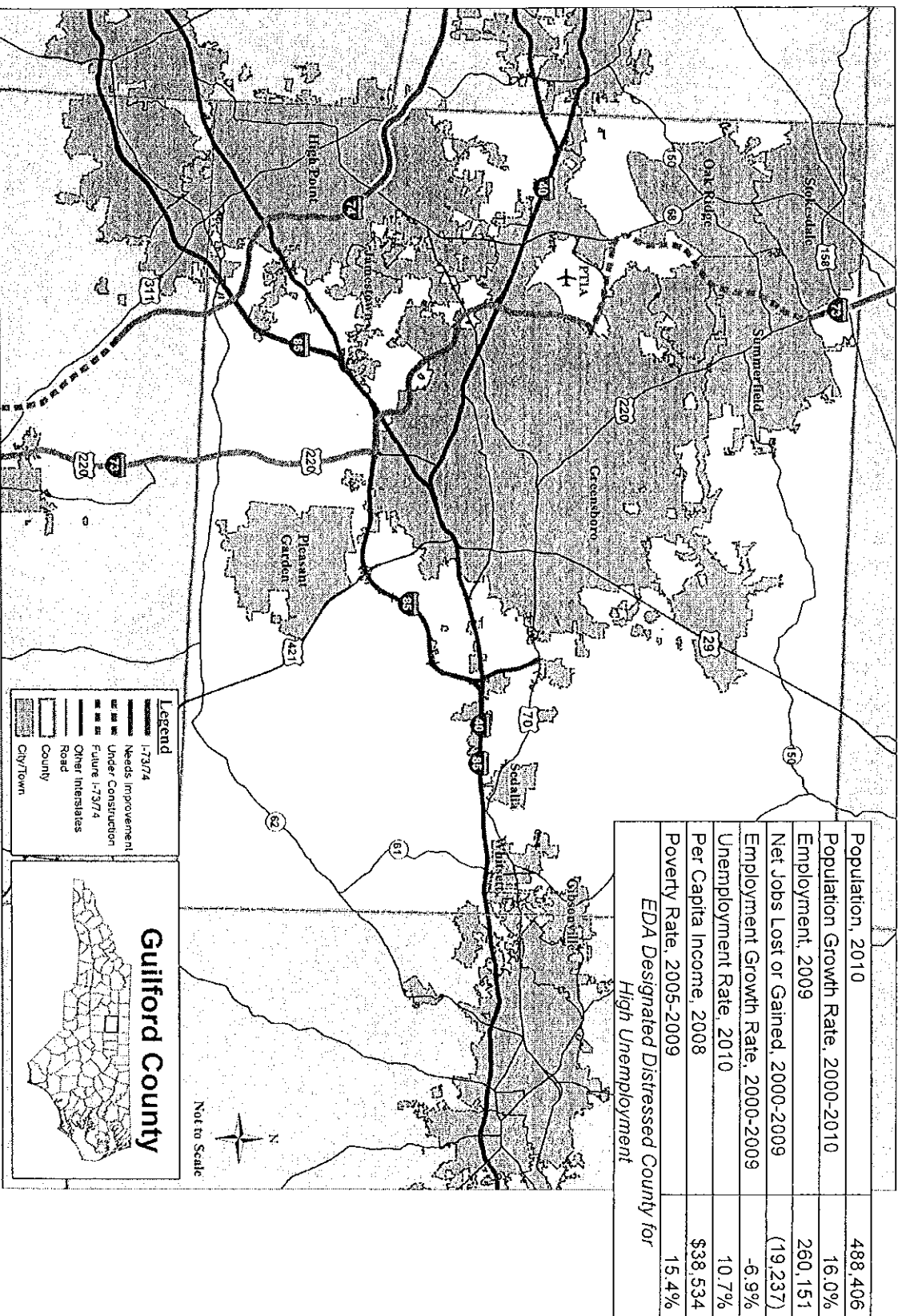
Population, 2010	350,670
Population Growth Rate, 2000-2010	14.6%
Employment, 2009	176,260
Net Jobs Lost or Gained, 2000-2009	(5,375)
Employment Growth Rate, 2000-2009	-3.0%
Unemployment Rate, 2010	9.5%
Per Capita Income, 2008	\$37,278
Poverty Rate, 2005-2009	14.7%



Rockingham County



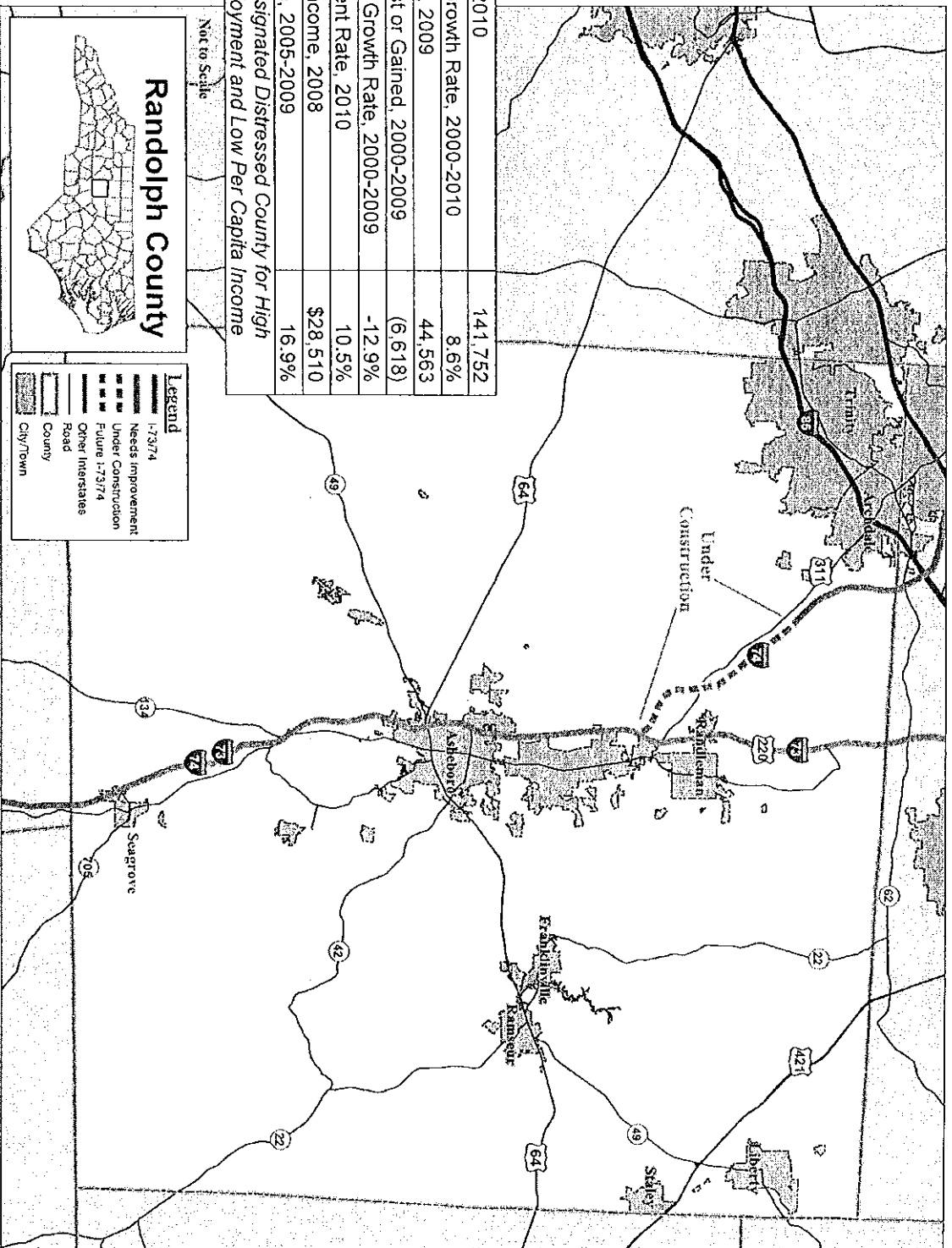
Guilford County



Randolph County

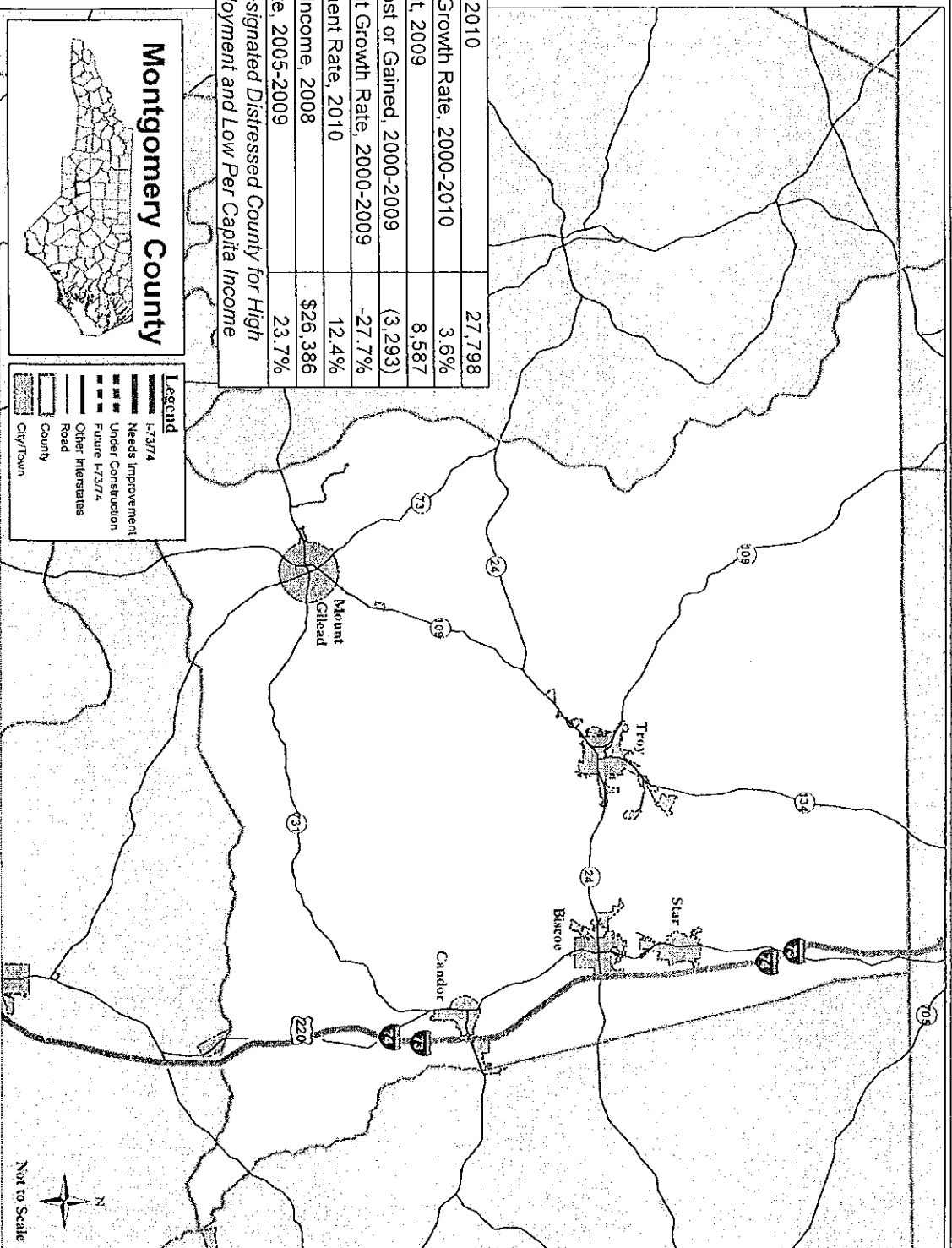
Population, 2010	141,752
Population Growth Rate, 2000-2010	8.6%
Employment, 2009	44,563
Net Jobs Lost or Gained, 2000-2009	(6,618)
Employment Growth Rate, 2000-2009	-12.9%
Unemployment Rate, 2010	10.5%
Per Capita Income, 2008	\$28,510
Poverty Rate, 2005-2009	16.9%

EDA Designated Distressed County for High Unemployment and Low Per Capita Income



Montgomery County

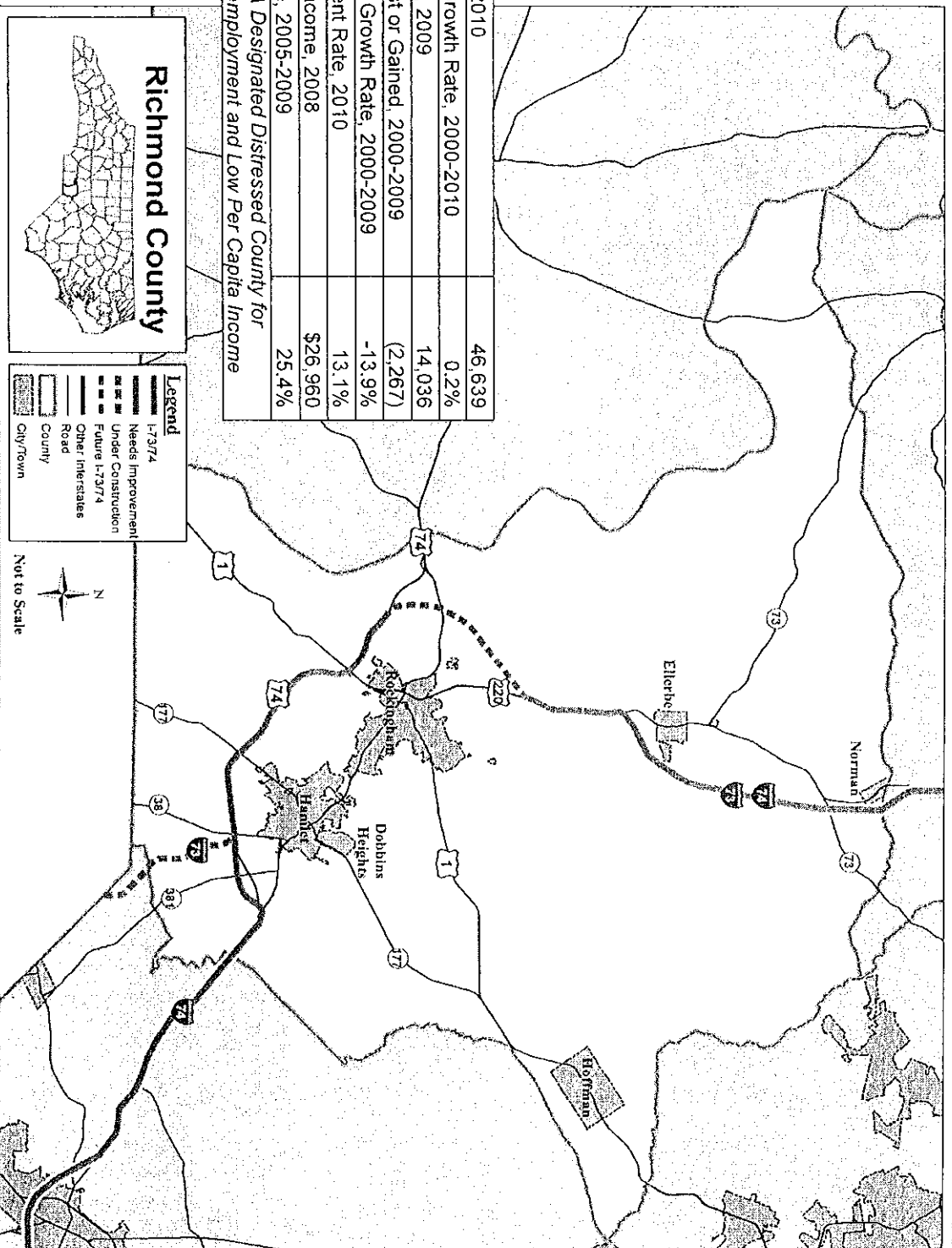
Population, 2010	27,798
Population Growth Rate, 2000-2010	3.6%
Employment, 2009	8,587
Net Jobs Lost or Gained, 2000-2009	(3,293)
Employment Growth Rate, 2000-2009	-27.7%
Unemployment Rate, 2010	12.4%
Per Capita Income, 2008	\$26,386
Poverty Rate, 2005-2009	23.7%
<i>EDA Designated Distressed County for High Unemployment and Low Per Capita Income</i>	



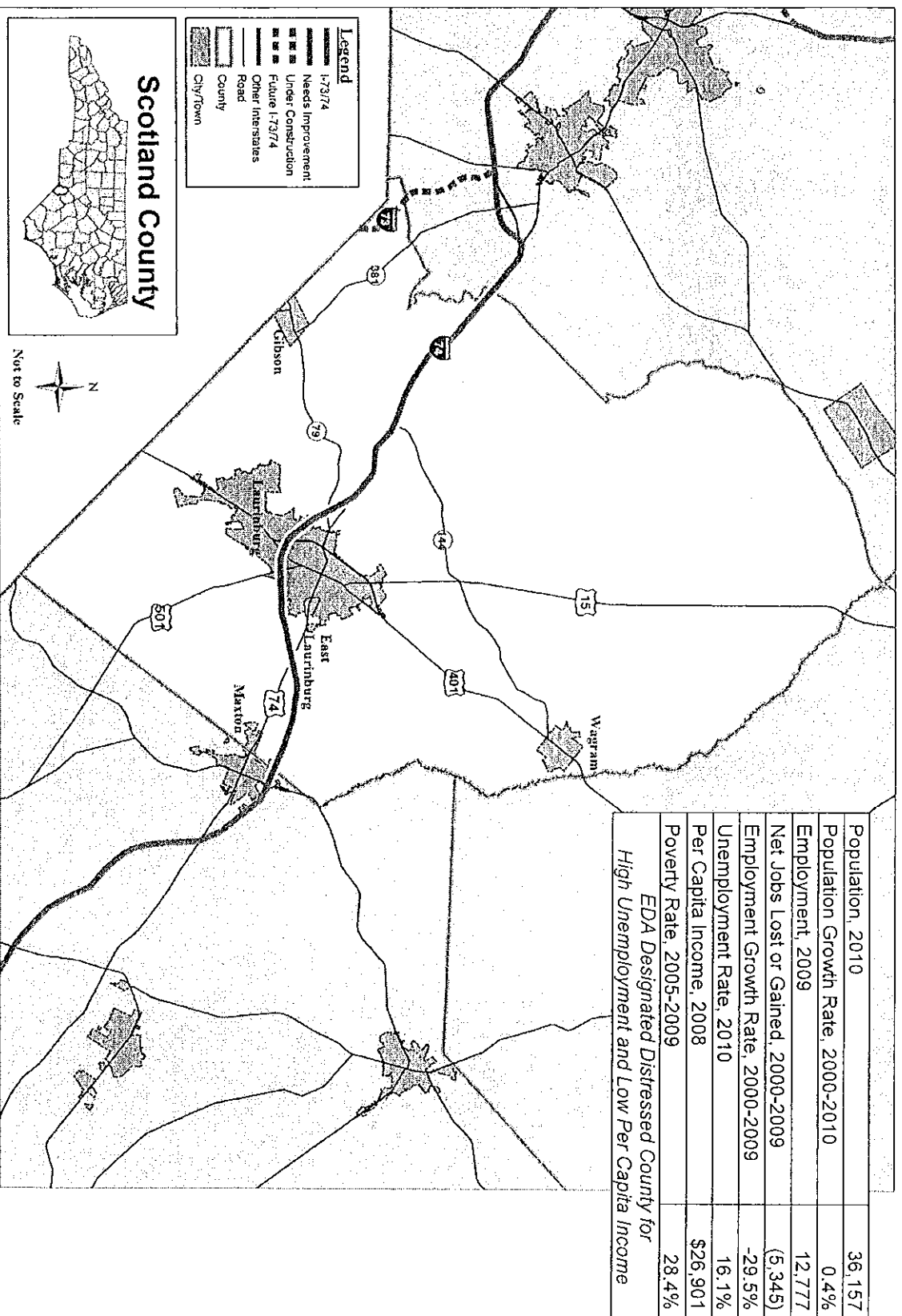
Richmond County

Population, 2010	46,639
Population Growth Rate, 2000-2010	0.2%
Employment, 2009	14,036
Net Jobs Lost or Gained, 2000-2009	(2,267)
Employment Growth Rate, 2000-2009	-13.9%
Unemployment Rate, 2010	13.1%
Per Capita Income, 2008	\$26,960
Poverty Rate, 2005-2009	25.4%

*EDA Designated Distressed County for
High Unemployment and Low Per Capita Income*



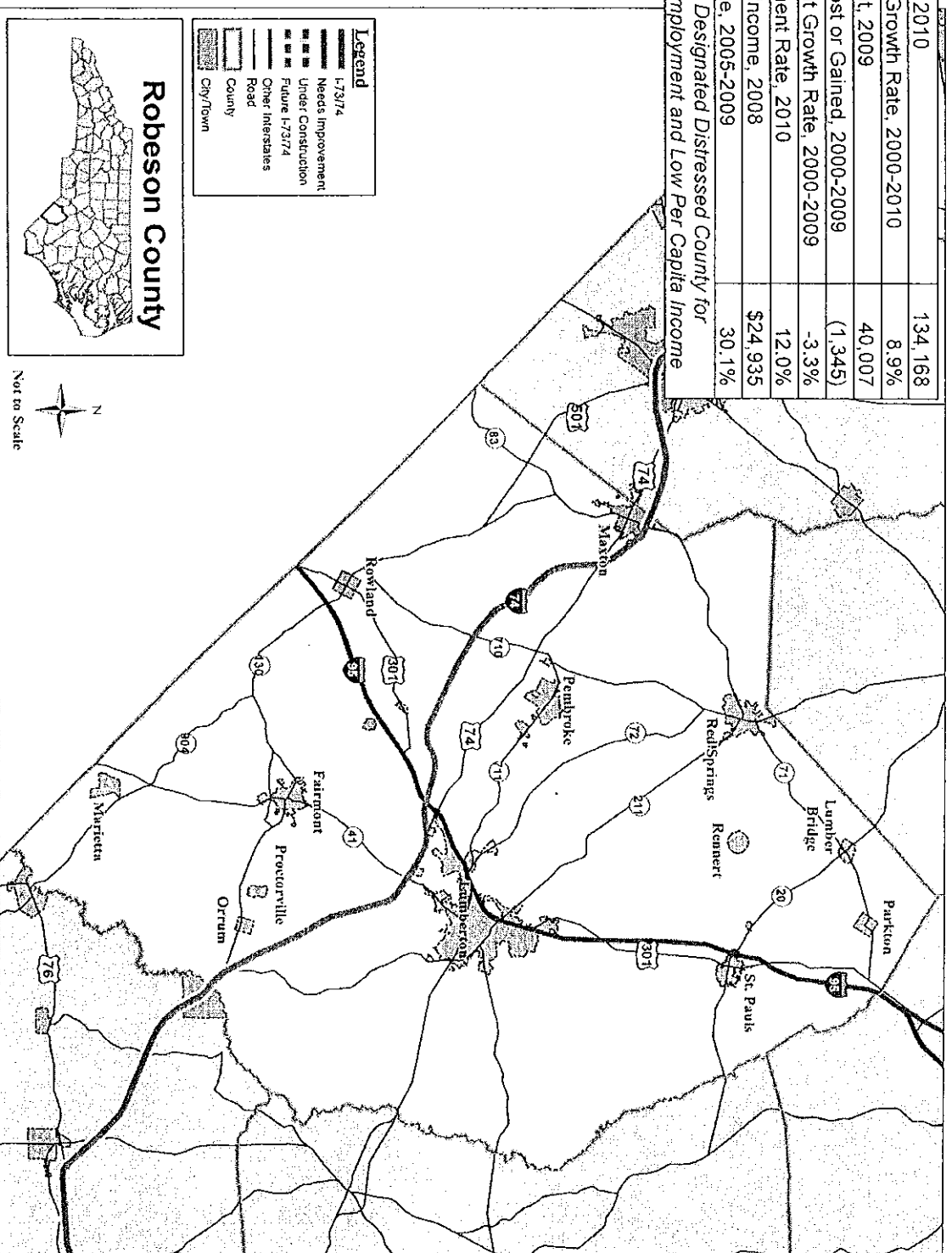
Scotland County



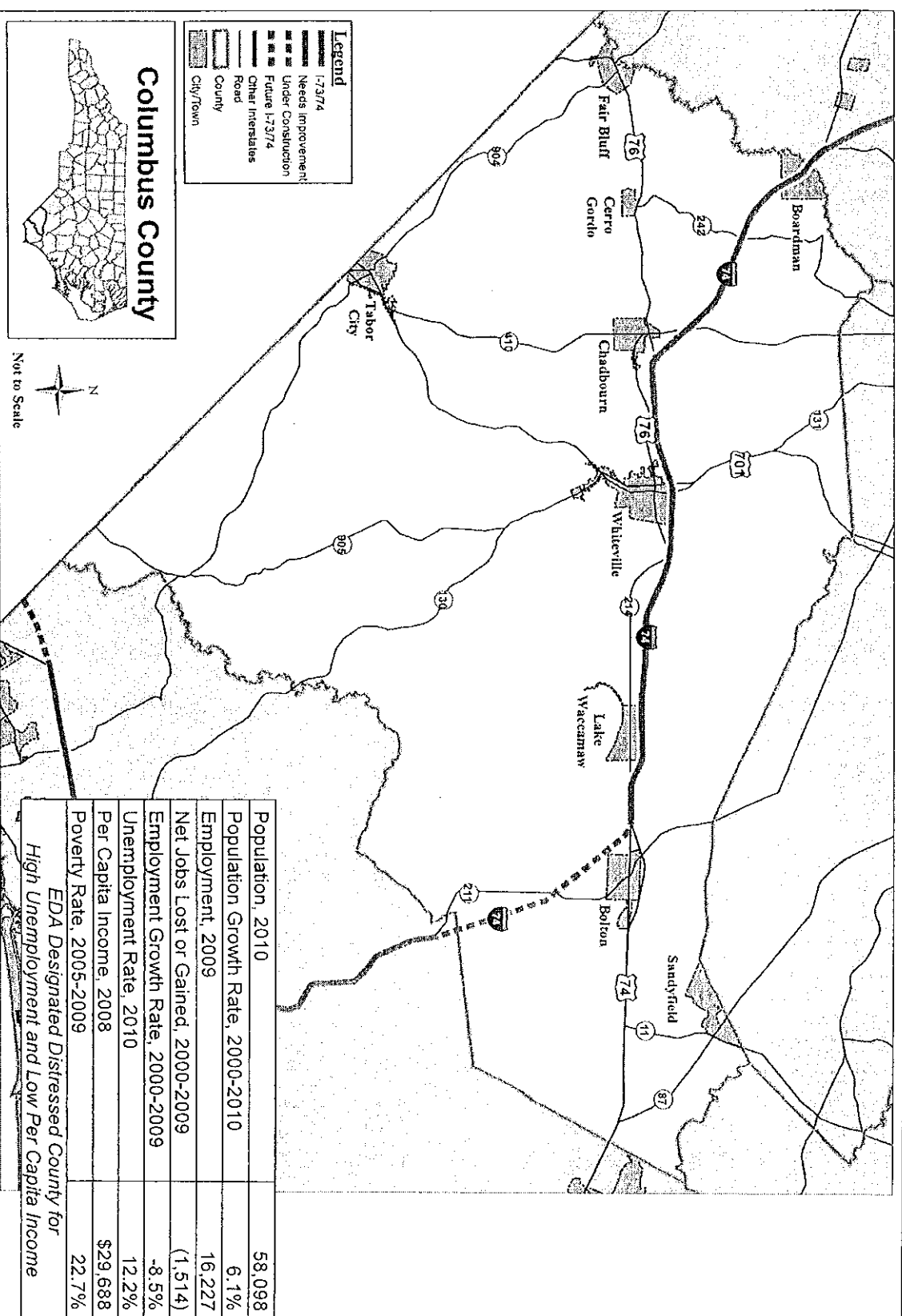
Robeson County

Population, 2010	134,168
Population Growth Rate, 2000-2010	8.9%
Employment, 2009	40,007
Net Jobs Lost or Gained, 2000-2009	(1,345)
Employment Growth Rate, 2000-2009	-3.3%
Unemployment Rate, 2010	12.0%
Per Capita Income, 2008	\$24,935
Poverty Rate, 2005-2009	30.1%

EDA Designated Distressed County for High Unemployment and Low Per Capita Income



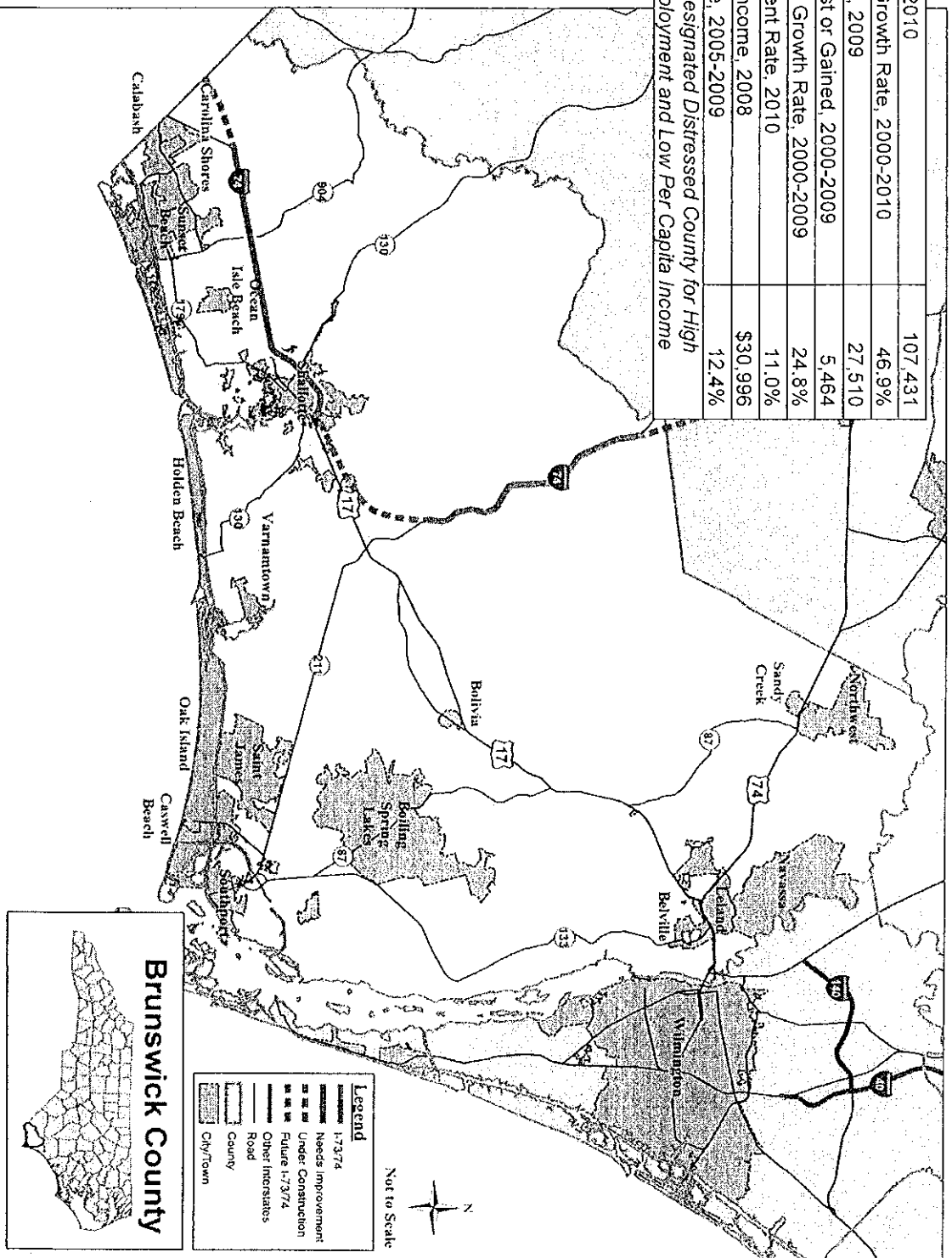
Columbus County



Brunswick County

Population, 2010	107,431
Population Growth Rate, 2000-2010	46.9%
Employment, 2009	27,510
Net Jobs Lost or Gained, 2000-2009	5,464
Employment Growth Rate, 2000-2009	24.8%
Unemployment Rate, 2010	11.0%
Per Capita Income, 2008	\$30,996
Poverty Rate, 2005-2009	12.4%

EDA Designated Distressed County for High Unemployment and Low Per Capita Income



The Piedmont Triad Council of Governments is a voluntary association of local governments, enabled by state law to promote regional issues and cooperation among its members. PTCOG has worked to address the diverse urban and rural issues of North Carolina's central Piedmont region for more than 40 years.

The Piedmont Triad Rural Planning Organization consists of five rural counties and twenty-two municipalities united to develop long-range transportation plans for the region, provide transportation information to local governments, develop and prioritize projects for the State Transportation Improvement Program and provide a forum for public involvement in the transportation planning process.

1. Conclusion

The proposed interstate system will inject billions of dollars into South Carolina and create jobs in the retail, service, warehouse, and tourism industries.

After the completion of I-73, both existing businesses and potential new businesses can benefit from the interstate. For existing businesses in the I-73 Corridor, the interstate can improve travel efficiency and produce cost savings of \$120.8 million in 2030¹ (Table 1.1).

The most immediate new businesses associated with the construction of I-73 are the service businesses clustering around interchanges. These service businesses will serve both motorists on I-73 and local residents. They can generate an economic impact of \$401.9 million and support 3,205 jobs per year in South Carolina in 2030, most of them being located in the I-73 Corridor.

It is likely that I-73 can support a distribution center in the western rural portion of the I-73 Corridor with an economic impact of \$31.1 million and 286 jobs in 2030.

The Myrtle Beach portion of I-73 to I-95, the route taken by most visitors, could boost tourism in the region by 7.1%, with an annual economic impact of \$1.4 billion in South Carolina and the creation 18,856 jobs, most in the beach area.

State and local governments of the region are expected to reap considerable fiscal benefits from this project. When the project is complete, it is estimated that in 2030, the South Carolina state government will receive \$86.1 million in sales tax, gasoline, and individual income tax. The local governments in the I-73 Corridor will receive annual tax benefits totaling \$43.2 million in 2030 in the form of local-option sales tax, hospitality, accommodation, and admission taxes.

Table 1.1 summarizes the economic impact of I-73 on South Carolina.

Table 1.1: Annual Economic Impact Summary of I-73 on South Carolina in 2030

Total	Employment	Total	State Tax	Local Tax
Total Economic Impact (\$MM)	Compensation (\$MM)	Job Creation	Revenues (\$MM)	Revenues (\$MM)
Cost Saving (Productivity)	\$120.8			
Roadside Services	\$401.9	\$138.5	3,205	\$23.1
One Distribution Center	\$31.1	\$14.5	286	\$1.7
Tourism	\$1,428.6	\$384.1	18,856	\$61.3
Total 2030	\$1,982.4	\$537.2	22,347	\$86.1
				\$43.2

Source: Chmura Economics & Analytics

¹ The year 2030 is used in this report because it coincides with the year the traffic study forecast was performed.

PLANNING AND ZONING COMMISSION RECOMMENDATION

On December 13, 2011, 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.

321 Eastchester, LLC

Zoning Case 11-13

A request by 321 Eastchester, LLC to rezone approximately 8.2 acres from a Conditional Use Highway Business (CU-HB) and the Residential Single Family-12 (RS-12) Districts to a Conditional Zoning Highway Business (CZ-HB) District. The site is lying along the north side of Eastchester Drive, between Chester Ridge Drive and Futrelle Drive.

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

Speaking in favor of the request was Mr. Rich Glover, the applicant's engineer from Jamestown Engineering, 117 East Main Street, Jamestown. Mr. Glover provided a brief overview of the applicant's request.

No one spoke in opposition to the request.

The Planning & Zoning Commission recommended ***approval*** of Zoning Case 11-13, by a vote of 8-0.

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

**STAFF REPORT
ZONING CASE 11-13
December 13, 2011**

Request	
Applicant: 321 Eastchester, LLC	Owner(s): 321 Eastchester, LLC High Point Bank & Company
Zoning Proposal: To rezone approximately 8.2 acres in order to expand an existing commercial use.	From: CU-HB Conditional Use Highway Business District RS-12 Residential Single Family-12 District
	To: CZ-HB Conditional Zoning Highway Business District

Site Information	
Location:	Lying along the north side of Eastchester Drive, between Chester Ridge Drive and Futrelle Drive.
Tax Parcel Numbers:	Guilford County tax parcels 0176192, 0176187, 0199731.
Site Acreage:	Approximately 8.2 acres.
Current Land Use:	Motor vehicle sales and undeveloped parcel.
Physical Characteristics:	The western half of the zoning site is developed; the eastern half is undeveloped and heavily wooded. An intermittent stream runs through the eastern portion of the site in an east/west direction and a perennial stream run from south to north from the mid portion of the site to its northern property line.
Water and Sewer Proximity:	An 8-inch City water line lies adjacent to the site along Eastchester Drive and Chester Ridge Drive. An 8-inch City sewer line lies adjacent to the site along Eastchester Drive.
General Drainage and Watershed:	The site drains in a general northwesterly direction and development is subject to the Oak Hollow Lake General Watershed Area (GWA) requirements. Engineered stormwater measures are required for non-residential development with an impervious surface area that is greater than 24% of the site. Built upon area may not exceed 70% of the site.
Overlay District(s):	Eastchester Scenic Corridor Overlay District Oak Hollow Lake General Watershed Area (GWA)

Adjacent Property Zoning and Current Land Use			
North:	RM-12 RS-12	Residential Multifamily-12 District Residential Single-Family-12 District	Multifamily (apartment complex) and single family dwelling
South:	CU-HB RM-12	Conditional Use Highway Business District Conditional Zoning Residential Multifamily-18 District	Motor vehicle sales establishment and multifamily (apartment complex) development
East:	GO-M	General Office-Moderate Intensity District	Veterinarian office
West:	CU-HB	Conditional Use Highway Business District	Commercial/retail sales establishment.

Relevant Land Use Policies and Related Zoning History	
Land Use Plan Map Classification:	Community/Regional Commercial: This classification includes a wider range of retail or service uses intended to serve the entire community and nearby regional customers.
Land Use Plan Goals, Objectives & Policies:	The following goals and objectives of the Land Use Plan are relevant to this request: Goal #1: Ensure that development respects the natural environment; Obj.#1. Encourage the preservation of existing trees along the City's gateway corridors and within street rights-of-way and areas of forest cover; 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:	Eastchester Drive Corridor Plan.
Community Growth Vision Statement	None
Zoning History:	There are three existing automotive dealerships in this immediate area, they are located: 1) Upon the western half of the zoning site. Commercial zoning for this use was granted in 1977 (Zoning Case 77-11); 2) At the southwestern corner of Eastchester Drive and Futrelle Drive. This site was granted a CU-HB District zoning in 1985 (Zoning Case 85-06) and zoning approval for expansion was approved in 2008 (Zoning Case 08-07); and 3) At the southeastern corner of Eastchester Drive and Futrelle Drive. This site was granted CU-HB District zoning in 2005 (Zoning Case 05-28).

Transportation Information			
Adjacent Streets:	Name	Classification	Approx. Frontage
	Eastchester Drive	Major Thoroughfare	815 ft.
	Futrelle Drive	Local Street	430 ft.
	Chester Ridge Drive	Local Street	330 ft.

Vehicular Access:	This rezoning site will take access from the existing access points on Eastchester Drive and the proposed access point on Futrelle Drive		
Traffic Counts: (Average Daily Trips)	Eastchester Drive		26,000 ADT (2009, 24-hour count)
Estimated Trip Generation:	The zoning use will generate less than 60 AM and PM peak hour trips.		
Traffic Impact Analysis:	Required		Comment
	<u>Yes</u>	<u>No</u> 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

The applicant is requesting zoning approval to allow expansion of an existing motor vehicle sales establishment. An existing motor vehicles sales use is operating upon the western half of the zoning site. The applicant desires to expand this use to the undeveloped eastern portion of the site and upon an abutting undeveloped residential zoned parcel. The applicant has requested a CZ-HB District and has submitted a draft ordinance in which they have offered the following conditions:

- Restrict the use of the site to only motor vehicle sales and its customary accessory uses.
- Improvements to the Futrelle Drive frontage of the site.
- Prohibit outdoor public address system and outdoor speakers.
- Higher landscaping standards to apply along sides streets of Chester Ridge Drive and Futrelle Drive.

The proposed conditions offered by the applicant are similar to the permits approved by previous City Councils for the other motor vehicle sales establishments along the south side of Eastchester Drive.

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 proposal is consistent with the Land Use Plan's Community/Regional Commercial designation and stated goal and objective outlined within this report.

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) The requested CZ-HB District, as conditioned, is consistent with adopted plans; 2) The site is adjacent to similar commercial uses (motor vehicles sales) to the south and southeast, and the applicant has offered a condition to restrict use of the site to motor vehicle sales use; and 3) The request does not introduce a new use into this area, rather, it will permit expansion of the existing motor vehicles sales use.

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:

<u>Factor #1</u>	Produces a development that is compatible with surrounding development character and land uses;
	<u>Staff Comments:</u> ❖ The landscaping standards of the Development Ordinance, which require installation of a Type "A" planting yard where a motor vehicles sales use abuts residential uses, will help establish compatibility with residential uses to the north. The Type A yard requires 14 trees and 33 shrubs every 100 linear feet and an average width of 50-feet which may be reduced in width by 10-feet if a minimum 5-foot high opaque fence is installed. ❖ The condition offered by the applicant to require a minimum 150 foot building setback along the northeastern portion of the site, that is adjacent to an existing single family dwelling along Futrelle Drive, further ensures development will be compatible with surrounding development.
<u>Factor #2</u>	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.;
	<u>Staff Comments:</u> ❖ The applicant has offered to restrict the use of the site to motor vehicles sales only. None of the other uses of the HB District are allowed. ❖ For the purpose of enhancing compatibility with abutting residential uses, the applicant has offered to prohibit the use of an outdoor public address system and outdoor speakers for the automotive dealership. ❖ There are currently two access points to the site from Eastchester Drive. The City's Driveway Ordinance does not permit additional access points on the site from Eastchester Drive and requires any access from side streets to be a minimum of 100-feet north of Eastchester Drive. ❖ The applicant has offered to improve the Futrelle Drive frontage of the site to meet current street design standards.

<u>Factor #3</u>	Minimizes or effectively mitigates any identified adverse environmental impact on water and air resources, minimizes land disturbance, preserves trees and protects habitat; <i>Staff Comments:</i> There is a perennial stream and an intermittent stream upon the site. Watershed regulations require a 100-foot wide buffer, as measured from the top of the bank, along both sides of the perennial stream and a 50-foot buffer along both sides of the intermittent stream.
<u>Factor #4</u>	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; <i>Staff Comments:</i> 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.
<u>Factor #5</u>	Minimizes or effectively mitigates any identified adverse effect on the use, enjoyment or value of adjacent properties. <i>Staff Comments:</i> ❖ Conditions offered by the applicant pertaining to limiting uses, prohibiting outdoor public address system and higher setback standards mitigates potential negative impacts upon abutting property owners. ❖ The landscaping standards of the Development Ordinance, which require installation of a Type “A” planting yard next to residential uses to the north, mitigates potential negative impacts upon abutting property owners.

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 existing automotive dealership use upon the western half of the zoning site was established in the late 1970’s. In the mid 1980’s a Honda dealership was established opposite the site upon the south side of Eastchester Drive, and was expanded in 2008. Finally, in 2005 a Toyota dealership was granted zoning approval and was constructed on a 7 acre parcel southeast of this zoning site between Futrelle Drive and Cook Street. Expansion of the existing use would be consistent with this pattern of development.

Development Patterns:

The proposed Conditional Zoning District would result in development that promotes a logical, preferred and orderly development pattern.

Staff Comments:

- ❖ The proposal is consistent with the Land Use Plan’s Community/Regional Commercial designation and stated goals and objectives.
- ❖ Based upon the size of the site and presence of other automotive sales uses in this immediate area, the request will be in harmony with surrounding uses in the area.

Recommendation

Staff Recommends Approval:

As addressed in the Staff Analysis section of this report, conditions offered by the applicant address objectives of the Land Use Plan and will ensure development of the zoning site will be compatible with adjacent uses. The Planning & Development Department recommends approval of the request to rezone this 8.2 acre parcel to the CZ-HB District. As conditioned, the requested CZ-HB District will be compatible with the surrounding area and in conformance with adopted plans.

Required Action

Planning and Zoning Commission:

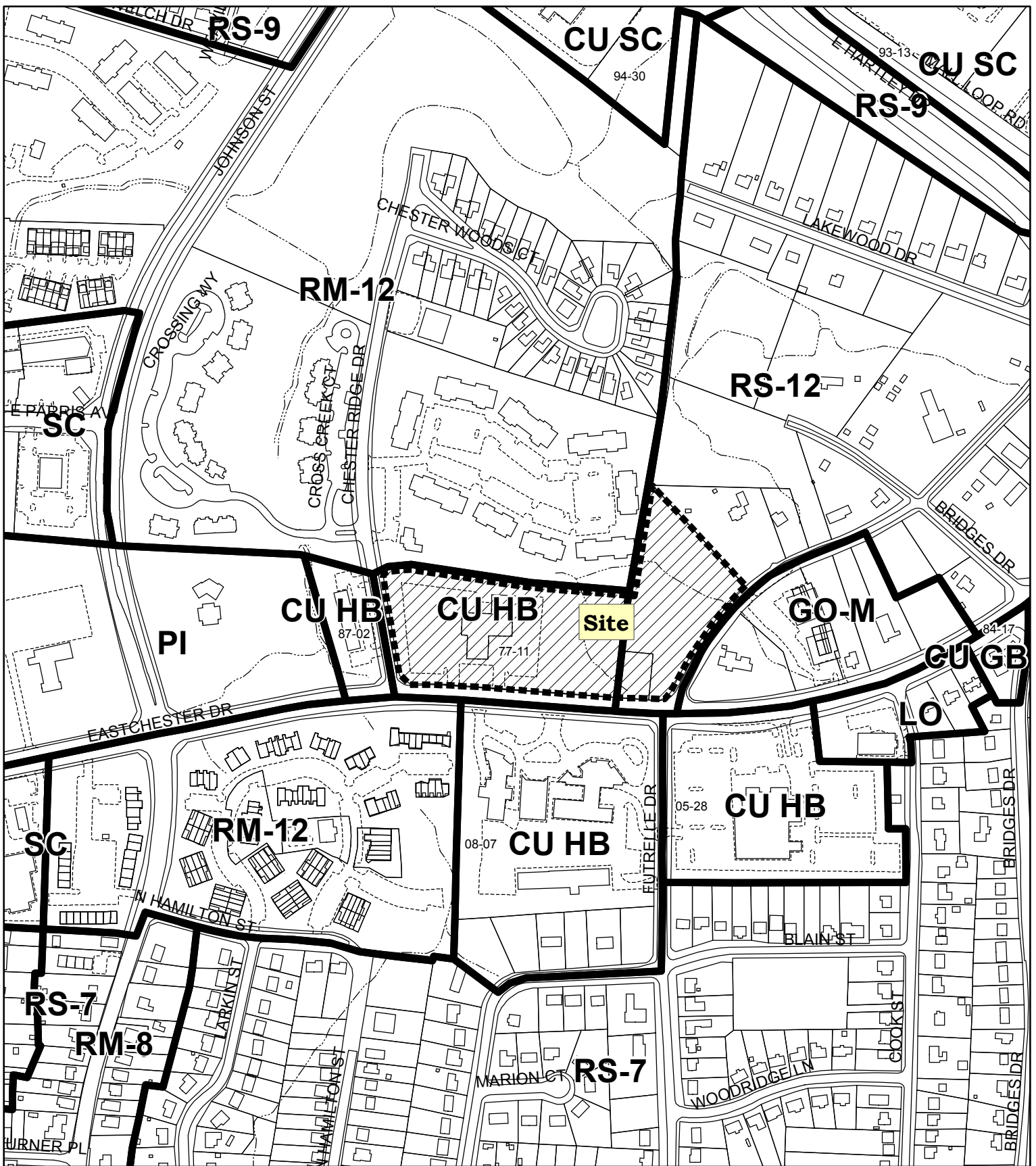
Upon making its recommendation, the NC General Statutes require that the Planning and Zoning Commission must place in the official record a statement of consistency with the City's adopted plans. This may be accomplished by adopting the statements in the Staff Analysis section of this report or by adopting 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 reviewed by Robert Robbins AICP, Development Services Administrator and Lee Burnette AICP, Director.



ZONING CASE 11-13

**From: Conditional Use Highway Business and
Residential Single Family-12**

To: Conditional Zoning Highway Business

Existing Zoning Boundary

Subject Property Boundary

**Planning & Development
Department**

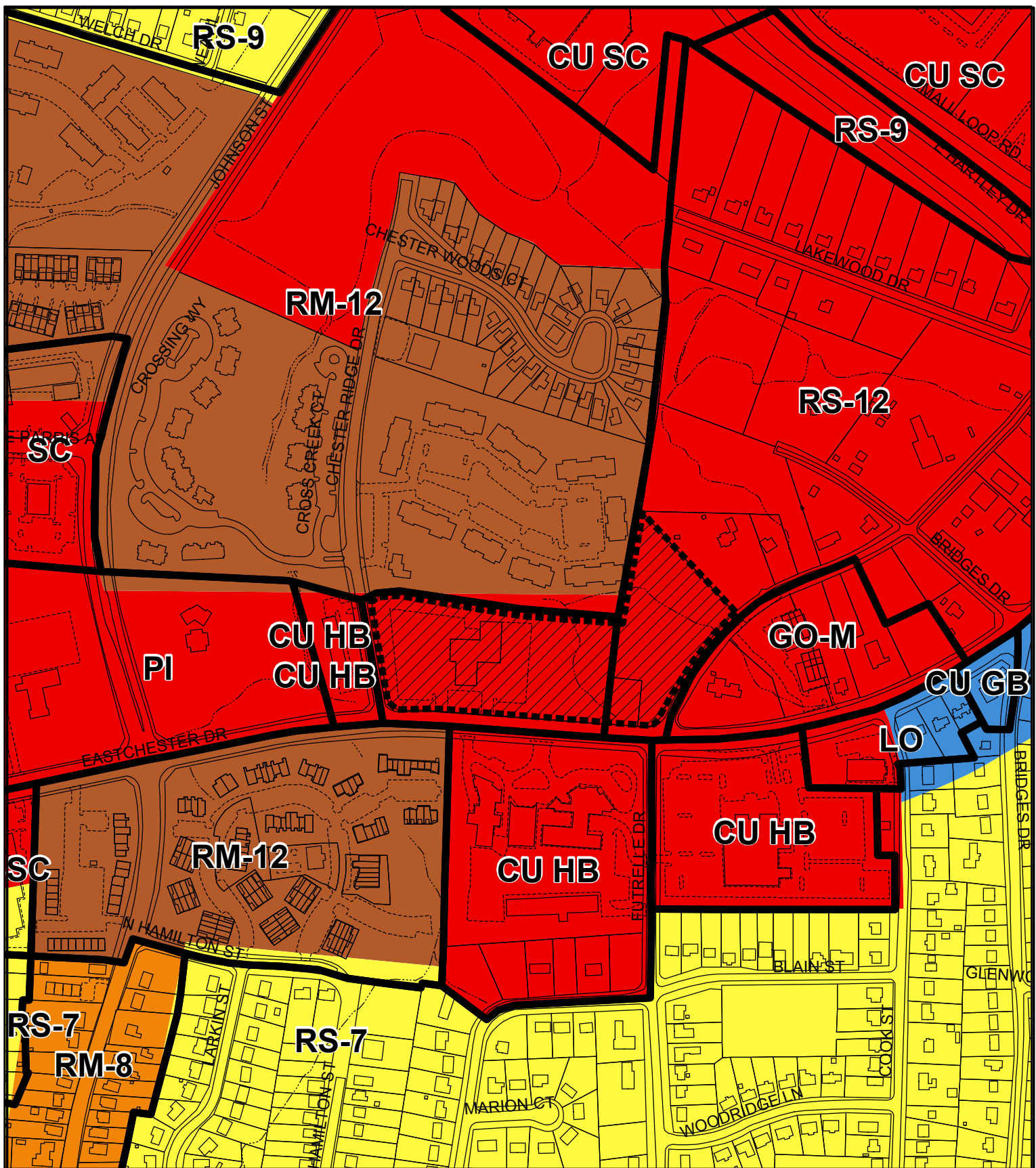
City of High Point

Date: November 16, 2011



Scale: 1"=400'

y/ba-pz/2011/pz/z11-13.mxd



ZONING CASE 11-13

Land Use Plan

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

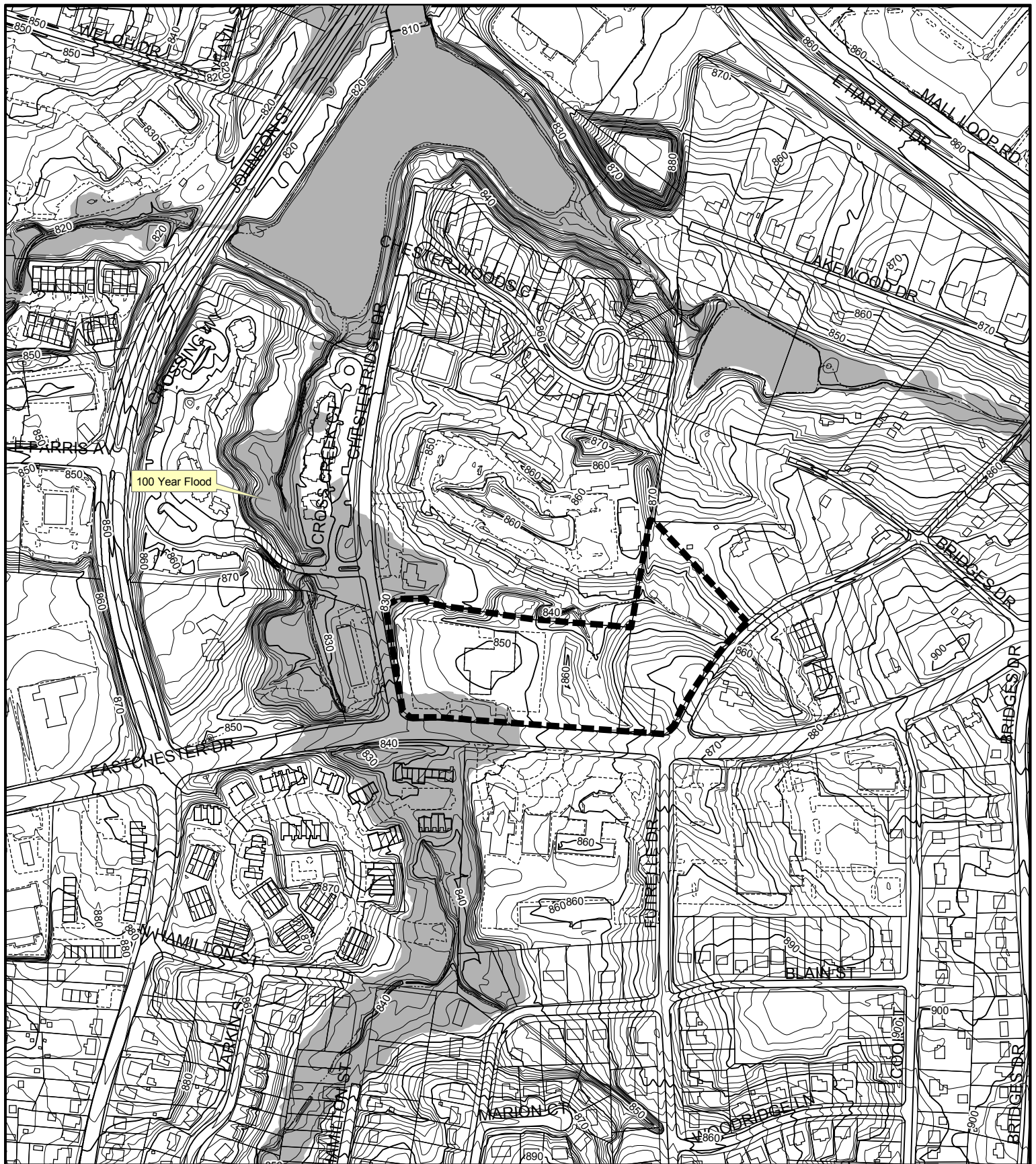
Planning & Development
Department

City of High Point

Date: December 9, 2011



Scale: 1"=400'
y:\ba-pz\2011\pz\z11-13-clu.mxd



ZONING CASE 11-13

Topography

Subject Property Boundary - - - - -

Planning & Development
Department

City of High Point

Date: December 1, 2011



Scale: 1"=400'

y:\ba-pz\2011\pz\z11-13topo.mxd

ZONING CASE 11-13



**PROPOSED USES AND CONDITIONS FOR A CONDITIONAL ZONING DISTRICT
CITY OF HIGH POINT, NORTH CAROLINA**

**Zoning Case 11-13
Conditional Zoning Highway Business (CZ-HB) District**

November 30, 2011
(Submitted)

Ordinance # _____

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.

Part I. USES: Only Motor Vehicle Sales (SIC 5511) and its customary accessory uses, subject to the requirements of the Highway Business (HB) District of the Development Ordinance and the specific conditions listed in this ordinance.

Part II. CONDITIONS:

A. Development and Dimensional Requirements.

- 1). Lot Combination: All parcels within the rezoning site shall be combined into one lot prior to any new development.
- 2). Setback from the northeastern boundary of site: A minimum 150-foot building setback shall be provided from the northern property line of Guilford County tax parcel 0199731. This setback standard shall only apply as long as the abutting parcel (Guilford County Tax Parcel 0199732) is used for residential use(s).
- 3). Outdoor Storage: Partially dismantled or wrecked motor vehicles and parts shall be stored within an opaque screened enclosure with a minimum height of eight (8) feet.
- 4). Noise from Public Address Systems and Outside Speakers: An outdoor public address system and outdoor speakers shall be prohibited upon the zoning site.

B. Landscaping, Buffers and Screening: In addition to the landscaping requirements of the Development Ordinance, the following shall be provided:

- 1). Futrelle Drive and Chester Ridge Drive frontage: A minimum 12-foot wide street yard, planted at a Type C rate, shall be provided.

C. Transportation Conditions.

1. Right-of-way Dedication and Improvements: The following shall be required continuously with any new development upon the zoning site:
 - a. The property owner shall dedicate a minimum of thirty (30) feet of right of way from the existing centerline of Futrelle Drive. In addition, dedicate a 20 ft. x 20 ft. right of way chord at the intersection of Futrelle Drive and Eastchester Drive.
 - b. The property owner shall construct half of a twenty six (26) feet wide curb and gutter cross-section along the property frontage of Futrelle Drive. Additionally widen Futrelle Drive for the first one-hundred (100) north of the intersection of Eastchester Drive and Futrelle Drive to half of a thirty six (36) feet wide curb and gutter cross-section.

DESCRIPTION OF PROPERTY: An approximately 8.2 acres lying along the north side of Eastchester Drive, between Chester Ridge Drive and Futrelle Drive. The property is also known as Guilford County Tax Parcels 0176192, 0176187 and 0199731.



November 17, 2011

To: Lee Burnette, Director of Planning and Development
From: Mark McDonald, P.E., Transportation Director 
Subject: Rezoning Case #011-13, 321 Eastchester LLC. Property located at the northwest corner of Eastchester Drive and Futrelle Drive.

My staff and I have reviewed the rezoning request and have the following comments:

A traffic impact analysis was not required for this development. To require a traffic study the proposed development must be expected to produce at least one hundred and fifty (150) trips in the AM or PM peak hour. In order to mitigate the development's impact on the surrounding roadway network the following improvements will be required on Futrelle Drive:

Right-of-Way

The property owner shall dedicate a minimum of thirty (30) feet of right of way from the existing centerline of Futrelle Drive. In addition, dedicate a 20'x20' right of way chord at the intersection of Futrelle Drive and Eastchester Drive.

Improvements

Construct half of a twenty six (26) feet wide curb and gutter cross-section along the property frontage of Futrelle Drive. Additionally widen Futrelle Drive for the first one-hundred (100) north of the intersection of Eastchester Drive and Futrelle Drive to half of a thirty six (36) feet wide curb and gutter cross-section.

The City of High Point Transportation Director shall approve all construction and improvements.

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

Citizens Information Meeting Report

Zoning Case 11-13

Submitted by: Gregory V. York, 321 Eastchester LLC

City of High Point Rezoning Case 11-13
Gregory V. York, 321 Eastchester LLC
Rezoning from RS-12 and HB to CZ-HB
321, 323 Eastchester Drive and 1801 Futrelle Drive

Report
Citizen Information Meeting
Held November 17, 2011 at 5:30pm

The meeting was held at the Vann York Auto Group Mitsubishi Showroom, 422 Eastchester Dr., High Point NC which is near the site. No property owners attended, however Mr. Dudley Moore, Sr. contacted Gregory V. York by telephone on November 16, 2011 to discuss the rezoning. Gregory V. York told Mr. Moore the property would be part of the expansion of the Vann York Auto Group General Motors franchise expansion, and those particular lots would be used for parking areas. Mr. Moore indicated to Gregory V. York that he has two lots for sale and supported the rezoning.

The sign-in sheet is attached as Attachment 1.

Also in attendance were Thomas R. (Rich) Glover of Jamestown Engineering Group.

A notification letter dated and mailed November 8, 2011 was sent to 55 parties as supplied by the High Point Planning Department. The list of parties/addresses to which it was mailed is attached as Attachment 2. The notification letter is attached as Attachment 3, and included the required statement provided by the High Point Planning and Development Department.

The meeting adjourned at 6:30pm.

Submitted by:

Gregory V. York, 321 Eastchester LLC
November 21, 2011

Citizens Information Meeting
Re: Rezoning of 321, 323 Eastchester Dr. and 1801 Futrelle Dr.
Date: November 17, 2011, 5:30 -6:30
Attendees

Attachment #1

[illegible]

Attachment #2

321 EASTCHESTER LLC
PO BOX 5668
HIGH POINT NC 27261

AUTO MALL PROPERTY LLC
PO BOX 5668
HIGH POINT NC 27262

BEAVER, WM G
1813 FUTRELLE DR
HIGH POINT NC 27262

BEDFORD, GLORIA J
RR 1 BOX 1128
LACEYVILLE PA 18623

BRADIAN INVESTMENTS LLC
1222 EASTCHESTER DR
HIGH POINT NC 27265

CARTER, JOEL
PO BOX 121
MINNEAPOLIS NC 28652

COOK, PEGGY SAUNDERS TRUST
1819 FUTRELLE DR
HIGH POINT NC 27262

CRAVER, CAROLYN ANN
1728 N HZAMILTON ST UNIT A
HIGH POINT NC 27262

D & D INVESTMENTS OF NC LLC
4220 LUPTON CT
HIGH POINT NC 27262

DYE-RHONE, KRISTY L
1614 HOLLOWAY ST
DURHAM NC 27703

EASTCHESTER ASSOCIATION INC
304 W FISHER AVE
GREENSBORO NC 27401

EDWARD & YETTA MELLON TRUST ;
MELLON, BRIAN WILLIAM ; MELLON,
EDWARD ; MELLON, M RICHARD ; MELLON,
YETTA
116 EDMERE WAY SOUTH
NAPLES FL 34105

EEA-EASTCHESTER RIDGE LLC
301 S COLLEGE ST SUITE 2600
CHARLOTTE NC 28202

FIDELITY BANK
PO BOX 8
FUQUAY VARINA NC 27526

FLETCHER, JOHN D
1728 N HAMILTON ST UNIT H
HIGH POINT NC 27262

FULTON, W GROOME JR ; FULTON, ANN C
1403 HEATHCLIFF RD
HIGH POINT NC 27262

GOMEZ, SARAH E
PO BOX 1753
SALISBURY NC 28145

GREEN, JAMES T
430 CHESTER WOODS CT
HIGH POINT NC 27262

GREESON, AMY L
428 CHESTER WOODS CT
HIGH POINT NC 27262

HENDERSON, JUANITA L
1732C N HAMILTON ST
HIGH POINT NC 27262

HIGH POINT BANK & CO
300 N MAIN ST
HIGH POINT NC 27260

HOOVER, DAVID ; PACE, STEVEN G
601E EASTCHESTER DR
HIGH POINT NC 27265

HOWARD, DONALD WAYNE ; HOWARD,
LINDA H
1205 SUNCREST DR
HIGH POINT NC 27265

KANOEY, PATRICIA B
1724 N HAMILTON ST UNIT E
HIGH POINT NC 27262

KEEVER, GARY CARL ; KEEVER, TERRIE C
1728J N HAMILTON ST
HIGH POINT NC 27262

KERSEY, JEFFREY W
PO BOX 245
SOPHIA NC 27350

KHAN, ABU-BAKR
5626 RIVERDALE DR
JAMESTOWN NC 27282

KLOSTERMAN, PAUL J
PO BOX 6662
HIGH POINT NC 27262

LACKEY, KERRI L
1724 N HAMILTON ST UNIT D
HIGH POINT NC 27262

LBG PROPERTIES LLC
PO BOX 5668
HIGH POINT NC 27262

Attachment #2 cont.

MCDANIELS, DARLENE B
1726 N HAMILTON ST APT A
HIGH POINT NC 27262

NIX, KATHLEEN E ; DENMARK, WILLIS A
PO BOX 2632
HIGH POINT NC 27261

NORTH POINTE PARTNERS III LLC
PO BOX 5778
HIGH POINT NC 27262

NORTHWOOD PROPERTIES LLC
507 EASTCHESTER DR
HIGH POINT NC 27262

OAKLEY, CYNTHIA LYNN
432 CHESTERWOODS CT
HIGH POINT NC 27262

OTTO & MOORE INC
701 EASTCHESTER DR
HIGH POINT NC 27262

PARRISH, TAMMY D
11310 CELANDINE CT
CHARLOTTE NC 28213

PASHA REAL ESTATE LLC
1805 LAKEMONT DR
GREENSBORO NC 27410

PRUITT, DAVID R ; PRUITT, KAREN C
3108 JAMES BAY CT
JAMESTOWN NC 27282

QUICK, DENNIS
1005 OAKVIEW RD
HIGH POINT NC 27265

RAY, ANNE
6315 CASHATT RD
HIGH POINT NC 27263

RAY, KEITH
1728-E N HAMILTON ST
HIGH POINT NC 27262

REYNOLDS, PAULINE D
572 PAUL'S AIRPORT RD
THOMASVILLE NC 27360

REYNOLDS, W CALVIN ; REYNOLDS,
NANCY R
603 EASTCHESTER DR STE E
HIGH POINT NC 27262

RSK EASTCHESTER PROPERTIES LLC
603 EASTCHESTER DR UNIT F
HIGH POINT NC 27262

SHEAHAN, ROBERT E ; SHEAHAN, PATI S
101 BELLWOOD CT
JAMESTOWN NC 27282

SLATE, BOBBY E ; SLATE, ANN G
1815 FUTRELLE DR
HIGH POINT NC 27262

STANFORD, RUBY T
5450 WITHERSPOON DR G410
COLFAX NC 27235

STOOKEY, DERELYS A
1726 N HAMILTON ST APT B
HIGH POINT NC 27262

TAYLOR, TYRONE ; TAYLOR, JOYE T
1730-D N HAMILTON ST
HIGH POINT NC 27262

THACKER, BRIAN WALSER
3242 NC HIGHWAY 62 EAST
LIBERTY NC 27298

THE WARDENS & VESTRY OF ST
CHRISTOPHERS EPISCOPAL CHURCH
303 EASTCHESTER DR
HIGH POINT NC 27262

WHITTINGTON, DAWN C
1730 N HAMILTON ST UNIT B
HIGH POINT NC 27262

WILSON, SHERRY C
3408 CENTRAL AVE
HIGH POINT NC 27260

ZIEMA CORPORATION
3408 CENTRAL AVE
HIGH POINT NC 27260

November 8, 2011

«First_Name» «Last_Name»
«Address_Line_1»
«City», «State» «ZIP_Code»

Re: Citizen Information Meeting, Thursday, November 17, 2011, 5:30pm – 6:30pm
Vann York Auto Mall Mitsubishi Showroom, 422 Eastchester Dr., High Point NC

Dear «Salutation»:

321 Eastchester LLC has filed an application with the City of High Point for the rezoning from RS-12 (Residential Single Family-12) and HB (Highway Business) to CZ-HB (Conditional Zoning Highway Business) of the property located at 321, 323 Eastchester Drive and 1801 Futrelle Drive.

A Citizen Information Meeting will be held Thursday, November 17, 2011 at 5:30pm at the Vann York Auto Mall Mitsubishi Showroom for the purpose of allowing us to inform you about our development plan and zoning proposal.

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.

We look forward to answering your questions and receiving your input.

Sincerely,

Greg York
321 Eastchester LLC

Florida Department of Children & Families

HOME REGIONAL CIRCUITS PROGRAMS ADMINISTRATION YOUTH STUFF NEWSROOM CONTACT US

Go

DCF Home

Substance Abuse & Mental Health



SAMH Advisory Council

- Mental Health Services Home
- Adult Mental Health Services
- Children's Mental Health Services
 - Juvenile Incompetent to Proceed (JITP)
- State Mental Health Treatment Facilities
- Florida's Adult Forensic Mental Health System
- Office of Consumer and Family Affairs
- Disaster Behavioral Health
- Transforming Florida's Public Mental Health System Brochure

TRAINING

Attachment Difficulties, Childhood Trauma, and Reactive Attachment Disorder: Clinical Guidelines for Assessment, Diagnosis and Treatment
Day 1 | Day 2
 References **Day 1 | Day 2**

CRISIS SERVICES

Baker Act Manual | Marchman Act



Veterans Resources

VISITED BY HP
RESIDENTS

Mental Health Services

State Mental Health Treatment Facilities

There are seven state mental health treatment facilities (also known as state hospitals) which are operated by the Department of Children and Families or managed by the Department via contract with a private provider. These facilities work in partnership with local communities to provide services and supports for individuals with serious and persistent mental illness who generally require more intensive treatment and psychosocial rehabilitation than what is provided in the community.

Mission

The mission of Florida's State Mental Health Treatment Facilities is to provide the highest quality mental health treatment, services, and supports to empower individuals to be actively involved in their recovery and to ensure their timely and successful return to the community or courts.

Vision

Individuals admitted to our Mental Health Treatment Facilities will receive the best clinical and rehabilitative services available, focusing on reducing severity of psychiatric symptoms, early return to the community or other appropriate placement, and continuing recovery in order for each individual to resume meaningful life roles.

Facility Capacity Information

The following table shows each state mental health treatment facility and operating capacity. The Department currently operates three facilities and contracts with private providers for the operation of five others:

Facility/Location	Public or Private Facility	Type of Facility	Operating Capacity	Counties Served
Florida State Hospital, Chattahoochee	Public	Civil Forensic	490 528	Escambia, Santa Rosa, Okaloosa, Walton, Holmes, Washington, Bay, Jackson, Calhoun, Gulf, Gadsden, Liberty, Franklin, Leon, Wakulla, Jefferson, Madison, Taylor, Pasco, Hillsborough, Pinellas (for civil admissions)
Northeast Florida State Hospital, Macclenny	Public	Civil	613	Hamilton, Suwannee, Lafayette, Dixie, Columbia, Gilchrist, Levy, Union, Bradford, Alachua, Putnam, Baker, Nassau, Duval, Clay, St. Johns, Marion, Citrus, Hernando, Sumter, Lake, Flagler, Volusia, Seminole, Orange, Osceola, Polk, Hardee, Highlands
North Florida Evaluation and Treatment Center, Gainesville	Public	Forensic	216	Statewide
South Florida Evaluation and Treatment Center, Florida City	Operated by Geo Care, Inc.	Forensic	238	Statewide
South Florida State Hospital, Pembroke Pines	Operated by Geo Care, Inc.	Civil	335	Indian River, Okeechobee, St. Lucie, Martin, Manatee, Sarasota, De Soto, Charlotte, Glades, Lee, Hendry, Collier, Palm Beach, Broward, Dade, Monroe, Brevard
Treasure Coast Forensic Treatment Center, Indiantown	Operated by Geo Care, Inc.	Forensic	223	Statewide
West Florida Community Care Center, Milton	Operated by Lakeview Center, Inc.	Civil	80	Escambia, Santa Rosa, Okaloosa, Walton

The civil and forensic facilities have a combined capacity of 2,723 beds statewide. Four hundred ninety-seven of the civil beds are currently designated as "step-down" capacity, to house


[Vendors](#) [FAQs](#) [Contact Us](#) [Home](#)
[SEARCH](#)
[GO](#)


Residential Treatment Services

Profile

[MISSION & VISION](#)
[SERVICES OFFERED](#)
[GEO CARE FACILITIES](#)
[BI INCORPORATED](#)
[JUST CARE, INC.](#)
[YOUTH SERVICES](#)
[GEO CARE LEADERSHIP](#)
[NEWS ARTICLES](#)
[INTERNSHIP PROGRAMS](#)
[VIDEO LINKS](#)

Advance Your Career

Apply online today!

[Click here](#)

Residential Treatment Services

In 1997, GEO branched into the residential health services arena with its wholly-owned subsidiary GEO Care, Inc. Since then, GEO Care has become an integral part of our business platform by establishing itself as a premier provider of mental health management and treatment services for civil, forensic, and special needs psychiatric patient populations.

GEO Care provides high-quality, innovative and effective behavioral and other special needs health care. In an effort to promote recovery and empower the people we serve to acquire and use the skills and supports necessary to achieve maximum independence, success, and satisfaction. The formation of GEO Care is part of a planned program for diversification into businesses related to our core services and builds on our expertise in community-based residential re-entry services, residential treatment for youthful offenders, comprehensive correctional health care, including alcohol and drug dependency services, group and individual therapy, as well as other institutional health care programs.

GEO Care has been partnering with state and local government agencies for over 10 years. Since then, we've revolutionized our operations and provide services in the following areas:

Civil Mental Health Services - Provides civil psychiatric hospital services to severely and persistently mentally ill adults who are involuntarily committed when community treatment alternatives are no longer effective.

Forensic Mental Health Services - Provides mental health assessments and psychiatric rehabilitation to individuals who have been declared incompetent to proceed to trial (ITP) or not guilty by reason of insanity (NGI) by the state circuit courts.

Sex Offender Treatment Services - Programs designed to treat individuals who have been civilly committed and are pre-disposed to commit violent sexual acts that endanger the health and safety of others.

Community-Based Residential Re-entry - Our community-based division provides offenders, nearing the end of their sentence, with the education and resources necessary to productively transition back into society.

Residential Treatment for Youthful Offenders - Our **Abraxas Division** provides residential and shelter care combined with behavioral health, educational rehabilitation and treatment programs for youthful male and female offenders.

Correctional Health Services - Provide mental health, medical, substance abuse and other treatment services in correctional settings, including GEO's correctional facilities.

GEO Care achievements:

- Privatized the first comprehensive state psychiatric hospital in the United States
- Significantly reduced average length of stay for civil psychiatric patients while maintaining low recidivism rates
- Decreased number of days to restore competency for forensic patients
- Increased amount of treatment delivered to patients
- Virtually eliminated restraint/seclusion
- Introduced recovery culture using treatment mall approach
- Achieved and maintained Joint Commission accreditation
- Dramatically increased civil and forensic bed utilization rate

[Home](#) [About Us](#) [Partnerships](#) [Business Services](#) [Locations](#) [Facility Operations](#) [Investor Relations](#) [News Room](#) [Careers](#)
The GEO Group, Inc. © 1997 - 2011. All Rights Reserved.
[Legal](#)



**SOUTH FLORIDA STATE HOSPITAL**

800 East Cypress Drive
Pembroke Pines, Florida 33025
United States
Phone: 954-392-3000
Fax: 954-392-3041

Contract With: Florida Department of Children and Families

Contract Award: November 1998

Type And Design: Civil mental health hospital

Capacity: 335 Beds

Received
Prisoners:

Services/Work: Finance, design, build, operate

Accreditations: The Joint Commission

In November 1998, GEO Care began operating South Florida State Hospital (SFSH) through a contract with the Florida Department of Children and Families (DCF). The contract also included the finance, design, construction and operation of a new 335 bed civil psychiatric facility that was completed in 2000 to replace the old hospital. This represented one of the first state civil psychiatric hospitals in the United States to be fully operated by a private company through a public/private partnership.

SCOPE OF WORK

The mission of the facility is to empower the people served to acquire and use the skills and supports necessary to achieve maximum independence, success and satisfaction in the environment of their choice. The population consists primarily of adults with severe and persistent mental illness that are involuntarily committed to the hospital when community treatment alternatives are no longer effective. The hospital provides a secure setting with longer term treatment by psychiatrist-led teams of clinicians. Students from various professional disciplines, such as medicine, psychology and pharmacy, also participate as part of their training regimen. The entire facility consists of one-story Mediterranean-looking buildings with barrel tile roofs, tile floors, pleasant colors and lush landscaping. The persons served live in eight residential areas, including one designed for the elderly with amenities to meet their special needs, and one for those with extraordinary medical needs. There are either one- or two-person bedrooms, each having its own bathroom. The distinctly non-institutional atmosphere not only improves the mental healthcare experience for persons served and their families, it also plays an integral part in treatment and recovery. Consistent with the role recovery philosophy, which emphasizes the opportunity to make choices, a wealth of programming is offered in the Town Center, the complex in the center of the campus. Buildings in a quadrangle shape are home to life skills programs, education and career development, an addictions program, dining areas, a gift shop, beauty parlor, chapel, and library. Gazebos and a clock tower decorate the grounds and provide gathering places for socializing. GEO Care implemented treatment programs that resulted in a dramatic

improvement in quality and significant savings to the state. Listed below are some of the accomplishments that have been achieved.

OPERATIONAL MILESTONES

Implementing a New Recovery Culture at SFSH

Before Partnership

- Deteriorating 1950's facility
- Never accredited in 40-year history
- Major class-action lawsuit concerning patient abuse and poor conditions
- Custodial Care

After Partnership

- New (2001) state-of-the art facility – cost for GEO Care to build and operate new facility is less per bed than state spent with previous private operator
- Joint Commission Accreditation within 10 months – in the old buildings
- Lawsuit dismissed
- Active individualized patient treatment plans/programs
- Significantly reduced average length of stay
- Increased persons served – low recidivism rate
- Virtually eliminated use of restraint/seclusion
- Successfully implemented and launched Electronic Medical Records (EMR)

For more information [click here to enter The GEO Care site.](#)

• [Print Page](#) • [Close Window](#)

SOUTH FLORIDA STATE HOSPITAL PEMBROKE PINES, FLORIDA

12-19-2011 HDCC
David Couch, David Griffin





**MONTGOMERY COUNTY MENTAL
HEALTH TREATMENT FACILITY**

700 Hilbig Road
Conroe, TEXAS 77301
United States
Phone: 936-522-4200
Fax: 936-756-9671

Contract With: IGA through Montgomery County with Texas
Department of State Health Services

Contract Award: 12-1-2010

Type And Design: **Forensic Mental Health Residential Treatment**

Capacity: 100-bed

Received
Prisoners: 3-1-2011

Services/Work: Forensic Mental Health

Accreditations: The Joint Commission: Application has been
submitted

The management contract between GEO Care and the County will have an initial term effective through August 31, 2011 with unlimited two-year renewal option periods. The County in turn has signed an Intergovernmental Agreement with the State of Texas for the housing of **a mental health forensic population at the Facility**. GEO expects the Facility to open in March 2011 and to generate approximately \$12.4 million in annualized revenues for GEO.

MCMHTF is a forensic facility with over 100 beds, **designed to treat patients who are determined by the court system to be incompetent to proceed with their trial**. The mission of the facility will be to restore these individuals to competency as quickly as possible so that they may be returned to court. The partnership between the State, Montgomery County, and GEO Care, Inc. has resulted in a comprehensive plan for the operation and management of MCMHTF. In conjunction with Montgomery County Officials and the Texas Department of State Health Services, GEO Care has created a secure and therapeutic environment which will foster recovery, community and criminal justice partnerships, and continuity of care. GEO Care's experience in the operation and management of forensic hospitals is extensive, reducing patient seclusion and restraint, and creating working relationships with local advocacy organizations. As a licensed psychiatric facility, our high quality operations will meet or exceed local, state, and federal contractual requirements as well as the accreditation standards of The Joint Commission.

We believe that our approach to mental health treatment is parallel with the approach of the Texas Department of State Health Services for Mental Health Transformation. GEO Care is committed to the Department's goals of complete patient transformation and recovery. The ultimate goal of both parties is to construct a solid mental health system that promotes wellness, resilience, and recovery. GEO Care will promote and support this innovative system in Montgomery County where the quality of care is the highest priority. By providing effective and timely treatment to those in need, GEO Care will continue to seamlessly administer a continuum of care across all agencies

[For more information click here to enter The GEO Care site.](#)

[Print Page](#) [Close Window](#)

MONTGOMERY COUNTY, TEXAS





COLUMBIA REGIONAL CARE CENTER

7901 Farrow Road
Columbia, South Carolina 29203
United States
Phone: 803-935-0505
Fax: 803-935-4569

Contract With: South Carolina Department of Mental Health
Georgia Department of Corrections
Alabama Department of Corrections
United States Marshals Service
Immigration and Customs Enforcement
County Jails

Contract Award: 1998

Type And Design: Forensic/Correctional Healthcare

Capacity: 354

Received Prisoners:

Services/Work: Facility Operation

Accreditations: NCCHC

The Columbia Regional Care Center, in Columbia, South Carolina, is the only private detention healthcare facility in the United States. Accredited by the National Commission on Correctional Healthcare (NCCHC), Columbia Regional Care Center is a 374-bed facility offering sub-acute, skilled, intermediate and hospice care for conditions such as AIDS, cancer, cardiac disease, kidney dialysis, mental health, and special needs programs for detainees. The Center serves state and federal agencies throughout the U.S.

Cost Savings

The Columbia Regional Care Center was designed exclusively to provide cost effective detention healthcare. Referring institutions have realized savings of 20% to 50% on costs typically incurred for chronic and sub-acute detainee medical care. In an average population of 10,000 detainees, approximately 200 are typically medically or mentally dependent. When compared to the usual costs of providing healthcare to these detainees in a prison infirmary, the Columbia Regional Care Center can provide substantial savings. Savings are even more dramatic when compared to the cost of providing detainee medical care in a community hospital setting.

Services

In addition to providing detention healthcare, CRCC also provides inpatient evaluation and treatment for individuals determined to be not competent to stand trial or not guilty by reason of insanity for the State of South Carolina. This distinct part of the CRCC (soon to be accredited by The Joint Commission) is operated in partnership with the SC Department of Mental Health and Bryant Psychiatric Hospital

Visitation

Members of a patient's immediate family, 12 years of age and older, are permitted to visit. Exceptions require approval from the Chief of Security. Physical contact between patient and visitors must be kept within appropriate limits for a public setting.

Visitors may not bring food items, clothing or any other items of personal property into the facility. All items intended for an incarcerated family member, client, etc. must comply with an approved list, and must be mailed to the institution. No items will be permitted in and given to the patient at the time of a visit.

It is the patient's responsibility to advise family or friends of the rules governing visitation. Request for Visitation Privilege Forms shall be forwarded to prospective visitors by patients. The forms must be completed and returned to the CRCC for approval before any visits will be allowed.

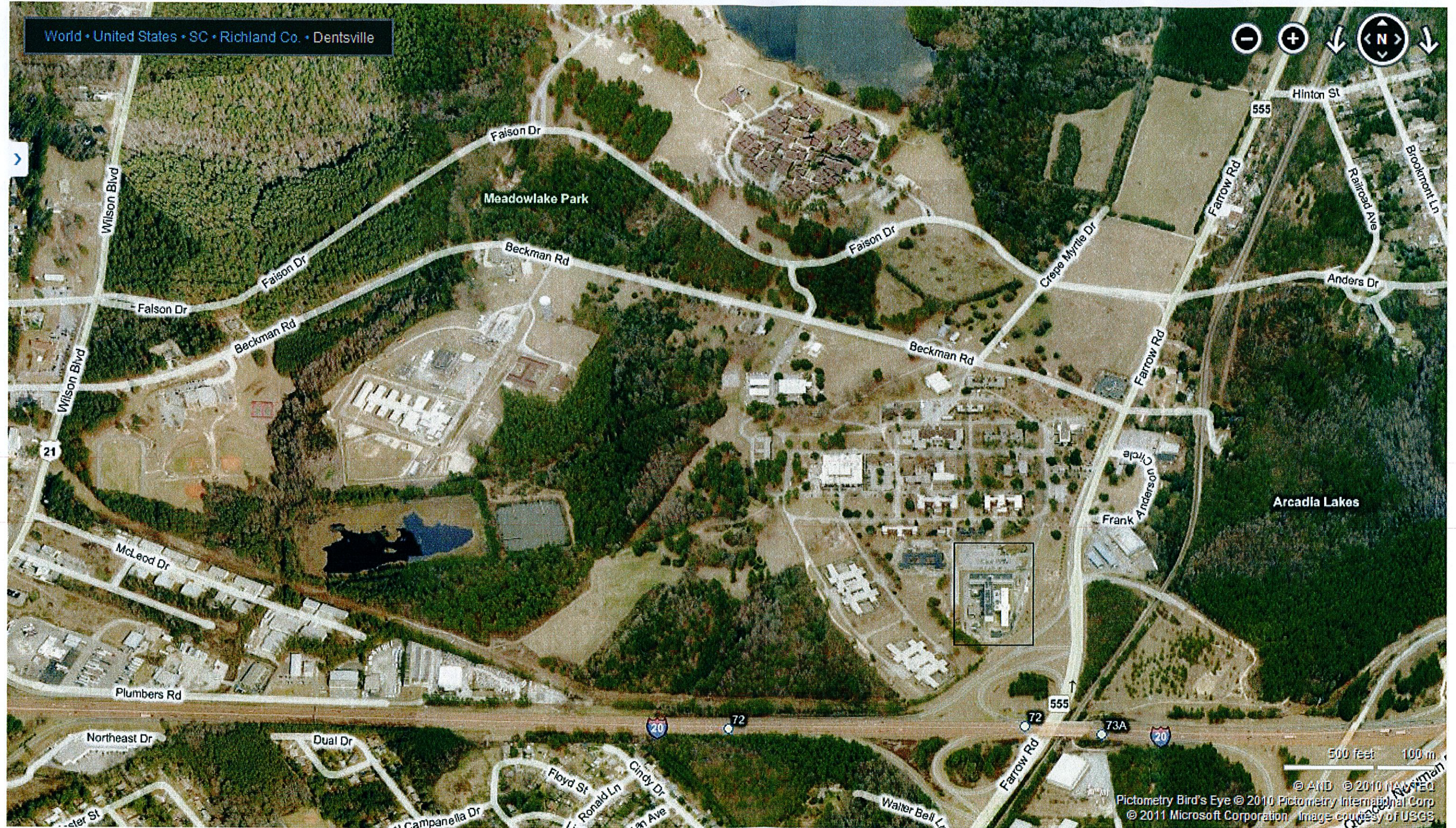
Maintaining close contact with family is encouraged. We understand the importance of family support and will do everything reasonable to facilitate it.

Note: If your family member is a patient of South Carolina Department of Mental Health (SCDMH) located at Columbia Regional Care Center, please contact the assigned social worker/case manager for visitation instructions.

[For more information click here to enter The GEO Care site.](#)

• [Print Page](#) • [Close Window](#)

COLUMBIA, SC





SOUTH FLORIDA EVALUATION & TREATMENT CENTER

18680 SW 376th Street
Florida City, Florida 33034
United States
Phone: 786-349-6000
Fax: 786-349-6028

Contract With: Florida Department of Children & Families
Contract Award: July 2005
Type And Design: Forensic mental health hospital
Capacity: 238
Received Prisoners:
Services/Work: Finance, design, build, operate
Accreditations: The Joint Commission

GEO Care began managing this facility in July 2005 through a contract with the Florida Department of Children and Families. The facility treats male and female adult patients in a secure forensic psychiatric hospital where admission into the facility is by court order from the Judicial Circuits. The contract also included the finance, design, construction and operation of a new 213 bed forensic psychiatric hospital that was completed in 2008 to replace the old facility. This represents the first state forensic psychiatric hospital that is fully operated by a private company through a public/private partnership.

SCOPE OF WORK

The South Florida Evaluation & Treatment Center (SFETC) provides mental health assessments and psychiatric rehabilitation to adults 18 and older and to juveniles adjudicated as adults. The patients have either been declared incompetent to proceed to trial or were found not guilty by reason of insanity. The facility restores individuals to competency and for those declared not guilty by reason of insanity the facility provides aggressive mental health treatment to reduce symptoms of mental illness while diminishing an individual's risk to society.

GEO Care provides for the safety, security, treatment and rehabilitation of patients which includes an array of services that are guided by the empirically based principles of the "Recovery Model". This model of therapeutic intervention is evidence based and incorporates beliefs that recovery is personal and unique to each individual. It is a process that focuses on one's attitude, values, feelings, goals and skills. Changes will often take place not only in the resident but with family, friends and others in the resident's support system. It is a way of living a hopeful, satisfying life despite the potential limitations imposed by serious mental illness.

GEO Care offers a broad array of programs which are tailored to meet the individual needs of the patients based on assessments conducted by multi-disciplinary treatment teams. Support of family, friends, or other individuals is also encouraged to help ensure that patients achieve their highest level of functioning.

OPERATIONAL MILESTONES

- Constructed new (April 2008) state-of-the art hospital to replace the

old facility - cost for GEO Care to build and operate new facility is less per bed than state spent to operate old hospital

- Virtually eliminated restraint/seclusion
- Clinical programming went from 4 days/week during state operation to 7 days/week, including evenings, under GEO Care
- Introduced recovery culture using treatment mall approach
- Implemented Minkoff Dual Diagnosis program
- Initiated C.I.T. training for all security staff
- Applied active individualized patient treatment plans
- Significantly reduced number of days to restore competency

For more information click here to enter The GEO Care site.

• [Print Page](#) • [Close Window](#)

SOUTH FLORIDA EVALUATION TREATMENT CENTER FLORIDA CITY, FLORIDA





**TREASURE COAST FORENSIC
TREATMENT CENTER**

96 SW Allapattah Rd.
Indiantown, Florida 34956
United States
Phone: 772-597-9400
Fax: 772-597-9498

Contract With: Florida Department of Children and Families
Contract Award: April 2007
Type And Design: Forensic mental health facility
Capacity: 223
Received Prisoners:
Services/Work: Facility Operation; Converted Juvenile Justice Facility to Forensic Treatment facility
Accreditations: The Joint Commission

GEO Care opened and began operating this facility in April 2007 through a contract with the Florida Department of Children and Families. It is an all male adult, secure forensic psychiatric facility where admissions into the facility are by court order from the Judicial Circuits. The Florida Department of Children and Families activated this 175 bed facility because it was experiencing a forensic bed crisis with over 340 individuals languishing in county jails as they waited for a bed in a forensic facility.

The Treasure Coast Forensic Treatment Center provides mental health assessments and psychiatric rehabilitation to adults 18 and older and to juveniles adjudicated as adults. The patients have either been declared incompetent to proceed to trial or were found not guilty by reason of insanity. The facility restores individuals to competency and for those declared not guilty by reason of insanity the facility provides aggressive mental health treatment to reduce symptoms of mental illness while diminishing an individual's risk to society.

GEO Care provides for the safety, security, treatment and rehabilitation of patients which includes an array of services that are guided by the empirically based principles of the "Recovery Model". This model of therapeutic intervention is evidenced based and incorporates beliefs that recovery is personal and unique to each individual. It is a process that focuses on one's attitude, values, feelings, goals and skills. Changes will often take place not only in the resident but with family, friends and others in the resident's support system. It is a way of living a hopeful, satisfying life despite the potential limitations imposed by serious mental illness.

GEO Care offers a broad array of programs which are tailored to meet the individual needs of the patients based on assessments conducted by multi-disciplinary treatment teams. Support of family, friends, or other individuals is also encouraged to help ensure that patients achieve their highest level of functioning.

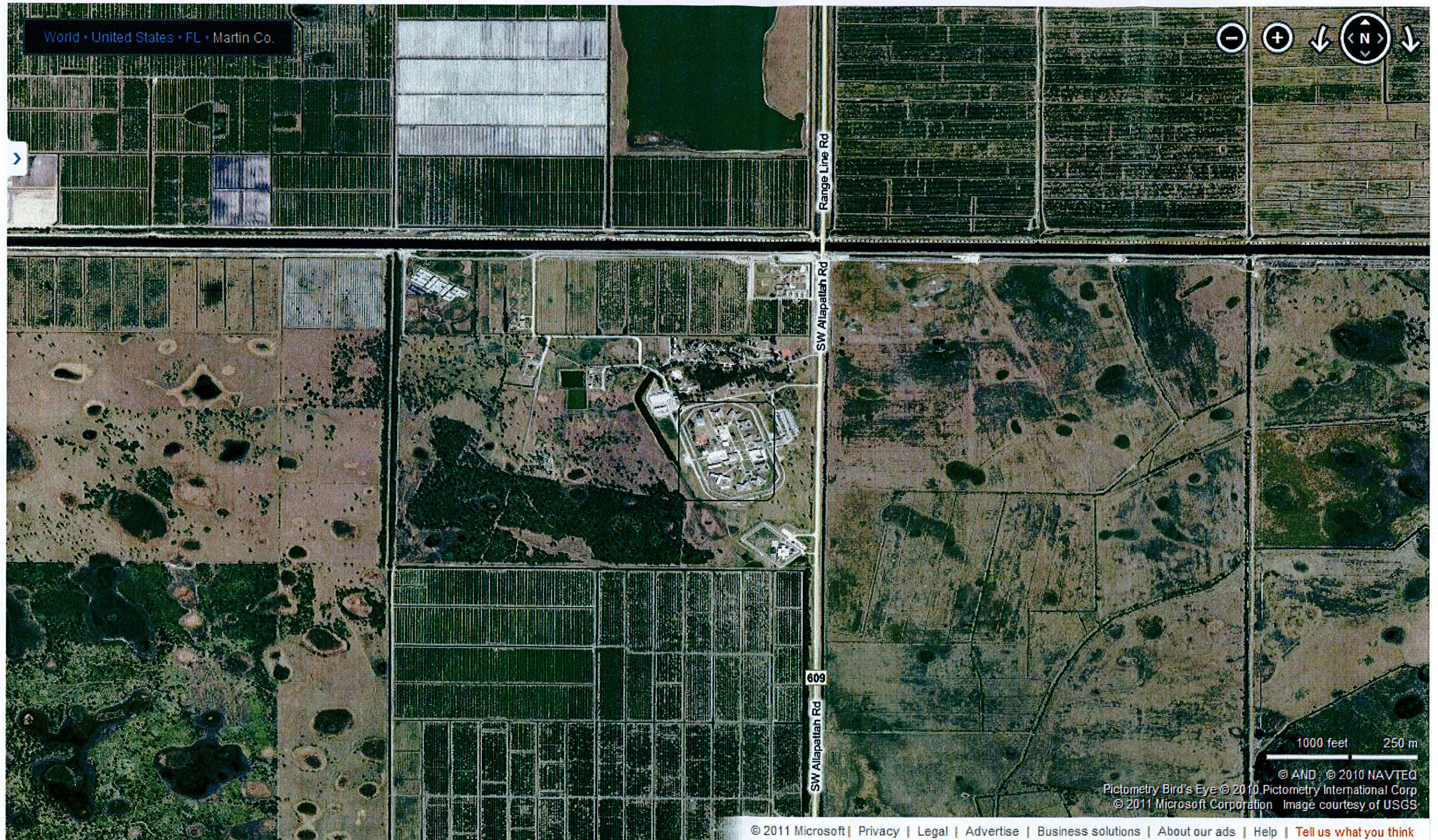
- Opened new facility and served patients within 40 days of signing contract which included the following:

- Hired and trained new employees
- Completed all necessary renovations - converted juvenile justice building into forensic treatment facility
- Began treating patients
- Achieved Joint Commission behavioral health accreditation - not contractually required
- Assisted in eliminating state's forensic bed waiting list
- Restoring patients to competency faster than state run forensic psychiatric facilities
- National leader in not using restraint and seclusion

For more information click here to enter The GEO Care site.

• [Print Page](#) • [Close Window](#)

TREASURE CONT FORENSIC TREATMENT CENTER INDIAN TOWN, FLORIDA



HIGH POINT, NC



**ORDINANCE AMENDMENT REGARDING THE
REGULATION OF CONCEALED HANDGUNS AND
THE CARRY AND DISPLAY OF FIREARMS AND WEAPONS**

WHEREAS, the North Carolina General Assembly has amended the General Statutes of the State that establish limitations on municipal regulations related to the carrying of concealed handguns; and

WHEREAS, North Carolina General Statute §160A-189 authorizes municipalities to regulate the display of firearms on streets, sidewalks and other public property; and

WHEREAS, the changes in the concealed handgun laws have required the City to fully evaluate its regulation of both concealed handguns as well as the display of firearms and carrying of other weapons; and

WHEREAS, the City Council has determined that it is in the best interest of the City of High Point to modify its ordinances to reflect the changes in the concealed handgun laws and to enact regulations regarding the open display of firearms and other weapons.

NOW, THEREFORE, BE IT HEREBY ORDAINED by the City Council of the City of High Point that the Code of Ordinances is hereby amended as follows:

1. The title of Section 12-1-5 is amended to “Possession and discharge of firearms, weapons.”

2. Section 12-1-5 (a)(b)(c)and (d) are amended to:

Except as provided in subsection (b) below, it shall be unlawful for any person to possess a weapon, as defined in G.S. section 14-269, in or upon any building, park or other property, or their appurtenant premises, which is owned or otherwise under the legal control of the City of High Point.

- (b) This prohibition shall not apply to the following persons:

- (1) Officers and enlisted personnel of the armed forces of the United States when in discharge of their official duties as such and acting under orders requiring them to carry arms and weapons;
- (2) Civil officers of the United States while in the discharge of their official duties;
- (3) Officers and soldiers of the militia and the national guard when called into actual service;
- (4) Sworn law enforcement officers;
- (5) City of High Point Animal Control Officers;
- (6) Private security officers under contract with the city, while in the actual performance of their required duties.

- (c) A conspicuous notice shall be posted upon property set forth in subsection (a) above stating: "Possession of weapons or carrying a concealed handgun is prohibited."
- (d) Any person in violation of this section shall be guilty of a misdemeanor and upon conviction shall be fined \$500.00 or imprisoned for thirty (30) days, or both
- (e) The carrying of a concealed handgun in accordance with North Carolina General Statute 14-415.11 is prohibited in any building owned, leased as lessee, operated, occupied, managed or controlled by the City, and in or upon the recreational facilities operated by the City and specifically identified herein. Notice of this prohibition shall be posted in a conspicuous location at each entryway available to the general public at all buildings and at the primary points of public access to all other covered locations. Violation of this prohibition shall be prescribed by the applicable North Carolina General Statutes.

ALLEN JAY PARK
1073 E. SPRINGFIELD ROAD
Recreation Center, Playground, Athletic facilities, Athletic fields

ARMSTRONG PARK
305 E. PARKWAY AVENUE
Playground, Athletic field

BARKER STREET PARK
1301 BRADSHAW STREET
Playground

BLAIR PARK GOLF COURSE
1901 S. MAIN STREET
Athletic facility

BRENTWOOD ATHLETIC FIELDS
1300 BLOCK BRENTWOOD STREET
Athletic fields

BROCKETT STREET PARK
1801 BROCKETT AVENUE / HERBERT PLACE
Playground

CEDROW PARK
1718 CEDROW DRIVE
Playground, Athletic field

CITY LAKE PARK
602 W. MAIN STREET (JAMESTOWN,NC)
Playground, Swimming pool

COUNCIL STREET PARK
1013 COUNCIL STREET / QUAKER LANE
Playground

DEEP RIVER PARK
1525 SKEET CLUB ROAD
Recreation Center, Playground, Athletic Fields

EASTWOOD PARK
1601 WHITMAN PLACE / ROSECREST AVENUE
Playground

FESTIVAL PARK
1841 EASTCHESTER DRIVE

FIVE POINTS PARK
1114 GORDON STREET
Playground

GARRY G. BURNETT PARK (School Property)
1051 MONTLIEU AVENUE
Playground, Athletic fields

GOLDSTON PARK
1200 CASSELL STREET / 1302 S. ELM STREET
Playground

HARVELL PARK
1215 LINCOLN DRIVE
Playground, Athletic field

HEDGECOCK PARK
300 W. PARRIS AVENUE / 2307 JUNE PLACE
Playground, Athletic field

HIGH POINT ATHLETIC COMPLEX
2920 SCHOOL PARK ROAD
Athletic facilities

JOHNSON STREET PARK (Disc golf course)
3824 JOHNSON STREET
Athletic Facility

JOHNSON STREET ATHLETIC COMPLEX
4515 JOHNSON STREET
Playground, Athletic fields

MACEDONIA PARK
306 WISE AVENUE/S. CENTENNIAL STREET
Playground, Athletic Field

MCCAIN PARK
1200 E. LEXINGTON AVENUE
Athletic Facilities

MEREDITH STREET PARK
1437 FURLOUGH AVENUE/700 BLOCK MEREDITH STREET
Athletic Facility

MOHAWK PARK
617 PARKWOOD AVENUE
Playground, Athletic Facility

MOREHEAD RECREATION CENTER
101 PRICE STREET
Recreation Center, Playground, Athletic fields

NORTH OVERLOOK (OAK HOLLOW LAKE)
1917 EASTCHESTER DRIVE
Playground

NORTH RAMP
3700 WATERVIEW ROAD

OAK HOLLOW CAMPGROUND
3415 N. CENTENNIAL STREET
Building, Playground, Swimming Pool

OAK HOLLOW MARINA
3431 N. CENTENNIAL STREET
Building, Playground

OAK HOLLOW RECREATIONAL COMPLEX
OAK HOLLOW TENNIS CENTER
3401 N. CENTENNIAL STREET
Athletic Facilities

OAK HOLLOW GOLF COURSE
3400 N. CENTENNIAL STREET
Athletic Facility

OAKVIEW RECREATION CENTER
503 JAMES ROAD
Recreation Center, Playground, Athletic fields

PARKSIDE PARK
1401 BLAIN STREET
Playground, Athletic facility

PERSHING STREET PARK
1812 PERSHING STREET / LAKE AVENUE
Playground

SOUTHSIDE RECREATION CENTER
401 TAYLOR AVENUE
Recreation Center, Playground, Splashpad, Athletic Facilities

TRIANGLE PARK
498 COLONIAL DRIVE / COUNCIL STREET
Playground

VERNON STREET PARK
1217 VERNON STREET / EVANS PLACE
Athletic Facility

WALNUT STREET PARK
421 WALNUT STREET
Playground

WASHINGTON TERRACE PARK
101 GORDON STREET
Community Center, Playground,
Athletic facilities, Swimming Pool

WEST END PARK
1701 EDGEWOOD DRIVE
Athletic Facilities

WINDLEY PARK
WINDLEY STREET / OLIVIA PLACE
Playground

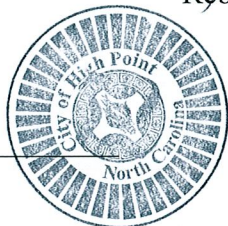
9. This Ordinance shall become effective December 19, 2011.

This the 19th day of December, 2011.


Rebecca R. Smothers, Mayor

Attested to:


Lisa B. Vierling, City Clerk





Geo Care Development Affirmations

Geo Care, Inc. makes the following affirmations to the City of High Point regarding development and operation of a hospital on the Evergreens property at 206 Greensboro Road. Geo Care intends these affirmations to be made part of the public record so that its affirmations are reasonably clear as it proceeds with development. Geo Care invites the City and the public to hold it to these commitments. If the current RM-8 zoning application is not approved and all conditions precedent to purchase of the property are met, then Geo Care offers to amend the form of these affirmations so that they can be made part of a binding contract with the City of High Point:

1. **Signage.** Geo Care shall limit signage to one monument sign on Greensboro Road that contains no information other than the word "Evergreens." It shall not request or petition the State of North Carolina to place highway signage indicating the hospital's location and, if asked, will decline the offer.
2. **Sidewalk.** Geo Care shall construct a sidewalk to city standards along the frontage of the property.
3. **Road Frontage Vegetation.** Geo Care shall leave the existing vegetation along Greensboro Road undisturbed except to remove dead trees.
4. **Buffers.** Geo Care shall either construct a wall up to 12 feet in height between its buildings and the homes on Wayside Drive where the buildings would be visible from the residential properties or, alternatively, Geo Care shall plant a solid vegetative buffer with no height restrictions to accomplish the same purpose.

Geo Care shall either construct a wall up to 12 feet in height between its buildings and the NC DOT right of way on Interstate 74 or, alternatively, Geo Care shall plant a solid vegetative buffer with no height restrictions to accomplish the same purpose.

5. **Jobs.** Geo Care shall be able to demonstrate within 30 days of the facility achieving full residential occupancy that no less than 80% of its employees shall reside either in the City of High Point or within each of the counties in which the City of High Point is located (Guilford, Forsyth, Davidson and Randolph counties). If Geo Care fails to demonstrate that at least 80% of its employees come from the aforementioned counties upon the date provided above, it shall pay to the City of High Point the sum of \$250,000 for the exclusive purposes of job training and recruitment.

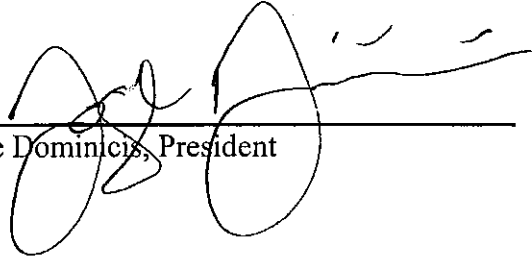
Geo Care also shall in good faith use best efforts to ensure that within 30 days of the facility achieving full residential occupancy at least 50% of its contracted services shall be with minority owned companies and with preference given to companies based in the City of High Point.

6. **Community Support.** Geo Care has made commitments to neighborhood associations that it will provide annual funds for community use and that it will work

through a local community advisory board in making grants. This commitment, however, is made to the associations and not to the city.

This the 19th day of December, 2011.

Geo Care, Inc.

By: 

Jorge Dominicz, President

Engineering Services Department

B. Keith Pugh, P.E.
DIRECTOR



Date: December 12, 2011

To: Pat Pate, Assistant City Manager

From: Keith Pugh, Engineering Services *BK.P.*

Re: City Council Contract Award, Hartley Drive Extension (North Main Street to Westover Drive at Shadow Valley Road – City Contract ENG-2010-03)

On Wednesday, November 16, 2011 the City of High Point received bids for Contract ENG-2010-03, Hartley Drive Extension. We received seven bids.

1. Sharpe Brothers (Vecellio and Grogan, Inc.)	\$ 9,644,811.88
2. Yates Construction Co.	\$10,370,364.85
3. D.H. Griffin Infrastructure	\$10,805,939.43
4. Larco Construction	\$11,043,786.48
5. Blythe Construction, Inc.	\$11,816,436.24
6. Triangle Grading & Paving	\$12,936,649.41
7. Jimmy R. Lynch & Sons	\$13,051,167.30

The Contract work consists of widening and extending W. Hartley Drive from N. Main Street westward to Westover Drive (at Shadow Valley Road). The improvements will include a median, sidewalk on both sides of the street and curb and gutter. The improvements also include intersection modifications along North Main Street at Hartley to accommodate a northbound dual left turn, an exclusive southbound right turn and two westbound through moves. Additional improvements in the area include the extension of a new 12 inch water line in Hartley Drive with tie ins at all major crossings, as well as relocations of existing sanitary sewer line crossings. The water line and sanitary sewer construction is being paid through Public Services.

This project is funded through the 2004 voter approved general obligation bond issue. The contract contains an extension clause which allows the City to add work to the contract, at the current contract prices if needed. Utility relocations will take place during construction. All permits, right-of-way and easement acquisition is complete.

The improvements were designed by STV/Ralph Whitehead Associates. City staff prepared the bid documents and handled the bidding process. The availability date for this contract work is immediately upon execution of the contract. All construction is scheduled for completion prior to December 31, 2013. The engineer's estimate for this work is \$10,500,000. The original budget for the project was \$6,500,000. Additional funding for the construction is being consolidated from savings in other bond projects.

Engineering Services Department

PAGE 2 OF 2

HARTLEY DRIVE EXTENSION

2010-03 CONTRACT AWARD

Since the bids came in over budget, Engineering Services entered into negotiations with the lowest responsive bidder to determine potential savings. Through this process, we were able to eliminate some contract pay items and reduce others resulting in proposed contract savings of \$484,436.50.

Division 7 of the North Carolina Department of Transportation has agreed to provide construction inspection services for the various structures on this project.

Engineering Services, HPDOT and Public Services recommend that City Council approve the bid and award Contract ENG-2010-03 for Hartley Drive Extension to Vecellio and Grogan (Sharpe Brothers) at the negotiated contract price of \$9,160,375.38.

The water line replacement and sanitary sewer relocations are being funded through Public Services. The roadway, structures, erosion control and sidewalk improvements are being funded through the 2004 general obligation bonds.

Funding is available in the following accounts:

421779-533701-421101024305-40201	\$ 405,993.58 (water and sewer)
411610-533701-411001006505-40203	<u>\$8,754,381.80</u> (Hartley Roadway Bond)
Total	\$9,160,375.38

/bkp

Ec: Mr. Jeff Moore, Finance Director
Mrs. Patty Sykes, Purchasing Division
Mr. Mark McDonald, HPDOT Director
Mr. Chris Thompson, Public Services Director
Mrs. Lou Hedrick, Budget Director
Mr. Scott Dingus, Engineering Services
Mr. Henry Moon, Right-of-Way Agent
Mr. Donald Arant, STV/Ralph Whitehead Associates
Mr. Brian Smith, NCDOT Division 7
Mr. Ivan Clayton, Sharpe Brothers, Vecillio and Grogan
Mr. Leon Adams, Adams and Clark Enterprises, Inc.

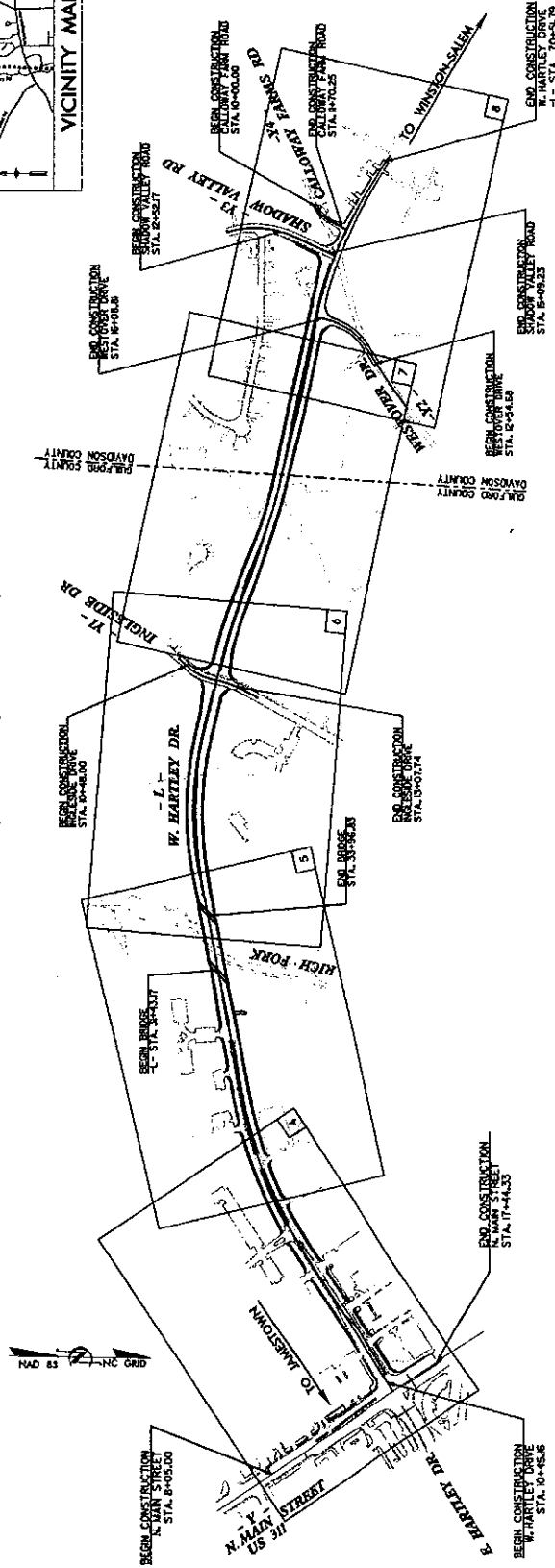
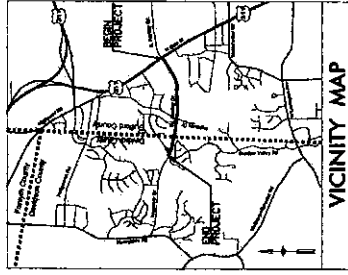
CITY OF HIGH POINT

DAVIDSON AND GUILFORD COUNTIES

LOCATION: HARTLEY DRIVE FROM US 311 (N. MAIN STREET)
TO WESTOVER DRIVE

TYPE OF WORK: GRADING, DRAINAGE, PAVING, WIDENING,
SIGNING, PAVEMENT MARKING, GUARDRAIL,
CULVERTS, SIGNALS, UTILITIES, AND STRUCTURE

DATE	2287
CITY OF HIGH POINT PROJECT NO.	1

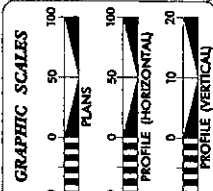


FINAL RIGHT OF WAY PLANS

STV / Ralph Whitehead Associates
P.O. BOX 35524
CHARLOTTE, NC 28235-5274

CLEARING ON THIS PROJECT SHALL BE PERFORMED
TO THE LIMITS ESTABLISHED BY METHOD II

PRELIMINARY PLANS
NO PART MAY BE REPRODUCED



DESIGN DATA	PROJECT LENGTH
ADT 2006 = 5,400	LENGTH OF ROADWAY PROJECT = 1.46 MI
ADT 2030 = 17,500	LENGTH OF STRUCTURES, PROJECT = 0.48 MI
DHV = 13 %	TOTAL LENGTH OF PROJECT = 1.53 MI
D = 55 %	
T = 3 %	
V = 50 MPH	
* TST	
DUAL	

STV / RALPH WHITEHEAD ASSOCIATES	Prepared in the Office of for the City of High Point
DATE OF WAY DATE: OCTOBER 2, 2009	PROJECT ENGINEER: DONALD ARANI, P.E.
LETTING DATE:	PROJECT DESIGN ENGINEER: KIT PERSIANI, P.E.

HYDRAULICS ENGINEER

ROADWAY DESIGN ENGINEER



**FORMAL BID RECOMMENDATION
REQUEST FOR COUNCIL APPROVAL**

DEPARTMENT: Engineering Services

COUNCIL AGENDA DATE: Dec 19, 2011

BID NO.: 52-111611 CONTRACT NO.: ENG-2010-03 DATE OPENED: Nov 16, 2011

DESCRIPTION:

Hartley Drive Extension (North Main Street to Westover Drive at Shadow Valley Road)

PURPOSE:

The widening and extending of W. Hartley Drive from N. Main Street westward to Westover Drive (at Shadow Valley Road). The improvements will include a median, sidewalk on both sides of the street and curb and gutter.

COMMENTS:

Since the bids came in over budget, Engineering Services entered into negotiations with the lowest responsive bidder to determine potential savings. Through this process, we were able to eliminate some contract pay items and reduce others resulting in proposed contract savings of \$484,436.50.

RECOMMEND AWARD TO: Vecellio & Grogan (Sharpe Brothers, Inc.) AMOUNT: \$9,160,375.38

JUSTIFICATION:

Lowest responsive, responsible bidder meeting specifications.

ACCOUNTING UNIT	ACCOUNT	ACTIVITY	CATEGORY	BUDGETED AMOUNT
421779	533701	421101024305	40201	\$405,993.58
411610	533701	411001006505	40203	\$8,754,381.80
TOTAL BUDGETED AMOUNT				\$9,160,375.38

DEPARTMENT HEAD:

Patty Sykes

Digitally signed by Patty Sykes
DN: cn=Patty Sykes, o=City of High Point, ou=Purchasing
Division, email=patty.sykes@highpointnc.gov, c=US
Date: 2011.12.13 17:29:45 -0500

DATE: 12/13/11 for K. Pugh

The Purchasing Division concurs with recommendation submitted by the Engineering Services Div and recommends award to the lowest responsible, responsive bidder Vecellio & Grogan in the amount of \$ 9,160,375.38.

PURCHASING MANAGER: B.K. Pugh

Digitally signed by B.K. Pugh
DN: cn=B.K. Pugh, o=City of High Point, ou=Engineering
Services, email=kpugh@highpointnc.gov
Date: 2011.12.13 17:29:45 -0500

DATE:

Approved for Submission to Council

FINANCIAL SERVICES DIRECTOR: Jeffrey Moore
20110414-204821

Digitally signed by Jeffrey Moore
DN: cn=Jeffrey Moore, o=City of High Point, ou=Finance & Investment
Services, email=jmoore@highpointnc.gov, c=US
Date: 2011.12.13 17:29:45 -0500

DATE: Dec 13, 2011

CITY MANAGER:

Scott Boynton

DATE:

Financial Report



October 2011

Monthly Financial Report at a Glance

October 2011



NORTH CAROLINA'S INTERNATIONAL CITY™

Current Month	Year to Date	Reference
---------------	--------------	-----------

GENERAL FUND

General Fund Revenues	POSITIVE	POSITIVE	Page 2
General Fund Expenditures	POSITIVE	POSITIVE	Page 2
Overall Property Tax Revenue	POSITIVE	POSITIVE	Page 3
Overall Sales Tax Revenue	POSITIVE	POSITIVE	Page 3
Overall Intergovernmental Revenues	POSITIVE	NEGATIVE	Page 4
Overall Licenses and Permits	POSITIVE	POSITIVE	Page 4

ENTERPRISE FUNDS

Water and Sewer Rev vs. Exp	POSITIVE	WARNING	Page 5
Water Sales	WARNING	POSITIVE	Page 5
Electric Fund Rev vs. Exp	POSITIVE	POSITIVE	Page 6
Electric Charges for Service	POSITIVE	POSITIVE	Page 6
Stormwater Rev vs. Exp	POSITIVE	POSITIVE	Page 7
Stormwater Charges for Services	POSITIVE	WARNING	Page 7
Landfill Rev vs. Exp	POSITIVE	POSITIVE	Page 8
Landfill Charges for Services	NEGATIVE	POSITIVE	Page 8

POSITIVE

= Positive variance or negative variance of less than 2% compared to seasonal trends.

WARNING

= Negative variance of 2% - 10% compared to seasonal trends.

NEGATIVE

= Negative variance of greater than 10% compared to seasonal trends.

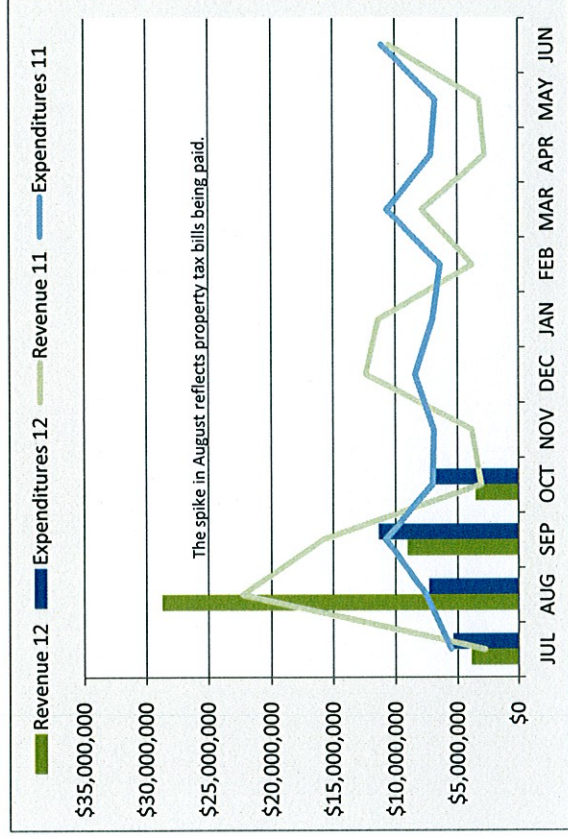
GENERAL FUND

FY 2011-12 REVENUE vs. EXPENDITURES

	2011-12 Revenue	% of Budget	2011-12 Expenses	% of Budget	Net Difference
JUL	\$3,883,307		\$5,381,808		(\$1,498,501)
AUG	\$28,691,648		\$7,288,861		\$21,402,787
SEP	\$9,016,248		\$11,300,661		(\$2,284,413)
OCT	\$3,528,436		\$7,186,297		(\$3,657,861)
NOV					
DEC					
JAN					
FEB					
MAR					
APR					
MAY					
JUN					
TOTAL	\$45,119,639	45%	\$31,157,627	30%	\$13,962,012

Budget \$100,938,694 \$103,807,396 \$2,868,702 *

* reflects appropriated Fund Balance

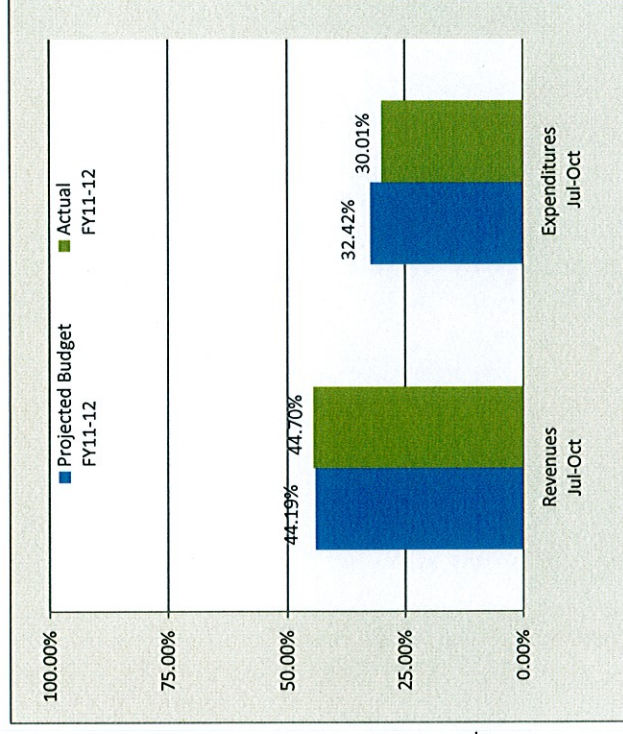


Revenues for the first four months of the fiscal year are 3% above revenues from the same period last year. Revenues in the General Fund are \$14.0 million above expenditures through the fourth month of the fiscal year. For the month, expenditures exceeded revenues by \$3.7 million reflecting lower property tax revenues. However, expenditures are on track at 30% of budget with 33% of the fiscal year being completed.

GENERAL FUND

KEY GENERAL FUND PERFORMANCE INDICATORS

	2011-12 Actual Revenue	2011-12 Budget Revenue	Variance	2011-12 Actual Expenses	2011-12 Budget Expenses	Variance
JUL	\$3,883,307	\$2,823,429	\$1,059,878	\$5,381,808	\$6,040,636	\$658,828
AUG	\$28,691,648	\$22,600,394	\$6,091,254	\$7,288,861	\$8,208,161	\$919,300
SEP	\$9,016,248	\$16,074,674	(\$7,058,426)	\$11,300,661	\$11,770,706	\$470,045
OCT	\$3,528,436	\$3,110,241	\$418,195	\$7,186,297	\$7,630,427	\$444,130
NOV						
DEC						
JAN						
FEB						
MAR						
APR						
MAY						
JUN						
Total	\$45,119,639	\$44,608,738	\$510,901	\$31,157,627	\$33,649,931	\$2,492,304



This chart illustrates the percentage of revenues and expenditures for the first four months of fiscal year 2011-12, actuals compared to projected budget. Revenues for October are \$1.7 million above the 2010 percentages collected, which is an improvement from last month.

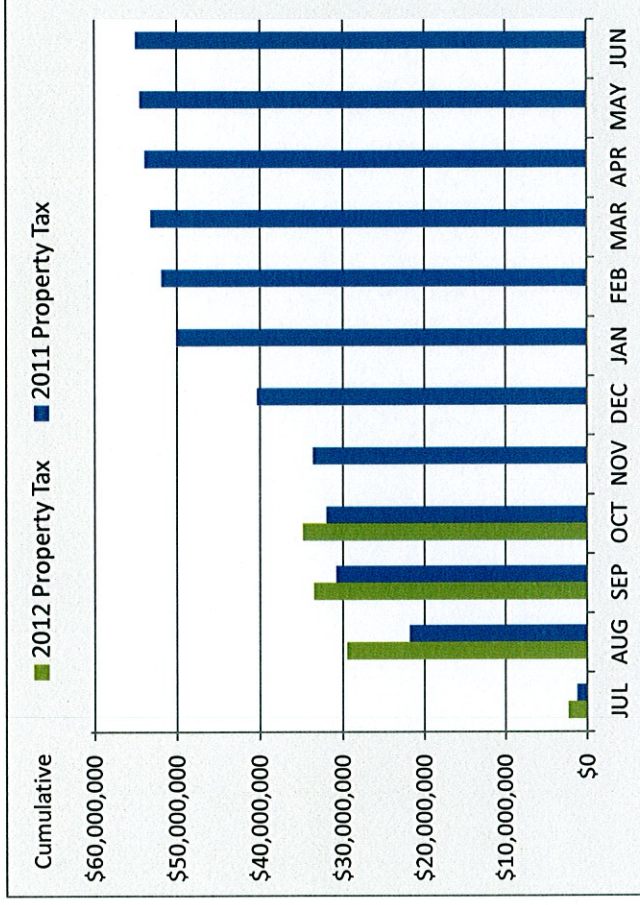
Expenditures are 30% of the budget for the first four months of 2011 which is better than the 33% benchmark for October. Expenses through this point in the year are \$400,000 higher than this point in the last fiscal year.

GENERAL FUND

KEY GENERAL FUND PERFORMANCE INDICATORS -- PROPERTY TAX

Property Taxes - Cumulative

	2011-12	% of Budget	2010-11	% of Budget	Net Difference
JUL	\$2,408,542		\$1,293,982		\$1,114,560
AUG	\$27,101,420		\$20,523,575		\$6,577,845
SEP	\$4,040,012		\$9,001,389		(\$4,961,377)
OCT	\$1,322,431		\$1,206,946		\$115,485
NOV					
DEC					
JAN					
FEB					
MAR					
APR					
MAY					
JUN					
TOTAL	\$34,872,405	61.0%	\$32,025,892	58.2%	\$2,846,513
Projected	\$57,187,197		\$55,037,750		

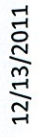


October 2011 property tax receipts were \$1.3 million which reflects an increase of 9.6% over October 2010. Through the first four months, \$2.8 million more cumulative property taxes have been received as compared to the same period last fiscal year.

Historically, 4 months of the fiscal year reflect the greatest property tax receipts – August and September and then December and January.

KEY GENERAL FUND PERFORMANCE INDICATORS -- SALES TAX

Projected	\$14,388,815	\$14,280,780
-----------	--------------	--------------



GENERAL FUND

KEY GENERAL FUND PERFORMANCE INDICATORS -- INTERGOVERNMENTAL REVENUES

Intergovernmental Revenues - Cumulative

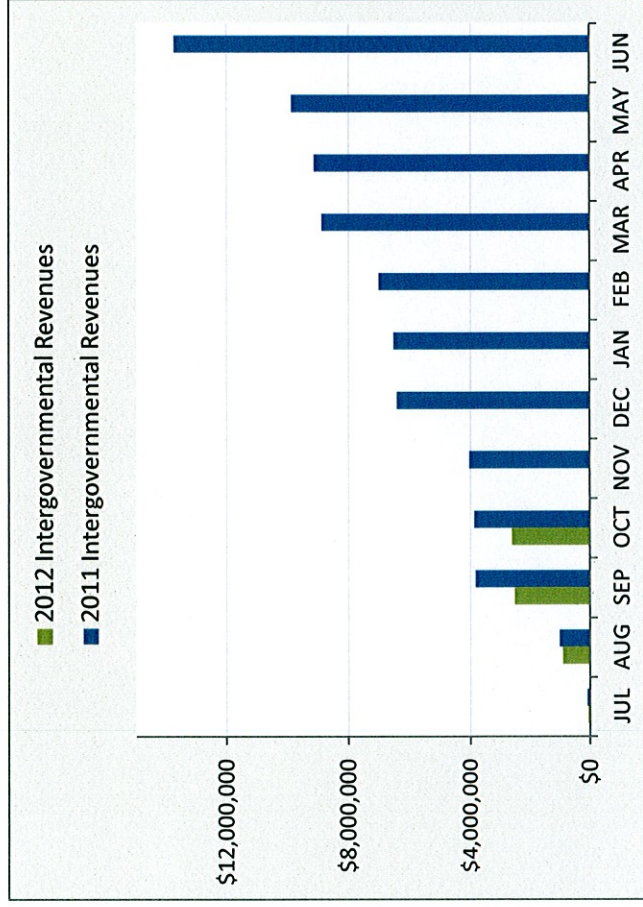
	2011-12	% of Budget	2010-11	% of Budget	Net Difference
JUL	\$42,845		\$73,753		(\$30,908)
AUG	\$844,228		\$921,239		(\$77,011)
SEP	\$1,609,559		\$2,826,911		(\$1,217,352)
OCT	\$102,676		\$55,225		\$47,451

NOV					
DEC					
JAN					
FEB					
MAR					
APR					
MAY					
JUN					
TOTAL	\$2,599,308	21.4%	\$3,877,128	33.7%	(\$1,277,820)

Projected \$12,134,604 \$11,499,729

Intergovernmental revenues are those received by the City but are collected by another governmental entity. Some of the major revenues include Powell Bill Highway Funds, Beer and Wine Tax, ABC Mixed Beverage Tax, Hold Harmless Reimbursement, and Utility Franchise Taxes received from the State of North Carolina. Many of the revenue sources are distributed on a quarterly, semi-annual, or annual basis.

Through October these revenues are running 33.0% behind last fiscal year at the same point. The State of North Carolina changed the Powell Bill distribution from an annual September distribution to a semi-annual reimbursement for half of the funds due to the City. The second half will be received in January 2012. At 21.4% of budget, this revenue source is also well below the budgeted projections of 33%.



GENERAL FUND

KEY GENERAL FUND PERFORMANCE INDICATORS -- LICENSES & PERMITS

Licenses and Permits - Cumulative

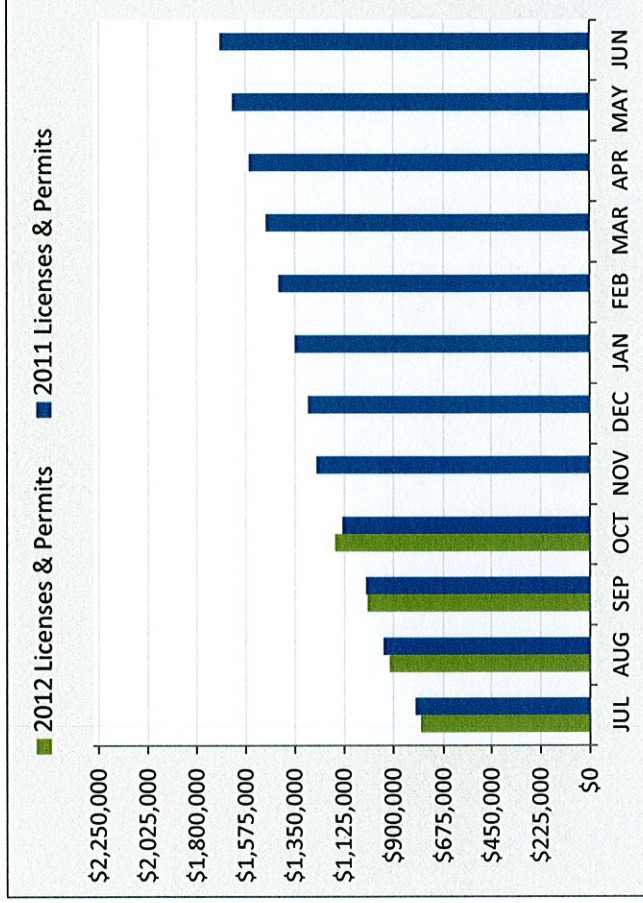
	2011-12	% of Budget	2010-11	% of Budget	Net Difference
JUL	\$779,484		\$803,868		(\$24,384)
AUG	\$138,044		\$140,071		(\$2,027)
SEP	\$101,318		\$80,969		\$20,349
OCT	\$146,087		\$108,744		\$37,343

TOTAL	\$1,164,933	64.5%	\$1,133,652	69.4%	\$31,281
-------	-------------	-------	-------------	-------	----------

Projected \$1,804,900 \$1,634,000

Licenses and Permits consist primarily of business license fees and building permits. Receipts through October are slightly ahead of the same period last year after continued improvement in October. Business license fees are based on business sales receipts which are indicative of the local economic climate.

Compared to budget, the licenses and permits category is 64.5% of the anticipated budget as compared to 69.4% for the same period in 2010-11. Licenses and Permits continued to improve in October which lessens the differential as compared to last year at this point.

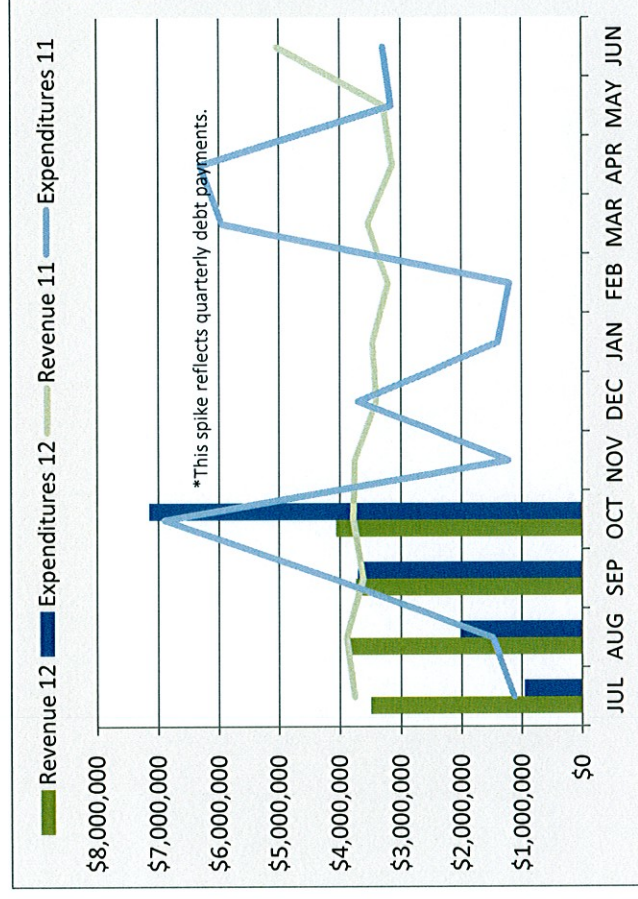


WATER AND SEWER FUND

FY 2011-12 REVENUE vs. EXPENDITURES

	2011-12 Revenue	% of Budget	2011-12 Expenses	% of Budget	Net Difference
JUL	\$3,496,262		\$950,274		\$2,545,988
AUG	\$3,867,131		\$2,015,644		\$1,851,487
SEP	\$3,736,556		\$3,700,427		\$36,129
OCT	\$4,064,985		\$7,140,356		(\$3,075,371)
NOV					
DEC					
JAN					
FEB					
MAR					
APR					
MAY					
JUN					
TOTAL	\$15,164,934	34%	\$13,806,701	31%	\$1,358,233

Budget \$44,392,612 \$44,508,000



Revenues in the Water and Sewer Fund are \$3.1 million below expenditures in the fourth month of the fiscal year reflecting a large debt service payment, \$5.9 million, which was made in October. Revenues are 34% of budget, which is slight above the benchmark of 33%; expenditures are at 31%, which is also about even with the benchmark. For the year revenues are \$1.4 million ahead of expenditures.

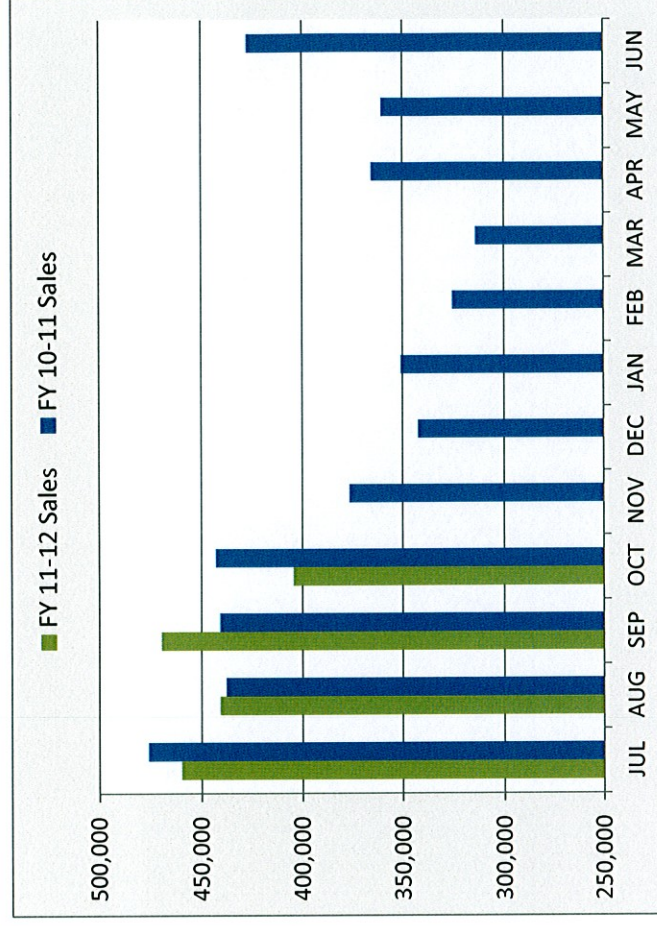
WATER AND SEWER FUND

KEY WATER AND SEWER PERFORMANCE INDICATOR

Unit Water Sales*

	2011-12	% of Budget	2010-11	% of Budget	Net Difference
JUL	459,969		475,814		(15,845)
AUG	440,780		437,615		3,165
SEP	469,473		440,613		28,860
OCT	404,414		442,752		(38,338)
NOV					
DEC					
JAN					
FEB					
MAR					
APR					
MAY					
JUN					
TOTAL	1,774,636	37.6%	1,796,794	38.4%	(22,158)

Projected 4,725,000 4,680,000



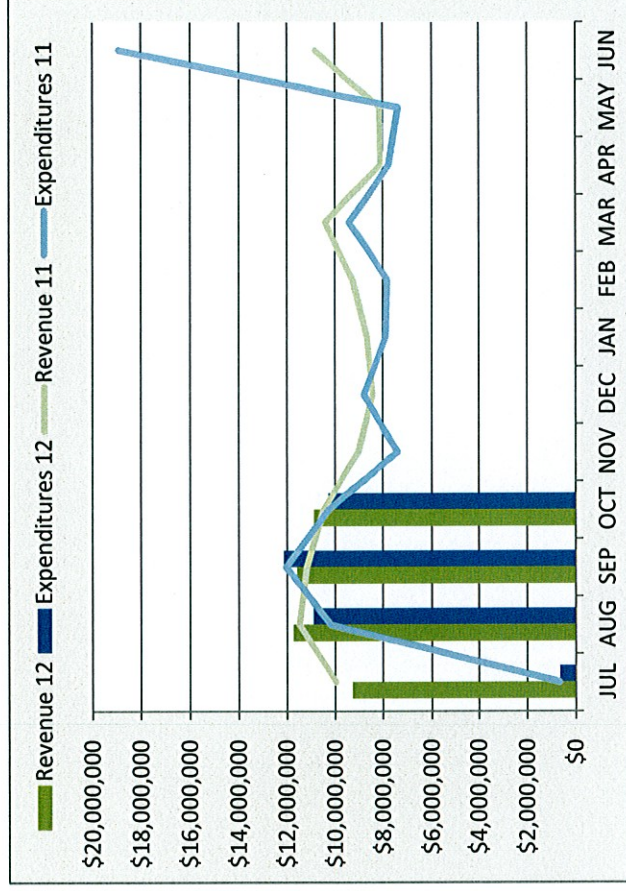
Water sales are lower in the fourth month of FY 11-12 than the same time period in FY 10-11. This drop moves this revenue source off of the 1% growth rate which was projected for FY 11-12. Through October, water sales are over \$22,158 below the same point in the last fiscal year.

*Water sales are reported in units. Each unit represents 748 gallons of water use.

ELECTRIC FUND

FY 2011-12 REVENUE vs. EXPENDITURES

	2011-12 Revenue	% of Budget	2011-12 Expenses	% of Budget	Net Difference
JUL	\$9,265,081		\$656,395		\$8,608,686
AUG	\$11,741,729		\$10,900,737		\$840,992
SEP	\$11,603,365		\$12,134,312		(\$530,947)
OCT	\$10,888,281		\$10,288,959		\$599,322
NOV					
DEC					
JAN					
FEB					
MAR					
APR					
MAY					
JUN					
TOTAL	\$43,498,456	37%	\$33,980,403	27%	\$9,518,053
Budget	\$118,812,305		\$127,816,471		



Revenues in the Electric Fund are \$43.5 million which is slightly above the same period in the previous year and \$9.5 million above expenditures through the fourth month of the fiscal year. Through this point in the year, the graph shows that revenues and expenditures are tracking very closely to the trends from the last fiscal year. Expenditures for July do not include the wholesale power bill as that is received one month in arrears and will be credited back against the fund at the end of the fiscal year.

KEY ELECTRIC FUND PERFORMANCE INDICATOR

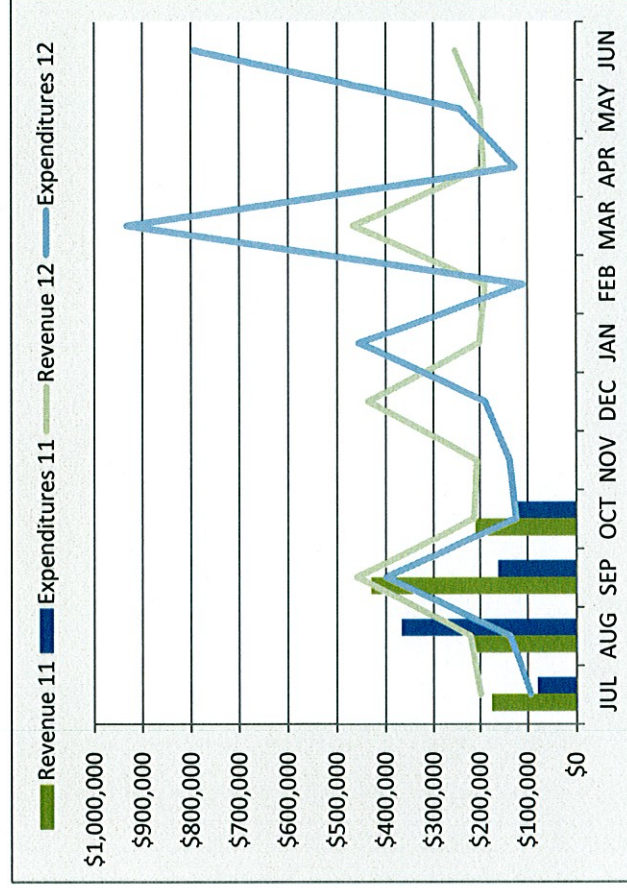
Month	FY 11-12 Sales	FY 10-11 Sales
JUL	\$10,800,000	\$10,500,000
AUG	\$10,800,000	\$10,500,000
SEP	\$10,500,000	\$10,500,000
OCT	\$10,500,000	\$10,500,000
NOV	\$9,000,000	\$9,000,000
DEC	\$9,000,000	\$9,000,000
JAN	\$9,000,000	\$9,000,000
FEB	\$9,000,000	\$9,000,000
MAR	\$9,000,000	\$9,000,000
APR	\$9,000,000	\$9,000,000
MAY	\$9,000,000	\$9,000,000
JUN	\$9,000,000	\$9,000,000

* Charges for service include industrial, commercial and residential service.

STORMWATER FUND

FY 2011-12 REVENUE vs. EXPENDITURES

	2011-12 Revenue	% of Budget	2011-12 Expenses	% of Budget	Net Difference
JUL	\$175,520		\$78,615		\$96,905
AUG	\$212,355		\$367,195		(\$154,840)
SEP	\$429,440		\$161,783		\$267,657
OCT	\$209,252		\$124,709		\$84,543
NOV					
DEC					
JAN					
FEB					
MAR					
APR					
MAY					
JUN					
TOTAL	\$1,026,567	30%	\$732,302	18%	\$294,265
Budget	\$3,410,578		\$4,007,518		



The Stormwater Fund is in a positive position through the fourth month of the fiscal year with revenues over expenditures by \$294,265. Expenditures dropped in October with no debt service payments being made. Funds are being raised and maintained to support major stormwater capital projects both later this year and in the future.

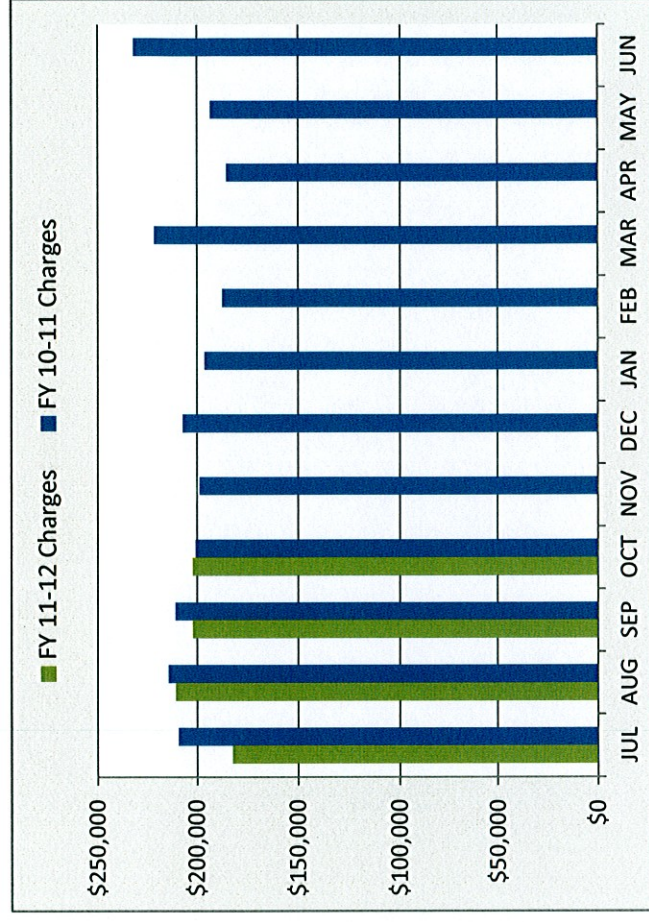
STORMWATER FUND

KEY STORMWATER FUND PERFORMANCE INDICATOR

Stormwater Charges for Service					
	<u>2011-12</u>	% of <u>Budget</u>	<u>2010-11</u>	% of <u>Budget</u>	<u>Net Difference</u>
JUL	\$182,719		\$209,370		(\$26,651)
AUG	\$210,683		\$214,569		(\$3,886)
SEP	\$202,282		\$210,818		(\$8,536)
OCT	\$202,175		\$200,809		\$1,366
NOV					
DEC					
JAN					
FEB					
MAR					
APR					
MAY					
JUN					
TOTAL	\$797,859	33.2%	\$835,566	36.3%	(\$37,707)

Projected	\$2,404,397	\$2,301,897
-----------	-------------	-------------

Stormwater charges for service are down 4.5% through the fourth month of FY 11-12 as compared to the same time period in FY 10-11. However, charges for services at 33.2% of budget are on target with the budget benchmark of 33.3% for this point in the year.

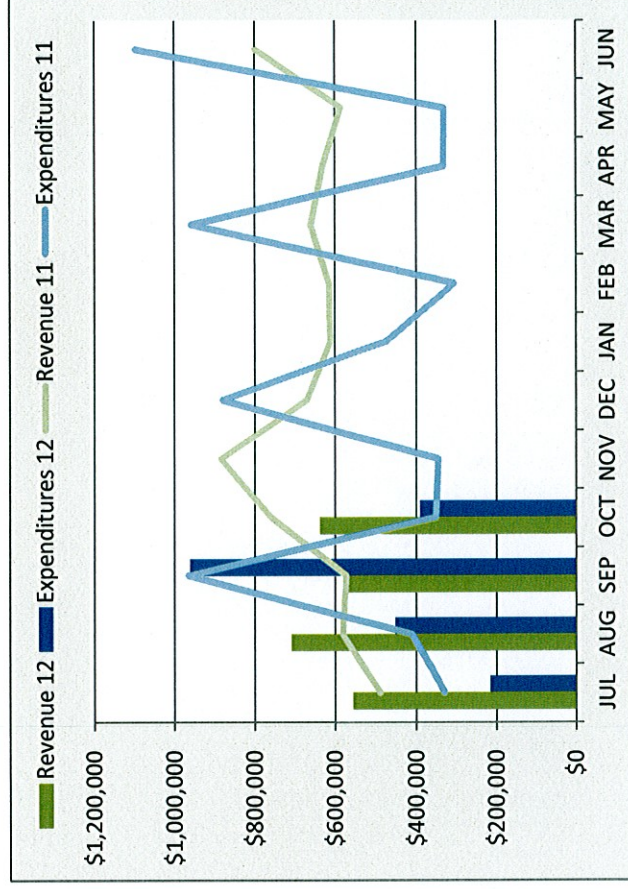


LANDFILL FUND

FY 2011-12 REVENUE VS. EXPENDITURES

(Operating expenses exclude capital expenditures)

	2011-12 Revenue	% of Budget	2011-12 Expenses	% of Budget	Net Difference
JUL	\$554,369		\$215,549		\$338,820
AUG	\$708,309		\$453,553		\$254,756
SEP	\$574,783		\$962,270		(\$387,487)
OCT	\$637,967		\$391,268		\$246,699
NOV					
DEC					
JAN					
FEB					
MAR					
APR					
MAY					
JUN					
TOTAL	\$2,475,428	33%	\$2,022,640	42%	\$452,788
Budget	\$7,494,000		\$4,856,149		



Revenues in the Landfill Fund for the fourth month of FY 11-12 are \$637,967 which is 16% below the same period during the previous year. Revenues at 33% of budget are running right at the budget benchmark of 33% for this point in the year. Expenditures are well above this benchmark at only 42%.

KEY LANDFILL FUND PERFORMANCE INDICATOR

Month	FY11-12 Sales	FY 10-11 Sales
JUL	\$550,000	\$500,000
AUG	\$700,000	\$550,000
SEP	\$550,000	\$520,000
OCT	\$600,000	\$680,000
NOV	\$850,000	\$850,000
DEC	\$650,000	\$680,000
JAN	\$600,000	\$620,000
FEB	\$620,000	\$600,000
MAR	\$650,000	\$650,000
APR	\$680,000	\$650,000
MAY	\$550,000	\$580,000
JUN	\$850,000	\$880,000

12/13/2011



MEMORANDUM

December 12, 2011

MEMO TO: Strib Boynton, City Manager
Members of City Council

FROM: Jeffrey A. Moore, Financial Services Director

SUBJECT: Summary of Progress on Prior Management Letter Suggestions

Over the years, the City of High Point has received a variety of comments from our auditing firms about ways to improve the City's management and internal controls and practices. At this time when we receive the current year's recommendations and findings, I continue to feel it is appropriate to provide feedback to you and the members of City Council as to the City's response for these items. As a reminder, there is no separate management letter due to the changes in auditing standards for 2007, but all recommendations and findings are included as required communication letters in the audit report.

Fiscal Year June 30, 2011

While it is unfortunate that I report the City received several compliance findings, I am pleased that these issues were discovered because of our improving grant management oversight practices and, under professional standards, were self-reported to the auditors. The audit firm found no additional compliance issues during the examination of the City's grants and internal control structure.

11-1 The City failed to completely report all eligible federal and state expenditures for the Downtown Transportation Terminal as being eligible for reimbursement in the Fiscal Year Ended June 30, 2008 audit report. City staff discovered the oversight as part of our on-going Grants Management practices which were implemented beginning FY 2009. The auditors felt and have reported this as a significant deficiency even though we discovered and reported this to them under staff's professional responsibilities. The City received the grant reimbursements from the federal agency in August 2011.

Status: **COMPLETED** August 2011. The City's Grant Application and Management practices are working as designed. City staff continue to monitor and engage grant program administrators quarterly in reviews of open grants.

11-2 This finding is a repeat of Finding 11-1 but reported separately as it relates specifically to the reporting of federal grant awards and eligible expenditures.

Status: **COMPLETED** August 2011. See response to Finding 11-1.

Accounting
336.883.3240

Internal Audit
336.883.3122

Purchasing
336.883.3219

Treasury Services
336.883.3230

11-3 This finding is a repeat of Finding 11-1 but reported separately as it relates specifically to the reporting of state grant awards and eligible expenditures.

Status: **COMPLETED** August 2011. See response to Finding 11-1.

Historically, the City has also presented a summary of prior years' management letter comments and recommendations and the status thereof. The following summary provides Council a historical perspective of the improvements made in the financial management and operations of the City.

Fiscal Year June 30, 1998

No separate management letter was provided to City Council because the audit firm Dixon Odom PLLC discovered matters involving significant deficiencies in the operation of controls over financial reporting and compliance with federal and State grant programs as below:

98-1 State statutes say that no obligation may be incurred in a program, function or activity unless there is an adequate unobligated balance sufficient to pay for that transaction in the current year. During the year ended June 30, 1998, the City expended amounts in excess of appropriations in four areas.

Status: **COMPLETED** May 1999. Improved budget controls and management expectations that all expenditures and obligations of the City will be adequately budgeted.

98-2 Reported expenditures on Department of Justice grants exceeded actual expenditures.

Status: **CORRECTED** during FY 2000. The Financial Services Department began reviewing and reconciling grant financial reports to the City's accounting records.

98-3 Reported expenditures on Powell Bill report included ineligible expenditures.

Status: SOME IMPROVEMENT during FY 1999. **COMPLETED** in FY 2000.

Fiscal Year June 30, 1999

I was hired in March 1999, three months before year end. I directed my team immediately to correct the significant problems from the prior year. I also asked the audit firm Dixon Odom PLLC for a complete assessment of management recommendations. These were reported as follows:

99-1 Recommended that items not fixed assets be purchased in the appropriate accounts and that only fixed assets be purchased in capital outlay accounts. They also recommended that assets be purchased in the fund where they are to be used, not purchasing them in one fund and transferring the item to another fund.

Status: NOTED IMPROVEMENT during FY 2000. FURTHER IMPROVED during FY 2001. **COMPLETED** during FY 2002.

99-2 Recommended reviewing balance sheet accounts monthly and reconciling significant balance sheet accounts to supporting records on a monthly basis.

Status: SOME IMPROVEMENT during FY 2000. **COMPLETED** during FY 2001

99-3 Cash receipts were not being deposited daily in accordance with state statutes in Community Development, landfill and parking.

Status: IMPROVED during FY 2000. **COMPLETED** in FY 2001

99-4 Bank reconciliations were not being performed on a timely basis.

Status: IMPROVED during FY 2000. **COMPLETED** in FY 2001

99-5 Activity in long term investments need to be monitored during the year and changes in market value recorded more than annually.

Status: **COMPLETED** in March 2000

99-6 Recommended the City create a comprehensive accounting procedures manual.

Status: Some groundwork was done on this during FY 2000. **COMPLETED** FY 2001.

99-7 Segregation of duties and responsibilities problems in Collections Division at City Hall and City Hall at the Mall locations.

Status: **COMPLETED** in January 2000

99-8 Blank checks were signed in advance of preparation and lack of controls over blank check stock.

Status: **COMPLETED** in November 1999

99-9 City had not changed to reflect proper accounting and budgeting for sales tax revenues in water and sewer funds in accordance with State law.

Status: **COMPLETED** in June 1999

99-10 Expenditures in two capital project budgets exceeded budgeted appropriations by small amounts as a result of audit entries at year end.

Status: **CORRECTED** in July 1999

Fiscal Year June 30, 2000

This was the year of transition. The following comments, some of which were noted in the prior year, were reported to City Council following a period which involved replacing a number of my staff.

00-1 Noted improvement in fixed asset accounting, but more improvements were recommended, as well as a new recommendation that the fixed asset threshold be raised (See also 99-1).

Status: IMPROVED in FY 2001. **COMPLETED** during FY 2002.

00-2 Recommended reviewing balance sheet accounts monthly and reconciling significant balance sheet accounts to supporting records on a monthly basis (See also 99-2).

Status: SOME IMPROVEMENT during FY 2000. **COMPLETED** during FY 2001

00-3 Cash receipts were not being deposited daily in accordance with state statutes in landfill and parking (See also 99-3).

Status: **COMPLETED** in FY 2001

00-4 Bank reconciliations were not being performed on a timely basis (See also 99-4).

Status: IMPROVED during FY 2000. **COMPLETED** in FY 2001

00-5 Recommended the City create a comprehensive accounting procedures manual (See also 99-6).

Status: Some groundwork was done on this during FY 2000. IN PROGRESS during FY 2001.

00-6 Invoices were not being paid on a timely basis and suggested City examine its processes for improvement.

Status: **COMPLETED** in November 2000, as separately reported to City Council.

00-7 Detailed listing of outstanding loans at June 30, 2000 could not be provided by Community Development Department.

Status: **COMPLETED** in June 2001.

Fiscal Year June 30, 2001

The City conducted an RFP process for audit services in the Spring of 2001 and selected McGladrey & Pullen as its auditors beginning with the Fiscal Year End June 30, 2001 audit.

01-1 Recommended the City establish an EDP Steering Committee of primary user departments to compensate for low segregation of duties and controls within the Computer Services Division.

Status: **COMPLETED** in December 2001.

01-2 Noted additional improvement in fixed asset accounting, but more improvements were recommended, as well as a new recommendation on multi-year capital projects. (See also 99-1 and 00-2).

Status: **COMPLETED** within system limitations during FY 2002.

01-3 Recommended updating the City's purchasing policies and practices and approvals to State's current statutory limits as an efficiency improvement.

Status: IN PROCESS during FY 2002, FY 2003, FY 2004, FY 2005. **COMPLETED** FY 2006. The State made additional comprehensive changes to construction contract processes and provided alternatives to several existing purchasing statutes in January 2001 and again in January 2002. City Council adopted a written policy for the City Manager's purchase and contract authority November 6, 2003. The Purchasing Division prepared an updated purchasing policies and practices document for City staff and was prepared to distribute it in August 2005. The General Assembly made several revisions to finance and purchasing laws during the summer of 2005. City Council adopted these changes in the Code of Ordinances November 6, 2006. The City's purchasing practices have been significantly improved and automated with the new ERP Lawson financial software. These

improvements and procedures are being incorporated in the newest document. The latest Purchasing Practices and Procedures Manual is expected to be released in Spring 2008.

Fiscal Year June 30, 2002

02-1 Recommended evaluating the need to acquire a new fixed asset system to meet new needs defined by GASB Statement Number 34 for reporting and depreciation of assets.

Status: **COMPLETED** during FY 2003. During FY 2003, staff cleaned up the underlying fixed asset data for conversion, evaluated software packages, and made a recommendation for a new fixed assets software program.

02-2 Recommended the City proactively monitor federal and state grant programs, especially Weed and Seed Grant program, to expend grant money more quickly.

Status: **COMPLETED** during FY 2002.

Fiscal Year June 30, 2003

03-1 Recommended purchasing a new fixed asset software program system to meet new needs defined by GASB Statement Number 34 for reporting and depreciation of assets (See also 02-1).

Status: IN PROCESS during FY 2003 and FY 2004. Staff has cleaned up the underlying fixed asset data for conversion, evaluated software packages, and made a recommendation for a new fixed assets software program. **COMPLETED** during FY 2005. Implementation and conversion was done during Spring 2005 and the software was used for the FY2005 audit procedures.

Fiscal Year June 30, 2004

04-1 Recommended reviewing the Business Office collections process to ensure that timely and accurate deposit information is posted to the financial software.

Status: **COMPLETED** November 2004. The Customer Services Department and the Financial Services Department reviewed the operations and procedures in the Collections area and identified opportunities to improve the flow of information from the Business Office to the Accounting Division. Staff has changed procedures to make the improvements identified and changed certain aspects of the organizational structure to facilitate the permanency of the workflow improvements.

Fiscal Year June 30, 2005

05-1 Recommended changing procedures for payments of building permits from the Permitting Office to the Collections Office.

Status: **COMPLETED** November 2005. The Inspections Department and the Financial Services Department reviewed the current permits processes and custody controls during the flow of payment transactions. We maintain our commitment to a customer-centered focus in the permitting process, including the payment of fees in the Permitting Office. Cash on hand at the end of the day averages less than \$80. To minimize risk, the Permitting Office acquired an under-counter safe in June 2005. An

overnight bag is being prepared at the end of each day and is held overnight in the Collections Office vault. Deposits are reconciled and remitted to the Collections Office daily the following morning.

Fiscal Year June 30, 2006

06-1 Recommended changing procedures and practices to improve year-end cutoff of capital construction liabilities for the City's increasing number of capital projects.

Status: **COMPLETED** May 2007. The Financial Services Department revised the vacant existing fixed assets technician position to a more comprehensive senior financial manager position with responsibilities to include capital assets and capital project administration.

06-2 Recommended improving interdepartmental communication, especially from the Fire Department, for departments entering into financial arrangements to inform the Financial Services Department of these arrangements.

Status: **COMPLETED** December 2006. The Fire Department and the Financial Services Department reviewed the circumstances of the Hurricane Katrina reimbursements and believe the auditor's observations are an isolated event.

Fiscal Year June 30, 2007

07-1 The May 2007 interest expense transaction for the revenue bonds was recorded twice, once with the actual cash disbursements transaction as well as by a journal entry. The duplication was discovered after the auditors had begun fieldwork

Status: **COMPLETED** September 2007. This was the first cash payment made for interest expense on the revenue bonds resulting in minor confusion by responsible staff, thus duplicating the entry. The expenditure analysis routinely performed monthly by staff was suspended this month due to the unusually heavy demands placed on staff resources from an unexpected software upgrade. The duplicate entry was corrected as part of the audit. Responsibilities have been clarified to prevent future occurrence.

07-2 The accrual of interest expense for outstanding bond issues was not correctly calculated, resulting in an understatement of the liability. The auditors discovered the error.

Status: **COMPLETED** September 2007. There have been no errors in previous years' calculations made by the Budget staff. The calculation error resulted from a spreadsheet fault made when updating for the new bonds issued in June 2006. The correcting entry was made as part of the audit. Because financial services staff maintain the outstanding debt files, they have assumed the responsibilities for the calculation of the accrued interest expense from the Budget Office to prevent future accidental oversight.

Fiscal Year June 30, 2008

08-1 The City did not update the calculation for the allowance for doubtful taxes receivable at June 30, 2008. The oversight was discovered after the auditors had begun fieldwork. An entry was made to later adjust the allowance account.

Status: **COMPLETED** October 2008. The City had just hired a number of new accounting staff immediately prior to year end and the normal practice of preparing the valuation adjustment was overlooked.

08-2 The process of recording accounts payable for invoices after fiscal year end missed some invoices that belonged in the fiscal year June 30, 2008, resulting in an understatement of the liability. The auditors discovered the error.

Status: IN PROGRESS October 2008. **COMPLETED** May 2009. In connection with normal communication of year-end procedures and invoice cut-off processes, the Treasury Services Division and Purchasing Division will conduct a procedure refresher training which will include specific discussion on accounts payable cut-off processes in the late Spring of 2009 prior to fiscal year end.

08-3 The City's bank account was not being reconciled within a reasonable period of time following month-end according to City accounting policy and practice.

Status: NOTED IMPROVEMENT December 2008. None of the individuals responsible for the reconciliations remain employed by the Financial Services Department. Bank reconciliation procedures have been reviewed and trained with new accounting division personnel. In addition there has been a realignment of organizational structure within the Accounting division. We completed the reconciliations through June 30, 2008 for the audit and are currently catching up all remaining reconciliations for the current fiscal year. **COMPLETED** May 2009. All bank reconciliations are being completed monthly within 20 days of month end. In addition, bank reconciliations are now being reviewed and approved by the Financial Services Director.

08-4 The federal Data Collection Form for the fiscal year ended June 30, 2007 was not filed within 30 days of the auditor's report.

Status: **COMPLETED** August 2008. We believe this is an isolated event due to the distractions caused by the implementation of the new payroll and human resources software. The Financial Services Director has formalized the process to review and verify all required reports are filed properly.

Fiscal Year June 30, 2009

09-1 In the Fiscal Year Ended June 30, 2008 audit report, the City did not include in the Schedule of federal and State expenditures the \$500,000 eligible expenditures for the Allen Jay Recreation Center. The auditors felt and have reported this as a significant deficiency. The concern was discovered in a review of the grant for the receipt of the grant money in fiscal year ended June 30, 2009 audit.

Status: **COMPLETED** September 2009. The City had just hired a number of new accounting staff immediately prior to last fiscal year end and this grant was not known by the financial services staff at that time, but was known by the Pat Pate and Allen Oliver. We do believe this was an isolated event; however, in subsequent reviews of the circumstances for the omission, Pat and I identified an opportunity to further improve communication between the Budget Office and the Financial Services Department to include status reviews of current grants in addition to projected grant awards for the succeeding fiscal year.

09-2 The City's Transit Division staff was not reporting to the Federal Transit Administration the City's statistical information for disadvantaged business enterprises purchases.

Status: **COMPLETED** December 2009. Transit Division staff was aware of the reporting requirement, but had not received any communication from their previous fiscal year reports of any deficiencies in our submissions. In response to the immediate need, Purchasing profiled and researched over 150 vendors for the last 2 fiscal years and submitted our information report to the Transit Division which was subsequently completed and submitted by Transit staff on FTA's required forms.

09-3 The City was not including a reconciliation of the Comprehensive Annual Performance Evaluation Report (CAPER) to HUD's Integrated Disbursement and Information System (IDIS). The City was notified of this need in Fall 2008 following the submission of the 2008 CAPER.

Status: **COMPLETED** October 2009. Following notification from Mike McNair in Fall 2008 of this need, grant staff in the Community Development Department and Financial Services Department worked throughout the last year to reconcile IDIS and submit the same on the required but obsolete form HUD4949.3 and submitted the form with the 2009 CAPER.

09-4 This finding is a repeat of Finding 09-1 but reported separately as it relates specifically to the reporting of state grant awards and eligible expenditures.

Status: **COMPLETED** September 2009. See response to Finding 09-1.

Fiscal Year June 30, 2010

Auditors could find **NO** compliance findings to report in this year of many more federal and state grants, especially from the ARRA stimulus programs and the heightened awareness and transparency expected therein. No issues reported for Management's consideration.

I hope you and City Council will note the pattern of progress and improvement over the past years. The Financial Services Department team has worked diligently each year to address identified areas for improvement in the financial management of the City and this is evident in the fewer and less significant comments received from the City's auditors annually.

On behalf of the entire Financial Services Department members and the improvements they have made, I thank you and City Council for their interest and support of good financial management practices for the City of High Point.

**DEPARTMENT OF PLANNING AND DEVELOPMENT
INSPECTION SERVICES DIVISION
HOUSING ENFORCEMENT**

**ORDINANCE
REQUEST:**

Ordinance to Demolish

**PROPERTY
ADDRESS:**

903 E. Lexington Avenue

OWNER:

Roy C. Simmons (Deceased)

**FIRST
INSPECTION
6-20-2011**

Number of Violations: Major 5 Minor 41
Extensive fire damage

**HEARING
RESULTS:
7-18-2011**

The owner did not appear for the hearing. Title search indicated that the owner is deceased and that there are no apparent heirs to the property. The required service of the complaint and hearing notice of the initial inspection was accomplished by publishing the notice in the High Point Enterprise. The notice was printed in the newspaper on June 26, 2011 and on July 3, 2011. During the hearing, the following findings of fact were established. There are numerous violations of the Minimum Housing Code. The house is currently uninhabitable due to the extensive structural damage. In its present state necessary repairs to the dwelling exceed 50% of current tax value. The Guilford County Tax value of the dwelling is \$67,500. The repair estimate is \$38,600.

**ORDER(S)
ISSUED:
7-18-2011**

Order to Repair with a compliance date of 10-18-2011

APPEALS:

No appeals to date.

**OWNER
ACTIONS:**

There have been no permits issued and repairs have not started.

EXTENSIONS:

None requested.

**CURRENT
STATUS:
12-8-2011**

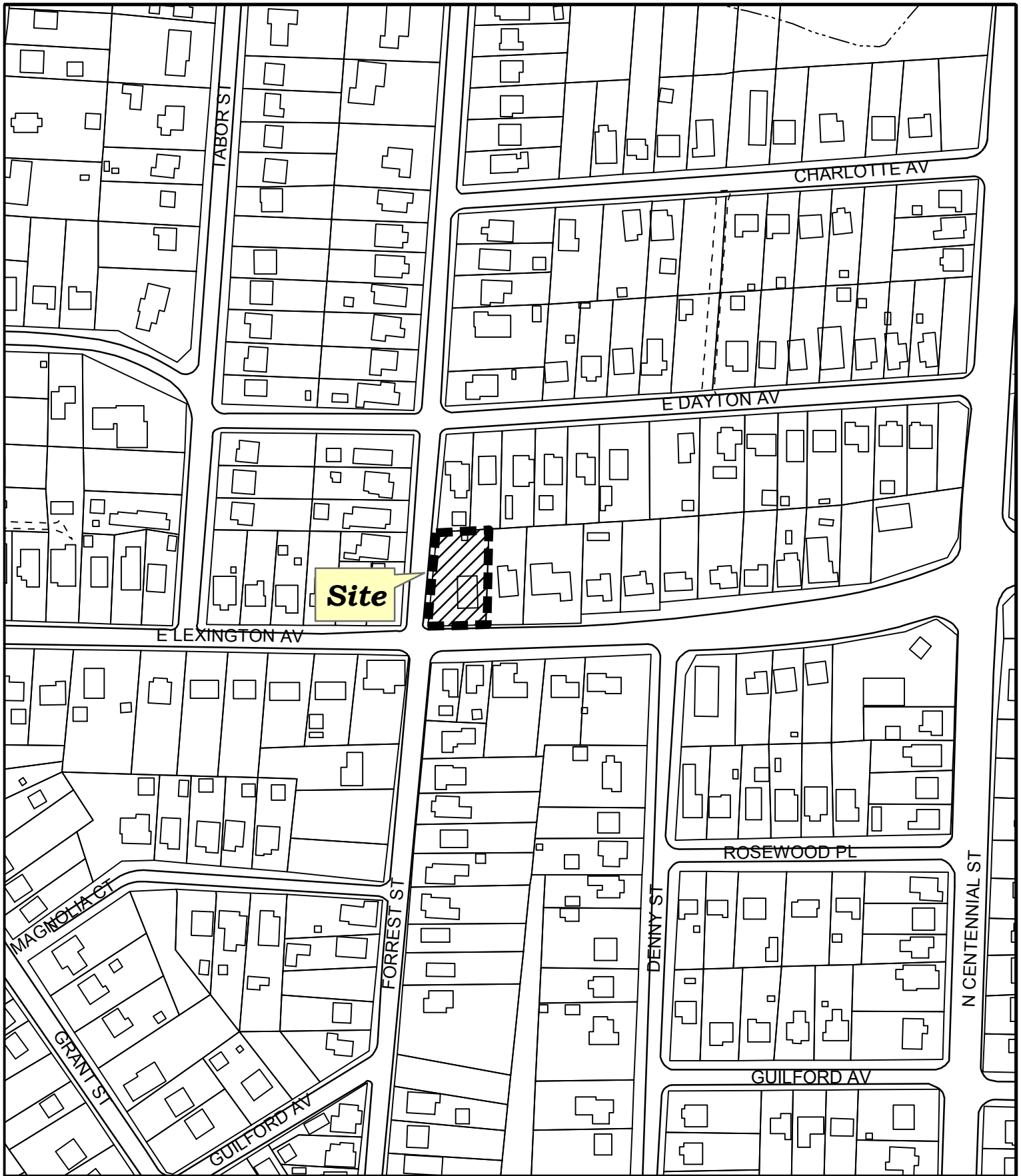
Conditions still exist. Dwelling is secure.



903 E. Lexington Avenue



903 E. Lexington Avenue



903 East Lexington Avenue

Ordinance to Demolish



Location of subject property

**Department of Planning
and Development**

City of High Point

Date: December 12, 2011



Scale: 1"=200'

y:/ba-pz/Inspections/
ord-demo.mxd

**Resolution in Opposition of the City Council's request to Rezone of
Guilford County Property Formally Known as "The Evergreens",
Zoning Case #11-16**

Whereas, the High Point City Council has requested rezoning of approximately 91.5 acres from the Public & Institutional District (PI) to a Residential Multifamily-8 (RM-8) District identified as Zoning Case #11-16; which consists of four parcels adjacent to and west of the I-74 (US 311) interchange with Greensboro Road; and,

Whereas, two of the four parcels totaling 21.44 acres of land are owned by Guilford County and formerly referred to as "The Evergreens"; and,

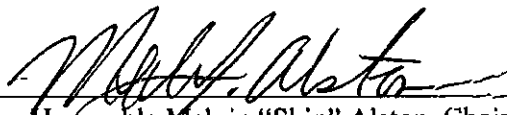
Whereas, on October 20, 2011, the Board of County Commissioners received an offer in the amount of \$3.1 million for the purchase of the said property, which would add millions of dollars of real and personal property back onto the Guilford County tax rolls and anticipates approximately 200 additional jobs for the High Point area. And on this date the Board voted, on a 9-0 vote, to enter into a contract to sell The Evergreens property and directed staff to take necessary steps to secure the contract and advertise for an upset bid; and,

Whereas, the High Point Planning and Zoning Commission voted unanimously on December 13, 2011, to not support the proposed rezoning, Case #11-16; and

Whereas, Guilford County is opposed to proposed rezoning of The Evergreens property which would prevent the anticipated use of the potential buyer; and

Now, Therefore Be It Resolved, that the Guilford County Board of Commissioners supports the County's Protest Petition, filed in accordance to the Board's direction given on October 20, 2011, by both the County Manager and the Chairman of the Board, and hereby acknowledges that the filed petitions are authorized by the County and urges the High Point City Council to carefully consider the proposed rezoning case #11-16 and its ramifications to its residents.

Adopted this the 15th day of December, 2011.


The Honorable Melvin "Skip" Alston, Chairman
Guilford County Board of Commissioners

**I HEREBY CERTIFY THAT
THE FOREGOING WAS ADOPTED BY
THE BOARD OF COUNTY COMMISSIONERS
OF GUILFORD COUNTY**

ON December 15, 2011
BY Crystal Mann
DEPUTY CLERK TO BOARD



MEMORANDUM

December 12, 2011

MEMO TO: Pat Pate, Assistant City Manager

FROM: Jeffrey A. Moore, Financial Services Director
T. Robert Martin, Director of Customer Services

SUBJECT: Request for Utilities Receivables Write-off

North Carolina law allows the City to write-off uncollected utility accounts when they become three years old. It is the City's practice to annually clear the financial records of these outstanding accounts prior to fiscal year end. The City's accounting staff continues to annually review and evaluate the collectability of all outstanding amounts and makes accounting adjustments on the balance sheet. Although these amounts are being written off of the City's accounting records, the Customer Services Department continues to make efforts to collect these debts via a variety of methods, including our outstanding successes through the NC Debt Setoff Program in connection with our partnership with the NC Department of Revenue which has collected over \$1,710,000 in outstanding utility debts since we began that program in 2002.

Staff requests the authority from City Council to charge off the following amounts for the respective years identified:

FOR FYE	FISCAL YR	CHARGE OFF AMT	CHARGE OFF PCT	TOTAL BILLINGS
6/30/2011	2007-2008	\$492,965.82	0.342	\$ 143,939,788.84

Although we regret it is necessary to write these amounts off, we are most impressed with our Customer Services Department whose collections efforts average **99.66%** for this year. Additional historical information is attached.

Accounting
336.883.3240

Internal Audit
336.883.3122

Purchasing
336.883.3219

Treasury Services
336.883.3230

City of High Point
Historical Utilities Charge-Offs

DATE	FISCAL YR	CHG'D OFF AMT	PERCENTAGE	BILLINGS
6/30/1987	1983-1984	\$105,107.75	0.275	\$ 38,288,424.88
6/30/1988	1984-1985	\$114,691.42	0.260	\$ 44,088,136.22
6/30/1989	1985-1986	\$174,916.41	0.419	\$ 41,719,428.08
6/30/1990	1986-1987	\$231,105.92	0.439	\$ 52,587,284.13
6/30/1991	1987-1988	\$167,740.45	0.300	\$ 55,868,789.86
6/30/1992	1988-1989	\$175,247.40	0.305	\$ 57,415,634.87
6/30/1993	1989-1990	\$171,290.09	0.285	\$ 60,046,327.21
6/30/1994	1990-1991	\$176,895.35	0.271	\$ 65,267,674.68
6/30/1995	1991-1992	\$175,309.67	0.255	\$ 68,882,417.05
6/30/1996	1992-1993	\$268,350.33	0.377	\$ 71,648,883.75
6/30/1997	1993-1994	\$413,031.97	0.538	\$ 76,787,298.33
6/30/1998	1994-1995	\$243,676.84	0.298	\$ 81,884,177.65
6/30/1999	1995-1996	\$337,946.82	0.384	\$ 88,030,891.21
6/30/2000	1996-1997	\$244,765.83	0.285	\$ 85,744,208.77
6/30/2001	1997-1998	\$249,765.83	0.262	\$ 95,470,156.98
6/30/2002	1998-1999	\$218,381.33	0.228	\$ 95,526,975.82
6/30/2003	1999-2000	\$172,092.40	0.201	\$ 105,820,760.30
6/30/2004	2000-2001	\$177,065.01	0.165	\$ 107,496,977.06
6/30/2005	2001-2002	\$222,393.40	0.203	\$ 109,521,564.33
6/30/2006	2002-2003	\$223,780.98	0.191	\$ 117,220,626.71
6/30/2007	2003-2004	\$263,789.81	0.220	\$ 119,847,582.87
6/30/2008	2004-2005	\$413,510.26	0.341	\$ 121,248,738.27
6/30/2009	2005-2006	\$349,965.32	0.261	\$ 134,296,214.52
6/30/2010	2006-2007	\$400,146.77	0.297	\$ 134,587,635.64
6/30/2011	2007-2008	\$492,965.82	0.342	\$ 143,939,788.84



MEMORANDUM

December 14, 2011

To: Honorable Mayor and City Council
From: G. Lee Burnette, AICP, Director
Subject: **Core City Land Use Plan Amendments**

Attached please find Land Use Plan maps for the Washington Terrace and Washington Street neighborhoods. The Planning, Economic Development/Information Technology Committee met on Tuesday, December 6, 2011 to discuss the proposed Land Use Amendments. The Committee moved the Washington Terrace amendments to the Council agenda without a recommendation. They did however recommend leaving the area along the west side of Deep River Road designated as Office. In addition, they recommended approval of the Washington Street amendments as presented.

Attached are the two map amendments for your consideration at the December 19, 2011 meeting.

cc: Strib Boynton,
Randy McCaslin
Pat Pate,
Lisa Vierling

Administration
336.883.3328

Planning Services
336.883.3328

Development Services
336.883.3328

Inspection Services
336.883.3151

City of High Point, P.O. 230, 211 South Hamilton Street, High Point, NC 27261 USA
Fax: 336.883.3056 www.highpointnc.gov/plan Permit Fax: 336.883.8518 TDD 336.883.8517

Washington Terrace and Five Points Neighborhood

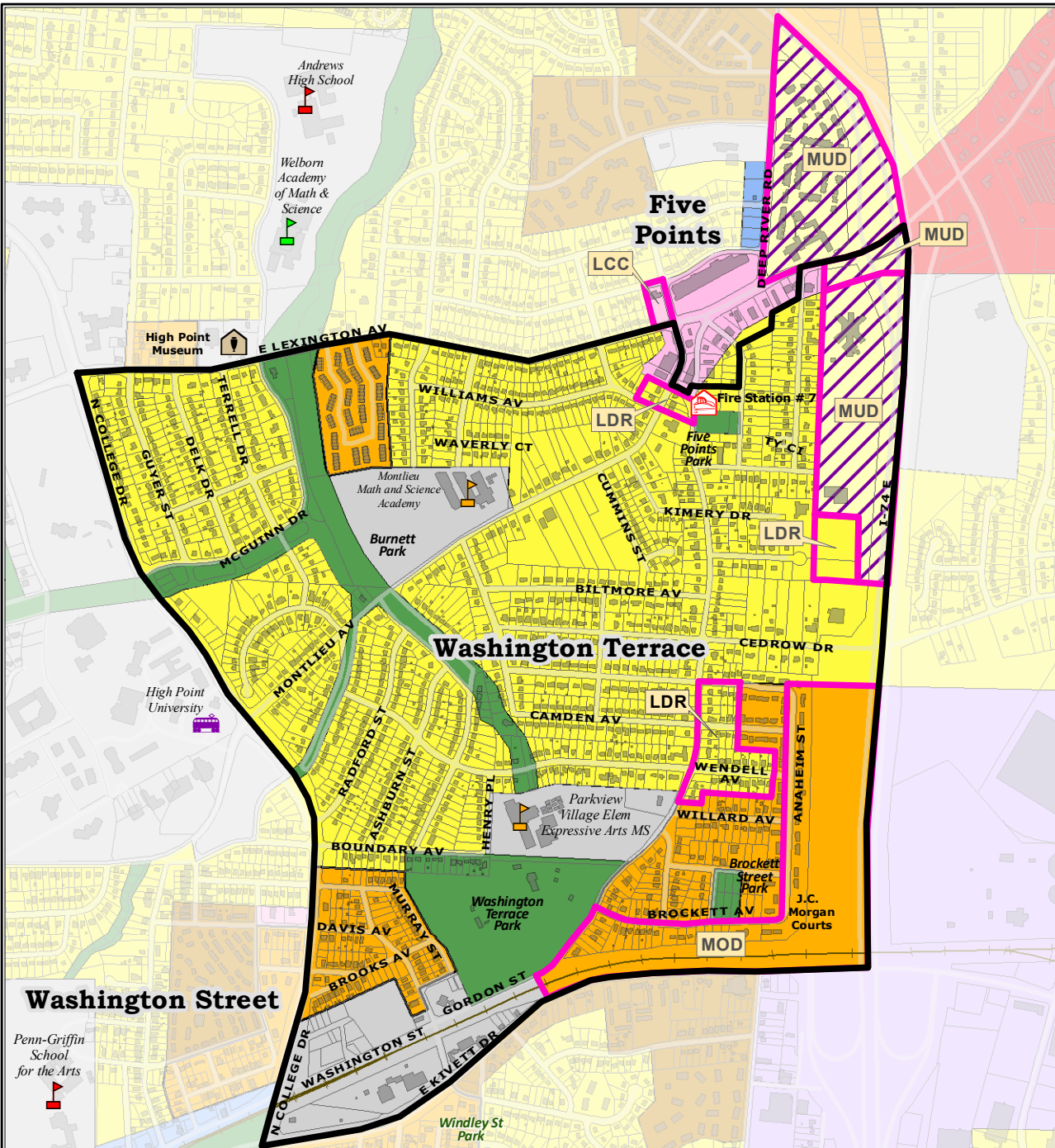
Land Use Plan Classification

- Low-Density Residential
(0-5 dwelling units per acre)
- Moderate-Density Residential
(5-8 dwelling units per acre)
- Medium-Density Residential
(8-16 dwelling units per acre)
- High-Density Residential
(16-26 dwelling units per acre)
- Office
- Local/Convenience Commercial
- Community/Regional Commercial
- Restricted Industrial
- Light Industrial
- Heavy Industrial
- Institutional
- Recreation/Open Space
- Mixed Use Development

LDR - Low-Density Residential
 MOD - Moderate-Density Residential
 MED - Medium-Density Residential
 HDR - High-Density Residential
 OFF - Office
 LCC - Local/Convenience Commercial
 CRC - Community/Regional Commercial
 LI - Light Industrial
 HI - Heavy Industrial
 INS - Institutional
 ROS - Recreation/Open Space
 MUD - Mixed Use Development

Recommendation Areas

Neighborhood Boundaries



Washington Street Neighborhood

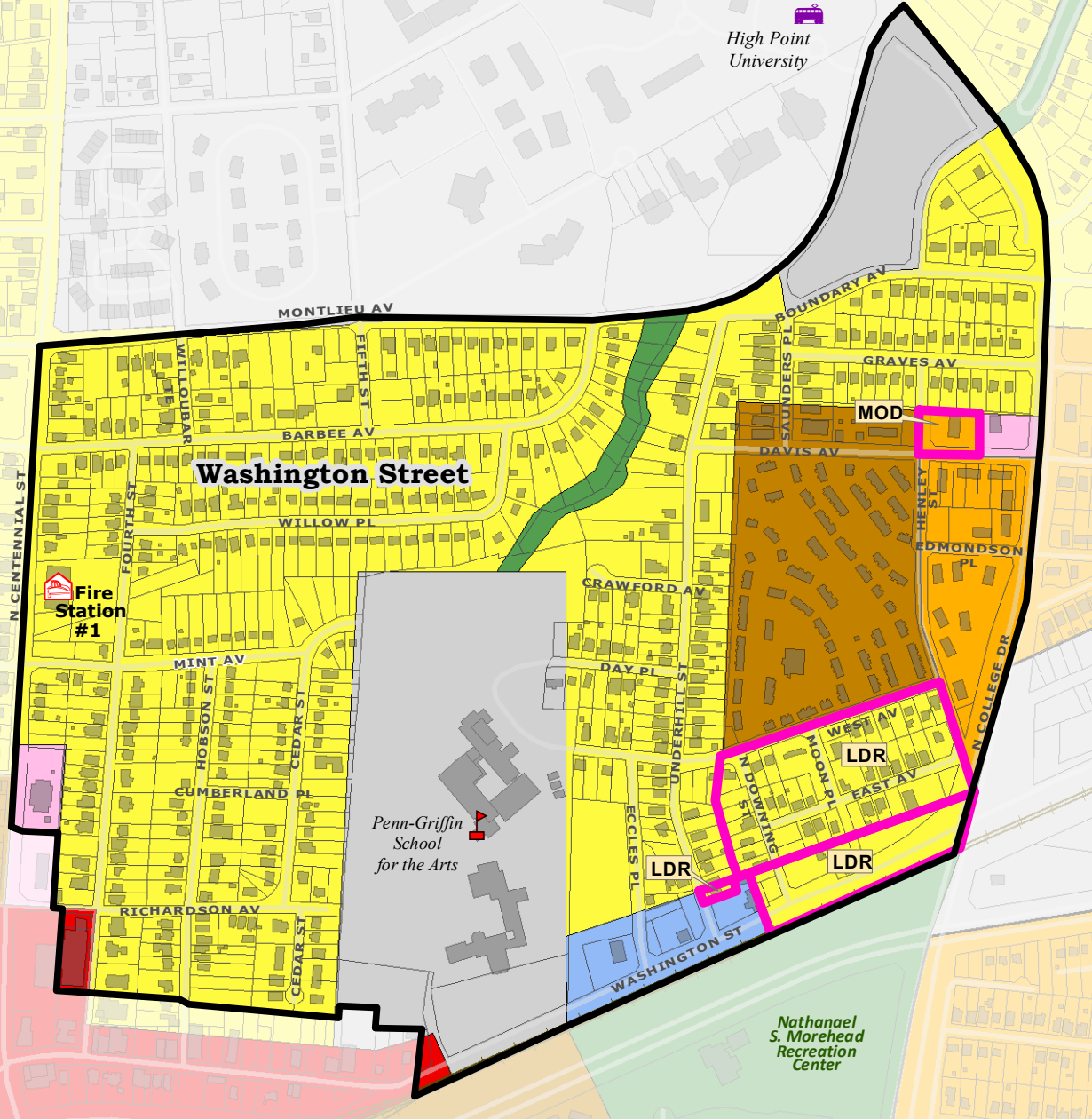
Land Use Plan Classification

- Low-Density Residential (0-5 dwelling units per acre)
- Moderate-Density Residential (5-8 dwelling units per acre)
- Medium-Density Residential (8-16 dwelling units per acre)
- High-Density Residential (16-26 dwelling units per acre)
- Office
- Local/Convenience Commercial
- Community/Regional Commercial
- Restricted Industrial
- Light Industrial
- Heavy Industrial
- Institutional
- Recreation/Open Space
- Mixed Use Development

LDR - Low-Density Residential
 MOD - Moderate-Density Residential
 MED - Medium-Density Residential
 HDR - High-Density Residential
 OFF - Office
 LCC - Local/Convenience Commercial
 CRC - Community/Regional Commercial
 LI - Light Industrial
 HI - Heavy Industrial
 INS - Institutional
 ROS - Recreation/Open Space
 MUD - Mixed Use Development

Recommendation Areas

Neighborhood Boundaries





Memorandum

To: Randy E. McCaslin, Assistant City Manager

From: JoAnne Carlyle, Assistant City Attorney

Date: December 16, 2011

SUBJECT: Unity Builders, Inc. – Transfer of Property related to contract

At the June 6, 2011 City Council meeting, Council voted unanimously to approve the contract with Unity Builders, Inc. for \$105,000 for the construction of affordable housing in Southside. The contract with Unity authorizes CHDO funding totaling \$105,000 to assist with the construction of seven affordable Energy Star compliant housing units to implement Phase II of the Southside Redevelopment project. The addresses for the new construction under this contract are: 804 George Place, 806 George Place, 700 Vail Avenue, 702 Vail Avenue, 610 Vail Avenue, 608 Vail Avenue, and 602 Vail Avenue.

Unity is prepared to begin construction at its first opportunity and at this time staff requests Council to authorize the City Attorney's office to take action as necessary for the conveyance of the above-referenced parcels to Unity Builders.

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, a public hearing was held before the City Council of the City of High Point on November 21, 2011 regarding a proposed amendment (LUPA 11-04) to said Land Use Plan for the High Point Planning Area, for eight Core City Neighborhoods (#110239); and

WHEREAS, Land Use Plan Amendments for two of those neighborhoods, Washington Terrace Park and Five Points Neighborhood and Washington Street Neighborhood were approved on December 19, 2011(#110261);

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 154.11 acres from various classifications to other classifications as shown on the accompanying maps.

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.

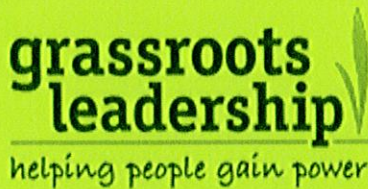
Adopted by City Council
this 19th day of December, 2011


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.

12-19-2011 HOC
Gail Tyree



Given its Spotty History, Should The GEO Group Be In Charge Of North Carolina's Forensic Psychiatric Patients?

The following is just a sample of scandals that have occurred in GEO Group facilities.

Coke County Juvenile Justice Center (Bronte, TX):

2007: Facility is shuttered after the Texas Youth Commission finds unsanitary and unsafe conditions at the facility, which is described as being in an advanced state of disrepair; rehabilitation programs were not being conducted; and officials conclude that the health and safety of youth housed there is in jeopardy. Three TYC monitors are fired for failing to report filthy, dangerous conditions at the facility where they had previously worked for the GEO Group.

1999: Employees allegedly sexually, physically, and mentally abuse several girls. Abusers reportedly include a man with prior conviction for sexual abuse of a child. A 15-year old female victim of sexual assault by prison employee reportedly committed suicide in the wake of the lawsuit settlement that allowed The GEO Group to avoid accepting responsibility.

Blackwater River Correctional Facility (Milton, FL):

2011: The FBI is allegedly investigating the county's sale of land to build the Blackwater River Correctional Facility. Subpoenas issued center around how Blackwater River Correctional Institute came to be built by the Boca Raton-based GEO Group and public officials' relationship to the project.

Walnut Grove Youth Correctional Center (Walnut Grove, MS):

2011 - The Walnut Grove facility is sued on behalf of youth alleging "barbaric and unconstitutional conditions" and that young people at the facility are regularly "subjected to excessive uses of force by prison staff." An NPR expose found the facility was chronically understaffed and that correctional staff were improperly awarded educational supplemental salaries despite not teaching at the facility. The facility is being investigated by the Department of Justice.

Dickens County Correctional Facility (Spur, TX):

2007: Scot Noble Payne is placed in solitary confinement, where he kills himself. The Associated Press' article on the prison described the facility as "squalid" while Idaho's Department of Corrections Director of Health Care called the prison the worst he's ever seen and "beyond repair."

South Texas Detention Center (Pearsall, TX):

2008: A WOIA news report uncovers allegations of sexual abuse by prison guards. One of the victims of the abuse was a Guatemalan immigrant who reportedly became pregnant afterwards.

2007: A mentally ill patient allegedly is not given prescribed medication and psychiatric treatment. The GEO Group is sued for failing to provide adequate medical care to a mentally ill detainee. Reportedly, the guards accuse her of faking illness and claim she had no rights in the United States.

Bill Clayton Detention Center (Littlefield, TX)

2008: After more than a year of solitary confinement in the facility, an inmate transferred from Idaho dies after apparently killing himself. Reports show that the man was sent to solitary confinement on administrative penalty after attacking a guard, rather than the guard filing charges and sending him through the courts for a fair hearing. Idaho cancels their contract with the facility.

2008: Idaho finds legal aid and access to the courts required by state contract is not provided to inmates, that "no programs are offered," and that, "most jobs have to do with keeping the facility clean and appear to be less meaningful."

2008: Randy McCullough, an Idaho inmate placed in solitary confinement for more than a year, commits suicide. His body is not found for more than six hours, despite the operational requirement that inmates in solitary confinement be checked on every six hours. The facility is understaffed at the time of his death.

2006: Riot involving 39 Wyoming prisoners is suppressed with pepper spray. Prisoners and staff are treated with first aid, but there is an unspecified amount of property damage and a lockdown.

Reeves County Detention Center (Pecos, TX):

2011: The family of Jose Manuel Galindo sues GEO, the Bureau of Prisons, and Reeves County after Galindo died following suffering a seizure in solitary confinement where he had been placed for complaining about the facility's failure to provide him medication to control his epileptic seizures.

2009: Two riots in consecutive months cost the facility \$1.1 million in damages and leave the facility inoperable. The riots result in injured inmates, guards taken hostage, and arson. Reports indicate the riots are sparked by a lack of medical care in the facility and several inmate deaths.

Val Verde Correctional Facility (Del Rio, TX)

2008: A former GEO Group guard is indicted on federal civil rights charges for beating a prisoner.

2005: An employee reports that his superior displayed a hangman's noose in his office and took pictures of himself donning KKK garb over his prison uniform.

2005: A lawsuit is filed on behalf of an inmate who committed suicide after being sexually harassed and denied healthcare. The GEO Group settles the suit.

**STOP The GEO Group's Attempt To Take Over North Carolina's
Forensic Psychiatric Care. Tell The High Point City Council That
You Do Not Want A GEO Group Facility In High Point.
Not Here, Not Anywhere!**

www.GrassrootsLeadership.org
info@grassrootsleadership.org
704-332-3090

MEMORANDUM

To: Pat Pate
Assistant City Manager

From: Allen Oliver
Parks and Recreation Director

Date: December 14, 2011

Subject: Modification of city ordinance to comply with new state legislation related to concealed handguns in parks

Currently the City of High Point prohibits by ordinance any person to possess a weapon or carry a concealed handgun in or upon any building, park or other property under the legal control of the City of High Point.

In this past year's session of the North Carolina General Assembly, legislation was introduced that would have restricted the ability of government agencies to regulate the legal carrying of a concealed handgun within Parks. With the help of Representative John Faircloth and several other members of the legislature along with Parks and Recreation professionals across the state the proposed legislation was amended to allow the following exceptions to these restrictions. The adopted legislation states that local governments can prohibit by posting the legal carrying of concealed handguns in buildings, playgrounds, athletic fields, swimming pools and athletic facilities.

I am recommending that City Council revise our current ordinance to prohibit by posting the carrying of a concealed handgun in recreational facilities that are included in the exception provided by the statute.

Attached for City Council review are a list of the City of High Point parks and recreation facilities allowed by state statute to be exempted along with changes to the ordinance prepared by Assistant City Attorney JoAnne Carlyle that will continue to prohibit concealed handguns in these facilities.

**ORDINANCE AMENDMENT REGARDING THE
REGULATION OF CONCEALED HANDGUNS AND
THE CARRY AND DISPLAY OF FIREARMS AND WEAPONS**

WHEREAS, the North Carolina General Assembly has amended the General Statutes of the State that establish limitations on municipal regulations related to the carrying of concealed handguns; and

WHEREAS, North Carolina General Statute §160A-189 authorizes municipalities to regulate the display of firearms on streets, sidewalks and other public property; and

WHEREAS, the changes in the concealed handgun laws have required the City to fully evaluate its regulation of both concealed handguns as well as the display of firearms and carrying of other weapons; and

WHEREAS, the City Council has determined that it is in the best interest of the City of High Point to modify its ordinances to reflect the changes in the concealed handgun laws and to enact regulations regarding the open display of firearms and other weapons.

NOW, THEREFORE, BE IT HEREBY ORDAINED by the City Council of the City of High Point that the Code of Ordinances is hereby amended as follows:

1. The title of Section 12-1-5 is amended to “Possession and discharge of firearms, weapons.”
2. Section 12-1-5 is amended as follows:
 - (a) Except as provided in subsection (b) below, it shall be unlawful for any person to possess a weapon, as defined in G.S. section 14-269, in or upon any building, park or other property, or their appurtenant premises, which is owned or otherwise under the legal control of the City of High Point.
 - (b) This prohibition shall not apply to the following persons:
 - (1) Officers and enlisted personnel of the armed forces of the United States when in discharge of their official duties as such and acting under orders requiring them to carry arms and weapons;
 - (2) Civil officers of the United States while in the discharge of their official duties;
 - (3) Officers and soldiers of the militia and the national guard when called into actual service;
 - (4) Sworn law enforcement officers;
 - (5) City of High Point Animal Control Officers;

- (6) Private security officers under contract with the city, while in the actual performance of their required duties.
- (e) ~~A conspicuous notice shall be posted upon property set forth in subsection (a) above stating: "Possession of weapons or carrying a concealed handgun is prohibited."~~
- (d) ~~Any person in violation of this section shall be guilty of a misdemeanor and upon conviction shall be fined \$500.00 or imprisoned for thirty (30) days, or both~~
- (c) **The carrying of a concealed handgun in accordance with North Carolina General Statute 14-415.11 is prohibited in any building owned, leased as lessee, operated, occupied, managed or controlled by the City, and in or upon the recreational facilities operated by the City and specifically identified herein. Notice of this prohibition shall be posted in a conspicuous location at each entryway available to the general public at all buildings and at the primary points of public access to all other covered locations. Violation of this prohibition shall be prescribed by the applicable North Carolina General Statutes.**

BARKER STREET PARK
1301 BRADSHAW STREET
Playground

BROCKETT STREET PARK
1801 BROCKETT AVENUE / HERBERT PLACE
Playground

COUNCIL STREET PARK
1013 COUNCIL STREET / QUAKER LANE
Playground

DEEP RIVER PARK
1525 SKEET CLUB ROAD
Playground, Athletic Fields

EASTWOOD PARK
1601 WHITMAN PLACE / ROSECREST AVENUE
Playground

FIVE POINTS PARK
1114 GORDON STREET
Playground

GOLDSTON PARK
1200 CASSELL STREET / 1302 S. ELM STREET
Playground

HARVELL PARK
1215 LINCOLN DRIVE
Playground, Athletic field

HEDGECOCK PARK
300 W. PARRIS AVENUE / 2307 JUNE PLACE
Playground, Athletic field

MACEDONIA PARK
306 WISE AVENUE/S. CENTENNIAL STREET
Playground, Athletic Field

MEREDITH STREET PARK
1437 FURLOUGH AVENUE/700 BLOCK MEREDITH STREET
Athletic Facility

MOHAWK PARK
617 PARKWOOD AVENUE
Playground, Athletic Facility

PARKSIDE PARK
1401 BLAIN STREET
Playground, Athletic facility

PERSHING STREET PARK
1812 PERSHING STREET / LAKE AVENUE
Playground

TRIANGLE PARK
498 COLONIAL DRIVE / COUNCIL STREET
Playground

VERNON STREET PARK
1217 VERNON STREET / EVANS PLACE
Athletic Facility

WALNUT STREET PARK
421 WALNUT STREET
Playground

WINDLEY PARK
WINDLEY STREET / OLIVIA PLACE
Playground

JOHNSON STREET PARK (Disc golf course)
3824 JOHNSON STREET
Athletic Facility

ALLEN JAY PARK
1073 E. SPRINGFIELD ROAD
Playground, Athletic facilities, Athletic fields

ARMSTRONG PARK
305 E. PARKWAY AVENUE
Playground, Athletic field

BLAIR PARK GOLF COURSE
1901 S. MAIN STREET
Athletic facility

BRENTWOOD ATHLETIC FIELDS
1300 BLOCK BRENTWOOD STREET
Athletic fields

CEDROW PARK
1718 CEDROW DRIVE
Playground, Athletic field

CITY LAKE PARK
602 W. MAIN STREET (JAMESTOWN,NC)
Playground, Swimming pool

GARRY G. BURNETT PARK(School Property)
1051 MONTLIEU AVENUE
Playground, Athletic fields

HIGH POINT ATHLETIC COMPLEX
2920 SCHOOL PARK ROAD
Athletic facilities

JOHNSON STREET ATHLETIC COMPLEX
4515 JOHNSON STREET
Playground, Athletic fields

MCCAIN PARK
1200 E. LEXINGTON AVENUE
Athletic facilities

WASHINGTON TERRACE PARK
101 GORDON STREET
Playground, Athletic facilities, Swimming Pool

WEST END PARK
1701 EDGEWOOD DRIVE
Athletic Facilities

OAK HOLLOW RECREATIONAL COMPLEX

OAK HOLLOW TENNIS CENTER
3401 N. CENTENNIAL STREET
Athletic Facilities

OAK HOLLOW GOLF COURSE
3400 N. CENTENNIAL STREET
Athletic Facility

NORTH OVERLOOK (OAK HOLLOW LAKE)
1917 EASTCHESTER DRIVE
Playground

FESTIVAL PARK
1841 EASTCHESTER DRIVE

NORTH RAMP
3700 WATERVIEW ROAD

OAK HOLLOW CAMPGROUND
3415 N. CENTENNIAL STREET
Building, Playground, Swimming Pool

OAK HOLLOW MARINA
3431 N. CENTENNIAL STREET
Building, Playground

MOREHEAD RECREATION CENTER
101 PRICE STREET
Playground, Athletic fields

OAKVIEW RECREATION CENTER
503 JAMES ROAD
Playground, Athletic fields

SOUTHSIDE RECREATION CENTER
401 TAYLOR AVENUE
Playground, Splashpad, Athletic Facilities

9. This Ordinance shall become effective _____.

This the _____ day of _____, 2011.

Rebecca R. Smothers, Mayor

Attested to:

Lisa B. Vierling, City Clerk

PLANNING AND ZONING COMMISSION RECOMMENDATION

On December 13, 2011, 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.

City of High Point

Zoning Case 11-16

A request by the City of High Point City Council to rezone approximately 91.5 acres from the Public & Institutional (PI) District to the Residential Multifamily-8 (RM-8) District. The zoning site consists of four parcels adjacent to and west of the I-74 (US 311) interchange with Greensboro Road, with two parcels lying north of Greensboro Road and two parcels south of Greensboro Road.

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

Speaking in favor of the request were David Couch, 5826 Samet Drive, local developer and owner of the former Presbyterian Home retirement property, lying north of Greensboro Road; Allen Thorson, 2627 Woodruff Avenue; Cecil Little, representing owners of an undeveloped five acre commercial parcel on the opposite side of I-74; Deacon Darrel Warren, & James Whitcomb, Trustee representing Greater First United Baptist Church at 1409 Deep River Road; Jason Yates, 111 Edgeview Road; Glenn Chavis, 137 Orville Drive, member of former US 311 Bypass Committee. These speakers noted the following pertaining to this zoning case:

- The area is more appropriate for mixed use development and residential uses would be better for the area.
- Several speakers noted that additional residential development and future residences will further support commercial uses in area.
- The Greater First United Baptist Church representatives noted that the proposed RM-8 District would support an application they have submitted to HUD for uplifting the Five-Points neighborhood.
- Mixed use developments were the type of uses the US 311 Interchange Committee had in mind for area.
- Several speakers noted they did not support the proposed Geo Care Facility and support rezoning to a RM-8 District.

Speaking in opposition to the request were Jay Wagner, local attorney representing Geo Care; Dale Frick, VP of Geo Care residential facilities; Richard Adams, Transportation Engineer with Kimley Horne & Associates; Ron Tucker of Guilford County Prison Ministry; Avery Jones & Keith Jones, co-owners of Cut-N-Up Barber Shop in Five-Points Commercial Plaza; Minister Janice Alston; Bill Waller of Share of NC; Pamala Gill; James LaGrande, 918-H Lakecrest Avenue, past president of Five-Points Community Association; Anthony Belton & Charity Belton, 1112 Cedrow Drive, representing the Cedrow Drive Community Association. These speakers noted the following pertaining to this zoning case:

- Several speakers noted that the current PI District zoning should remain in place to allow Geo Care the opportunity to redevelop the site.

- Jay Wagner stated that the proposed RM-8 District is contrary to the current Land Use Plan, Core City Plan, and US 311 bypass interchange study.
- Several speakers noted the proposed Geo Care facility will be a positive use to have in the Five-Points area, will improve image of the area, will provide needed jobs, will provide positive economic spin-off to other businesses in the City, will add to City tax revenues and will be an overall positive impact for service related businesses in the community.
- Mr. Richard Adams, Transportation Engineer, noted that a potential mixed use development consisting of various commercial and residential uses would have a higher traffic impact than the proposed Geo Care facility. He noted that the limited Greensboro Road frontage and location of existing traffic lights would most likely require a median to be installed making the access right-in/right-out only movement. This limited frontage and right-in/out access is not favorable for commercial uses but will work for the Geo Care facility.

After the public hearing was closed the Commission had a lengthy discussion and questions for the applicant which the representatives addressed. Main issues of discussion among the members were:

- Whether Geo Care's other facilities were within a residential area.
- Questions to the Geo Care representatives as to how the facility will operate and there were various security related questions.
- What type of uses will provide the best economic boost and also upgrade the Five-Point Community.
- Key concern of the Commission was the economic impact and jobs that the Geo Care use would provide to the City.

The Planning and Zoning Commission recommended **denial**, by a vote of 8-0, of Zoning Case 11-16.

Because this request is being forwarded to City Council with an unfavorable recommendation from the Planning & Zoning Commission, the Development Ordinance requires a 2/3 favorable vote by the City Council (6 members) for this request to be approved.

**STAFF REPORT
ZONING CASE 11-16
December 13, 2011**

Request	
Applicant: City of High Point (City Council)	Owner(s): Guilford County, Community Housing of High Point LLC, and North Carolina Department of Transportation
Zoning Proposal: To rezone approximately 91.5 acres.	From: PI Public & Institutional District
	To: RM-8 Residential Multifamily 8 District

Site Information	
Location:	Lying to the northwest and southwest of the Greensboro Road & I-74 interchange (formerly known as U.S. 311 Bypass) and extending to the eastern right-of-way line of I-74.
Tax Parcel Numbers:	Guilford County tax parcels 0182080, 0182090, 0183810 and 0184749
Site Acreage:	Approximately 91.5 acres (40.72 acres of developable area) (50.78 acres of road right-of-way)
Current Land Use:	Lying north of Greensboro Road is a vacant retirement facility consisting of a multistory building (4 & 5 stories) and several single story multifamily dwellings. Lying south of Greensboro Road are vacant buildings associated with a previous nursing home and vocational school.
Physical Characteristics:	The I-74 right-of-way is lying along the eastern half of the zoning site. Due to its interchange with Greensboro Road there are various elevation changes associated with this right of way. Parcels lying northwest of the interchange have a gentle to moderately sloping terrain. The parcels lying southwest of the interchange have a moderate to steeply sloping terrain. A perennial stream runs in an east-west direction through the mid-portion of this southern parcel and it is heavily wooded with steeper terrain near the stream.
Water and Sewer Proximity:	Both City of High Point water and sewer lines are within the abutting Greensboro Road and Deep River Road right-of-ways. Upon the former Presbyterian Home retirement property, lying north of Greensboro Road, an 8-inch City sewer line runs in a northeasterly direction across the rear of the property. Also, a 6-inch water line is running through the middle of the site within a private drive that served the former multifamily dwellings. Upon the former Evergreen Nursing Home property, lying south of Greensboro Road, an 8-inch City sewer line runs in an east-west direction across the mid-portion of the site. Also, a 6-inch water line is within the private drive running along the eastern portion of the site.

General Drainage and Watershed:	That portion of the zoning site lying north of Greensboro Road drains in a northerly direction and is within the City Lake General Watershed Area (GWA). That portion of the zoning site lying south of Greensboro Road drains toward the stream that runs through the middle of the site and is within the Oakdale General Watershed Area (GWA). For both the northern and southern portions of the site 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 2 units per acre or more.
Overlay District:	None

Adjacent Property Zoning and Current Land Use			
North:	RS-9	Residential Single Family-9 District	Single family dwellings and vacant parcels (<i>lying across I-74</i>)
South:	RS-7	Residential Single Family-9 District	Church lying at the terminus of Kimery Street, a second church fronting along Cedrow Drive and I-74 right of way
East:	RS-9	<i>Lying north of Greensboro Rd</i> Residential Single Family-9 District	Single family dwellings and vacant parcels (<i>lying across I-74</i>)
	HB	Highway Business District	
	CU-HB	<i>Lying south of Greensboro Rd</i> Conditional Use Highway Business District	Church, vacant parcels and single family dwellings (<i>lying across I-74</i>)
	CU GO-M	Conditional Use General Office Moderate Intensity District	
West:	RS-7	Residential Single Family-7 District	Multifamily developments, church, single family dwelling, vacant parcel, beauty salon and commercial/ retail plaza (<i>lying across Deep River Rd</i>)
	RM-12	<i>Lying north of Greensboro Rd</i> Residential Multifamily-12 District	
	RS-7	Residential Single Family-7 District	
	LO	Limited Office District	
	LB	Limited Business District	Vacant building (former bank), single family dwellings and church
	GB	<i>Lying south of Greensboro Rd</i> General Business District	
	RS-7	Residential Single Family-7 District	

Relevant Land Use Policies and Related Zoning History	
Land Use Plan Map Classification:	This site currently has the following Land Use Classifications: Institutional: Public, quasi-public and institutional uses on large tracts are included in this classification. Pending Land Use Classification: Mixed Use Development: This classification provides for the siting of a variety of land uses in close proximity to each other where this is desirable due to existing land use patterns, environmental constraints, the

	need to preserve open space, the opportunity to provide alternative modes of transit and other factors.
Land Use Plan Goals, Objectives & Policies:	The following goals and objectives of the Land Use Plan are relevant to this request: Goal #2: Encourage development that enhances and preserves established neighborhoods; Goal #5: Promote an urban growth pattern that occurs in an orderly fashion and conserves the land resources of the city and its planning area. Obj.#4. Protect the City's older, established neighborhoods, and promote their revitalization through needed infrastructure improvements and new residential investment; Obj. #8. Stimulate more efficient use of the City's land resources by encouraging in-fill, mixed-use, cluster development and higher residential densities at appropriate locations;
Relevant Area Plan: Core City Plan	The <i>Core City Plan</i> does not contain a specific list of goals and objectives. However the following relevant policies were derived primarily from the <i>Sub-Areas Plans: Neighborhoods; Development & Marketing Strategy: Neighborhood Housing; and Public Policies & Fiscal Implications: Public Policy Revisions</i> sections of the plan. • Provide for new infill housing, especially where targeted to specific areas as a way to strengthen neighborhoods. • Protect and enhance the qualities of the Core City's neighborhoods and make them positive places to reside.
Community Growth Vision Statement	Goal #2: Improve High Point's older urban neighborhoods, while ensuring better future neighborhoods; Obj. #2H. Redirect a portion of High Point's future residential growth to the Core City to revitalize the area.
Zoning History:	There have been no recent zoning applications in this area over the past 10 years.

Transportation Information			
Adjacent Streets:	Name	Classification	Approx. Frontage
	Greensboro Road	Major Thoroughfare	1,560 ft.
	Deep River Road	Major Thoroughfare	1,800 ft.
	I-74	Major Thoroughfare	4,850 ft.
Vehicular Access:	At the time of development, the City Transportation Department will evaluate impact and note to a future developer required improvement and access requirements. In addition, NCDOT must approve any access and improvements to Greensboro Road and Deep River Road.		
Traffic Counts: (Average Daily Trips)	Greensboro Road	15,000 ADT	(2009, 24 hour count)
	Deep River Road	5,400 ADT	(2009, 24 hour count)
	I - 74	27,000 AD	(2009, 24 hour count)

Estimated Trip Generation:	Any estimates of anticipated traffic impacts are premature; at the time a specific development proposal is submitted traffic impacts can be analysis.		
Traffic Impact Analysis:	Required		Comment
	<u>Yes</u>	<u>No</u> X	N/A
Pedestrian Access:	Development of the property is subject to the sidewalk requirements in the Development Ordinance.		

School District Comment

Any estimates of anticipated impacts to area schools are premature. At the time a specific development proposal is submitted school impacts can be analysis.

Staff Analysis

The developable area proposed for rezoning is currently zoned Public & Intuitional (PI). The large institutional uses that once occupied these properties (Presbyterian Homes, Lifespan and Evergreen facilities) are now vacant. Due to the properties' location at the interchange with I-74, a mixture of higher intensity uses could be supported by the local community and those traveling along the Interstate.

There is currently a Land Use Plan Amendment (LUPA 11-04) pending for various neighborhoods within the Core City. The zoning site is one of several areas within the Core City where land use designations are proposed to be changed. LUPA 11-04 proposes a Mixed Use Development designation for the zoning site. The Planning and Zoning Commission gave the Land Use Plan Amendment a favorable recommendation on October 25, 2011 and City Council held a public hearing on November 21, 2011. As of the date of this report, the amendments are pending action before the City Council.

There have been no significant changes in the nature of development in this area for some time. Commercial uses are located upon parcels fronting along Greensboro Road and a mixture of residential uses occurs to the rear of these frontage parcels. However, the opening of the I-74 corridor and its interchange at Greensboro Road offers the opportunity to consider higher intensity development and commercial services upon parcels in the vicinity of the interchange.

Subject to the approval of LUPA Case 11-04, in which a Mixed Use Development designation is proposed, approval of the proposed RM-8 District provides an opportunity to achieve a higher intensity mixture of uses on these parcels. It also provides the opportunity for future developers of the zoning site to submit proposals to develop the mixed use concept, whether under conventional zoning or under specialized districts such as a Traditional Neighborhood (TN) or Planned Unit Development (PUD) Districts. The City is unable to advance mixed use zoning of the zoning site without a specific development proposal and the proposed RM-8 District provides the best protection to implement the pending Land Use Plan designation for these parcels.

Recommendation

Subject to approval of the applicable portions of LUPA Case 11-04, staff recommends approval of the request to rezone this 91.5 acre area to the RM-8 District. The requested RM-8 District will be compatible with the surrounding area and in conformance with adopted plans.

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 must 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.

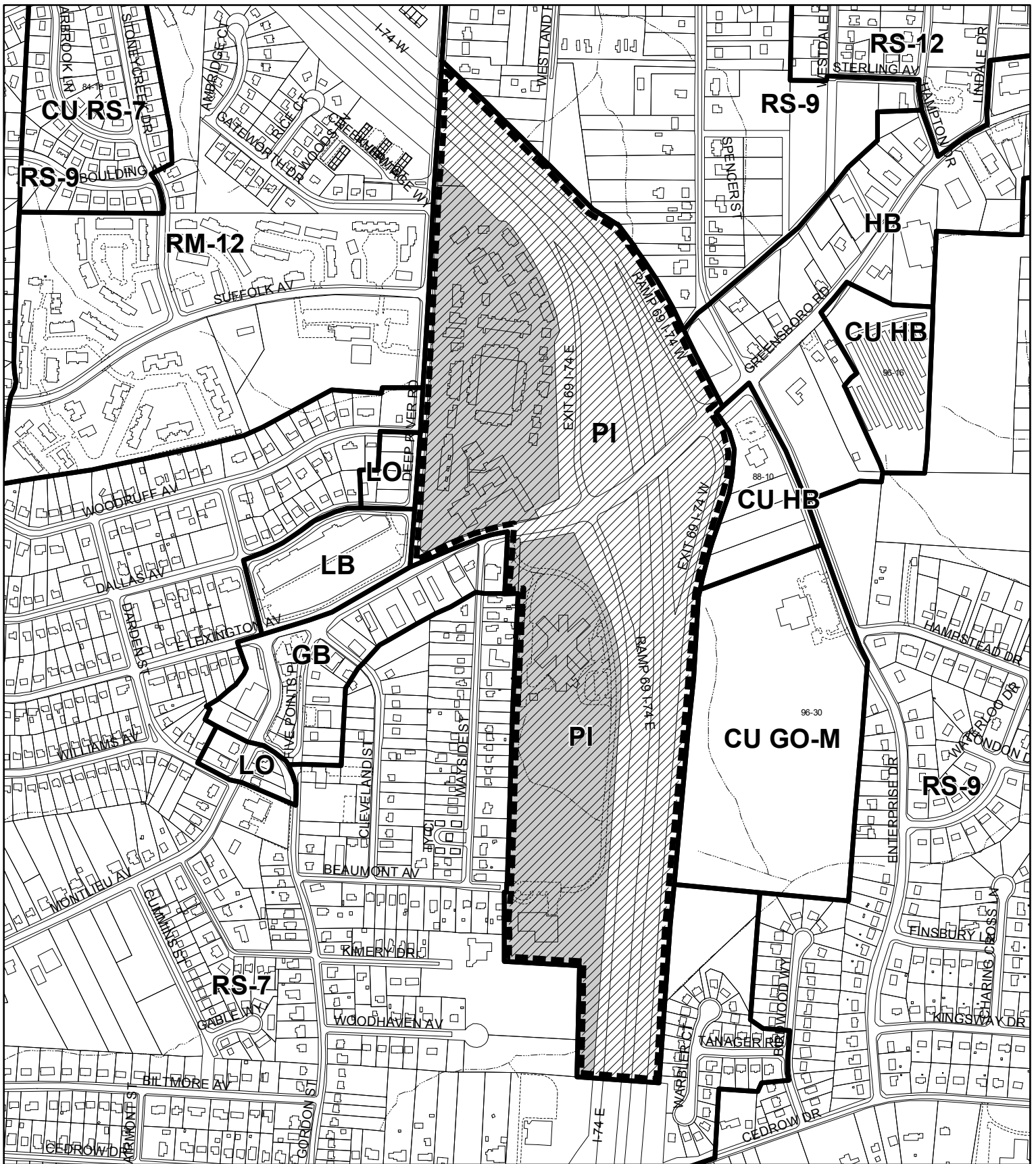
In this case, staff suggests that the approval of the applicant's request is reasonable and in the public interest because:

1. Subject to the approval of applicable portions of LUPA Case 11-04, in which a Mixed Use Development designation is proposed, the request is consistent with adopted plans.
2. The request addresses Goals #2 and #5 of the Land Use Plan in that it will encourage development that enhances and preserves established neighborhoods and will promote an orderly urban growth pattern.
3. Subject to the approval of applicable portions of LUPA Case 11-04, in which a Mixed Use Development designation is proposed, the requested RM-8 District provides the best opportunity to protect the zoning site for mixed use development.

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 Heidi H. Galanti AICP, Planning Services Administrator, and reviewed by Robert Robbins AICP, Development Services Administrator and Lee Burnette AICP, Director.



ZONING CASE 11-16

From: Public Institutional
To: Residential Multifamily-8

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

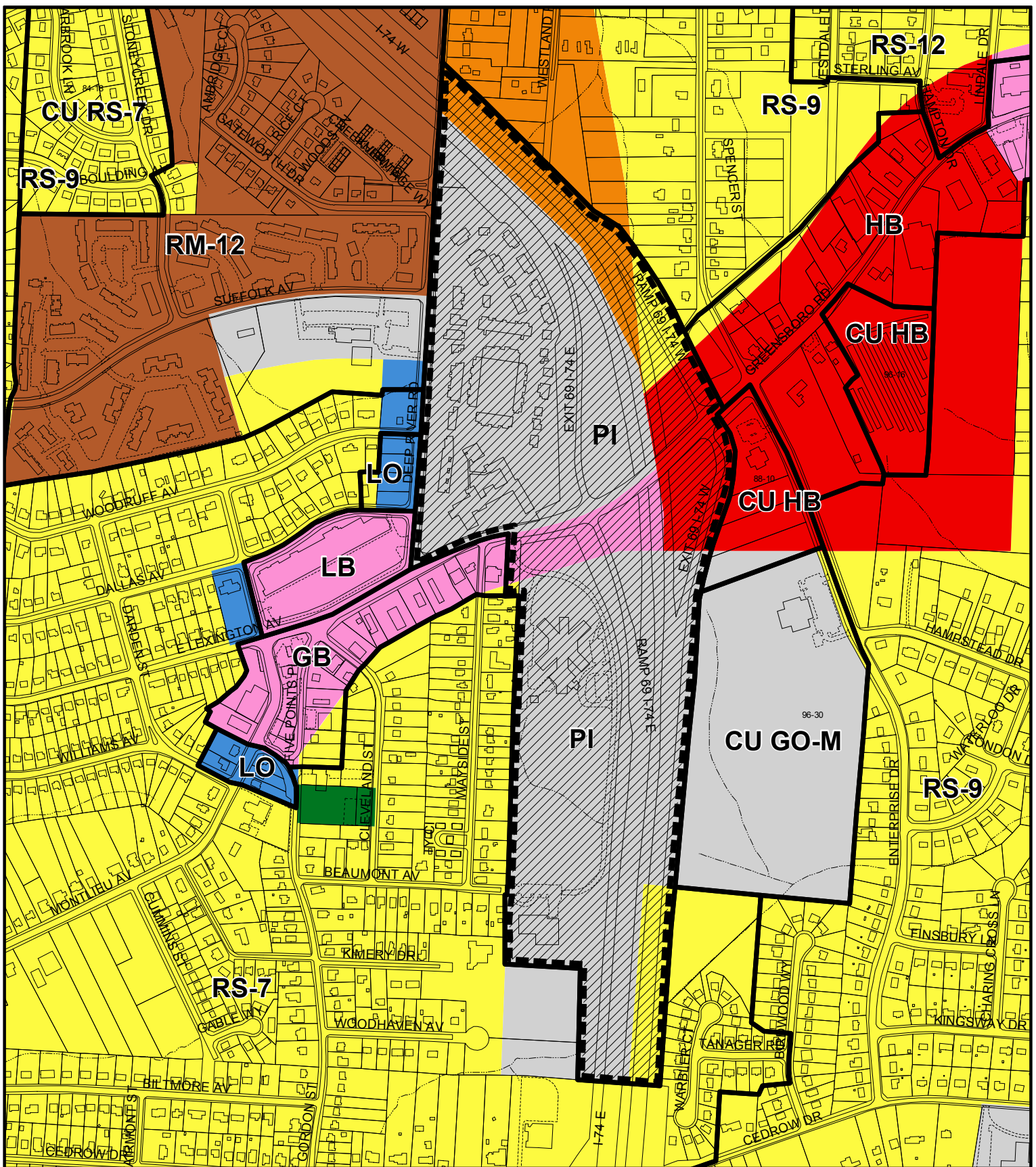
Planning & Development
 Department

City of High Point

Date: November 16, 2011



Scale: 1"=600'
 y:/ba-pz/2011/pz/z11-16.mxd



ZONING CASE 11-16

Land Use Plan

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

Planning & Development
Department

City of High Point

Date: December 9, 2011



Scale: 1"=600'

y:/ba-pz/2011/pz/z11-16clu.mxd



ZONING CASE 11-16

Topography

Subject Property Boundary - - - - -

Planning & Development
Department

City of High Point

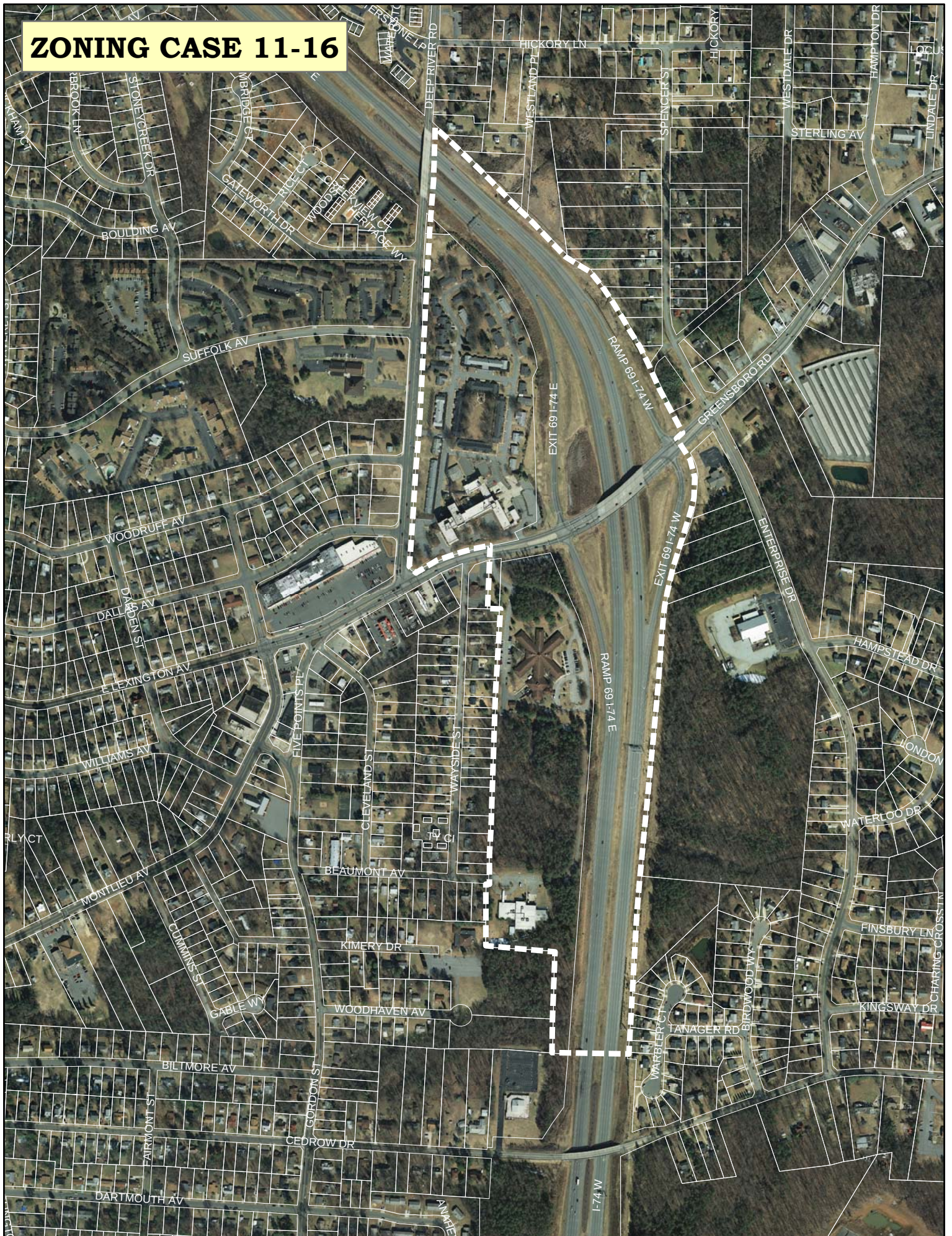
Date: December 1, 2011



Scale: 1"=600'

y:/ba-pz/2011/pz/z11-16topo.mxd

ZONING CASE 11-16





RECEIVED

DEC 14 2011

PLANNING & DEVELOPMENT

GUILFORD COUNTY
GUILFORD COUNTY ATTORNEY'S OFFICE

VIA: Hand Delivery

December 14, 2011

City Council of the City of High Point
C/O: City of High Point Planning and Development Department
Herbert Shannon

RE: Rezoning Case #11-16 – Protest Petition

Dear Council Members,

In an over abundance of caution, and in accordance with N.C. Gen. Stat. §160A-385(a), please find attached Guilford County's Protest Petition sign by the Chairman of the Board, in opposition to the proposed rezoning case #11-16. As property owners of two of the four parcels in this matter, Guilford County objects to the proposal as presented. We look forward to additional discussion on this matter prior to any decision being made.

Thank you for your time and consideration.

Sincerely,

Mark Payne,
County Attorney

/rbk
Attachment

RECEIVED

DEC 14 2011

PLANNING & DEVELOPMENT

PLANNING AND DEVELOPMENT DEPARTMENT



PROTEST PETITION

CITY OF HIGH POINT
NORTH CAROLINA

OFFICIAL USE ONLY

Date Submitted: 12-14-11

Petition verified by: HKS
rev

Valid Petition

☒ YES

☐ NO

Rezoning Case #: 11-16 Applicant/Owner: Guilford County by and through its Chairman

Melvin "Skip" Alston

Location: Lying to the northwest and southwest of the Greensboro road & I-74 interchange (formerly known as U.S. 311 Bypass) and extending to the eastern right of way line of I-74.

Request to rezone from: PI To: RM-8

TO THE CITY COUNCIL OF THE CITY OF HIGH POINT:

We, the undersigned property owners, stand in opposition to the above noted zoning map amendment (rezoning) request:

PETITION CONTACT PERSON

(1) Melvin "Skip" Alston - Chairman, Guilford

NAME (Print) County Board of Commissioners NAME (Signature) Melvin "Skip" Alston

301 W. Market Street, Greensboro, NC 27401

ADDRESS

PHONE NUMBER(S) (W) 336-641-3852

(H) _____

Contact Person please return Protest Petition to:
City of High Point Planning & Development Department
211 S. Hamilton Street, Rm. 316
P.O. Box 230
High Point, NC 27261
(336) 883-3328

Attested by:

Crystal Mauer
Deputy Clerk

(2)

NAME (Print)

NAME (Signature)

ADDRESS

(3)

NAME (Print)

NAME (Signature)

ADDRESS

(4)

NAME (Print)

NAME (Signature)

ADDRESS

(5)

NAME (Print)

NAME (Signature)

ADDRESS

Resolution in Opposition of the City Council's request to Rezone of Guilford County Property Formally Known as "The Evergreens", Zoning Case #11-16

Whereas, the High Point City Council has requested rezoning of approximately 91.5 acres from the Public & Institutional District (PI) to a Residential Multifamily-8 (RM-8) District identified as Zoning Case #11-16; which consists of four parcels adjacent to and west of the I-74 (US 311) interchange with Greensboro Road; and,

Whereas, two of the four parcels totaling 21.44 acres of land are owned by Guilford County and formerly referred to as "The Evergreens"; and,

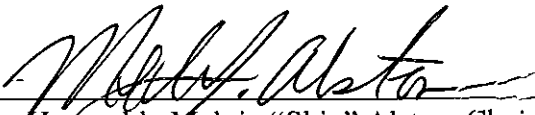
Whereas, on October 20, 2011, the Board of County Commissioners received an offer in the amount of \$3.1 million for the purchase of the said property, which would add millions of dollars of real and personal property back onto the Guilford County tax rolls and anticipates approximately 200 additional jobs for the High Point area. And on this date the Board voted, on a 9-0 vote, to enter into a contract to sell The Evergreens property and directed staff to take necessary steps to secure the contract and advertise for an upset bid; and,

Whereas, the High Point Planning and Zoning Commission voted unanimously on December 13, 2011, to not support the proposed rezoning, Case #11-16; and

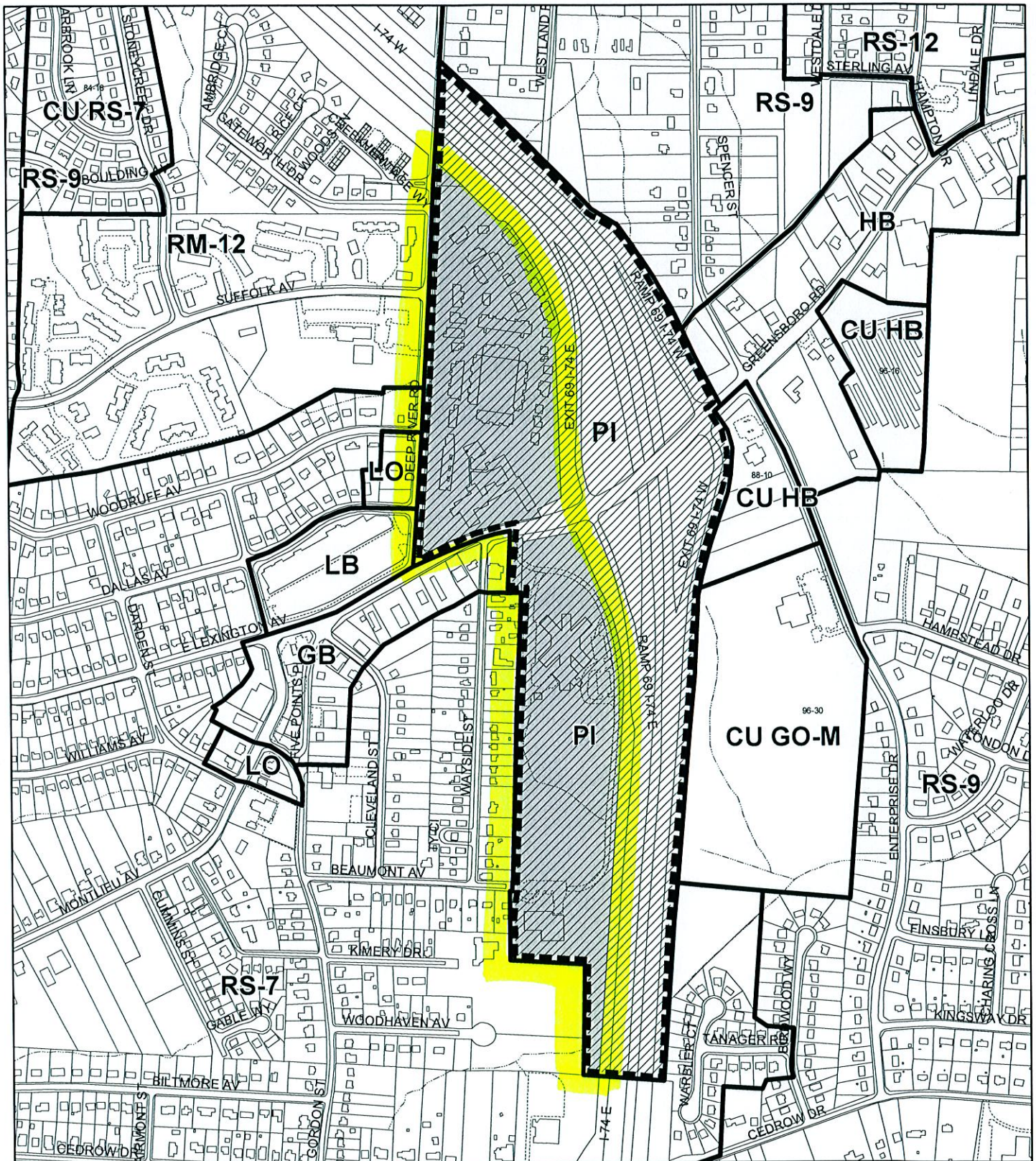
Whereas, Guilford County is opposed to proposed rezoning of The Evergreens property which would prevent the anticipated use of the potential buyer; and

Now, Therefore Be It Resolved, that the Guilford County Board of Commissioners supports the County's Protest Petition, filed in accordance to the Board's direction given on October 20, 2011, by both the County Manager and the Chairman of the Board, and hereby acknowledges that the filed petitions are authorized by the County and urges the High Point City Council to carefully consider the proposed rezoning case #11-16 and its ramifications to its residents.

Adopted this the 15th day of December, 2011.


The Honorable Melvin "Skip" Alston, Chairman
Guilford County Board of Commissioners

I HEREBY CERTIFY THAT
THE FOREGOING WAS ADOPTED BY
THE BOARD OF COUNTY COMMISSIONERS
OF GUILFORD COUNTY
ON December 15, 2011
BY Crystal Mann
DEPUTY CLERK TO BOARD



ZONING CASE 11-16

From: Public Institutional
To: Residential Multifamily-8

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

Planning & Development
Department

City of High Point

Date: November 16, 2011



Scale: 1"=600'
y:/ba-pz/2011/pz/z11-16.mxd

20% of lot area (4 lots associated with zoning case) required to be a valid petition.

21.44 ac
+18.39 ac
39.83 acres of lot area

County property $21.44 / 39.83 = 0.5382$ **53.82%**



PROTEST PETITION ADDITIONAL SIGNATURE SHEET

Rezoning Case #: _____ Applicant/Owner: _____

Location: _____

Request to rezone from: _____ To: _____



Continue numbering from previous sheet

() _____
NAME (Print) NAME (Signature)

ADDRESS

() _____
NAME (Print) NAME (Signature)

ADDRESS

() _____
NAME (Print) NAME (Signature)

ADDRESS

() _____
NAME (Print) NAME (Signature)

ADDRESS

() _____
NAME (Print) NAME (Signature)

ADDRESS

() _____
NAME (Print) NAME (Signature)

ADDRESS

() _____
NAME (Print) NAME (Signature)

ADDRESS

() _____
NAME (Print) NAME (Signature)

ADDRESS

NOTE: This sheet is not valid unless submitted with cover sheet.

Page ____ of ____

CITY OF HIGH POINT
NORTH CAROLINA
**ZONING MAP AMENDMENT (REZONING)
PROTEST PETITION INSTRUCTIONS**

North Carolina zoning law [G.S. 160A-385(a)] authorizes the use of a protest petition where property owners are opposed to a requested change of zoning district that involves either their own property or nearby property. The protest petition must be submitted to the City Council prior to the public hearing on the requested change. In absence of evidence to the contrary, the City may rely on the county tax listing to determine the owners of potentially qualifying areas. If it is determined to be a valid protest petition a three-fourths majority vote (or 7 Council members) shall be required to approve the rezoning change. However, vacant positions on City Council or Council members that recuse themselves from voting are not considered in determining votes needed for the $\frac{3}{4}$ majority.

A protest petition is considered valid if:

- 1) **It is submitted on a form furnished by the Planning and Development Department** (*See Attachment*).
- 2) **It is properly completed.** The first signature block on the form should be completed by a property owner willing to serve as the person to contact regarding the petition. Please be sure that full signatures and street addresses are provided, and that names are legibly printed on the line next to each signature. If the printed name is not legible, the signature will not be counted. The second page of the form (additional signature sheet) may be reproduced as often as necessary for additional signatures. All owners, as listed on the property deed, are required to sign the petition in order for the property to be counted in opposition. (*Example: If a property is jointly owned by husband and wife, both must sign the petition, or the property will not be counted in determining the validity of the protest petition.*)
- 3) **It is received in a timely manner.** The validation process is performed by the Planning and Development Department and certified by the City Clerk. The protest petition must be received in time to allow at least two normal working days (excluding Saturdays, Sundays and legal holidays) to determine its sufficiency and accuracy. (*For example: If the City Council public hearing on a rezoning is scheduled for a Monday, the protest petition must be received no later than 5:00 p.m. on the preceding Wednesday.*)
- 4) **It contains signatures necessary for validation.** Although others may sign the petition, a valid protest petition must be signed by:
 - The property owner(s) of at least 20% of the land area associated with the proposed zoning site; OR
 - The property owners of at least 5% of the land area within 100-feet of the zoning site.A street right-of-way shall not be considered in computing the 100-foot buffer area as long as that street right-of-way is 100 feet wide or less. If only a portion of a larger parcel is proposed to be rezoned, the above noted 100-foot buffer area shall be measured from the property line of that entire parcel, not just the area proposed to be rezoned.
- 5) **A protest petition does not apply with regard to any zoning map amendment that initially zones property added to the City's jurisdiction as a result of annexation, nor does it apply to Special Use Permit cases.**

The completed protest petition should be returned to the Planning and Development Department so that validation by the staff and certification by the City Clerk can occur. Council will be informed by staff of the submittal of a protest petition and whether it has been validated prior to the start of the public hearing for the rezoning case.

If a property owner should wish to remove his or her name after a protest petition has been validated, the owner must submit their withdrawal in writing prior to the City Council's vote. For further information regarding protest petitions, contact the Planning and Development Department at 383-3328 or 383-3309.



City of High Point

Proposed Forensic Hospital

December 13, 2011

About GEO Care

◆ Profile

GEO Care is a leading provider of mental health and residential treatment services.

◆ Scope

Experience in developing and managing state hospitals in FL, TX, SC

◆ Mission

Optimize individual potential through caring partnerships

◆ Values

- ❖ Continual Improvement/Innovation
 - Operational Excellence
- ❖ Integrity
- ❖ Respect
- ❖ Partnership

GEO Care's State-of-the-Art Facilities



South Florida State Hospital (FL)

*40 Acres,
Pembroke Pines, FL
1998*



**South Florida Evaluation &
Treatment Center (FL)** *FLA. City
2007*



**Montgomery County Treatment
Facility (TX)**

*100
Oostside House
2003*

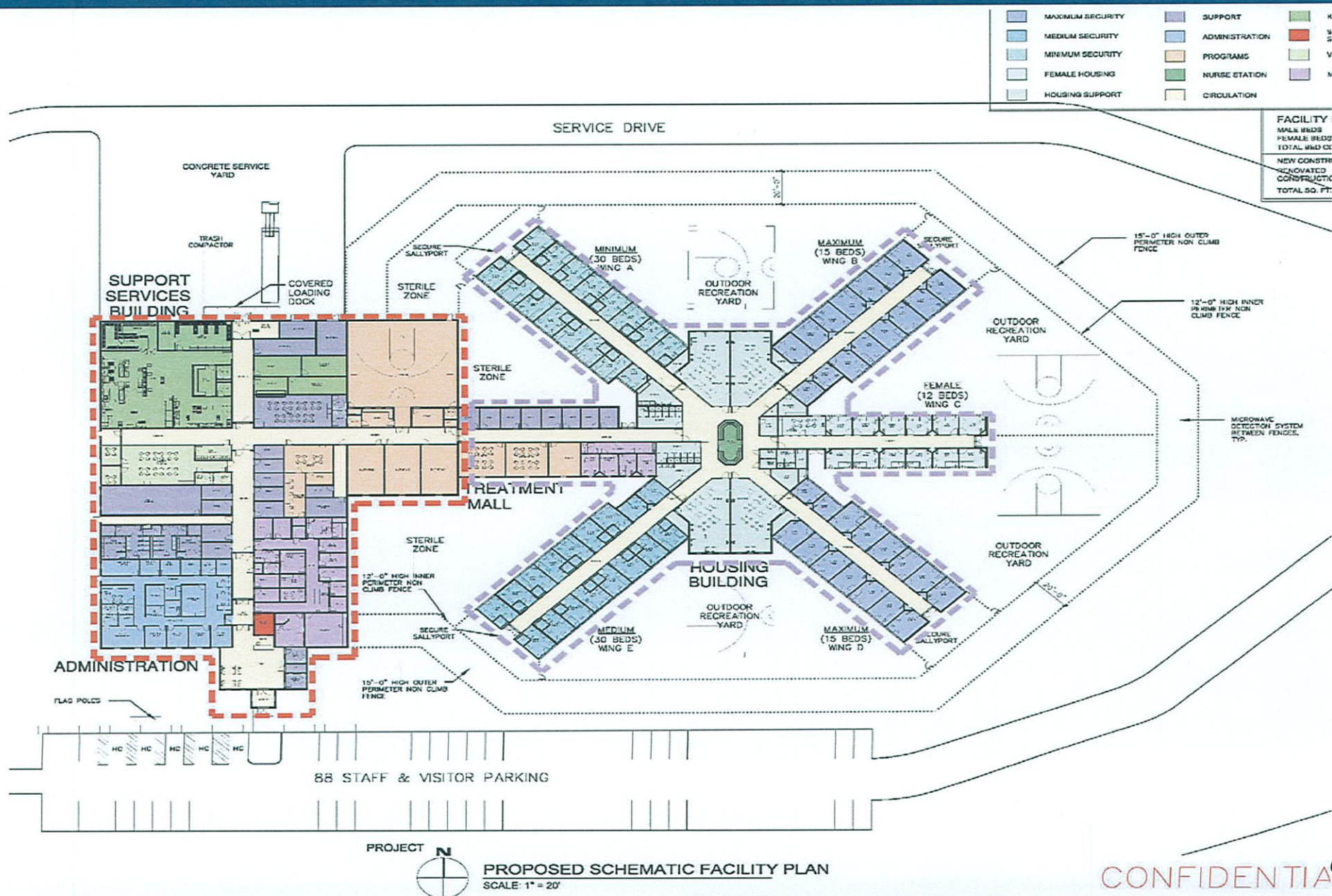
Proposed Facility



Proposed Facility Rendering



Proposed Facility



CONFIDENTIAL⁶

Proposed Facility – Project Phases

◆ **Renovation/Construction Phase**

- ❖ 12-15 Months Following Contract Award
- ❖ 100 Construction Jobs
- ❖ \$20 Million in Investment/Economic Activity

◆ **Facility Operations**

- ❖ 185 Permanent Jobs; Not Subject to Economic Conditions
- ❖ \$9.5 Million in Salaries and \$1.2 Million in Contracted Services
- ❖ Over \$40 Million in Local Economic Impact

◆ **Why High Point?**

- ❖ Central location / near Interstate
- ❖ Local workforce and vendors/suppliers
- ❖ Universities (Health Service/pharmacy/nursing)
- ❖ Health Service opportunities for partnering and attracting talent

Security & Safety – Eight Layers of Security

1. **Direct Security Supervision by Treatment Staff**
 - More than 2-to-1 Staff to Patient Ratio
2. **Secure Buildings**
 - State-of-the-art key/lock security system
3. **24/7 Security Camera Surveillance System**
 - Centrally monitored security cameras throughout facility
4. **Interior Security Fence**
 - No climb fabric and motion sensors
5. **Microwave Motion Detection System**
 - State-of-the-art microwave motion detection in between fences
6. **No Climb Exterior Security Fence**
 - Exterior No Climb Fence which curves inward
7. **24/7 Perimeter Security Patrol**
 - Patrol Car Rounds Perimeter 24/7
8. **Emergency Community Procedures/Training/Notifications**
 - Emergency Training and Drills to Prepare Community

Community Feedback & Concerns

◆ How do we know the facility will be secure and safe?

- ❖ The facility will have eight layers of security as described above
- ❖ GEO Care has a history of no security breaches from its secure forensic hospitals
- ❖ Community Advisory Board to review and address security concerns

◆ How do we know GEO Care will hire employees locally?

- ❖ GEO Care will enter into an agreement to give preference for all 185 Permanent Jobs (\$9.5 million in salaries) to residents of High Point (or Forsyth, Guilford, Randolph, or Davidson Counties)
- ❖ GEO Care will also guarantee that 80% of the jobs will go to residents of High Point (or Forsyth, Guilford, Randolph, and Davidson Counties)

Community Feedback & Concerns

- ◆ **How do we know GEO Care will contract for services with local businesses?**
 - ❖ GEO Care will give preference to minority-owned and small businesses locally for all services that will be contracted for at the facility (\$1.2 million annually)
 - ❖ GEO Care will also guarantee that at least \$0.5 million in contracted services will go to minority-owned and small businesses in High Point (or Forsyth, Guildford, Randolph, and Davidson Counties)

- ◆ **How do we know GEO Care will be a good corporate neighbor?**
 - ❖ GEO Care will make a significant investment in landscaping at the site to beautify the city
 - ❖ GEO Care will also make a commitment to donating \$250,000 over ten years (\$25,000) for charitable and community projects, which will be decided by the Community Advisory Board

Community Feedback & Concerns

- ◆ **How do we know that the facility will not have an adverse impact on our universities?**
 - ❖ GEO Care routinely partners with local universities and colleges, and we have never seen an adverse impact on local universities from having a state hospital as a neighbor and partner
 - ❖ In South Florida, GEO Care's South Florida State Hospital neighbors several local universities and colleges, and they have all experienced significant growth since the facility opened in 1998.
 - ❖ Florida Atlantic University: More than 50% growth to 28,000 students
 - ❖ Nova Southeastern University: Has more than 29,000 students
 - ❖ In North Carolina, the Dorothea Dix State Hospital is located a couple of blocks away from NC State University and has had no adverse impact on the university. NC State has added 6,000 students in the last ten years.

12-19-2011 ITPCC
David Wilson

Not a Good Fit: Please see Charlotte Observer article attached

The hospital planned for the old Evergreen nursing home in Five Points is not a good fit for High Point. This type facility belongs in an area like the prison farm.

I quote From the November 19th Charlotte Observer.

"A major private prison operator that has faced lawsuits over inmate and employee treatment in other states is negotiating with North Carolina officials to run the state's mental health treatment for people accused of serious crimes" unquote. Can you promise this facility will not allow patients like John Hickley. Probably not.

You can call a dog a cat but it's still a dog. The short term gain on jobs will have a huge negative impact on the future job opportunities for the Five Points area and High Point in general. This will be an area economic development nightmare.

Are we willing to tell High Point University and The High Point Furniture Market and others that their institutions no longer matter to High Point. I don't think so.

We will no longer be known as the home to High Point University and High Point Furniture Market. We will be known for the home of the criminally insane. Don't believe for an instant that this will benefit High Point now or in the future.

Trash dumps smell, that's why no one wants them in their community. Image a trash dump on Eastchester and Hwy 68. If allowed to proceed, this type facility will stink in the minds of anyone who lives, works here now or want to expand or move their business to High Point.

I doubt a major restaurant or other business will build anywhere close to this planned facility. Future interstate Hwy74/311 bypass should open to Hwy 220 by the fall of 2012. When that happens there will be plenty of demand for hotels, restaurants and other businesses along this Major Interstate Highway, especially the Five Points area.

According to the Charlotte Observer article quote " It is early in the process and many details, including a location, would need to be finalized if the service is provided. If DHHS does pursue a contract with a company to provide Forensic

Treatment Services, it would likely be close to 2 years before the services transitioned.” End quote. By the time a contract could be reached with GEO care, the bypass should be open and generating lots of demand for businesses along the Interstate Hwy 74 / 311 corridor.

High Point must look after itself. This is not an owner property rights issue. This is a zoning issue that will affect the future of High Point for as long as this facility is located here. Once it is here and you are not happy with the bad press, how do you get rid of it? You can't

Let's not muck up our future with a short term gain of a jobs when it will cost us thousands of jobs in the future as well as the lost tax base for the city and county.

You can put a pretty dress on it but it still smells bad.

Please vote yes for the future of High Point and no to locating this type facility in High Point.

David R. Wilson
3408 Central Ave
High Point, NC 27260
336-847-3690

N.C.'s forensic care could go private

By Lynn Bonner

PUBLISHED IN: LOCAL NEWS

A major private prison operator that has faced lawsuits over inmate and employee treatment in other states is negotiating with North Carolina officials to run the state's mental health treatment for people accused of serious crimes.

Related Stories

GEO Care has a proposal in to the state Department of Health and Human Services to run forensic treatment services, which are now housed at Dorothea Dix in Raleigh and Central Regional Hospital in Butner. Forensic treatment is for people charged with serious crimes, including murder, rape or assault, who were found not guilty for reasons of insanity or who cannot be tried because they don't understand the charges against them.

Related Images

J. Luckey Welsh Jr., head of state-operated health care facilities, told legislators last week that the department is evaluating the single proposal it received. Welsh did not identify the company, but The Business Journal in Greensboro reported this week that Florida-based GEO Care wants to renovate a former nursing home in High Point for a 90-bed hospital, and proposes to employ a 185-person staff.

Welsh, in a memo this week to antsy Central Regional staff, addressed "the cloud of uncertainty" enveloping their jobs.

"You are probably aware that information has been published in the media about a possible location for a forensic hospital," he wrote. "It is early in the process and many details, including a location, would need to be finalized if the service is provided. If DHHS does pursue a contract with a company to provide Forensic Treatment Services, it would likely be close to 2 years before the services transitioned."

A GEO Group spokesman said Friday that no one from the company would answer questions about the proposal.

The state has its population of 80 forensic patients split between Dix and Central Regional.

Rep. Nelson Dollar, one of the leaders of a legislative committee on health and human services, said legislators are interested in seeing whether privatizing forensic treatment would save money and if operations could be consolidated, initially, at Dix. Fifty of 80 forensic patients are at Central Regional.

The budget provision left open the possibility that the forensic unit could move sometime after all patients relocated to Dix.

Now that the Dix property is no longer primarily used for a psychiatric hospital, allowing a company to move the forensic treatment center will help if legislators decide to use the land for something else, Dollar said.

Dana Cope, executive director of the State Employees Association of North Carolina, said private companies don't provide a better service than public employees. The state is also considering privatizing prison health care.

"It just boggles my mind that folks think a for-profit private company with shareholders can perform a more efficient, better service at a cheaper rate than state employees," Cope said.

GEO Care is a subsidiary of GEO Group of Boca Raton, Fla., the country's second-largest private prison company.

GEO Care owns a private hospital for county, state and federal inmates in South Carolina called the Columbia Regional Health that also provides forensic treatment.

The South Carolina Department of Corrections doesn't send many patients to the center, but corrections spokesman, Clark Newsom, said the department has a good relationship with the hospital.

GEO Group, however, has been the subject of lawsuits over treatment of prisoners and female employees. This month, New Mexico fined the company \$1.1 million for not having enough staff at one of its prisons. In Florida, a grand jury is investigating a state contract that led to the company building a 2,000-bed prison.

The DHHS evaluation of the company's proposal will take into account its ability to properly perform services, said Dollar, the Cary legislator.

Bonner: 919-829-

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

**STAFF REPORT
ANNEXATION CASE 11-06
December 19, 2011**

Request	
Applicant: T.W. Hollingsworth, Jr.	Owner: T.W. Hollingsworth, Jr.
Proposal: Voluntary contiguous annexation of the southern 1/3 of a larger parcel. The northern portion of this parcel is currently within the City's Corporate limits.	Effective Date: Upon adoption.
	Associated Zoning Case: The site is currently within the City of High Point's Extraterritorial Jurisdiction (ETJ) and is zoned a Limited Business (LB) District. No zoning change is required.

Site Information	
Location:	Lying approximately 175 feet south of the intersection of E. Kivett Drive and S. Scientific Street (portion of 3102 E. Kivett Drive).
Tax Parcel Number:	A portion of Guilford County Tax Parcel 0185909
Site Acreage:	Approximately 0.489 acres (21,292+ sq. ft.).
Current Land Use:	The area proposed to be annexed is undeveloped. There is an existing single family dwelling upon the northern portion of the parcel, which is within the City limits.
Current Fire District:	Pinecroft-Sedgefield District
Proposed Development:	A commercial use is being considered upon the northern portion of this parcel which is within the City limits. It is anticipated that vehicle circulation and stormwater control devices associated with commercial development will be within the proposed annexation area.
Proposed Unit Type, Number and Average Value:	Not applicable.
Proposed Build-out Schedule:	Not applicable.
Proposed City of High Point Council Ward:	The proposed annexation site is currently surrounding by Ward 2. If approved, the annexation area will be part of Ward 2.
Physical Characteristics:	The site does not have any noteworthy physical features or constraints.
Water and Sewer Proximity:	A 16-inch City water line and an 8-inch City sewer line are lying along E. Kivett Drive. Also, an 8-inch City sewer line, running in a north to south direction, is adjacent to the western property line of the proposed annexation site.

General Drainage and Watershed:	The site drains in a general southeasterly direction and development is subject to the Randleman Lake General Watershed Area (GWA) requirements. Engineered stormwater measures are required for non-residential development with an impervious surface area that exceeds 6% of the site.
Overlay District(s):	Randleman Lake General Watershed Area (GWA)

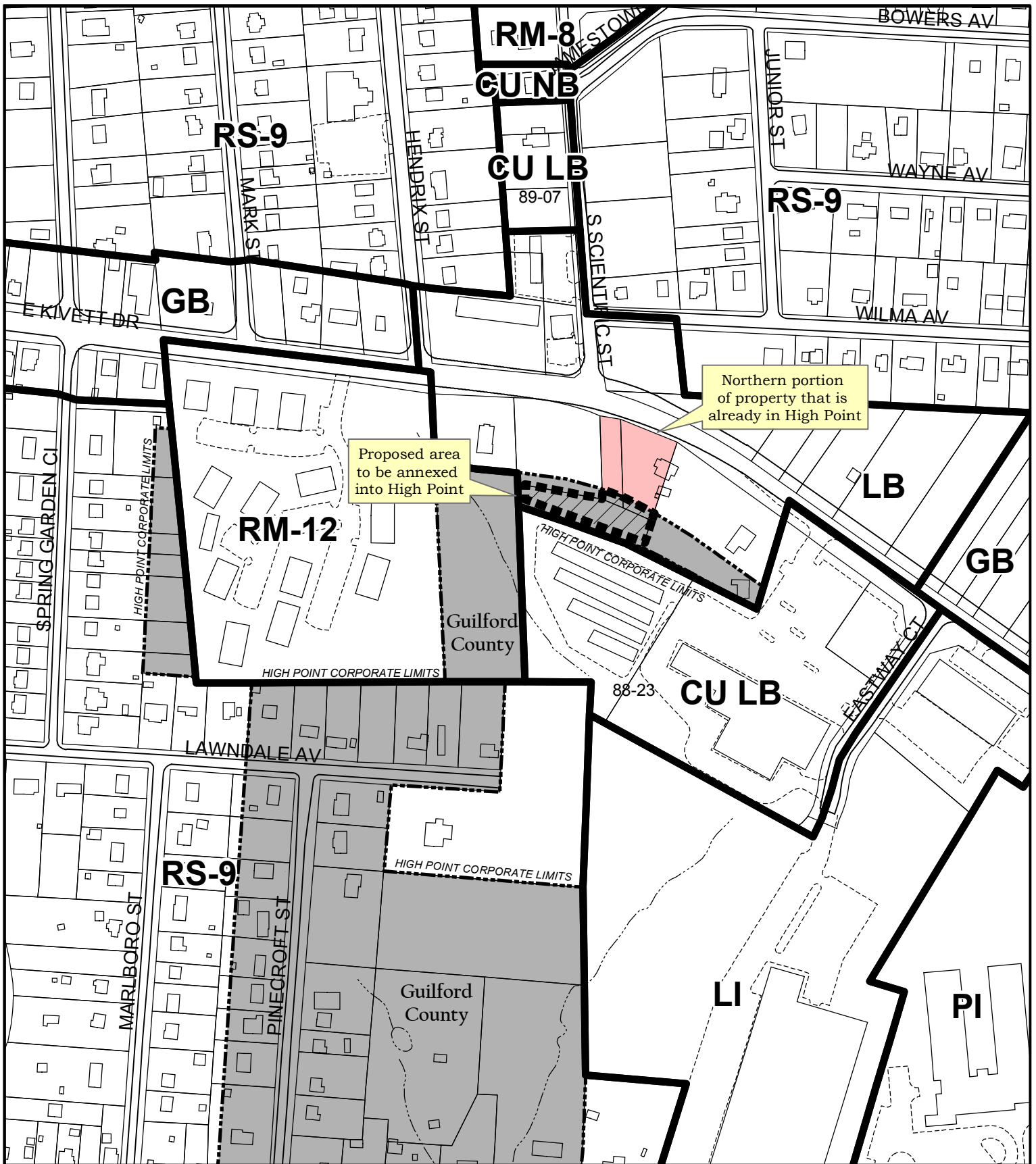
Adjacent Property Zoning and Current Land Use			
North:	LB	Limited Business District	Single family dwelling and undeveloped parcel
South:	CU-LB	Conditional Use Limited Business District	Mini-warehouse storage facility
East:	LB	Limited Business District	Single family dwelling
West:	LB	Limited Business District	Undeveloped

Transportation Information			
Adjacent Streets:	Name	Classification	Approx. Frontage
	E. Kivett Drive	Major Thoroughfare	None
Vehicular Access:	Access will be taken from E. Kivett Drive		

City Department Comment Summary
Comments were not requested for this proposed annexation due to the fact the site abuts the City's corporate limits. Annexation petitions for uses within close proximity to existing service areas do not cause the need for individual department comment.

Details of Proposal
The applicant is requested to annex a 0.48 acre portion of a larger 1.6 acre parcel. The northern 2/3s of the property is currently within the City limits, the applicant is requesting the remaining area of the property to be annexed to facilitate a proposed commercial development. This annexation petition represents a logical progression of the City's annexation policy for this area as the annexation area is surrounded by the City's corporate limits. Other City services and service vehicles are already established or are present in this area and the inclusion of this portion of a larger parcel will not negatively impact the City's ability to provide services in this area.

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.



ANNEXATION REQUEST ANX11-06

Applicant: Family Dollar
Area: 0.489 acres

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

**Planning & Development
 Department**

City of High Point

Date: December 14, 2011



Scale: 1"=300'
 y:/ba-pz/2011/pz/anx11-06.mxd

AN ORDINANCE EXTENDING THE CITY LIMITS OF THE CITY OF HIGH POINT

WHEREAS, The City of High Point has been petitioned under G.S. 160A-31, as amended, to annex the area described herein; and,

WHEREAS, the City Clerk has investigated the sufficiency of said petition and has certified it to be valid; and,

WHEREAS, a public hearing on this annexation was held at the Municipal Building at 5:30 p.m. on the 19th day of December 2011; and,

WHEREAS, the City of High Point does hereby find as a fact that said petition meets the requirements of G.S. 160A-31 as amended;

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

SECTION 1. By virtue of the authority granted by G.S. 160A-31 as amended, the following described territory is hereby annexed, and made a part of the City of High Point as of _____.

Annexation #11-06 – T.W. Hollingsworth, Jr.

Subject property is a portion of Guilford County Tax PIN 78107779036 at address: 3102 E. Kivett Drive, High Point, N.C., situated in High Point Township, Guilford County, City of High Point, North Carolina and more particularly described as follows:

Beginning at an existing 1" iron pipe marking the southwest corner of Vernon Wilson and Lonnie Ray Wilson as recorded in Deed Book 2279, Page 313, Guilford County Registry, said 1" iron pipe is also a common corner in the northern line of Lot 3A of "Final Plat, A Integrated Multiple Use Development" as recorded in Plat Book 118, page 110, Guilford County Registry; thence, from said Beginning point and along the northern line of said Lot 3A, N. 69°29'38" W. a distance of 306.35 feet to an existing concrete monument (broken) in the eastern line of Wesleyan Bible Holiness Church, Inc. as recorded in Deed Book 2729, Page 539, Guilford County Registry; thence, along the eastern line of said Wesleyan Bible Holiness Church, Inc., N. 03°22'56" W. a distance of 42.15 feet to an existing 3/4" iron pipe marking the southwest corner of J P & D Financial, Inc. as recorded in Deed Book 5905, Page 738, Guilford County Registry; thence, along the lines of said J P & D Financial, Inc. the following two (2) courses and distances: (1) S. 78°05'10" E. a distance of 195.34 feet to an existing flat bar (lawn mower blade); and (2) N. 02°03'51" W. a distance of 23.54 feet to a non-monumented point; thence, along a new line crossing through T. W. Hollingsworth and wife Jamesina Hollingsworth as recorded in Deed Book 4902, Page 21, Guilford County Registry, a curve to the right having a radius of 947.10 feet, an arc length of 140.06 feet, a chord bearing and distance of S. 65°41'08" E. 139.93 feet to a non-monumented point in the western line of said Vernon Wilson and Lonnie Ray Wilson; thence, along the western line of said Vernon Wilson and Lonnie Ray Wilson, S. 20°43'53" W. a distance of 80.16 feet to the point and place of Beginning, containing 21,292

Square Feet or 0.489 Acres more or less as prepared by Triad Land Surveying, P.C., having job number 13976.

SECTION 2. Upon and after _____ the foregoing property and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the City of High Point, and shall be entitled to the same privileges and benefits as other parts of the City of High Point. Said territory shall be subject to municipal taxes according to G.S. 160A-31.

SECTION 3. The Mayor of the City of High Point shall cause to be recorded in the Office of the Register of Deeds for Guilford County and in the Office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1, thereof, together with a duly certified copy of this ordinance.

Adopted by City Council,
this the ____ day of December, 2011
Lisa B. Vierling, City Clerk



TO: Strib Boynton, City Manager

FROM: John R. McCrary, Director of Human Resources 

SUBJECT: 2012 – 2013 Group Health & Dental Insurance Contract Renewals

DATE: November 30, 2011

CIGNA 2012 – 2013 Health & Dental Insurance Renewal

John McCrary, Human Resources Director and Paul Goldbeck with Aon/Hewitt have negotiated a health and dental insurance increase of **5.44** % (\$12,244,066 to \$12,910,161) with CIGNA's underwriters for the April 1, 2012 – March 31, 2013 contract period.

The renewal proposal maintains the important Patient Protection and Affordable Care Act (PPACA) "**grandfathered status**" of the City's group health plan. The renewal also maintains employee and retiree premiums and plan benefits at current levels.

We are recommending an increase in the City's current health and dental monthly contribution (\$29) from \$506 or \$6,072 annually to \$535 or \$6,420 annually for each benefit eligible position to be effective on 7/1/2012.

The monthly contribution increase amounts to a \$363,360 FY 2012-13 health and dental insurance budget increase. The General Fund portion of the increase will be \$290,256.

The proposal does not pass along the cost of the City contribution increase (\$29 a month) to retirees which has been our past practice and will allow the City to use \$286,025 that has been refunded to the City of High Point to date and an additional \$75,000 estimated to be refunded by April 1st through our participation in the Early Retiree Reinsurance Program administered by the US Department of Health and Human Services. CIGNA has coordinated and submitted all 2010 and 2011 plan year reimbursement requests on behalf of the City of High Point.

The United States Supreme Court recently announced that it will hear arguments relating to various constitutional challenges to the Patient Protection and Affordable Care Act (PPACA). A decision will be issued before its term ends in June 2012, in the middle of a Presidential election year. With all of the uncertainty facing the Patient Protection Affordable Care Act and the upcoming US Supreme Court decision we believe it is in the best interest of the City of High Point to continue our contract/partnership with CIGNA for another year.

2012 -13 Health & Dental Plan Year - Cost & Revenue Summary

**CIGNA April 2012 – March 2013
Health & Dental Contract Renewal**

Below is a cost and revenue summary of the 2012 CIGNA health and dental insurance contract renewals.

• 5.44 % Health & Dental Renewal	\$ 12,910,161
• Proposed City Health/Dental Contribution	\$ 9,167,760
• Proposed Employee Health/Dental Premiums	2,670,714
• Proposed Retiree Health/Dental Premiums	721,404
• ERRP Reimbursements	<u>361,085</u>
	\$ 12,920,963

CITY OF HIGH POINT

GROUP HEALTH AND DENTAL INSURANCE PREMIUM RATES

4/1/11– 3/31/12

ACTIVE EMPLOYEES
(Bi-Weekly Rates)
EFFECTIVE 4/1/11

	<u>Health</u>	<u>Dental</u>	<u>Total</u>
EMPLOYEE ONLY	\$27.69	2.08	\$29.77
EMPLOYEE / CHILDREN	\$89.08	11.54	\$100.62
EMPLOYEE / SPOUSE	\$131.54	9.69	\$141.23
EMPLOYEE / FAMILY	\$153.23	11.54	\$164.77

RETIRED EMPLOYEES
(Monthly Rates)
EFFECTIVE 4/1/11

	<u>Health</u>	<u>Dental</u>	<u>Total</u>
RETIREE ONLY	\$546.00	24.50	\$570.50
RETIREE / CHILDREN	\$679.00	45.00	\$724.00
RETIREE / SPOUSE	\$771.00	41.00	\$812.00
RETIREE / FAMILY	\$818.00	45.00	\$863.00

April 2012 Health & Dental Renewal

5.44% Increase

Grandfathered Plan

CIGNA Medical
April 1, 2012

	April 2011 - March 2012			April 2012 - March 2013		
	Budgeted Positions	Monthly Contribution	Total Revenue	Budgeted Positions	Monthly Contribution	Total Revenue
City Health Contribution	1,450	\$486	\$8,456,400			\$8,825,040
City Dental Contribution	1,450	\$20	\$348,000			\$342,720
Total			\$8,804,400			\$9,167,760

	2011 - Enrollment	Current Monthly Rates	Total Premium		2012 - Enrollment	Proposed Monthly Rates	Total Premium
Employee Only	705	\$64.50	\$545,670	Employee Only	665	\$64.50	\$514,710
Employee/Child(ren)	185	\$218	\$483,960	Employee/Child(ren)	189	\$218	\$494,424
Employee/Spouse	155	\$306	\$569,160	Employee/Spouse	134	\$306	\$492,048
Employee/Family	261	\$357	\$1,118,124	Employee/Family	273	\$357	\$1,169,532
Employee Enrollment	1306		\$2,716,914	Employee Enrollment	1261		\$2,670,714
Retiree Only	58	\$570.50	\$397,068	Retiree Only	58	\$570.50	\$397,068
Retiree/Child(ren)	2	\$724	\$17,376	Retiree/Child(ren)	2	\$724	\$17,376
Retiree/Spouse	25	\$812	\$243,600	Retiree/Spouse	23	\$812	\$224,112
Retiree/Family	7	\$863	\$72,492	Retiree/Family	8	\$863	\$82,848
Retiree Enrollment	92		\$730,536	Retiree Enrollment	91		\$721,404
						2010 ERRP Reimbursement	\$60,000
						2011 ERRP Reimbursement	\$226,085
						2012 ERRP Reimbursement Est.	\$75,000
TOTAL	1,398		\$12,251,850	TOTAL	1,352		\$12,920,963
		4/2011 CIGNA Dental Quote	\$591,385			4/2012 CIGNA Dental Quote	\$533,772
		4/2011 - CIGNA Health Quote	\$11,652,681			4/2012 - CIGNA Health Quote	\$12,376,389
		TOTAL	\$12,244,066		TOTAL		\$12,910,161
					% Increase		5.44%

MEMORANDUM

Date: December 9, 2011

To: Pat Pate, Asst. City Manager

From: Terry Houk, Asst. Director of Public Services

Re: Agenda Item

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

Acceptance of the low bid submitted by Fortech, Inc. for Ward WTP PLC Data Highway Upgrade

Public Services is recommending that the low bid submitted by Fortech, Inc. be accepted for:

Ward WTP PLC Data Highway Upgrade: \$112,000.00

This contract will replace the data highway at the Ward WTP with a fiber optic loop for high speed data transfer between the Programmable Logic Controllers (PLCs) and the Supervisory Control and Data Acquisition (SCADA) system. The Eastside WWTP has already been upgraded to the fiber optic loop and the current Westside WWTP upgrade will include the loop also. This upgrade will not only allow faster data transfer internally to the Ward WTP but also allow faster data transfer to the other city facilities.

Funding for this will come from: 421779-533701-421001015105-40201

Cc: W. Chris Thompson
Jeff Moore
Bob Martin
Patty Skytes
Scott Self
Wendell Pickett
File



FORMAL BID RECOMMENDATION
REQUEST FOR COUNCIL APPROVAL

DEPARTMENT: Public Services

COUNCIL AGENDA DATE: Dec 19, 2011

BID NO.: 1829-102611

CONTRACT NO.: NA

DATE OPENED: Nov 30, 2011

DESCRIPTION:

PLC Data Highway Upgrade for Ward Water Treatment Plant.

PURPOSE:

This contract will replace the data highway at the Ward WTP with a fiber optic loop for high speed data transfer between the Programmable Logic Controllers (PLCs) and the Supervisory Control and Data Acquisition (SCADA) system.

COMMENTS:

RECOMMEND AWARD TO: Fortech, Inc.

AMOUNT: \$112,000.00

JUSTIFICATION:

Lowest responsible, responsive bidder meeting specifications.

ACCOUNTING UNIT	ACCOUNT	ACTIVITY	CATEGORY	BUDGETED AMOUNT
421779	533701	421001015105	40201	\$112,000.00
TOTAL BUDGETED AMOUNT				\$112,000.00

DEPARTMENT HEAD:

Patty Sykes

Digitally signed by Patty Sykes
DN: cn=Patty Sykes, o=City of High Point, ou=Purchasing
Division, email=patty.sykes@highpointnc.gov, c=US
Date: 2011.12.13 13:26:49 -05'00'

DATE: 12/13/11 for Terry Houk

The Purchasing Division concurs with recommendation submitted by the Public Services Dept and recommends
award to the lowest responsible, responsive bidder Fortech, Inc. in the amount of \$ 112,000.00

PURCHASING MANAGER: Terry Houk

Digitally signed by Terry Houk
DN: cn=Terry Houk, o=City of High Point, ou=Public
Services, email=terry.houk@highpointnc.gov, c=US
Date: 2011.12.13 16:35:01 -05'00'

DATE:

Approved for Submission to Council

FINANCIAL SERVICES DIRECTOR: Jeffrey Moore

20110414-204821

Digitally signed by Jeffrey Moore
DN: cn=Jeffrey Moore, o=Bank of America (Global Corporate & Institutional
Banking), ou=Longwood/Vanderbilt Bank, c=US, email=jm@jeffrey.moore.com
Date: 2011.12.13 17:04:40 -05'00'

DATE:

Dec 13, 2011

CITY MANAGER:

Steve Beyer

DATE:

9-20-11

Thank you to City Council for caring about High Point. I am thankful for anyone can but have real concerns if the proposed facility is located in the High Point city limits. My concerns are:

- 1) Does this use fit into High Point's long term plan?
- 2) Yes, 185 jobs promised but how many higher paying jobs will be lost?
- 3) Are there security issues?
- 4) Have we lost property taxes in the long run?
- 5) Would the new classification not bring more development?

I hope that the City Council will rezone the land mixed residential-
RM-8.2

Barbara Coughlin
908 Forest Hill Drive
High Point, NC 27262
336-884-1335

PUBLISH ONCE: December 30, 2011

**RESOLUTION STATING THE INTENT OF THE
CITY OF HIGH POINT TO ANNEX CONTIGUOUS PROPERTY
OWNED BY THE CITY OF HIGH POINT
(Case # ANX11-05)**

BE IT RESOLVED by the City Council of the City of High Point that:

Section 1. It is the intent of the City Council, pursuant to G.S. 160A-31, to annex approximately 6.8 acres lying west of the Guilford/Davidson County line, north of the Westover Park subdivision, west of Shadow Valley Road and south of Westover Drive. The property is also known as Davidson County Tax Parcels 0100800000002B, 01008A00000001 and 01008A00000003, all of which are owned by the City of High Point. Area to be annexed consists of approximately 6.8 acres.

Section 2. The property described in Section 1 is contiguous to the current municipal boundaries.

Section 3. A public hearing will be held Tuesday, January 17, 2012, at 5:30 p.m., in the Council Chambers in the Municipal Building at 211 South Hamilton Street, High Point, North Carolina, on the question of annexation.

Section 4. Notice of the public hearing shall be published once in the High Point Enterprise, a newspaper having general circulation in the City of High Point, at least ten (10) days prior to the date of the public hearing.

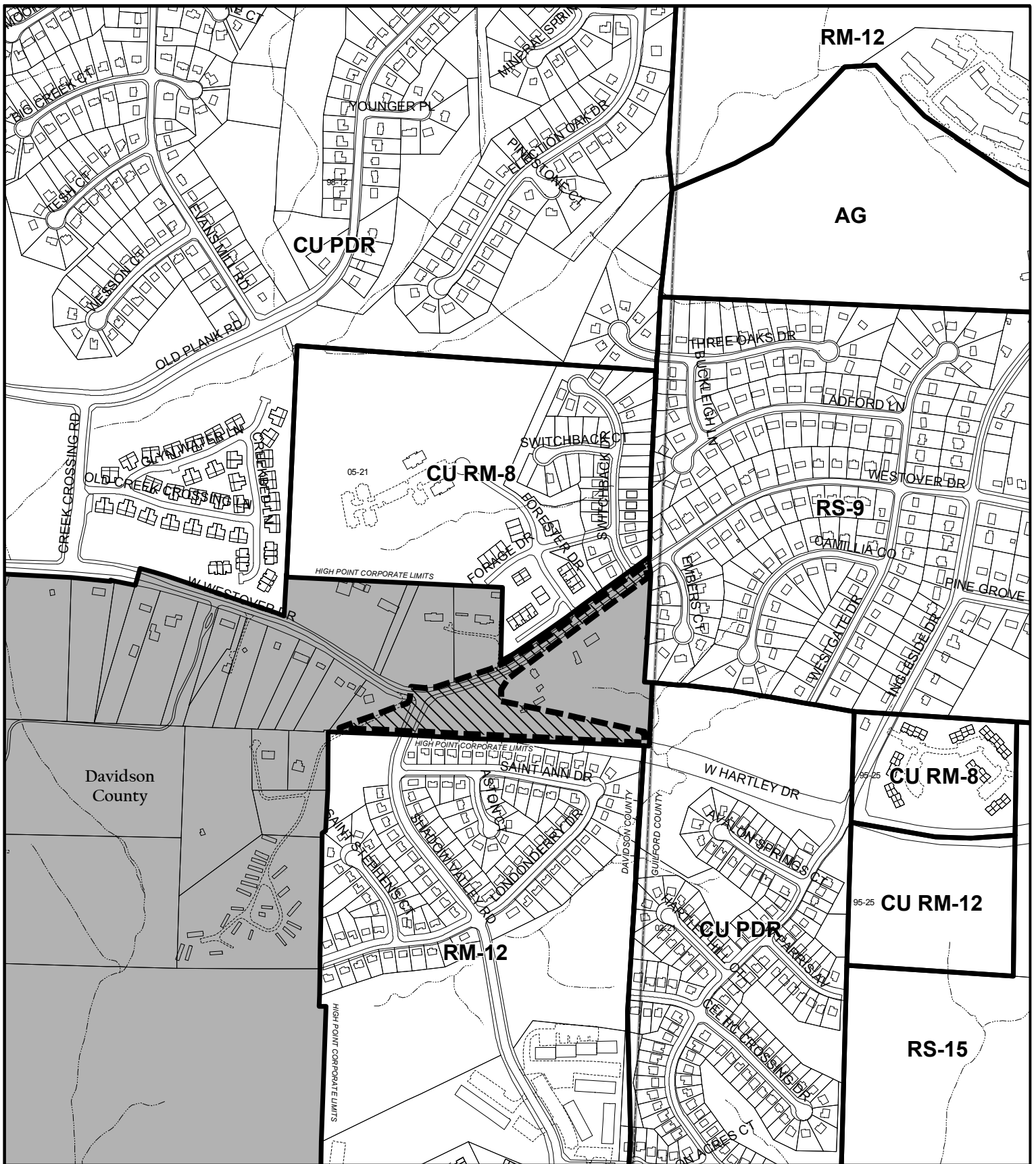
Any interested party will be permitted to be heard at the public hearing. The meeting facilities of the City of High Point are accessible to people with disabilities. If you need a special accommodation, call 336/883-3298 or the TDD# 336/883-8517.

Following the public hearing, the City Council shall have authority to adopt an ordinance annexing the territory described in the petition. The City Council shall have authority to make the annexing ordinance effective immediately or on any specified date within six (6) months from the date of passage of the ordinance.

Further information pertaining to this request is available for public inspection upon request at the Planning and Development Department in the Municipal Office Building, 211 South Hamilton Street, Room 316, High Point, North Carolina, (336) 883-3328 or FAX (336) 883-3056.

By order of the City Council,
This the 19th day of December, 2011

Lisa B. Vierling, City Clerk



ANNEXATION REQUEST ANX11-05

Applicant: City of High Point
Area: 6.8 acres

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

**Planning & Development
 Department**

City of High Point

Date: December 14, 2011



Scale: 1"=600'
 y:/ba-pz/2011/pz/anx11-05.mxd