

# **City of High Point**

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



## **Meeting Agenda**

**Monday, May 17, 2010**

**4:45:00 PM**

**Council Chambers**

## **Committee of the Whole**

*Rebecca R. Smothers, Mayor*

*M. Christopher Whitley, Mayor Pro Tem*

*Latimer B. Alexander, IV, William S. Bencini,*

*Mary Lou Blakeney, Foster Douglas, John Faircloth,*

*Michael D. Pugh, Bernita Sims*

**ROLL CALL, PRAYER, PLEDGE OF ALLEGIANCE****PRESENTATION OF ITEMS****FINANCE COMMITTEE - Council Member Whitley, Chair****Committee Members: Bencini, Douglas and Alexander****(all were present)***Committee Members - Bencini, Douglas, Alexander***100116****Contract - Bid No. 29 - Water Meters**

Council is requested to approve contract awarding Bid No. 29 for the purchase of Water Meters. Purchasing and Customer Services recommend that contract be awarded to Carolina Meter & Supply, Inc., in the amount of \$237,500.00 which is the lowest responsible and responsive bidder meeting specifications.

**5/17/2010      Committee of the Whole      approved****100117****Establish Public Hearing Dates - Proposed City of High Point Annual Budget for FY 2010-2011**

Council is requested to establish the dates of Monday, June 7, 2010 at 5:30 p.m. and Thursday, June 10, 2010 at 9:00 to received public comment on the City of High Point FY 2010-2011 annual budget.

**5/17/2010      Committee of the Whole      approved****100119****Acceptance of Donation of Land for Parks & Recreation - 1049-1051 Montlieu Avenue**

Council is requested to accept the donation of land from Victoria T. Snider and located at 1049-1051 Montlieu Avenue for use by the Parks & Recreation Department.

**5/17/2010      Committee of the Whole      approved****100135****Resolution - Filing Fees for 2010 Municipal Election**

Pursuant to NCGS 163-294.2(e), Council must set the filing fees for the upcoming municipal election to be held on Tuesday, November 2, 2010. The filing fee must be set no later than the day before candidates are permitted to begin filing notices of candidacy. The filing period will begin at 12:00 noon on Friday, July 2, 2010 and will end at 12:00 noon on Friday, July 16, 2010. The filing fee for the 2008 municipal election was \$96.00.

**5/17/2010      Committee of the Whole      referred****Finance Committee****Pending Items**

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

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

3/5/2009

Committee of the Whole referred

Committee of the Whole

**PUBLIC SAFETY COMMITTEE - Council Member Faircloth, Chair****Committee Members: Blakeney, Faircloth, Whitley and Alexander****(all were present)***Committee Members - Douglas, Pugh, Alexander***100120****Ordinance - Vacate/Close Dwelling - 214 A & B Venable Court**

Council is requested to adopt an ordinance ordering the inspector to effectuate the vacating and closing of a dwelling located at 214 A & B Venable Court belonging to David B. Parson.

5/17/2010

Committee of the Whole adopted

**100121****Ordinance - Vacate/Close Dwelling - 503-A Meredith Street**

Council is requested to adopt an ordinance ordering the inspector to effectuate the vacating and closing of a dwelling located at 503-A Meredith Street belonging to Schwarz Properties, LLC.

5/17/2010

Committee of the Whole adopted

**100122****Ordinance - Vacate/Close Dwelling - 305 Ridgeway Place**

Council is requested to adopt an ordinance ordering the inspector to effectuate the vacating and closing of a dwelling located at 305 Ridgeway Place belonging to Robert J. and Mary J. Smith.

5/17/2010

Committee of the Whole adopted

**100124****Ordinance - Vacate/Close Dwelling - 818 A & B Fairview Street**

Council is requested to adopt an ordinance ordering the inspector to effectuate the vacating and closing of a dwelling located at 818 A & B Fairview Street belonging to Willie Harrell.

5/17/2010

Committee of the Whole adopted

**100134****Ordinance - Vacate/Close Dwelling - 820 Putnam Street**

Council is requested to adopt an ordinance ordering the inspector to effectuate the vacating and closing of a dwelling located at 820 Putnam Street belonging to Linda U. Young.

5/17/2010

Committee of the Whole adopted

**100123 Ordinance - Demolition of Dwelling - 1105 E. Russell Avenue**

Council is requested to adopt an ordinance ordering the inspector to effectuate the demolition of a dwelling located at 1105 E. Russell Avenue belonging to Robert L. Bradley.

5/17/2010 Committee of the Whole adopted

**100125 Ordinance - Demolition of Dwelling - 729 Fairview Street**

Council is requested to adopt an ordinance ordering the inspector to effectuate the demolition of a dwelling located at 729 Fairview Street belonging to Charles D. & Marsha W. Gentry.

5/17/2010 Committee of the Whole removed

**100126 Ordinance - Demolition of Dwelling - 311 A & B Park Street**

Council is requested to adopt an ordinance ordering the inspector to effectuate the demolition of a dwelling located at 311 A & B Park Street belonging to R. E. Mitchell, Heirs (Johnny Mitchell).

5/17/2010 Committee of the Whole adopted

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

**Committee Members:** Blakeney, Faircloth, Whitley and Alexander

(all were present)

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

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

**Committee Members:** Blakeney, Pugh, Sims and Faircloth

(all were present)

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

**100129 Resolution of Intent - Street Abandonment 10-10 - CHP**

Approval of a resolution of intent that establishes a public hearing date of Monday, June 21, 2010 at 5:30 p.m. to consider a request to abandon an unimproved right-of-way (identified as "Willow-wood Circle" on a map titled, "Riverside Park" as recorded in Plat Book 5 Page 320) lying north of Greensboro Road between Willowood Drive and N. Manor Drive.

5/17/2010 Committee of the Whole adopted

**100130****Resolution of Intent - Street Abandonment 10-11 - CHP**

Approval of a resolution of intent that establishes a public hearing date of Monday, June 21, 2010 at 5:30 p.m. to consider a request to abandon several unimproved right-of-ways (identified as "Fairview St.", "Boling Ave.", "North St." and a portion of "Spencer Avenue" on a map titled, "Spencer Heights" as recorded in Plat Book 11 Page 7 as well as "Brown Drive" and a portion of "Westdale Drive" on a map titled, "Lindale - Section Two" as recorded in Plat Book 14 Page 74 and "High Point Ins. & Real Est. Co." as recorded in Plat Book 5 Page 319) lying north of Greensboro Road between Hampton Drive and U.S. Hwy 311.

5/17/2010      Committee of the Whole      adopted

**Pending Items****PUBLIC HEARINGS ON ITEMS**

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

**Finance Committee - Council Member Whitley, Chair****100118****Public Hearing - FY 2011 FTA Section 5307 Operating and Capital Grant Application**

Monday, May 17, 2010 at 5:30 p.m. is the date and time established to receive public comment on the FY 2011 FTA Section 5307 Operating and Capital Grant Application for Hi tran, Dial-A-Lift, the Thomasville portion of Davidson County Transportation System, and the area within High Point served by Guilford County Transportation System.

5/17/2010      Committee of the Whole      approved

**100127****Public Hearing - Retail Electric Rate Increase**

Monday, May 17, 2010 at 5:30 p.m. is the date and time established to receive public comments on a 4.8% retail electric rate increase for statements rendered on or after June 1, 2010.

5/17/2010      Committee of the Whole      approved

**100128****Public Hearing - Electric Rate Rider # 15 - Renewable Energy Portfolio Standards (REPS) Charge**

Monday, May 17, 2010 at 5:30 p.m. is the date and time established to receive public comments on the City of High Point Electric Rate Rider # 15 (REPS) for Renewable Energy Portfolio Standards (REPS) Charge.

5/17/2010      Committee of the Whole      approved

**100090 Resolution - Street Abandonment SA-10-05 - City of High Point**

A request by the Technical Review Committee to abandon an unimproved right-of-way, unnamed alley (15 feet in width), lying east of N. Hamilton Street between Guilford Avenue and Louise Avenue.

4/19/2010 Committee of the Whole continued

5/17/2010 Committee of the Whole withdrawn

**100131 Ordinance - Rezoning Case 10-04 - E. Parris Avenue - Schwarz Properties, LLC**

Schwarz Properties, LLC Zoning Case 10-04

a. Conditional Use General Business (CU-GB) District.

A request by Schwarz Properties, LLC. to rezone a 1.58 acre parcel from the Limited Business (LB) District to a Conditional Use General Business (CU-GB) District. The site is lying at the northwest corner of E. Parris Avenue and Kirkwood Street (133 E. Parris Avenue).

b. Conditional Use Permit 10-04

A request by Schwarz Properties, LLC. for approval of an accompanying Conditional Use Permit with conditions pertaining to permitted uses.

5/17/2010 Committee of the Whole adopted

**100132 Ordinance - Rezoning Case 10-06 - W. Lexington Avenue - AMM Enterprise, LLC**

a. Conditional Use Limited Office (CU-LO) District.

A request by AMM Enterprise, LLC to rezone two parcels with a total land area of 0.7 acres, from the Residential Single Family-7 (RS-7) District to a Conditional Use Limited Office (CU-LO) District. The site is lying along the south side of W. Lexington Avenue, approximately 255 feet east of N. Rotary Drive (217 & 219 W. Lexington Avenue).

b. Conditional Use Permit 10-06

A request by AMM Enterprise, LLC for approval of an accompanying Conditional Use Permit with conditions pertaining to permitted uses, prohibited uses, architectural design standards and right-of-way dedication.

5/17/2010 Committee of the Whole adopted

**100133 Ordinance - Text Amendment 10-01 - Historic Preservation Commisison Membership**

Consideration of revisions to Chapter 9, Administration, regarding the membership of the Historic Preservation Commission.

5/17/2010 Committee of the Whole adopted

**ADJOURNMENT**

## PLANNING AND ZONING COMMISSION RECOMMENDATION

On April 27, 2010, 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. Mark Walsh.

### **City of High Point**

### **Text Amendment Case 10-01**

Consideration of revisions to Chapter 9, Administration, regarding the membership of the Historic Preservation Commission.

Mr. Robbins presented the request to the Commission and recommended approval of Text Amendment Case 10-01 as outlined in the staff report.

No one spoke for approval or in opposition.

The Planning & Zoning Commission recommended ***approval*** of Text Amendment Case 10-01 by a vote of 7-0.

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

**STAFF REPORT  
TEXT AMENDMENT CASE 10-01  
April 27, 2010**

| Request                                                                                                                                        |                                                                       |
|------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|
| <b>Applicant:</b><br>City of High Point                                                                                                        | <b>Affected Ordinance Sections:</b><br><br><b>9-9-5(b) Membership</b> |
| <b>Proposal:</b><br>Consideration of revisions to Chapter 9, Administration, regarding the membership of the Historic Preservation Commission. |                                                                       |

**Background**

When the City's Historic Preservation Commission was first established, there was a requirement that each historic district ***shall*** be represented by ***at least*** one member. Later, when the current Development Ordinance was adopted in 1992, the language was changed to limit representation from the historic districts to ***not more than one*** from each. Since that time, even though it was no longer required, it has been the policy of the City Council to always have one person from the Johnson Street and Sherrod Park districts as members. The West High Avenue district has not been represented on the Commission since its inception in 2007.

Recently, the limitation on membership from historic districts has been questioned. City Council has responded by directing the staff to prepare an amendment that would no longer impose a restriction on the membership on the HPC from any Historic District.

**Details of Proposal**

This text amendment is relatively straightforward, and involves only one section of the Development Ordinance – 9-9-5(b). The section resides in the Administration chapter of the ordinance and deals with the membership of the Historic Preservation Commission. Paragraph (1) sets the number of members at “at least nine (9)”. Paragraph (2), currently entitled *District Representation*, is being replaced by a new paragraph entitled ***Qualifications*** that removes the restriction on membership from a historic district and briefly expands on the background desired for membership.

**Analysis**

The HPC is a volunteer commission whose primary responsibility (with guidance and assistance from staff) is to administer the City's Historic District Overlay regulations where they are applied, to advise the City and comment on proposals to establish historic landmarks, local historic districts and National Register buildings and sites, and in general to champion the cause of preserving and enhancing High Point's historic heritage. To do this effectively takes persons

with vision, energy, and a keen interest in or knowledge of such disciplines as history and architecture. The proposed amendment, by relaxing geographic membership limitations, will allow consideration of persons based more on their suitability, and not on where they live.

Another consideration in support of this amendment is the Certified Local Government (CLG) program. High Point has been a CLG community since 1997. Being a CLG community makes the City eligible for certain grant monies and assistance that we otherwise could not obtain. The two federal Historic Preservation Fund grants that the High Point HPC received in 2001 and 2004 were instrumental to the preparation of Benjamin Briggs' book, *The Architecture of High Point North Carolina*, and a third grant was received in 2009 for the preparation of a National Register District nomination for Washington Street, now underway. But maintaining our CLG status requires that the City prepare a report each year, which is reviewed by the state Historic Preservation Office. The City must provide resumes and qualifications of HPC members, and document its efforts to find members who meet the program qualifications. So it is important that the City have qualifications in its ordinance that mirror those of the CLG program. The language of the proposed amendment does that.

### **Recommendation**

#### **Staff recommends approval.**

The proposed amendment supports the qualifications for membership needed to maintain the City's CLG certification, encourages consideration of persons based on background and interest, and would allow appointment of more than one person from the same historic district.

### **Required Action**

#### **Planning and Zoning Commission:**

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

#### **City Council:**

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

In addition, the City Council must, prior to adopting or rejecting any zoning amendment, explain why it considers the action taken to be reasonable and in the public interest. In this case, staff

suggests that the approval of the text amendment request is reasonable and in the public interest because: 1) vacancies on the Commission are often difficult to fill and the amendment will permit membership of more than one person from the same historic district; 2) the change in the qualifications language reflects what the City is required to consider to maintain its CLG certification. The City Council may adopt this statement, it may add to or change this statement, or, if the Council is in disagreement with the above statement it will need to formulate its own reasonableness / public interest statement.

### **Report Preparation**

This report was prepared by Planning and Development Department staff member Robert L. Robbins, AICP, and reviewed by Lee Burnette, AICP, Director.

**TEXT AMENDMENT 10-01  
PROPOSED AMENDMENT TO THE CITY OF HIGH POINT  
DEVELOPMENT ORDINANCE**

**(Revisions to Chapter 9, Administration, regarding the membership of the  
Historic Preservation Commission)**

**SECTION 1.**

Section 9-9-5, entitled HISTORIC PRESERVATION COMMISSION, paragraph (b), entitled *Membership*, shall be amended as follows:

**(b) MEMBERSHIP**

(1) Number of Members: The Historic Preservation Commission shall be composed of at least nine (9) members who shall reside within the territory for which the City exercises jurisdiction.

(2) ~~District Representation:~~ **Qualifications:** ~~Each existing Historic District shall be represented by not more than one (1) person on the Historic Preservation Commission, and the remaining membership shall be composed of persons who have demonstrated experience or an interest in the preservation of historic structures, architectural history, or archaeology.~~ **Members shall have demonstrated experience or an interest in historic preservation, and should, to the extent such persons are available in the community and willing to serve, be from the disciplines of architecture, history, architectural history, planning, archaeology, or other related discipline.**

**SECTION 2.**

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

**SECTION 3.**

This ordinance shall become effective upon the date of adoption.

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

**ORDINANCE  
REQUEST:**

Ordinance to Vacate

**PROPERTY  
ADDRESS:**

503-A Meredith Street

**OWNER:**

Schwarz Properties, LLC

**FIRST  
INSPECTION:**  
3-1-2010

Number of Violations: Major 5 Minor 19  
1) Kitchen GFCI outlet has been painted over and is inoperable  
2) Replace damaged smoke detector  
3) Portion of bathroom flooring is moisture damaged  
4) inoperable heating equipment  
5) inoperable exit doors and windows

**HEARING  
RESULTS:**  
3-29-2010

The owner did not appear for the hearing. During the hearing, the following findings of fact were established. At the time of the inspection, the dwelling was occupied by two adults and is still occupied. There are numerous violations of the Minimum Housing Code. The ordinance is requested to allow the inspector to close and placard the dwelling as required by state statute.

**ORDER(S)  
ISSUED:**  
3-29-2010

Order to Repair  
compliance date of 4-29-2010

**APPEALS:**

No appeals to date.

**OWNER  
ACTIONS:**

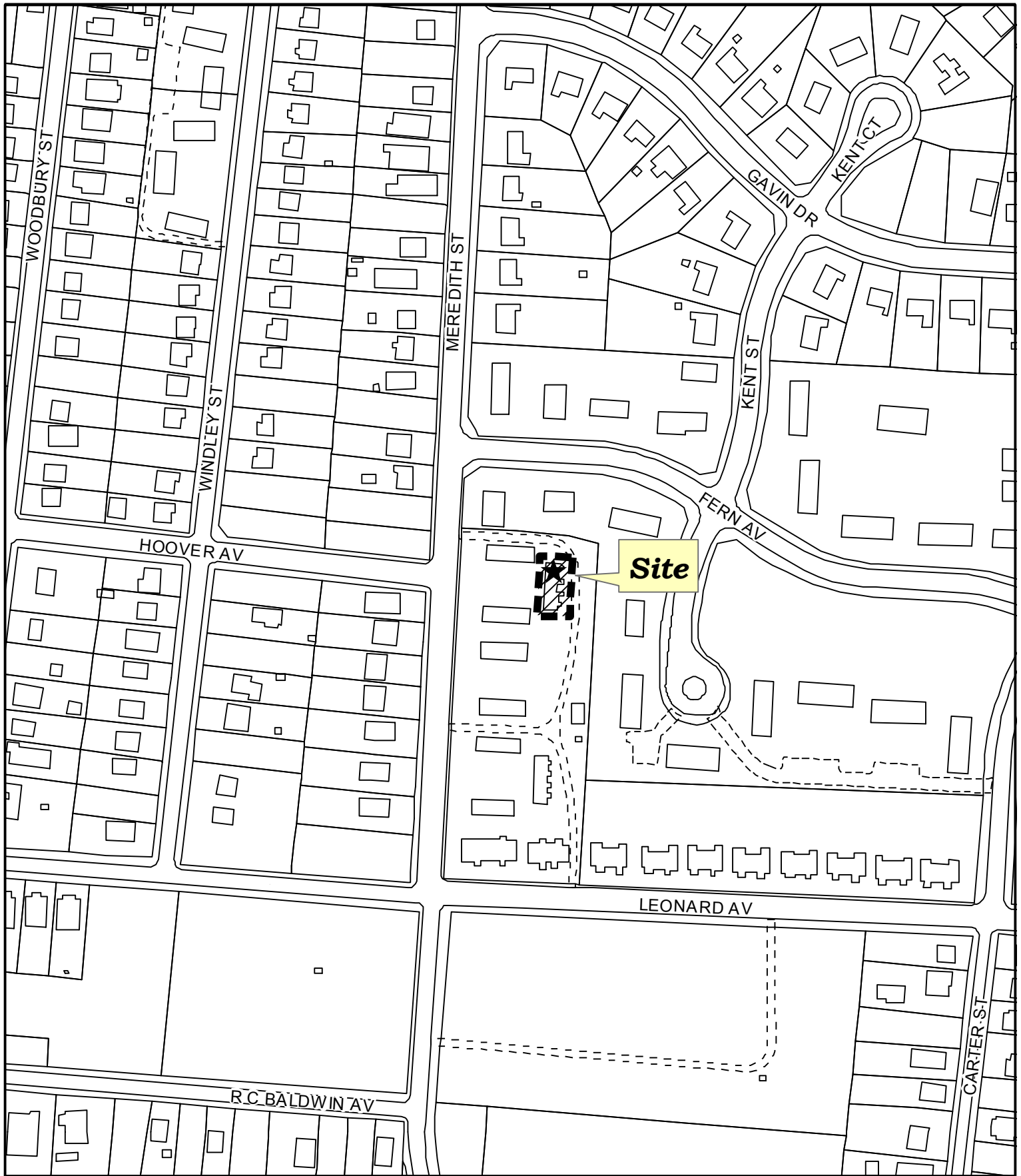
There have been no permits issued and repairs have not started.

**EXTENSIONS:**

None requested by the owner.

**CURRENT  
STATUS:**  
5-6-2010

Conditions still exist. Dwelling is occupied.



## 503-A Meredith Street

Ordinance to Vacate/Close



Location of subject property

Department of Planning  
and Development

City of High Point

Date: May 5, 2010



Scale: 1"=200'  
y/ba-pz/inspection/vacate



503 Meredith Street



503 Meredith Street



503 Meredith Street



Memo To: Mayor Smothers and City Council Members

From: Strib Boynton

Date: April 25, 2010

Subject: 2010-2011 Retail Electric and Renewable Rider Rates

The recession of the past 18-24 months has been tough on the 19 member communities that form Agency1 of Electricities. High Point is the single largest community in Agency 1. Our electricity comes primarily from the Catawba nuclear plant located in York County, South Carolina.

Overall, system wide load is down 3.9% as there has been less consumer demand for electricity, and in turn, sales to member communities have been lower. Less consumer demand has also translated into less demand for wholesale power, and in turn, that has translated into lower surplus power sales. At the same time, the cost of nuclear fuel, property taxes (from York County), and other operating and capital costs have continued to rise.

As a result, we were originally expecting a 9.0% wholesale electric rate increase this coming summer. The demand for Agency 1 revenues this coming year has been reduced by aggressive cost cutting and a partial restructuring of the Agency 1 debt.

In turn, I am very pleased that the wholesale rate increase that we will have to pay to purchase power for our customers has now been reduced from 9.0% to 4.8%. While no one likes rate increases, I am also very pleased that we have been able to greatly minimize Agency 1 and in turn High Point rate increases the past few years, compared to the significantly higher rate increases experienced by customers of Duke Energy, Eastern Agency, Progress Energy, Dominion and TVA. I encourage you will take a few minutes to review the attached table and chart comparing cumulative rate increases since 2003.

Our estimated cost of wholesale power will increase about \$3.9 million or 4.8%, from \$81.1 million in 2009-2010 to an estimated \$85.0 million in 2010-2011. Wholesale power will represent 77.0% of our \$110.4 million 2010-2011 Electric Fund budget. We are constantly scrutinizing costs, and as such, the \$110.4 million 2010-2011 Electric Fund budget will be up \$2.5 million or 2.3%, from the approved \$107.9 million 2009-2010 budget.

As you know from our earlier March 18, 2010 briefing, we are recommending approval of the 4.8% retail electric rate increase for statements going out on or after June 1, 2010. We are also recommending approval of corresponding increases in the residential, commercial and industrial renewable riders required by North Carolina SB 3 to help finance North Carolina's required commitment to renewable energy. The impact of the retail rate and the renewable rider is outlined in the attached table.

Mayor Smothers and City Council Members  
April 25, 2010  
Page 2

Discussion of the recommendation is schedule for your May 3, 2010 City Council meeting. While not required, I recommend that we hold a Public Hearing on the rate and renewable rider changes at 5:30 p.m. on May 17, 2010 City Council meeting before formal consideration of the rate and renewable riders.

Please call me if you have any questions or if you desire any additional information prior to Monday's City Council meeting.

Thaler  
Stilg

**City of High Point**  
**Electric Rate Rider REPS**  
**Renewable Energy Portfolio Standards (REPS) Charge**

**Applicability**

The Renewable Energy Portfolio Standards Charge set forth in this Rider is applicable to all customer accounts receiving electric service from the City of High Point ("City"), except as provided below. These charges are collected for the expressed purpose of enabling the City to meet its Renewable Energy Portfolio Standards compliance obligations as required by the North Carolina General Assembly in its Senate Bill 3 ratified on August 2, 2007.

**Billing**

Monthly electric charges for each electric meter computed under the City's applicable electric rate schedule will be increased by an amount determined by the table below:

| <u>Customer Type</u> | <u>Monthly Charges</u> |
|----------------------|------------------------|
| Residential Account  | \$ 0.55                |
| Commercial Account   | \$ 2.21                |
| Industrial Account   | \$31.42                |

**Exceptions**

Auxiliary Service Accounts

The following service schedules will not be considered accounts because of the low energy use associated with them and the near certainty that customers served under these schedules already will pay a per account charge under another residential, commercial or industrial service schedule:

- Rate 17 – Outdoor Lighting Service
- Rate 29 – Flood Lighting Service
- Rate Z – Street Lighting Service

**Sales Tax**

Applicable North Carolina sales tax will be added to charges under this Rider.

Effective for bills rendered on or after June 1, 2010.

Adopted\_\_\_\_\_.

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

**ORDINANCE  
REQUEST:**

Ordinance to Vacate

**PROPERTY  
ADDRESS:**

305 Ridgeway Place

**OWNER:**

Robert J & Mary J Smith

**FIRST  
INSPECTION  
03-03-2010**

Number of Violations: Major 0 Minor 19

**HEARING  
RESULTS:  
03-23-2010**

The owner did not appear for the hearing. During the hearing, the following findings of fact were established. This property is a case for the original Master list. This structure will not be demolished at this time due to the fact that measurable repairs have been made. There are numerous violations of the Minimum Housing Code. Dwelling was vacant at time of inspection. All utilities have been placed on hold. The ordinance is requested to allow the inspector to close and placard the dwelling as required by state statute.

**ORDER(S)  
ISSUED:  
03-23-2010**

Order to Repair  
compliance date of 04-26-2010

**APPEALS:**

No appeals to date.

**OWNER  
ACTIONS:**

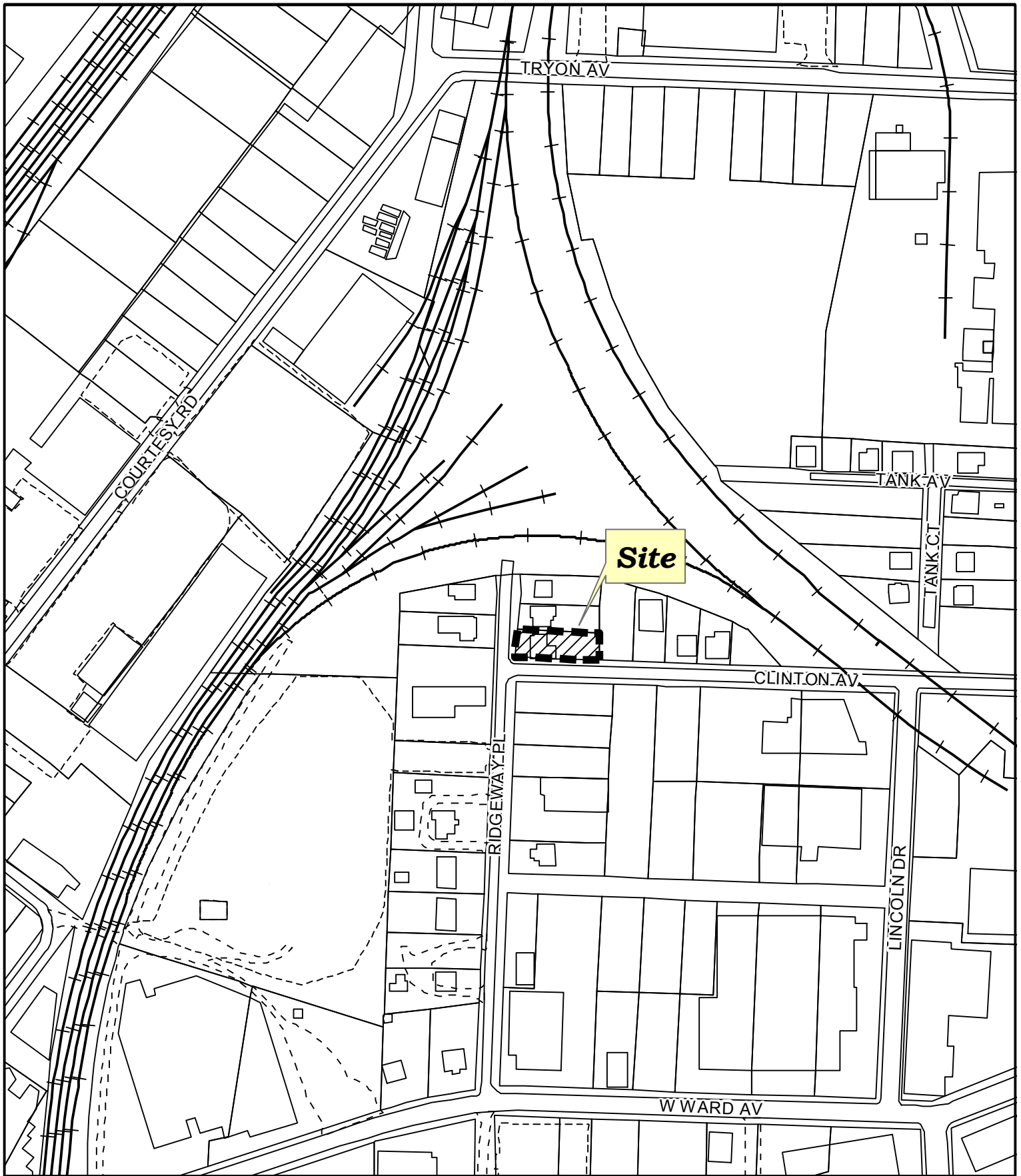
The owner has a repair permit #144091. The owner has replaced all windows, installed new exterior siding, new roof and has partially completed interior framing. The owner has installed new plumbing pipes. Electrical and mechanical repair are still outstanding. The interior will be complete with insulation, sheetrock and trim work.

**EXTENSIONS:**

None requested by the owner.

**CURRENT  
STATUS:  
04-26-2010**

Conditions still exist. Dwelling is vacant and secure.



**305 Ridgeway Place**

**Ordinance to Vacate/Close**



**Location of subject property**

**Department of Planning  
and Development**

**City of High Point**

**Date: May 5, 2010**



**Scale: 1"=200'**  
y/ba-pz/inspection/vacate



305 Ridgeway Place



305 Ridgeway Place

## PLANNING AND ZONING COMMISSION RECOMMENDATION

On April 27, 2010, 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. Mark Walsh.

### **Schwarz Properties, LLC**

### **Zoning Case 10-04**

**a. Conditional Use General Business (CU-GB) District.**

A request by Schwarz Properties, LLC. to rezone a 1.58 acre parcel from the Limited Business (LB) District to a Conditional Use General Business (CU-GB) District. The site is lying at the northwest corner of E. Parris Avenue and Kirkwood Street (*133 E. Parris Avenue*).

**b. Conditional Use Permit 10-04**

A request by Schwarz Properties, LLC. for approval of an accompanying Conditional Use Permit with conditions pertaining to permitted uses.

Mr. Robbins presented the request to the Commission and recommended approval of Zoning Case 10-04 as outlined in the staff report.

Speaking in favor of the request was Mr. Frank Edmonson of 1947 N. Fayetteville Street in Asheboro, representing Schwarz Properties, LLC.

No one spoke in opposition.

The Planning & Zoning Commission recommended ***approval*** of Zoning Case 10-04 and Conditional Use Permit 10-04 by a vote of 7-0.

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

**STAFF REPORT  
ZONING CASE 10-04  
April 27, 2010**

| <b>Request</b>                                           |                                                            |
|----------------------------------------------------------|------------------------------------------------------------|
| <b>Applicant:</b><br>Schwarz Properties, LLC             | <b>Owner(s):</b><br>Schwarz Properties, LLC                |
| <b>Zoning Proposal:</b><br>To rezone a 1.58 acre parcel. | <b>From: LB</b> Limited Business                           |
|                                                          | <b>To: CU-GB</b> Conditional Use General Business District |

| <b>Site Information</b>                |                                                                                                                                                                                                                                                                                                                |
|----------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Location:</b>                       | Lying at the northwest corner of E. Parris Avenue and Kirkwood Street ( <i>133 E. Parris Avenue</i> ).                                                                                                                                                                                                         |
| <b>Tax Parcel Numbers:</b>             | Guilford County Tax Parcel 0199849.                                                                                                                                                                                                                                                                            |
| <b>Site Acreage:</b>                   | 1.58 acres.                                                                                                                                                                                                                                                                                                    |
| <b>Current Land Use:</b>               | Multi-tenant building with restaurant and two vacant suites.                                                                                                                                                                                                                                                   |
| <b>Physical Characteristics:</b>       | The site is developed and has a relatively flat terrain.                                                                                                                                                                                                                                                       |
| <b>Water and Sewer Proximity:</b>      | An 8-inch City water line and 8-inch City sanitary sewer line are both lying adjacent to the site along E. Parris Avenue and Kirkwood Street.                                                                                                                                                                  |
| <b>General Drainage and Watershed:</b> | The site drains in a southerly direction towards E. Parris Avenue and development is subject to the Oak Hollow Lake GWA requirements. Engineered stormwater treatment measures are required for non-residential or multi-family development with a total impervious surface area greater than 24% of the site. |
| <b>Overlay District(s):</b>            | Oak Hollow Lake GWA                                                                                                                                                                                                                                                                                            |

| <b>Adjacent Property Zoning and Current Land Use</b> |       |                                           |                              |
|------------------------------------------------------|-------|-------------------------------------------|------------------------------|
| <b>North:</b>                                        | LB    | Limited Business District                 | Multi-tenant retail building |
| <b>South:</b>                                        | CU-GB | Conditional Use General Business District | Motored vehicle sales        |
| <b>East:</b>                                         | SC    | Shopping Center District                  | Bank and vacant parcel       |
| <b>West:</b>                                         | SC    | Shopping Center District                  | Retail Use                   |

| <b>Relevant Land Use Policies and Related Zoning History</b> |                                                                                                                                                                                  |
|--------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Land Use Plan Map Classification:</b>                     | <b>Community/Regional Commercial:</b> This classification includes a wider range of retail or service uses intended to serve the entire community and nearby regional customers. |
| <b>Land Use Plan Goals, Objectives and Policies:</b>         | None.                                                                                                                                                                            |

|                                                                |                                                                                                                                                                                                                                                                                                        |
|----------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Community Growth Vision Statement Goals and Objectives:</b> | None.                                                                                                                                                                                                                                                                                                  |
| <b>Relevant Area Plan(s):</b>                                  | None.                                                                                                                                                                                                                                                                                                  |
| <b>Zoning History:</b>                                         | There have been no recent zoning requests upon parcels lying north of the intersection of E. Parris Avenue and Kirkwood Drive. During the late 1990's, adjacent parcels along the south side of E. Parris Avenue and parcels further southward along Kirkwood Street were rezoned to a CU-GB District. |

| Transportation Information |                                                                                                                            |                             |                                            |                    |
|----------------------------|----------------------------------------------------------------------------------------------------------------------------|-----------------------------|--------------------------------------------|--------------------|
| Adjacent Streets:          | Name                                                                                                                       |                             | Classification                             | Approx. Frontage   |
|                            | Parris Avenue<br>Kirkwood Street                                                                                           |                             | Collector Street<br>Local Street           | 170 ft.<br>370 ft. |
| Vehicular Access:          | The existing access driveway access points on E. Parris Avenue and Kirkwood Street will be used.                           |                             |                                            |                    |
| Traffic Counts:            | Intersection count of E. Parris Avenue and Kirkwood Street                                                                 |                             | 7,700 ADT<br>(2005, over a 12 hour period) |                    |
| Estimated Trip Generation: | Using the development data provided by the applicant, the development will generate approximately 900 total trips per day. |                             |                                            |                    |
| Traffic Impact Analysis:   | Required                                                                                                                   |                             | Comment                                    |                    |
|                            | <input type="checkbox"/> Yes                                                                                               | <input type="checkbox"/> No | None                                       |                    |
| Pedestrian Access:         | This development will be required to meet the sidewalk requirements in the Development Ordinance.                          |                             |                                            |                    |

| <b>School District Comment</b>      |
|-------------------------------------|
| Not applicable to this zoning case. |

### **Details of Proposal**

The applicant is requesting rezoning of this site to a CU-GB District in order to allow a bar use. The site is currently developed with an existing 10,000 square foot building. Approximately half of the building is currently occupied by a restaurant. The remaining area is currently vacant.

The applicant has submitted a conditional use permit which limits use of the property. Except for bars, the only uses permitted will be those land uses allowed in the GB District that are also allowed in the LB District. Thus, the only use change proposed will be allowing a bar use, all other uses will be those currently permitted in the LB District.

The Development Ordinance has two classifications for bars, 1) bars and 2) bars with capacity over 100 persons. Under the requested GB District, a bar with a capacity over 100 persons is required to obtain Special Use Permit approval. The Special Use Permit process requires public hearing review and recommendation from the Planning & Zoning Commission; and a public hearing review and approval by City Council.

### Identified Issues

**Major Issues:**

- ❖ None.

**Minor Issues:**

- ❖ None.

### Findings

Section 9-3-13 of the Development Ordinance requires that certain findings be made before a zoning map amendment and Conditional Use Permit may be approved. Based on the applicant's submittal and proposed conditions as they existed on the date of this report, the Planning and Development Department offers the following comments relative to these required findings.

**That the development of the property in accordance with the proposed conditions will not materially endanger the public health or safety; staff finds**

|            |                                                                                                                                                                                                                                                                  |
|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Compliance | ❖ The site is currently developed with exiting access points from E. Parris Avenue and Kirkwood Street. Staff found no evidence that suggests the requested rezoning, as conditioned, would negatively impact traffic circulation or public safety in this area. |
|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**That the development of the property in accordance with the proposed conditions will not substantially injure the value of the adjoining or abutting property; or that the development is a public necessity; staff finds**

|            |                                                                                                                                                                                                                                                           |
|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Compliance | ❖ Adjacent parcels along E. Parris Avenue are similarly zoned and permit similar or higher intensity commercial uses. This proposal to place a CU-GB District zoning upon this site will not substantially injure the values of abutting property owners. |
|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**That the location and character of the development, in accordance with the proposed conditions, will be in harmony with the area in which it is to be located and in general conformity with the plan of development of the City of High Point and its environs; staff finds**

|            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Compliance | <ul style="list-style-type: none"><li>❖ This segment of E. Parris Avenue, between Johnson Street and N. Main Street has a Land Use Map designation of Community/Regional Commercial and the zoning upon abutting properties at this intersection consist of a combination of CU-GB and SC Districts. Thus, the request is consistent with the Land Use Map and will be in harmony with area.</li><li>❖ The applicant has offered a permit which restricts uses so that the only new use allowed under this permit is a bar. This use is allowed upon the majority of parcels along E. Parris Avenue and upon all parcels at this intersection except the rezoning site, thus the request will be in harmony with area.</li></ul> |
|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### Recommendation

**Staff Recommends Approval:**

Based upon existing zoning pattern and Community/Regional Commercial Land Use Map designation upon this segment of E. Parris Avenues, staff recommends approval of this request to rezone this 1.58 acre parcel to a Conditional Use General Business (CU-GB) district.

### Required Action

**Planning and Zoning Commission:**

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

**City Council:**

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

In addition, the City Council must, prior to adopting or rejecting any zoning amendment, explain why it considers the action taken to be reasonable and in the public interest. In this case, staff suggests that the approval of the applicant's request is reasonable and in the public interest because: 1) it meets the required findings for a conditional use zoning district as written in this report; 2) the area proposed for rezoning has a Community/Regional Commercial Land Use Map designation and the requested CU-GB District is consistent with the land use plan and in harmony with the adjacent commercial uses; 3) the site is within an established commercial area and abuts similar commercial zoning districts upon three sides (east, south & west); and 4) a bar use is a permitted use upon all other parcels at this intersection, thus the request will not be introducing a new use not permitted in this area. The City Council may adopt this statement, it may add to or change this statement, or, if the Council is in disagreement with the above statement it will need to formulate its own reasonableness / public interest statement.

### Report Preparation

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

**APPLICATION FOR A CONDITIONAL USE PERMIT**

**CITY OF HIGH POINT, NORTH CAROLINA  
Conditional Use General Business (CU-GB) District**

**March 15, 2010**  
**(Submitted)**

TO THE CITY COUNCIL OF THE CITY OF HIGH POINT:

The undersigned hereby respectfully request that the High Point City Council, pursuant to Title 9, Chapter 3 of the City Code, grant a Conditional Use Permit for the following use(s), subject to the following conditions:

**I. USES:**

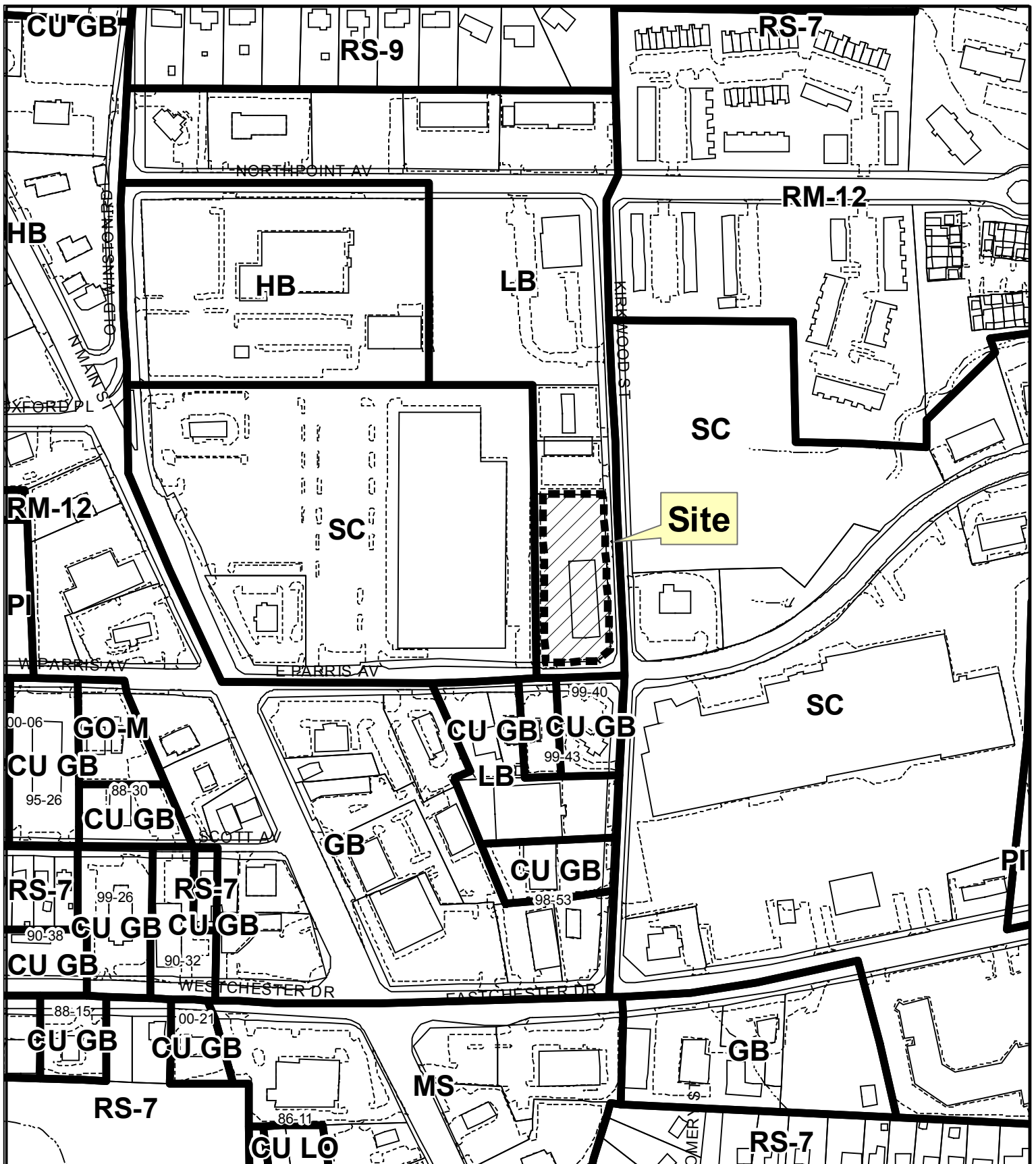
- A. Except for Bars (SIC 5813) and Bars (capacity over 100 persons), only those land uses allowed in the General Business (GB) District that are also allowed in the Limited Business (LB) District shall be permitted.
- B. Development shall be permitted subject to the development and dimensional requirements of the General Business (GB) District of the Development Ordinance and subject to the specific conditions of this Permit.

**DESCRIPTION OF PROPERTY:** An approximately 1.58 acre parcel lying at the northwest corner of E. Parris Avenue and Kirkwood Street (*133 E. Parris Avenue*). The property is also known as Guilford County Tax Parcel 0199849 (old number 335-4-1).

An application has been duly filed requesting that the property involved in this application be rezoned from the Limited Business (LB) District to a Conditional Use General Business (CU-GB) District. It is understood and acknowledged that if the property is rezoned as requested and the Conditional Use Permit authorized, the property described in this request will be perpetually bound by the use(s) authorized and the conditions imposed, unless subsequently changed or amended as provided for a Title 9, Chapter 3, of the City Code.

The City Council may add additional conditions to make the necessary findings of fact required for approval of a Conditional Use Permit.

It is further understood and acknowledged that plans for any development to be made pursuant to any such Conditional Use Permit so authorized shall be submitted to the Technical Review Committee and/or other such approval authorities for review in the same manner as other such plans now required to be approved by the City of High Point.



## REZONING CASE 10-04

**From: Limited Business**  
**To: Conditional Use General Business**

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

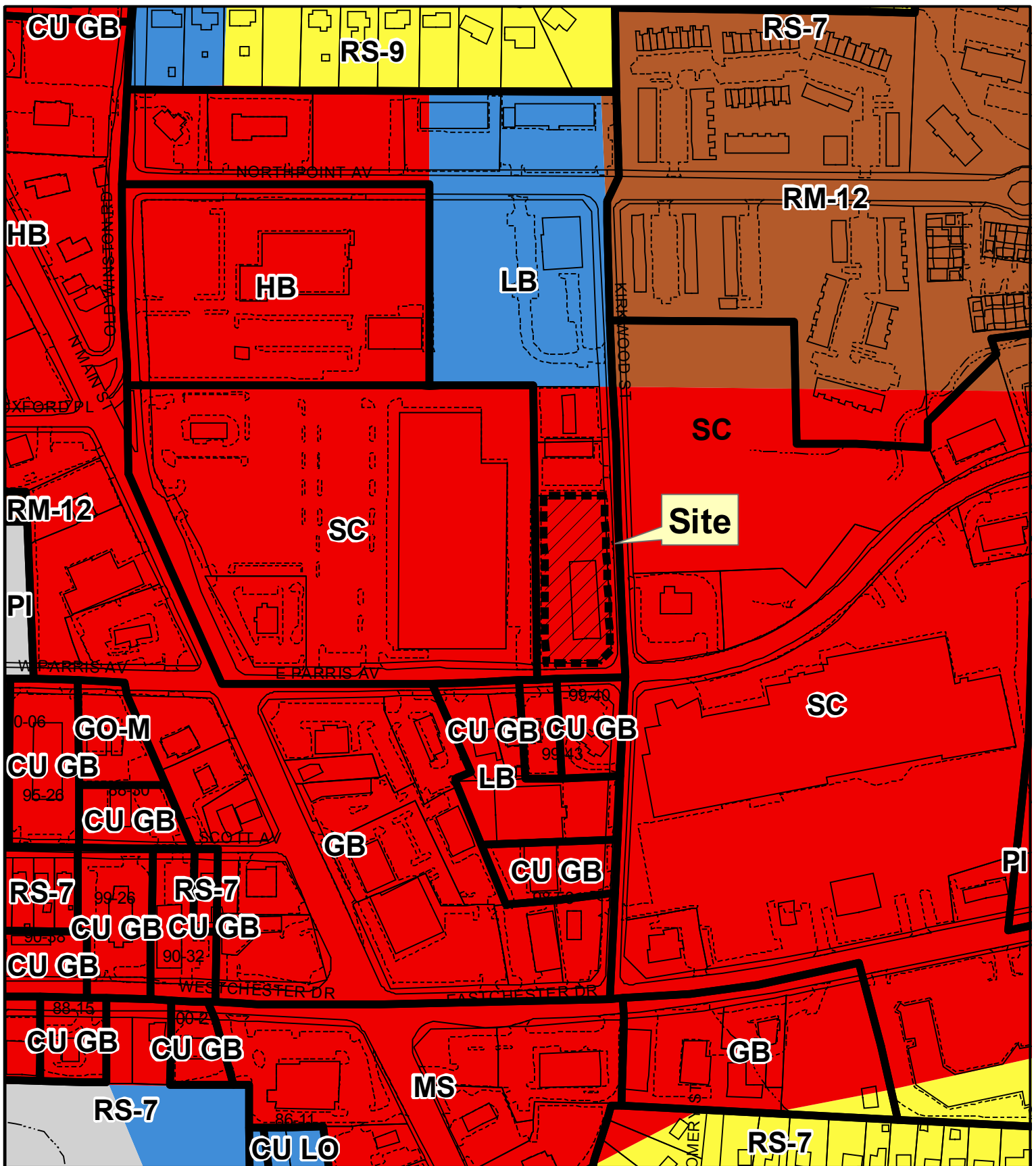
**Planning & Development  
 Department**

**City of High Point**

**Date: April 8, 2010**



**Scale: 1"=300'**  
 y:/ba-pz/2010/pz/z10-04.mxd



# REZONING CASE 10-04

## Land Use Plan

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

Planning & Development  
Department

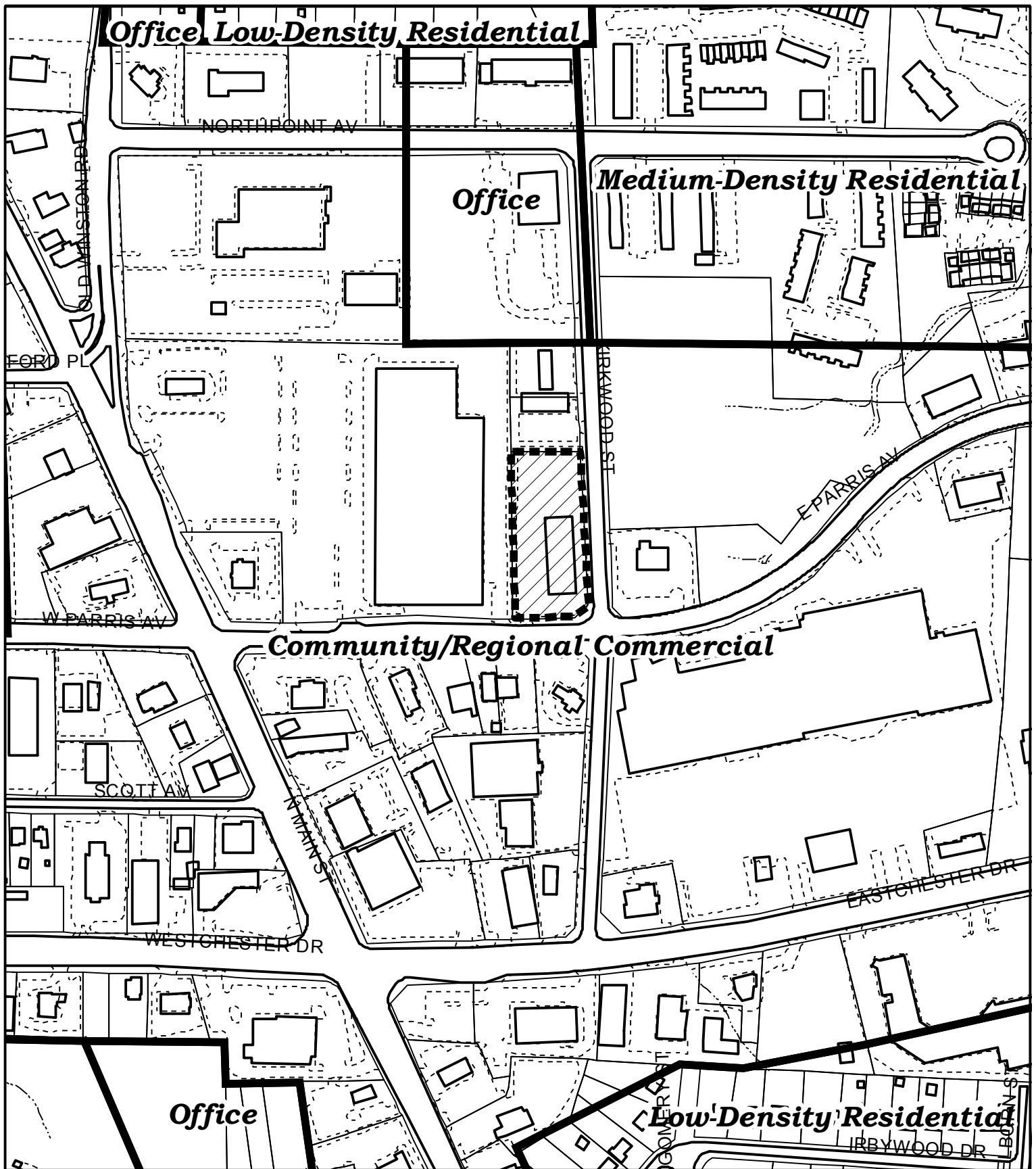
City of High Point

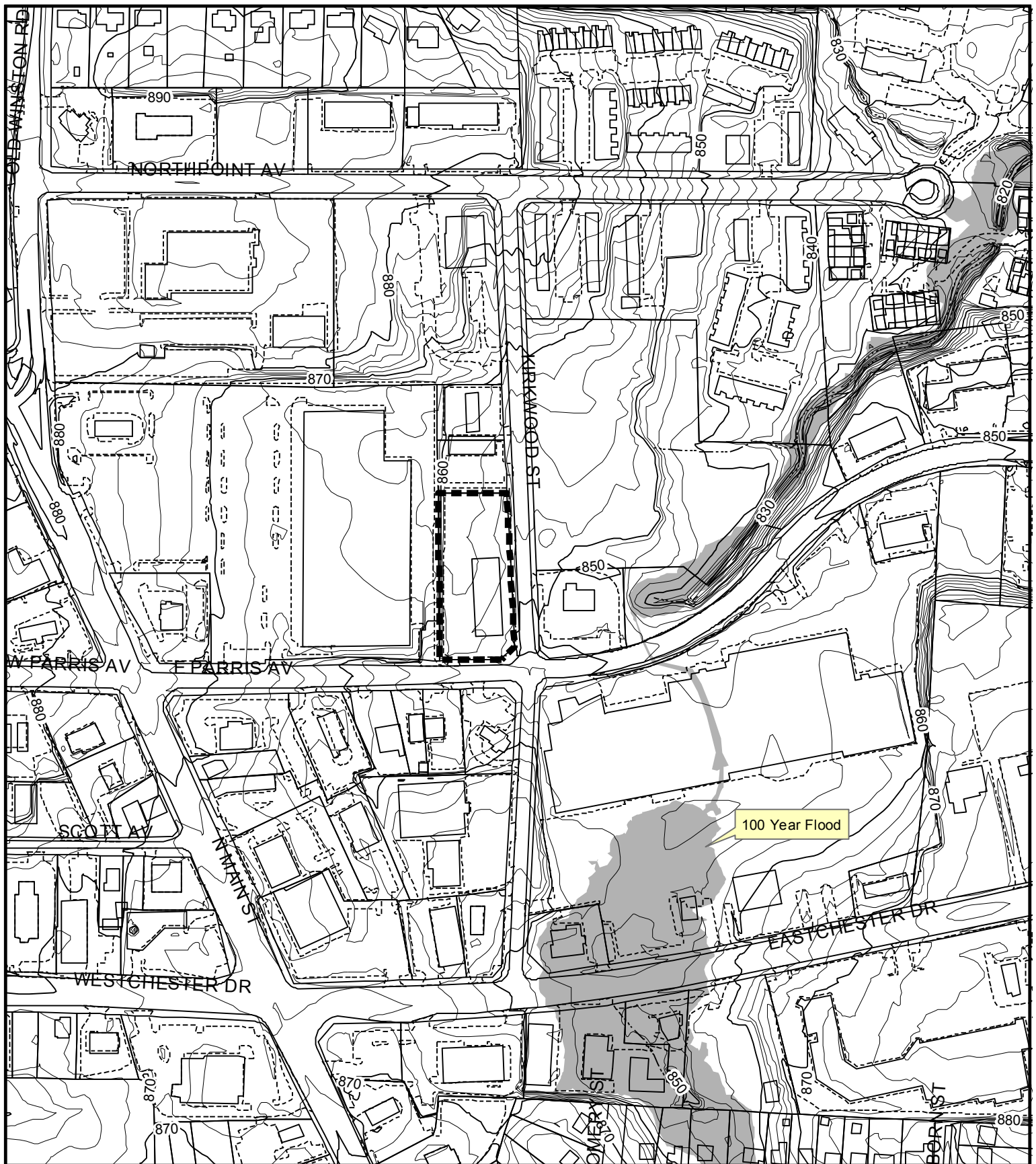
Date: April 14, 2010



Scale: 1"=300'

y:\ba-pz\2010\pz\z10-04.clu.mxd





# REZONING CASE 10-04

Topography

Subject Property Boundary - - - - -

Planning & Development  
Department

City of High Point

Date: April 14, 2010



Scale: 1"=300'

y:/ba-pz/2010/pz/z10-04topo.mxd

**REZONING CASE 10-04**



NORTHPOINT AV

KIRKWOOD ST

PARRIS AV E PARRIS AV

SCOTT AV

N MAIN ST

WESTCHESTER DR

EASTCHESTER DR

IRBYWOOD DR

WELBORN ST

DASHER AV

**DRAFT**

# **Citizen's Information Meeting Report**

## **Zoning Case 10-04**

Submitted by: Schwarz Properties, LLC

City of High Point Rezoning Case 10-04  
Schwarz Properties, LLC  
Conditional Use Permit  
133 E Parris Avenue

**Report  
Citizen Information Meeting**

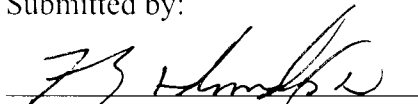
Due to the classification of surrounding Property owners, the applicant decided that it would be best served to personally contact each owner by phone as well as by mail. To date, we have been able to speak with six (6) of the thirteen (13) owners on our call sheet (Exhibit 2), and have listed a brief narrative of each conversation below:

- Denis Byrne – Spoke with Denis 4/7/2010 and he had absolutely no problem with the conditional use. He mentioned that the use was going to be the same as it always had been, and asked if there was anything he could do to help.
- Churpeyes, Inc. – Spoke with the controller of the company, Jeff Anderson. Mr. Anderson didn't have any problem with the conditional use, and actually felt that it would help the surrounding area.
- Ronald Crowder – Mr. Crowder had no worries about the conditional use, and felt it was conducive to the area.
- DDG of High Point, LLC – Spoke with Mr. Bert Hayes, and he mentioned the prior use was the same as what the conditional use will allow. Actually thought that the use was allowed anyway.
- MSTA Investments, Inc. – Spoke with Mickey Fox. Mr. Fox was ok with a bar/nightclub going into the site, so long as there was not a sexually orientated business opening. I explained to him why we were applying for a conditional use permit, and that it would not allow any type of sexually oriented business to be allowed. I also encouraged Mr. Fox to speak with anyone at the City of High Point Planning & Zoning Department and offered contact numbers. He was extremely appreciative and supportive.

I also left messages for the following surrounding Property owners, but have not heard back from them:

- Home Depot (High Point location, in hopes of getting to an owner)
- Bryden Partners, LLC
- Kirkwood Properties, Inc.
- Parris Capital Partners, LLC
- Marion Patterson
- Robbins Properties, LLC (Lori Simpson)

Submitted by:



Frank Edmondson IV, representative for Schwarz Properties, LLC

BAKER HIGH POINT LLC C/O HOME DEPOT  
PO BOX 105842  
ATLANTA GA 30348

BRYDEN PARTNERS LLC  
2706 BARTRAM PL  
WINSTON SALEM NC 27106

BYRNE DENIS J & MARY A  
3662 WOOD COVE DR  
HIGH POINT NC 27265

CHURPEYES INC  
5623 FAIRFIELD RD  
COLUMBIA SC 29203

CROWDER RONALD D & SHARON D &  
GERALD C CROWDER & MELANIE  
1310 SWANNER CT  
HIGH POINT NC 27262

DDG OF HIGH POINT LLC  
PO BOX 5468  
HIGH POINT NC 27262

FIRST STATES INVESTORS  
4100A LLC  
IRVING TX 75016

H P M LIMITED PARTNERSHIP  
3618 MATTHEWS-MINT HILL RD  
MATTHEWS NC 28105

KIRKWOOD PROPERTIES INC  
349 ARBOR RD  
WINSTON SALEM NC 27104

MSTA INVESTMENTS INC  
136 E PARRIS AVE  
HIGH POINT NC 27262

PARRIS CAPITAL PARTNERS LLC  
1208 EASTCHESTER DR STE 205  
HIGH POINT NC 27265

PATTERSON MARION S JR & RONDA H  
506 DORADO DR  
HIGH POINT NC 27265

ROBBINS PROPERTIES LLC  
120 WESTCHESTER DR  
HIGH POINT NC 27262

SCHWARZ PROPERTIES LLC  
PO BOX 1104  
ASHEBORO NC 27204

## *Schwarz Properties, LLC*

---

March 31, 2010

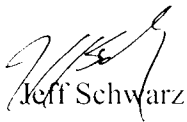
Attn: Owners of Property near 133 E Parris Ave., High Point  
From: Schwarz Properties, LLC

RE: Citizen Information Notice

Schwarz Properties, LLC is filing an application with the City of High Point for the rezoning (from GB to CU-GB) of the above mentioned Property located on Parris Ave. Please find enclosed a required statement provided by the City of High Point Planning & Zoning Department outlining the purpose of the citizen's information meeting and the zoning process.

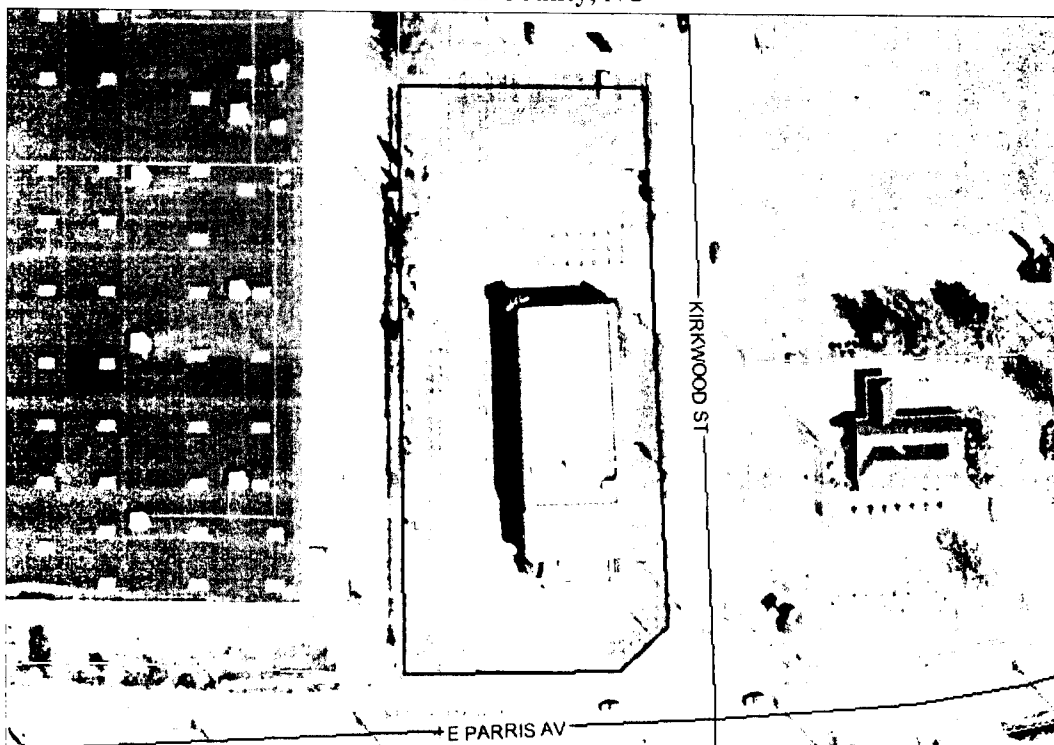
I welcome you to call our office with any questions and ask for Frank Edmondson. We look forward to answering any questions you may have, and thank you for any input you may offer.

Respectfully,



Jeff Schwarz

## Guilford County, NC



|                       |                                      |                          |                 |
|-----------------------|--------------------------------------|--------------------------|-----------------|
| Old Parcel Number     | 180003350000400001                   | Condo Book               |                 |
| Parcel Number         | 0199849                              | Condo Page               |                 |
| PIN                   | 6891757194                           | Total Assessed Value     | \$574,700       |
| Owner Name            | SCHWARZ PROPERTIES LLC               | Total Building Value     | \$161,700       |
| Mailing Address 1     | PO BOX 1104                          | Total Out Building Value | \$0             |
| Mailing Address City  | ASHEBORO                             | Total Land Value         | \$413,000       |
| Mailing Address State | NC                                   | Total Deferred Value     | \$0             |
| Mailing Address Zip   | 27204                                | Building Count           | 1               |
| Property Address      | 133 E PARRIS AVE                     | Building Number          | 1               |
| Legal Desc 1          | Lot # 3 PB85-28 1.58 AC 133 E PARRIS | Year Built               | 1967            |
| Land Units            | 1.5800                               | Heated Area              | 10086           |
| Deed Book             | 006639                               | Bedrooms                 | 0               |
| Deed Page             | 00063                                | Bathrooms                | FULL: 0 HALF: 0 |
| Plat Book             | 85                                   | Use Code                 | Commercial      |
| Plat Page             | 28 1.58 AC 133 E PARRIS              | Appraisal Model Code     | RESTAURANTS     |

**Disclaimer:** While every effort is made to keep information provided over the internet accurate and up-to-date, Guilford County does not certify the authenticity or accuracy of such information. No warranties, express or implied, are provided for the records and/or mapping data herein, or for their use or interpretation by the User.

**Map Scale**  
1 inch = 100 feet

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

**ORDINANCE**

**REQUEST:** Ordinance to Demolish

**PROPERTY**

**ADDRESS:** 1105 E Russell Av

**OWNER:**

Robert L Bradley

**FIRST**

**INSPECTION:**

3-4-2010

Number of Violations: Unsafe 6 Minor 27

- 1) Walls erected without permit and portion of load bearing wall has been removed
- 2) no heating system
- 3) no smoke detector
- 4) missing tub, watercloset and kitchen sink
- 5) inoperable exit doors and windows
- 6) unsafe porch railings and guard

**HEARING**

**RESULTS:**

3-31-2010

The owner did not attend hearing. This property is one from the original master list. During the hearing, the following findings of fact were established. There are numerous violations of the Minimum Housing Code. There are structural violations creating an unsafe dwelling. Due to the deteriorated condition of the dwelling and the associated blight on the neighborhood and the fact that repairs exceed 50% of the tax value, the order to Repair or Demolish was issued. The Guilford County Tax value of the dwelling is \$7,600.00. The repair estimate is \$17,325.00.

**ORDER(S)**

**ISSUED:**

3-31-2010

Order to Repair or Demolish  
compliance date of 5-3-2010

**APPEALS:**

No appeals to date.

**OWNER  
ACTIONS:**

The owner has removed all interior finish and had begun to make alterations to the dwelling without any required permits. A building permit was obtained in 2005 for roof sheathing replacement, however; no inspections were made on that permit.

**EXTENSIONS:**

None requested by the owner.

**CURRENT  
STATUS:  
5-6-2010**

Conditions still exist. Dwelling is vacant and secure.



**1105 E Russell Avenue**

**Ordinance to Demolish**



**Location of subject property**

**Department of Planning  
and Development**

**City of High Point**

**Date: May 5, 2010**



**Scale: 1"=200'**

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



1105 E. Russell Avenue



1105 E. Russell Avenue

Publish four (4) consecutive weeks: May 28, June 4, 11, & 18, 2010

**RESOLUTION OF INTENT TO CONSIDER A**  
**STREET ABANDONMENT**  
**(Case # SA10-11)**

WHEREAS, the City Council is requesting to close several unimproved right-of-ways (identified as “Fairview St.”, “Boling Ave.”, “North St.” and a portion of “Spencer Avenue” on a map titled, “Spencer Heights” as recorded in Plat Book 11 Page 7 as well as “Brown Drive” and a portion of “Westdale Drive” on a map titled, “Lindale – Section Two” as recorded in Plat Book 14 Page 74 and “High Point Ins. & Real Est. Co.” as recorded in Plat Book 5 Page 319) lying north of Greensboro Road between Hampton Drive and U.S. Hwy 311.

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

NOW, THEREFORE BE IT RESOLVED, THAT THE COUNCIL declares its intent to consider the abandonment of the street above described and sets Monday, June 21, 2010, at 5:30 p.m. as the date for said public hearing before the Council of the City of High Point, in the Council Chambers of the Municipal Building, High Point, on the closing of said street.

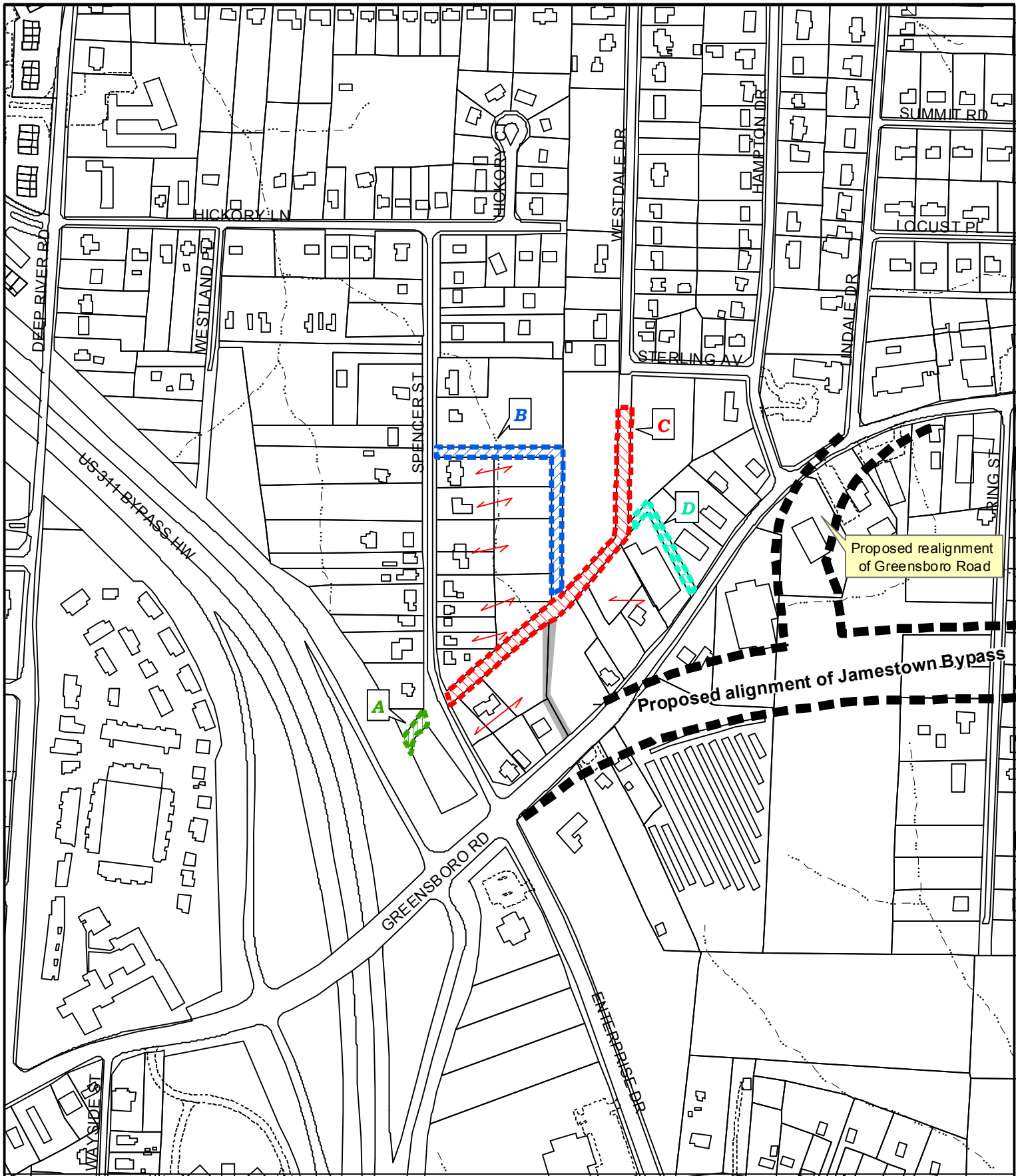
Persons wishing to be heard either for or against the said street closing are asked to be present for the hearing. The meeting facilities of the City of High Point are accessible to people with disabilities. If you need a special accommodation, call 336/883-3298 or TDD# 336/883-8517.

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

By Order of the City Council  
This the 17<sup>th</sup> day of May, 2010.

Lisa B. Vierling, City Clerk

Petition Submitted By:  
City of High Point



## STREET ABANDONMENT REQUEST SA10-11

Applicant: Technical Review Committee  
Area: 1.98 acres (approximate)



Location of requested street abandonment



Previously abandoned right-of-ways

Department of Planning  
and Development

City of High Point

Date: April 16, 2010



Scale: 1"=200'

y:\ba-pz\2010\pz\sa10-11.mxd

PUBLIC NOTICE  
CITY OF HIGH POINT  
BUDGET HEARING

THE PUBLIC WILL TAKE NOTICE THAT THE PROPOSED BUDGET FOR THE CITY OF HIGH POINT FOR THE FISCAL YEAR [2010-2011](#) HAS BEEN FILED WITH THE CITY COUNCIL OF THE CITY OF HIGH POINT. THE PROPOSED BUDGET IS AVAILABLE FOR PUBLIC INSPECTION IN THE OFFICE OF THE CITY CLERK, 211 S. HAMILTON STREET, HIGH POINT, NORTH CAROLINA. A COPY OF THE PROPOSED BUDGET IS ALSO AVAILABLE IN THE HIGH POINT PUBLIC LIBRARY LOCATED AT 901 N. MAIN STREET, AS WELL AS ON THE CITY WEB-SITE: [www.high-point.net](http://www.high-point.net).

TWO PUBLIC HEARINGS ON THE PROPOSED BUDGET WILL BE HELD. THE FIRST HEARING WILL BE HELD [MONDAY JUNE 7, 2010 AT 5:30 P.M.](#) AND THE SECOND WILL BE HELD [THURSDAY JUNE 10, 2010 AT 9:00 A.M.](#) THE HEARINGS WILL BE HELD IN THE CITY COUNCIL CHAMBERS OF THE MUNICIPAL BULDING, 211 S. HAMILTON ST.

AT THE HEARING, ORAL AND WRITTEN COMMENTS WILL BE RECEIVED FROM ANY INTERESTED CITIZEN.

Publish date: [May 28, 2010](#)

Please send affidavit to: [Louanne Hedrick](#)  
[Budget & Evaluation Officer](#)  
[City of High Point](#)  
[PO Box 230](#)  
[High Point, NC 27261](#)

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

**ORDINANCE  
REQUEST:**

Ordinance to Vacate

**PROPERTY  
ADDRESS:**

820 Putnam St

**OWNER:**

Linda U. Young

**FIRST  
INSPECTION:  
03-11-2010**

Number of Violations: Major 1 Minor 26  
1) water line at kitchen sink leaks

**HEARING  
RESULTS:  
03-30-2010**

The owner did not appear for the hearing. The inspection was at the request of a Guilford County social worker. The dwelling was occupied at the time of the hearing by 2 adults and 5 children under the age of 18 years old. During the hearing, the following findings of fact were established. There are numerous violations of the Minimum Housing Code. The tenants moved out on 3-18-2010. All utilities are on hold. The ordinance is requested to allow the inspector to close and placard the dwelling as required by state statute.

**ORDER(S)  
ISSUED:  
3-30-2010**

Order to Repair  
Compliance Date: 05-03-2010

**APPEALS:**

No appeals to date.

**OWNER  
ACTIONS:**

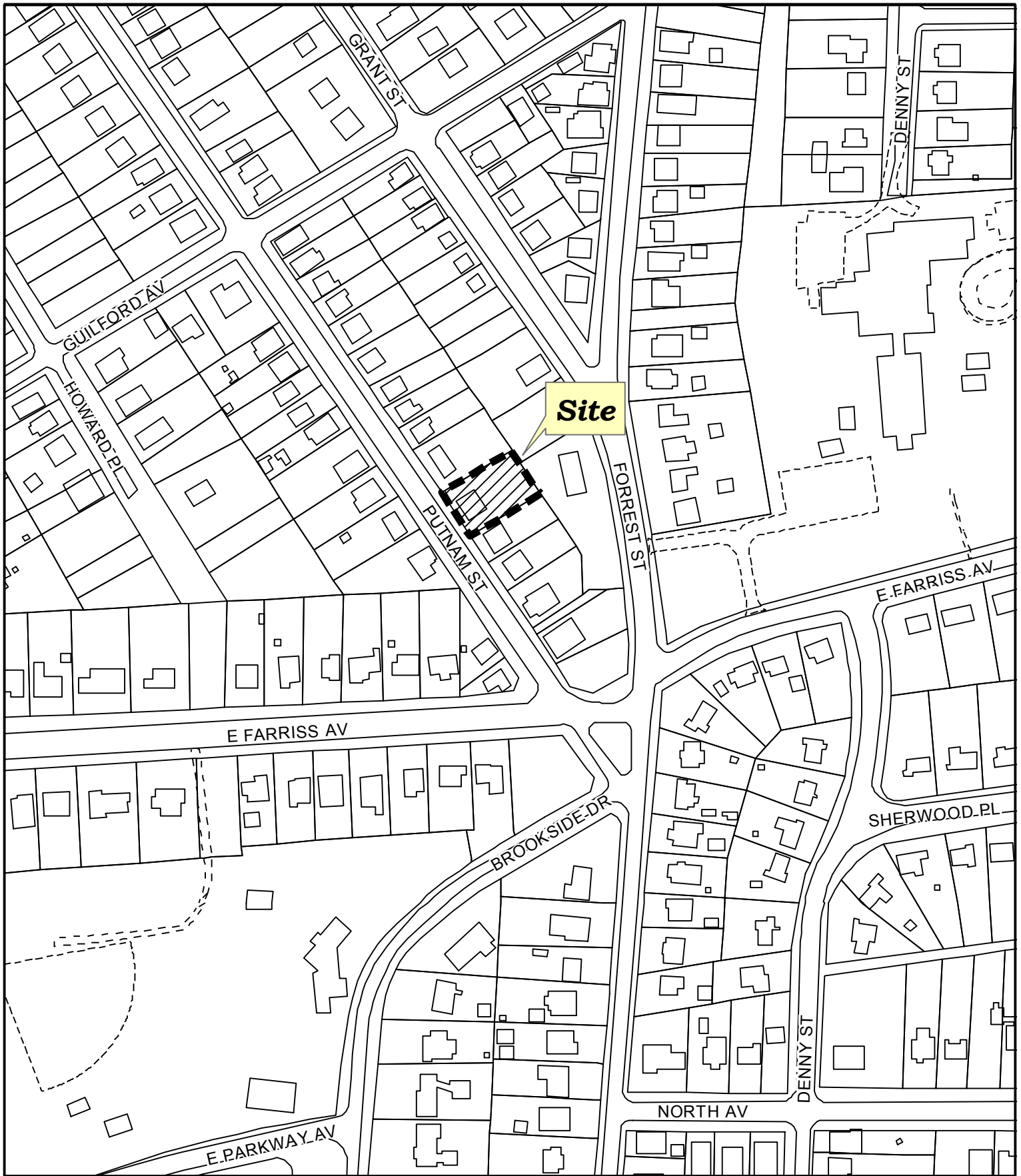
There have been no permits obtained or repairs started.

**EXTENSIONS:**

None requested by the owner.

**CURRENT  
STATUS:**

Conditions still exist. Dwelling is vacant and secure.



## 820 Putnam Street

Ordinance to Vacate/Close



Location of subject property

Department of Planning  
and Development

City of High Point

Date: May 5, 2010



Scale: 1"=200'  
y/ba-pz/inspection/vacate



820 Putnam Street

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

**ORDINANCE  
REQUEST:**

Ordinance to Vacate

**PROPERTY  
ADDRESS:**

818 A&B Fairview Street (duplex)

**OWNER:**

Willie Harrell

**FIRST  
INSPECTION  
03-03-2010**

Number of Violations: Major 5 Minor 27  
1) no heating system in either unit  
2) repair meterbase and replace any damaged breakers  
3) no smoke detectors  
4) inoperable doors and windows  
5) repair rotten window casings and sills

**HEARING  
RESULTS:  
03-25-2010**

The owner did not appear for the hearing. During the hearing, the following findings of fact were established. This property is a case for the original Master list. There are numerous violations of the Minimum Housing Code. Dwelling was vacant at time of inspection. Similar conditions exist in both units. The dwelling is structurally sound. This structure will not be demolished at this time. The property is being maintained and kept secure. All utilities have been placed on hold. The ordinance is requested to allow the inspector to close and placard the dwelling as required by state statute.

**ORDER(S)  
ISSUED:  
03-25-2010**

Order to Repair  
compliance date of 04-27-2010

**APPEALS:**

No appeals to date.

**OWNER  
ACTIONS:**

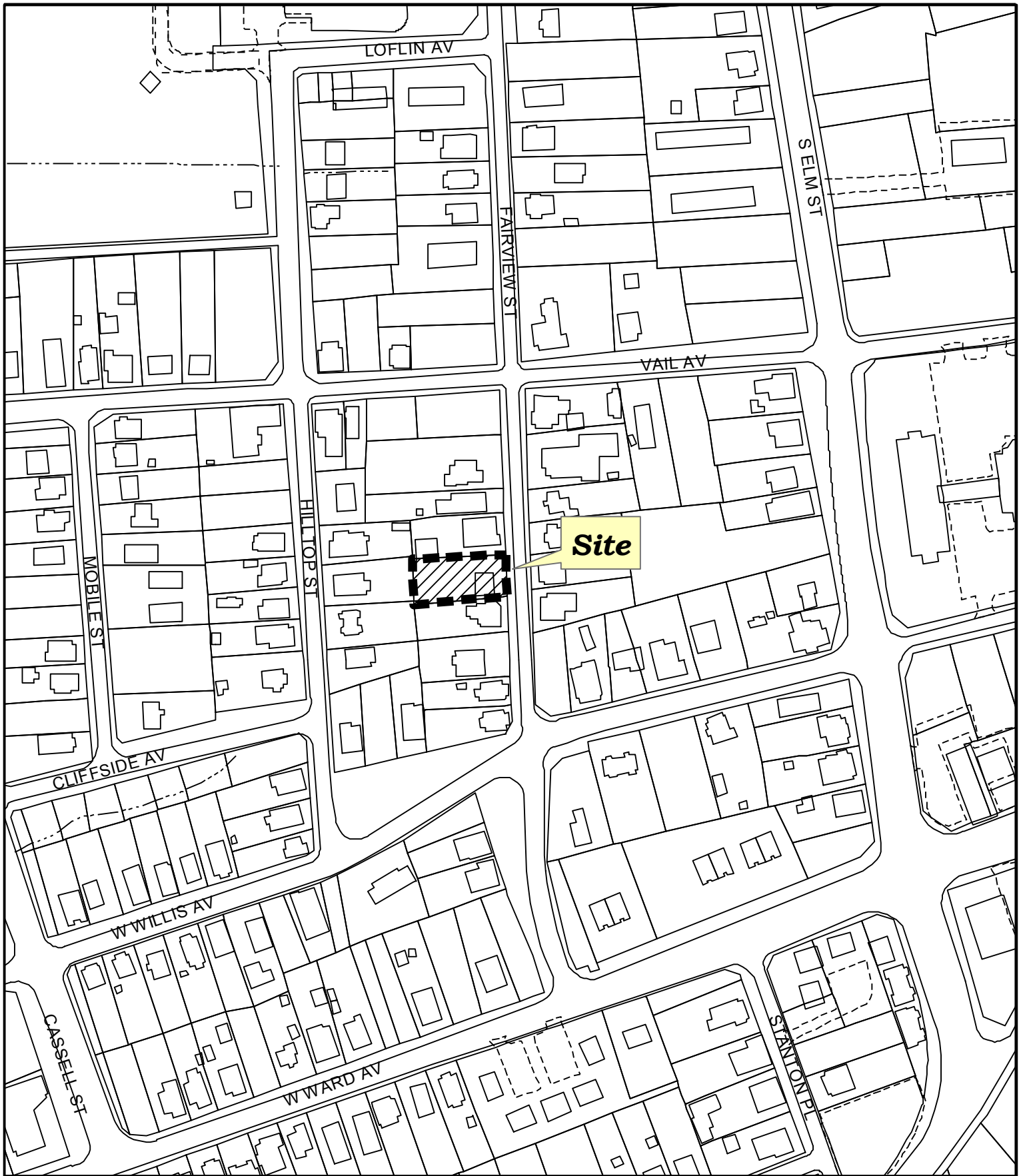
The owner obtained a building permit in 2005. The owner has repaired or replaced some windows. Some exterior repairs have been made to the dwelling such as replaced some rotten exterior wood and trim.

**EXTENSIONS:**

None requested by the owner.

**CURRENT  
STATUS:  
04-27-2010**

Conditions still exist. Dwelling is vacant and secure.



**818 Fairview Street**

**Ordinance to Demolish**



**Location of subject property**

**Department of Planning  
and Development**

**City of High Point**

**Date: May 5, 2010**



**Scale: 1"=200'**

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



818 Fairview Street



NORTH CAROLINA'S INTERNATIONAL CITY™

Memo To: Mayor Smothers and City Council Members

From: Strib Boynton

Date: April 25, 2010

Subject: 2010-2011 Retail Electric and Renewable Rider Rates

The recession of the past 18-24 months has been tough on the 19 member communities that form Agency1 of ElectriCities. High Point is the single largest community in Agency 1. Our electricity comes primarily from the Catawba nuclear plant located in York County, South Carolina.

Overall, system wide load is down 3.9% as there has been less consumer demand for electricity, and in turn, sales to member communities have been lower. Less consumer demand has also translated into less demand for wholesale power, and in turn, that has translated into lower surplus power sales. At the same time, the cost of nuclear fuel, property taxes (from York County), and other operating and capital costs have continued to rise.

As a result, we were originally expecting a 9.0% wholesale electric rate increase this coming summer. The demand for Agency 1 revenues this coming year has been reduced by aggressive cost cutting and a partial restructuring of the Agency 1 debt.

In turn, I am very pleased that the wholesale rate increase that we will have to pay to purchase power for our customers has now been reduced from 9.0% to 4.8%. While no one likes rate increases, I am also very pleased that we have been able to greatly minimize Agency 1 and in turn High Point rate increases the past few years, compared to the significantly higher rate increases experienced by customers of Duke Energy, Eastern Agency, Progress Energy, Dominion and TVA. I encourage you will take a few minutes to review the attached table and chart comparing cumulative rate increases since 2003.

Our estimated cost of wholesale power will increase about \$3.9 million or 4.8%, from \$81.1 million in 2009-2010 to an estimated \$85.0 million in 2010-2011. Wholesale power will represent 77.0% of our \$110.4 million 2010-2011 Electric Fund budget. We are constantly scrutinizing costs, and as such, the \$110.4 million 2010-2011 Electric Fund budget will be up \$2.5 million or 2.3%, from the approved \$107.9 million 2009-2010 budget.

As you know from our earlier March 18, 2010 briefing, we are recommending approval of the 4.8% retail electric rate increase for statements going out on or after June 1, 2010. We are also recommending approval of corresponding increases in the residential, commercial and industrial renewable riders required by North Carolina SB 3 to help finance North Carolina's required commitment to renewable energy. The impact of the retail rate and the renewable rider is outlined in the attached table.

Mayor Smothers and City Council Members  
April 25, 2010  
Page 2

Discussion of the recommendation is schedule for your May 3, 2010 City Council meeting. While not required, I recommend that we hold a Public Hearing on the rate and renewable rider changes at 5:30 p.m. on May 17, 2010 City Council meeting before formal consideration of the rate and renewable riders.

Please call me if you have any questions or if you desire any additional information prior to Monday's City Council meeting.

Thaler  
Stella

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

---

**BE IT RESOLVED**, by the City Council of the City of High Point, NC that the schedule of rates and charges for the electric utility for availability demand and consumption be amended to be increased by 4.8% effective for bills dated on or after June 1, 2010, and to continue until such time as City Council shall determine otherwise.

Adopted by the High Point City Council this \_\_\_\_\_ day of May, 2010.

\_\_\_\_\_  
Lisa B. Vierling, MMC  
City Clerk

Right of Way

---

Henry T. Moon, III  
RIGHT OF WAY AGENT



MEMO

May 4, 2010

To: Fred Baggett

From: Henry T. Moon

HTM

Re: Donation of land to City (1049-1051 Montlieu Ave.)

The owner of subject property has asked to donate this land to the City. Subject is a triangular tract. The City owns the lot next to subject and has a sidewalk on the subject lot. Parks & Rec. would like to have this added to the open areas they have in this area and TRC has reviewed same and has no objections.

Please request Council approval to accept this donation at their 5/19/2010 meeting. I will have the required map to Cindy shortly.

If you have any question, please advise. Mr. Oliver and I will be present for any questions.

HTM:sl

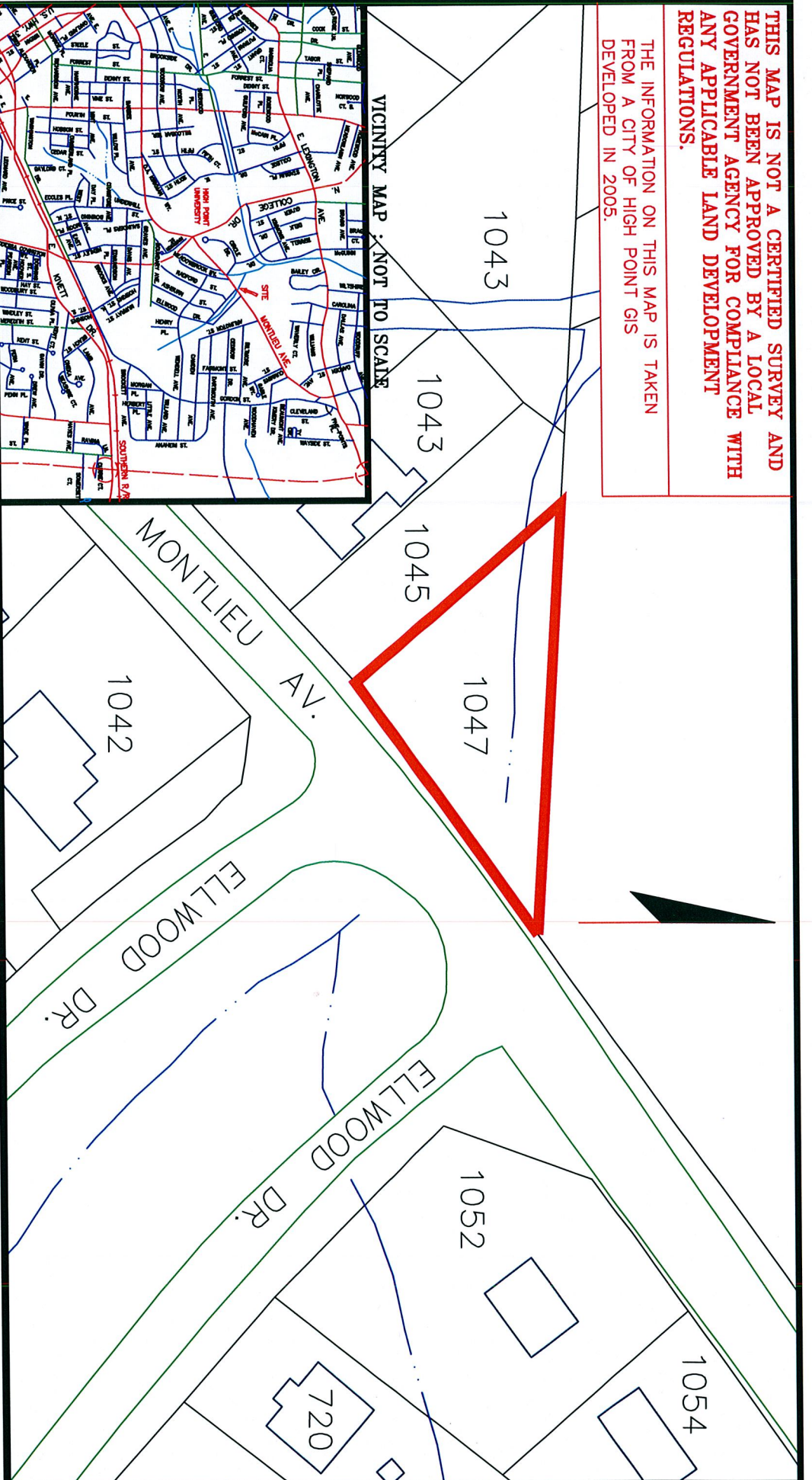
Cc: Pat Pate

Cindy Smith ✓

Allen Oliver

THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN APPROVED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.

THE INFORMATION ON THIS MAP IS TAKEN FROM A CITY OF HIGH POINT GIS DEVELOPED IN 2005.



CITY OF HIGH POINT  
NORTH CAROLINA

ENGINEERING SERVICES  
DEPARTMENT

PROPERTY DONATION TO THE  
CITY OF HIGH POINT

PROPERTY OF VICTORIA T. SNIDER  
1047 MONTLIEU AVENUE  
APPROXIMATELY 0.217 ACRES  
TM 180001600000800064

SCALE: N.T.S.

BY: MBN

PROJECT: 2442 DATE: MAY 2010

## PLANNING AND ZONING COMMISSION RECOMMENDATION

On April 27, 2010, 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. Mark Walsh.

### **AMM Enterprise, LLC**

### **Zoning Case 10-06**

**a. Conditional Use Limited Office (CU-LO) District.**

A request by AMM Enterprise, LLC to rezone two parcels with a total land area of 0.7 acres, from the Residential Single Family-7 (RS-7) District to a Conditional Use Limited Office (CU-LO) District. The site is lying along the south side of W. Lexington Avenue, approximately 255 feet east of N. Rotary Drive (*217 & 219 W. Lexington Avenue*).

**b. Conditional Use Permit 10-06**

A request by AMM Enterprise, LLC for approval of an accompanying Conditional Use Permit with conditions pertaining to permitted uses, prohibited uses, architectural design standards and right-of-way dedication.

Mr. Robbins presented the request to the Commission and recommended approval of Zoning Case 10-06 as outlined in the staff report.

Speaking in favor of the request was the applicant Ms. Allison Meade of 219 W. Lexington Street in High Point.

No one spoke in opposition.

The Planning & Zoning Commission recommended ***approval*** of Zoning Case 10-06 and Conditional Use Permit 10-06 by a vote of 7-0.

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

**STAFF REPORT  
ZONING CASE 10-06  
April 23, 2010**

| <b>Request</b>                                                |                                                          |
|---------------------------------------------------------------|----------------------------------------------------------|
| <b>Applicant:</b><br>AMM Enterprise, LLC                      | <b>Owner(s):</b><br>AMM Enterprise, LLC                  |
| <b>Zoning Proposal:</b><br>To rezone approximately 0.7 acres. | <b>From:</b> RS-7 Residential Single Family-7 District   |
|                                                               | <b>To:</b> CU-LO Conditional Use Limited Office District |

| <b>Site Information</b>                |                                                                                                                                                                                                                                                                          |
|----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Location:</b>                       | Lying along the south side of W. Lexington Avenue, approximately 255 feet east of N. Rotary Drive (217 & 219 W. Lexington Avenue).                                                                                                                                       |
| <b>Tax Parcel Numbers:</b>             | Guilford County Tax Parcels 0188390 & 0188391                                                                                                                                                                                                                            |
| <b>Site Acreage:</b>                   | 0.7 acres.                                                                                                                                                                                                                                                               |
| <b>Current Land Use:</b>               | Two single family dwellings.                                                                                                                                                                                                                                             |
| <b>Physical Characteristics:</b>       | The site is relatively flat.                                                                                                                                                                                                                                             |
| <b>Water and Sewer Proximity:</b>      | An 8-inch City sewer line and 6-inch City water line are lying adjacent to the site along W. Lexington Avenue.                                                                                                                                                           |
| <b>General Drainage and Watershed:</b> | The site drains in a general southwesterly direction and development is subject to the Yadkin Pee Dee requirements of the City of High Point General Watershed requirements. Any land disturbance over one acre in area will require stormwater controls to be provided. |
| <b>Overlay District(s):</b>            | None.                                                                                                                                                                                                                                                                    |

| <b>Adjacent Property Zoning and Current Land Use</b> |       |                                         |                                        |
|------------------------------------------------------|-------|-----------------------------------------|----------------------------------------|
| <b>North:</b>                                        | RS-7  | Residential Single Family-7 District    | Single family detached dwelling.       |
| <b>South:</b>                                        | RS-9  | Residential Single Family-9 District    | Single family detached dwelling.       |
| <b>East:</b>                                         | CU-LO | Conditional Use Limited Office District | One story multi-suite office building. |
| <b>West:</b>                                         | RS-7  | Residential Single Family-7 District    | Single family detached dwelling.       |

| <b>Transportation Information</b>               |                                                          |                                            |                         |
|-------------------------------------------------|----------------------------------------------------------|--------------------------------------------|-------------------------|
| <b>Adjacent Streets:</b>                        | <b>Name</b>                                              | <b>Classification</b>                      | <b>Approx. Frontage</b> |
|                                                 | Lexington Avenue                                         | Major Thoroughfare                         | 150 ft.                 |
| <b>Vehicular Access:</b>                        | This development will have access from Lexington Avenue. |                                            |                         |
| <b>Traffic Counts:</b><br>(Average Daily Trips) | Lexington Avenue near site.                              | 8,200 ADT<br>(2008, over a 24-hour period) |                         |

|                                   |                                                                                                               |         |                |
|-----------------------------------|---------------------------------------------------------------------------------------------------------------|---------|----------------|
| <b>Estimated Trip Generation:</b> | Using the development data provided by the applicant, approximately 25 total trips per day will be generated. |         |                |
| <b>Traffic Impact Analysis:</b>   | <b>Required</b>                                                                                               |         | <b>Comment</b> |
|                                   | Yes                                                                                                           | No<br>X | None           |
| <b>Pedestrian Access:</b>         | This development will be required to meet the sidewalk requirements in the Development Ordinance.             |         |                |

#### School District Comment

Not applicable to this zoning case.

#### Relevant Land Use Policies and Related Zoning History

|                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Community Growth Vision Statement:</b>            | <p>Goal 3: Create more mixed use areas, while reinforcing existing ones, to minimize traffic, maximize the utilization of infrastructure, and so people can live, work and play in one location.</p> <p>Obj. 3A: Revitalize and expand existing mixed use areas through building rehabilitations and new infill development.</p> <p>Obj. 3E: Apply development standards to ensure that mixed use areas are human scaled, pedestrian friendly, and physically integrated through mixed use buildings and buildings that front onto streets rather than large parking lots that separate buildings and their uses.</p> |
| <b>Land Use Plan Map Classification:</b>             | <b>Office:</b> This classification includes professional, personal and business service uses.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Land Use Plan Goals, Objectives and Policies:</b> | Obj. #9. Where feasible and appropriate, provide a transition in land uses between more and less intensive land uses;                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Relevant Area Plan(s):</b>                        | <b>Core City Plan:</b> The site is located in proximity to the Lexington and Main Mixed Use Center, which is recommended for office and other uses within walking distance of nearby residents.                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Zoning History:</b>                               | The various office zoned parcels lying east of this site were granted zoning approval during the late 1980's and early 1990's. The only recent zoning application was in 2005 to rezone an existing office building directly northeast of this site from CU-LO to a CU GO-M District. That request for a higher intensity office zoning district was denied.                                                                                                                                                                                                                                                          |

#### Details of Proposal

The applicant is requesting to rezone these two parcels in order to allow office uses. Development along this segment of W. Lexington Drive consists of a mixture of single-family detached dwellings and professional offices fronting the street. The zoning site is at the western edge of where existing office uses have been established. However, the Land Use Map supports office uses further westward toward N. Rotary Drive.

This is a transitional area which separates retail/commercial uses to the east along the Main Street corridor from the residential neighborhoods to the west. Lots along this segment of W.

Lexington Avenue are small as they were platted for single-family development. These smaller lot dimensions are compatible with the requested LO District's dimensional standards. The requested LO District is primarily intended to accommodate low intensity medical, professional, administrative, and government office uses on small to mid-sized sites near residential areas.

### Identified Issues

**Major Issues:**

- ❖ None.

**Minor Issues:**

- ❖ None.

### Findings

Section 9-3-13 of the Development Ordinance requires that certain findings be made before a zoning map amendment and Conditional Use Permit may be approved. Based on the applicant's submittal and proposed conditions, as they existed on the date of this report, the Planning and Development Department offers the following comments relative to these required findings.

**That the development of the property in accordance with the proposed conditions will not materially endanger the public health or safety; staff finds**

|            |                                                                                                                                               |
|------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Compliance | ❖ Staff has found no evidence that suggests the requested rezoning would negatively impact traffic circulation or public safety in this area. |
|------------|-----------------------------------------------------------------------------------------------------------------------------------------------|

**That the development of the property in accordance with the proposed conditions will not substantially injure the value of the adjoining or abutting property; or that the development is a public necessity; staff finds**

|            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Compliance | ❖ The site abuts an existing office use and the applicant has offered architectural design standards pertaining to building materials, requiring a pitched roof building and establishing a maximum building coverage to insure development will be in harmony with adjacent uses. Based upon the conditions of the permit and the adjacent zoning pattern, staff has found no evidence that the requested CU-LO District would substantially injure the value of abutting property owners. |
|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**That the location and character of the development, in accordance with the proposed conditions, will be in harmony with the area in which it is to be located and in general conformity with the plan of development of the City of High Point and its environs; staff finds**

|            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Compliance | <ul style="list-style-type: none"><li>❖ The area proposed for rezoning has an Office Land Use Map designation. The requested CU-LO District and proposed uses, as outlined in the conditional use permit, are consistent with this land use designation and will be in harmony with surrounding uses in this area.</li><li>❖ The City's Land Use Plan Map designates the area between Long Street and Rotary Drive for office development. The City's Development Ordinance contains 3 different office districts that were designed to principally allow the development of office uses. These districts were</li></ul> |
|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | not designed to be interchangeable, but rather to be applied to different settings in the community. The LO District was designed to accommodate low intensity offices, such as medical and professional offices, on small to mid-sized lots near residences. Lots along this segment of W. Lexington Avenue were platted for single-family development and generally range 50 to 60 feet in width and 150 to 180 feet in depth. These lot dimensions are compatible with the requested LO District's dimensional standards. The application of the LO District to this area is consistent with its designated purpose. |
|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### Recommendation

#### Staff Recommends Approval

Based upon office Land Use Map designation for this area and existing development pattern in this immediate area, staff recommends approval of this request to rezone this 0.7 acre area to a Conditional Use Limited Office (CU-LO) District.

### Required Action

#### Planning and Zoning Commission:

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

#### City Council:

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

In addition, the City Council must, prior to adopting or rejecting any zoning amendment, explain why it considers the action taken to be reasonable and in the public interest. In this case, staff suggests that the approval of the applicant's request is reasonable and in the public interest because: 1) it meets the required findings for a conditional use zoning district as written in this report; 2) the requested CU-LO District is consistent with the City's Land Use Plan; 3) the office land use designation in this area abuts stable single family neighborhoods and the requested CU-LO district is appropriate for this location as it is intended for low intensity offices, medical and professional offices, on small to mid-sized lots near residences areas and is therefore more compatible with the adjacent residential development; 4) architectural design criteria and maximum building coverage conditions offered by the applicant will ensure any future development will be in harmony with surrounding area. The City Council may adopt this statement, it may add to or change this statement, or, if the Council is in disagreement with the above statement it will need to formulate its own reasonableness / public interest statement.

### **Report Preparation**

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

**APPLICATION FOR A CONDITIONAL USE PERMIT**

**CITY OF HIGH POINT, NORTH CAROLINA  
Conditional Use Limited Office (CU-LO) District**

**March 15, 2010**  
**(Submitted)**

TO THE CITY COUNCIL OF THE CITY OF HIGH POINT:

The undersigned hereby respectfully request that the High Point City Council, pursuant to Title 9, Chapter 3 of the City Code, grant a Conditional Use Permit for the following use(s), subject to the following conditions:

- I. USES: Any of the land uses allowed in the Limited Office (LO) District shall be permitted, subject to the development and dimensional requirements of the Development Ordinance and subject to the specific conditions of this Permit.

II. CONDITIONS:

A. Prohibited Uses

- 1). Boarding and Rooming Houses (9 or less)
- 2). Boarding and Rooming Houses (10 or more)
- 3). Two Family Dwellings (Twin Homes or Duplexes)

B. Architectural Design Standards:

- 1). The following architectural design standards shall apply to new development upon the site. These standards shall not apply to existing structures upon the site (*217 W. Lexington Ave. 1-story single family dwelling constructed 1922 and 219 W. Lexington Ave. 2-story single family dwelling constructed 1925*).
  - a. All building(s) façades shall consist partially of brick.
  - b. All building(s) shall have a pitch roof (hip or gable roof).
  - c. Maximum building(s) coverage upon the site shall not exceed 10,000 square feet if the two parcels are combined, or 5,000 square feet per individual separate parcel.
- 2). Expansion/additions to existing structures (*single family dwelling constructed 1922 and 1925*) shall be designed to complement the architecture of the existing structure, by consisting of similar roof type and covering, exterior materials, windows and doors, and overall architectural style.

C. Transportation

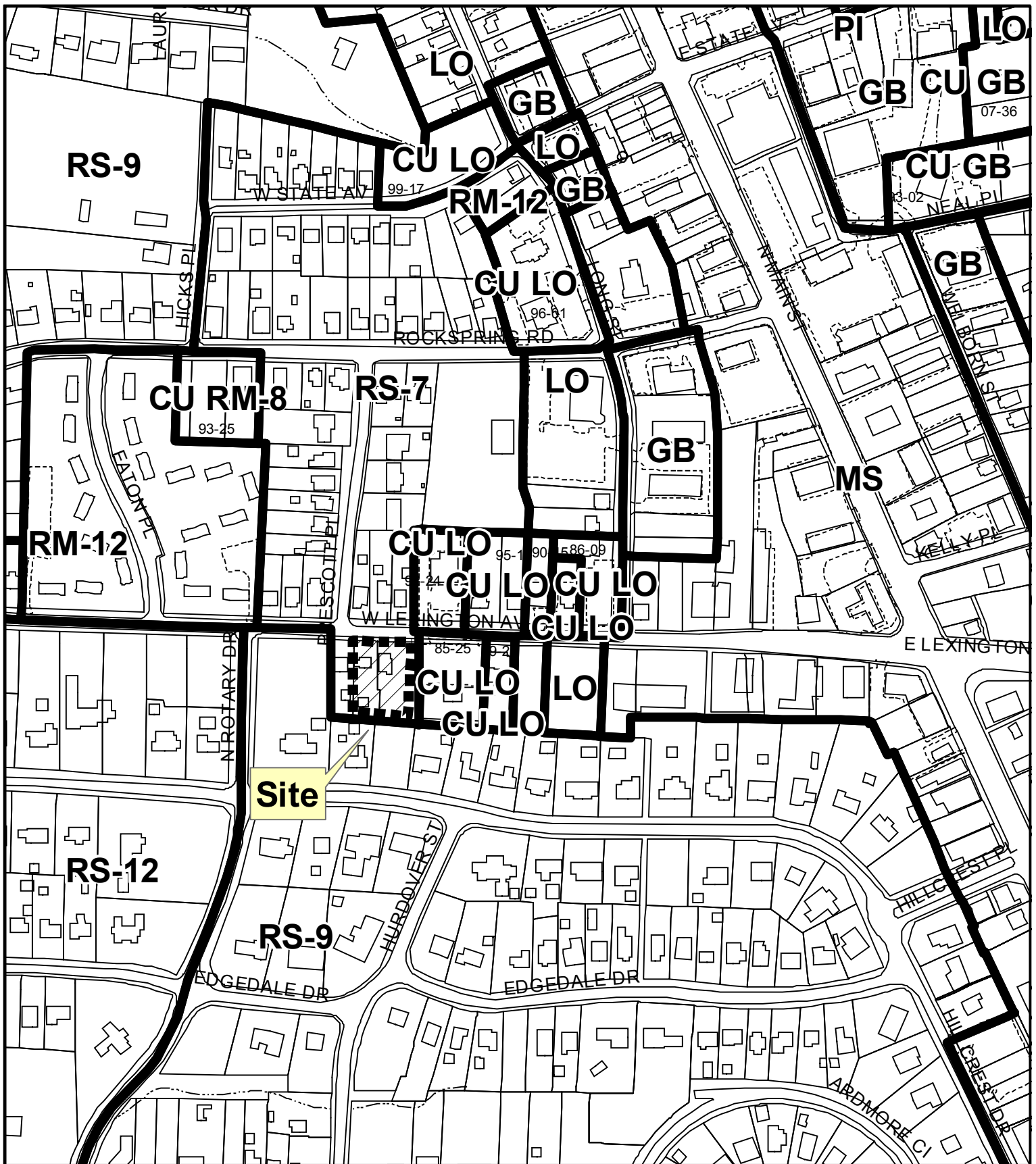
1. Right-of-Way: The property owner shall dedicate thirty-four (34) feet of right-of-way along the zoning site W. Lexington Avenue frontage, as measured from the centerline, for future road improvements.
2. The Director of Transportation shall approve all construction and improvements.

DESCRIPTION OF PROPERTY: Approximately 0.7 acres, lying along the south side of W. Lexington Avenue, approximately 255 feet east of N. Rotary Drive (217 & 219 W. Lexington Drive). The property is also known as Guilford County Tax Parcel(s) 0188390 & 0188391 (old number 217-2-4 & 217-2-5).

An application has been duly filed requesting that the property involved in this application be rezoned from the Residential Single Family-7 (RS-7) District to a Conditional Use Limited Office (CU-LO) District. It is understood and acknowledged that if the property is rezoned as requested and the Conditional Use Permit authorized, the property described in this request will be perpetually bound by the use(s) authorized and the conditions imposed, unless subsequently changed or amended as provided for a Title 9, Chapter 3, of the City Code.

The City Council may add additional conditions to make the necessary findings of fact required for approval of a Conditional Use Permit.

It is further understood and acknowledged that plans for any development to be made pursuant to any such Conditional Use Permit so authorized shall be submitted to the Technical Review Committee and/or other such approval authorities for review in the same manner as other such plans now required to be approved by the City of High Point.



## REZONING CASE 10-06

**From: Residential Single Family-7  
To: Conditional Use Limited Office**

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

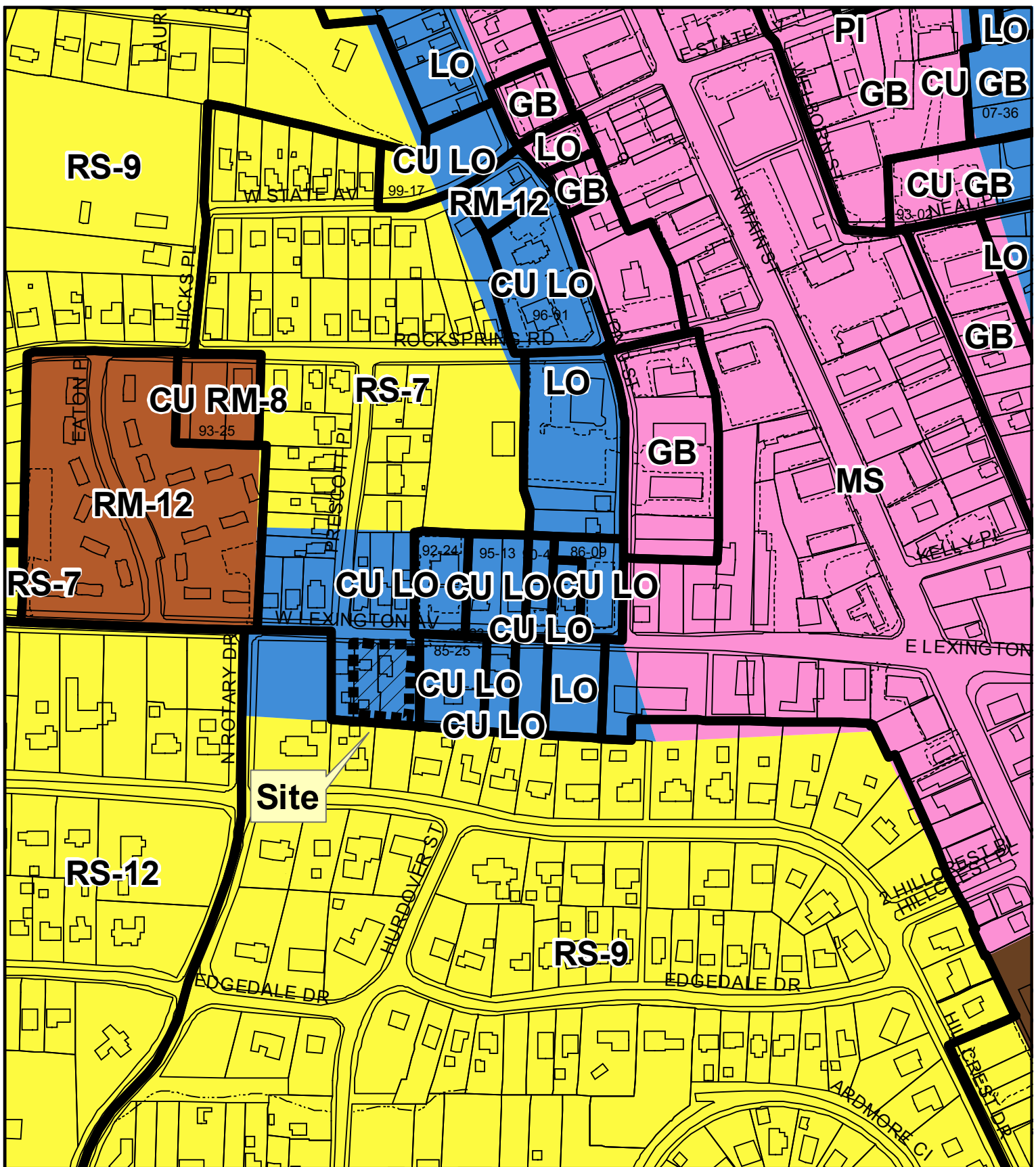
**Planning & Development  
Department**

**City of High Point**

**Date: April 8, 2010**



**Scale: 1"=400'**  
y:/ba-pz/2010/pz/z10-06.mxd



# **REZONING CASE 10-06**

## **Land Use Plan**

|                                                                                                                                                   |                                                                                                                                                  |
|---------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| <span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span> Low-Density Residential     | <span style="display:inline-block; width:15px; height:15px; background-color:blue; border:1px solid black;"></span> Office                       |
| <span style="display:inline-block; width:15px; height:15px; background-color:brown; border:1px solid black;"></span> Medium-Density Residential   | <span style="display:inline-block; width:15px; height:15px; background-color:pink; border:1px solid black;"></span> Local/Convenience Commercial |
| <span style="display:inline-block; width:15px; height:15px; background-color:darkbrown; border:1px solid black;"></span> High-Density Residential | <span style="display:inline-block; width:15px; height:15px; background-color:red; border:1px solid black;"></span> Community/Regional Commercial |

**Planning & Development  
Department**

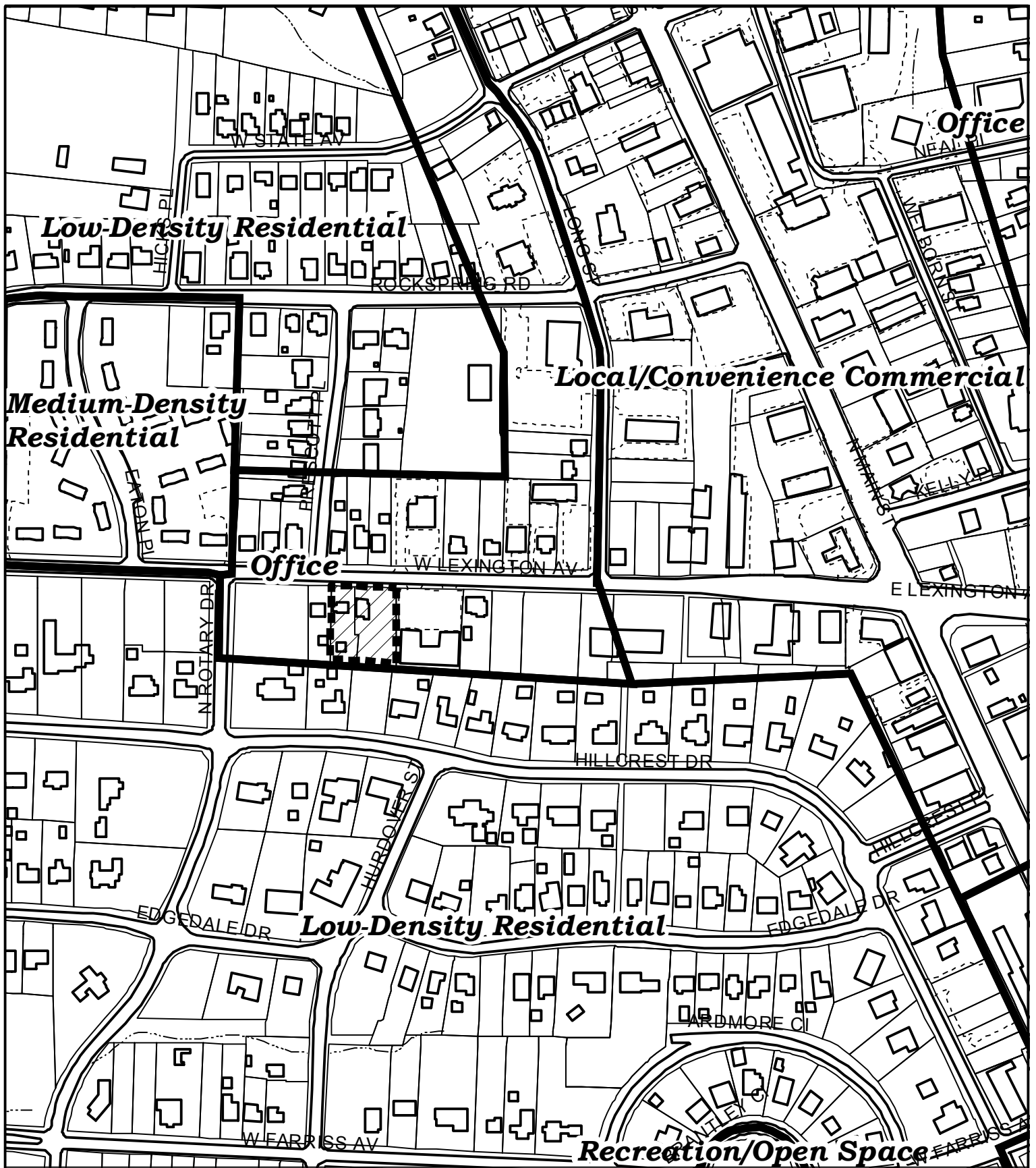
**City of High Point**

**Date: April 14, 2010**



**Scale: 1"=400'**

y:\ba-pz\2010\pz\z10-06clu.mxd



## REZONING CASE 10-06

### Land Use Plan

Existing Land Use Plan  
Subject Property Boundary



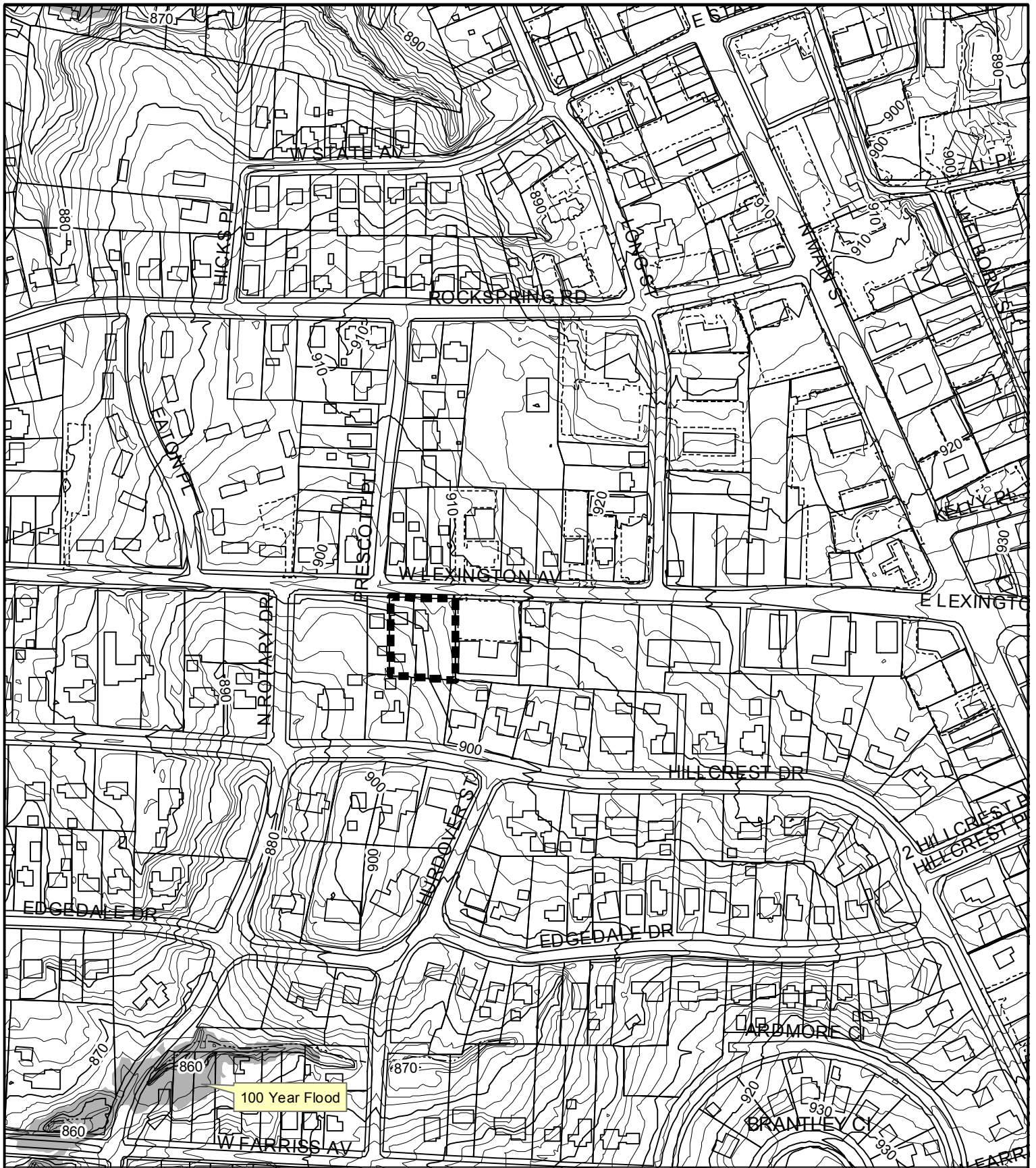
Planning & Development  
Department

City of High Point

Date: April 14, 2010



Scale: 1"=300'  
y:/ba-pz/2010/pz/z10-06lu.mxd



# REZONING CASE 10-06

Topography

Subject Property Boundary - - - - -

Planning & Development  
Department

City of High Point

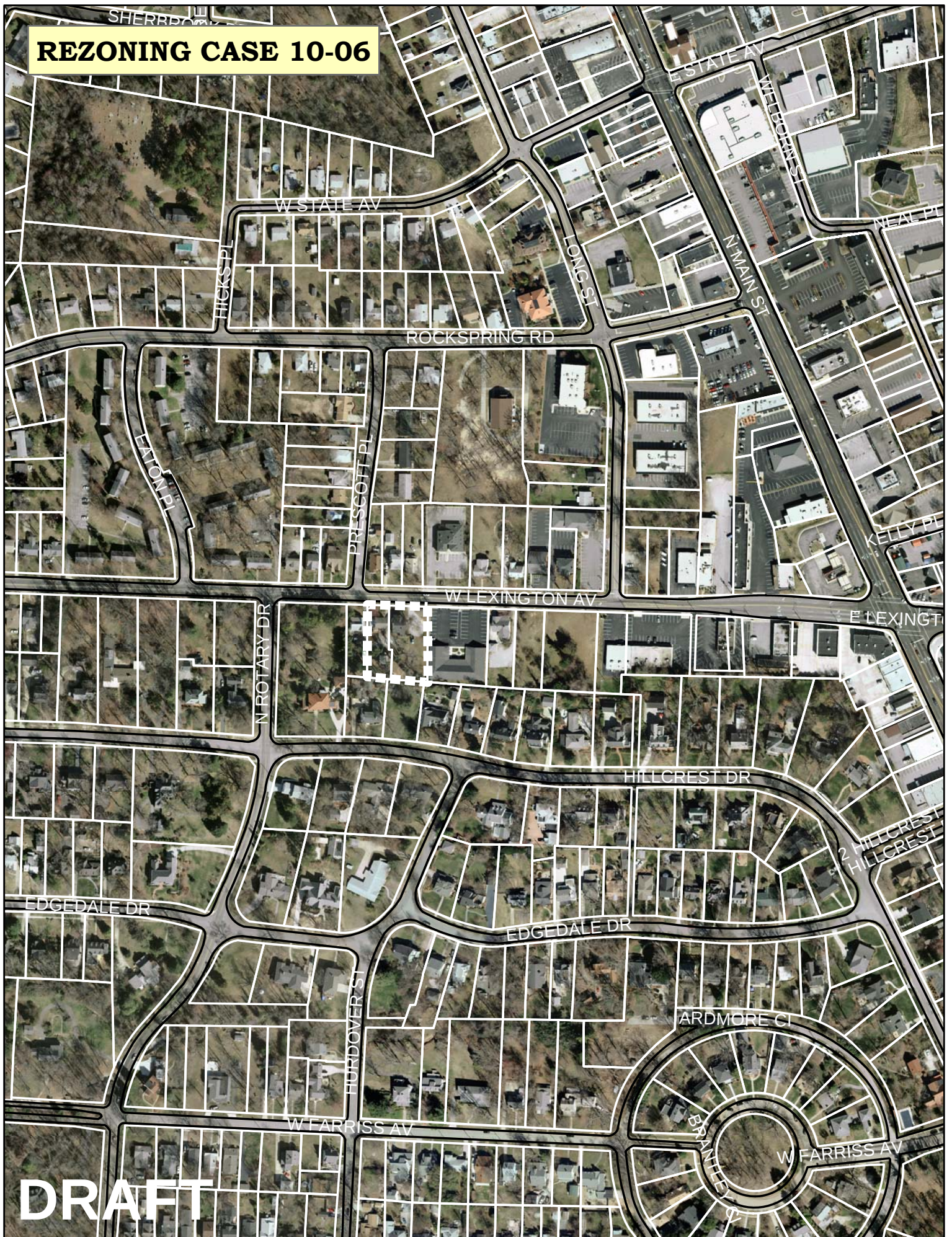
Date: April 14, 2010



Scale: 1"=300'

y:\ba-pz\2010\pz\z10-06topo.mxd

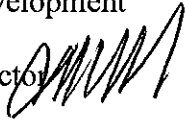
# REZONING CASE 10-06



DRAFT

March 23, 2010

**To:** Lee Burnette, Director of Planning and Development

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

**Subject:** **Rezoning Case #10-06**, Amm Enterprise, LLC. Property located south side of Lexington Avenue, approximately 255 feet east of the intersection of Rotary Drive and Lexington Avenue.

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

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

Right-of-Way

The property owner shall dedicate a minimum of thirty four (34) feet of right of way from the existing centerline of Lexington Avenue.

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

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

# **Citizens Information Meeting Report Zoning Case 10-06**

Submitted by: Allison M. Meade on behalf of  
AMM Enterprise, LLC

Rezoning Case No. 10-06

Citizens Meeting Report  
Submitted by: Allison M. Meade, AMM Enterprises, LLC  
April 5, 2010

The rezoning applicant mailed information packages (Exhibit A) on March 27, 2010 to the surrounding property owners as provided by the City of High Point (Exhibit B). The information packages included a letter to the owners informing them that Citizens Information Meetings would be held by telephone at a specified phone number two different times, April 2<sup>nd</sup> from 5 to 6pm and April 3<sup>rd</sup> from 10 to 11am (Exhibit A-1).

The information package also included a description of the rezoning application (Exhibit A-2), a description of the Citizen's Meeting as approved by the City of High Point (A-3), and a map of the property at issue (A-4).

No phone calls were received from the surrounding property owners at the two specified meeting times. On April 5, 2010, the undersigned did receive a phone call from Ms. Lulu Starling, owner of property at 206 and 208 W. Lexington Avenue. Ms. Starling made general inquiries about the proposed rezoning and development, and the undersigned outlined the proposal generally set forth at Exhibit A-2.



---

Allison M. Meade  
AMM Enterprises, LLC

**AMM ENTERPRISES, LLC**

219 West Lexington Avenue  
High Point, NC 27262  
(336) 688-5387

March 27, 2010

TO: Owners of property near 217-219 W. Lexington Avenue

FROM: Allison Meade, AMM Enterprises, LLC

**RE: Citizens' Information Meetings,  
Friday April 2, 2010 5-6pm and Saturday April 3, 10-11am**

AMM Enterprises, LLC is filing an application with the City of High Point for the rezoning (from RS 7 to CU LO) of two tracts of property located at 217 and 219 W. Lexington Ave.

A Citizens' Information Meeting will be held by telephone at **336-688-5387** at two different times: between 5 and 6pm on Friday April 2, 2010 and between 10 and 11am on Saturday April 3, 2010. These meetings are being held to inform you about the development proposal, answer your questions and receive your input.

EXHIBIT A  
A-1

**Development Proposal – 217 and 219 W. Lexington Avenue, High Point**

AMM Enterprises, LLC is filing an application with the City of High Point for the rezoning of two tracts located at 217 and 219 W. Lexington Avenue (formerly three residential lots known as 215, 217 and 219 W. Lexington Avenue).

The change requested is from RS7 to CU LO (Conditional Use – Limited Office). The LO, or Limited Office District, is primarily intended to accommodate low intensity medical, professional, administrative, and government office uses on small to mid-sized sites near residential areas.

Proposed development for the two tracts includes modest improvements to one or both of the two existing structures for use as professional office(s), as well as site improvements such as paved driveway(s) and parking area(s).

Please contact Allison Meade, owner of AMM Enterprises, LLC, at 336-688-5387 with any questions, comments or concerns.

The next meeting of Planning & Zoning with a public hearing on this proposal will take place at City Hall on Tuesday, April 27, 2010 at 6pm.



---

**City of High Point  
Conditional Use District Zoning  
Citizen Information Meetings**

Anyone planning to file a zoning application for a conditional use district from the City of High Point is required to hold a citizen information meeting prior to filing the application. This requirement applies only to an application for a conditional use district or an application to amend a previously approved conditional use district. Conditional use district zoning is a type of zoning where property owners can impose specific conditions or restrictions on the development and use of their property, and where the conditions are enforceable by the City regardless of the property's future ownership.

The City of High Point finds that quality development is better achieved through an informed and cooperative process than an adversarial one. The purpose of the citizen information meeting is to allow the person planning to file an application, otherwise known as the applicant, the opportunity to inform citizens about the development proposal and to provide citizens the opportunity to ask questions and find out more about the proposal prior to any official public hearings.

The applicant's development proposal is officially presented to the Planning & Zoning Commission and City Council at their respective public hearings. At the public hearings, the Commission and Council hear comments and concerns from citizens regarding the proposal prior to making decisions. The public hearings are not the preferred setting for citizens to learn about a development proposal for the first time. It is difficult to gain understanding of a proposal and offer well thought out comments during the relatively short time of a public hearing. The citizen information meeting is important in that it can provide basic information and allow communication with the applicant before the public hearings, so that citizens may informatively develop their comments and any concerns, and later present them at the public hearings for consideration.

Applicants may vary the form and number of citizen information meetings they conduct; however, they are required to contact or otherwise notify owners of property located within 300 feet of the proposed zoning site. Whatever form the meeting takes, those citizens participating are provided with this written statement from the City of High Point, which describes the purpose of the citizen information meeting, the application process and where additional information may be obtained from the City. In addition, the applicant must provide a written description of the development proposal and any other available information that would help citizens to better understand it. After the zoning application is filed with the City's

Administration  
336.883.3328

Planning Services  
336.883.3328

Development Services  
336.883.3328

Inspection Services  
336.883.3151

Planning & Development Department, the applicant submits to the City a written report of the citizen information meeting(s). At a minimum, this report records the property owners notified; date, time and location of the meeting(s); the written description of the development proposal; and any comments, ideas or suggestions from citizens that were incorporated into the development proposal.

Before the public hearings are held, the City's Planning & Development Department mails notices to all owners of property located within 300 feet of the zoning site. This notice provides information on the conditional use district request; the time, date and place of the Planning & Zoning Commission public hearing; and contact information. A second notice is mailed prior to the City Council's public hearing with similar information. Also, signs are placed on the zoning site giving notice of the request and the City's public hearings.

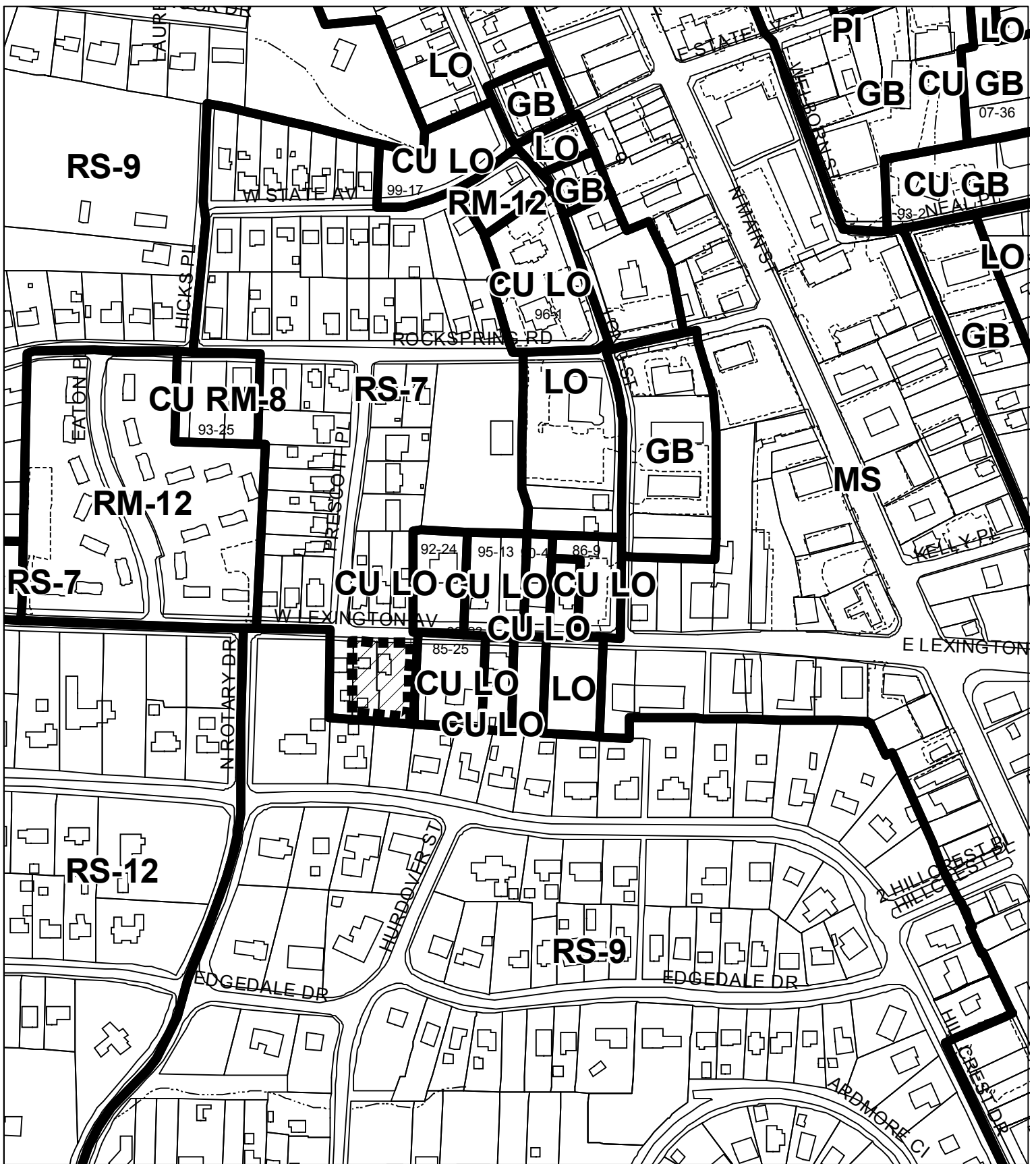
After hearing public comments and considering the development proposal, the Planning & Zoning Commission makes a recommendation to the City Council who, after holding their public hearing, decides what action should be taken on the proposal. Changes to the applicant's proposal can occur during this process in order to insure consistency with City policy and development regulations, and to minimize expected impacts that can be generated by the development or use of the zoning site.

No condition can be included in a conditional use district that specifies ownership status, race, religion or characteristics of the development's occupants, the minimum size of a dwelling, the minimum value of buildings or improvements, or ones that otherwise excludes specific races, religions or classes of people.

Citizens are strongly encouraged to contact the City's Planning & Development Department and visit the department's website for additional information on the City's zoning process, and for information about specific development proposals.

Contact:

Planning & Development Department  
336-883-3328  
[www.high-point.net/plan](http://www.high-point.net/plan)



# REZONING CASE 10-06

From: RS-7  
To: CU LO

Existing Zoning Boundary  
Subject Property Boundary

Planning & Development  
Department

City of High Point

Date:



Scale: 1"=400'

y:/ba-pz/2010/pz/z/10-06.mxd

AM&M ENTERPRISES LLC  
PO BOX 887  
HIGH POINT NC 27261

AMM ENTERPRISES LLC  
PO BOX 5991  
HIGH POINT NC 27262

BRIGMAN, PAUL H III & EMALIE E  
306 HILLCREST DR  
HIGH POINT NC 27262

BROOKS EDGAR DAVIS III  
305 HILLCREST DR  
HIGH POINT NC 27262

CALABRESE JAMES M & MELISSA S  
303 HILLCREST DR  
HIGH POINT NC 27262

CARTER, PAMELA E & KEVIN R  
307 HILLCREST DR  
HIGH POINT NC 27262

COTTAM ROBT T JR  
301 HILLCREST DR  
HIGH POINT NC 27262

COX PHILLIP DAVID  
PO BOX 5021  
HIGH POINT NC 27262

DRIGGERS PAUNGPEN S  
1309 PRESCOTT PL  
HIGH POINT NC 27262

ESKEW LAWRENCE A & MELANIE B  
221 HILLCREST DR  
HIGH POINT NC 27262

FIELDS, TIMOTHY L & JIMMIE E  
303 OAKWOOD ST  
HIGH POINT NC 27262

GENTRY JOEL A & SHIRENE  
212 W LEXINGTON AVE  
HIGH POINT NC 27262

H P PRIMITIVE BAPT CHURCH  
209 ROCKSPRINGS RD  
HIGH POINT NC 27262

HANSEN ELEANOR WELCH  
21 HEATHER RD  
DRACUT MA 18260

HARRILL, SUSAN M  
635 W LEXINGTON AVE  
HIGH POINT NC 27262

HATZUDIS, ALEXANDROS & MARIA  
403 TRACEWAY RD  
HIGH POINT NC 27265

HENDRIX, TRELA R III & SARAH C  
220 HILLCREST DR  
HIGH POINT NC 27262

HOOVER ROBERT L  
605 GATEWOOD AVE  
HIGH POINT NC 27262

HOWELL PATRICIA T & JOSEPH W  
STALLINGS  
384 FRIENDSHIP CHURCH RD  
BOONE NC 28607

HULL CHARLOTTE A  
218 HILLCREST DR  
HIGH POINT NC 27262

HUNSUCKER HENRY FRANKLIN JR  
400 HILLCREST DR  
HIGH POINT NC 27262

ILDERTON TIMOTHY H & LINDA M  
308 HILLCREST DR  
HIGH POINT NC 27262

MONTGOMERY INVESTMENTS  
1177 SWEETBRIAR RD  
HIGH POINT NC 27262

RICHARDS, KENNETH L & AMIE R  
310-C W LEXINGTON AVE  
HIGH POINT NC 27262

RIEDCO INC  
107 W LEXINGTON AVE  
HIGH POINT NC 27262

SCOTT SIDNEY J  
1001B TIPTON ST  
HIGH POINT NC 27262

SKEETERS THOMAS M & LINDA H  
1816 HUNTERS FOREST DR  
WINSTON SALEM NC 27103

SMITH CHRISTOPHER S & CONDON I  
302 HILLCREST DR  
HIGH POINT NC 27262

STARLING LULA SMITH  
826 FERNDAL BLVD  
HIGH POINT NC 27262

STEWART, HOWARD C JR  
222 HILLCREST DR  
HIGH POINT NC 27262

EXHIBIT B

WARNER, CAROLYN J  
1308 PRESCOTT PL  
HIGH POINT NC 27262

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

**ORDINANCE  
REQUEST:**

Ordinance to Demolish

**PROPERTY  
ADDRESS:**

729 Fairview Street

**OWNER:**

Charles D & Marsha W Gentry

**FIRST  
INSPECTION:**  
03-03-2010

Number of Violations: Major 3 Minor 16  
1) leaking roof/ hole in roof sheathing  
2) rotten roof sheathing  
3) rotten window sills

**HEARING  
RESULTS:**  
03-23-2010

The owner did not appear for the hearing. This property is one from the original Master list. During the hearing, the following findings of fact were established. There are numerous violations of the Minimum Housing Code. There are structural violations creating an unsafe dwelling. Due to the deteriorated condition of the dwelling and the associated blight on the neighborhood and that fact that the repairs exceed 50% of the tax value, the Order to Repair or Demolish was issued. The Guilford County Tax value of the dwelling is \$30,400.00. The repair estimate is \$17,325.00

**ORDER(S)  
ISSUED:**  
03-23-2010

Order to Repair or Demolish (90-day)  
compliance date of 04-26-2010

**APPEALS:**

No appeals to date.

**OWNER  
ACTIONS:**

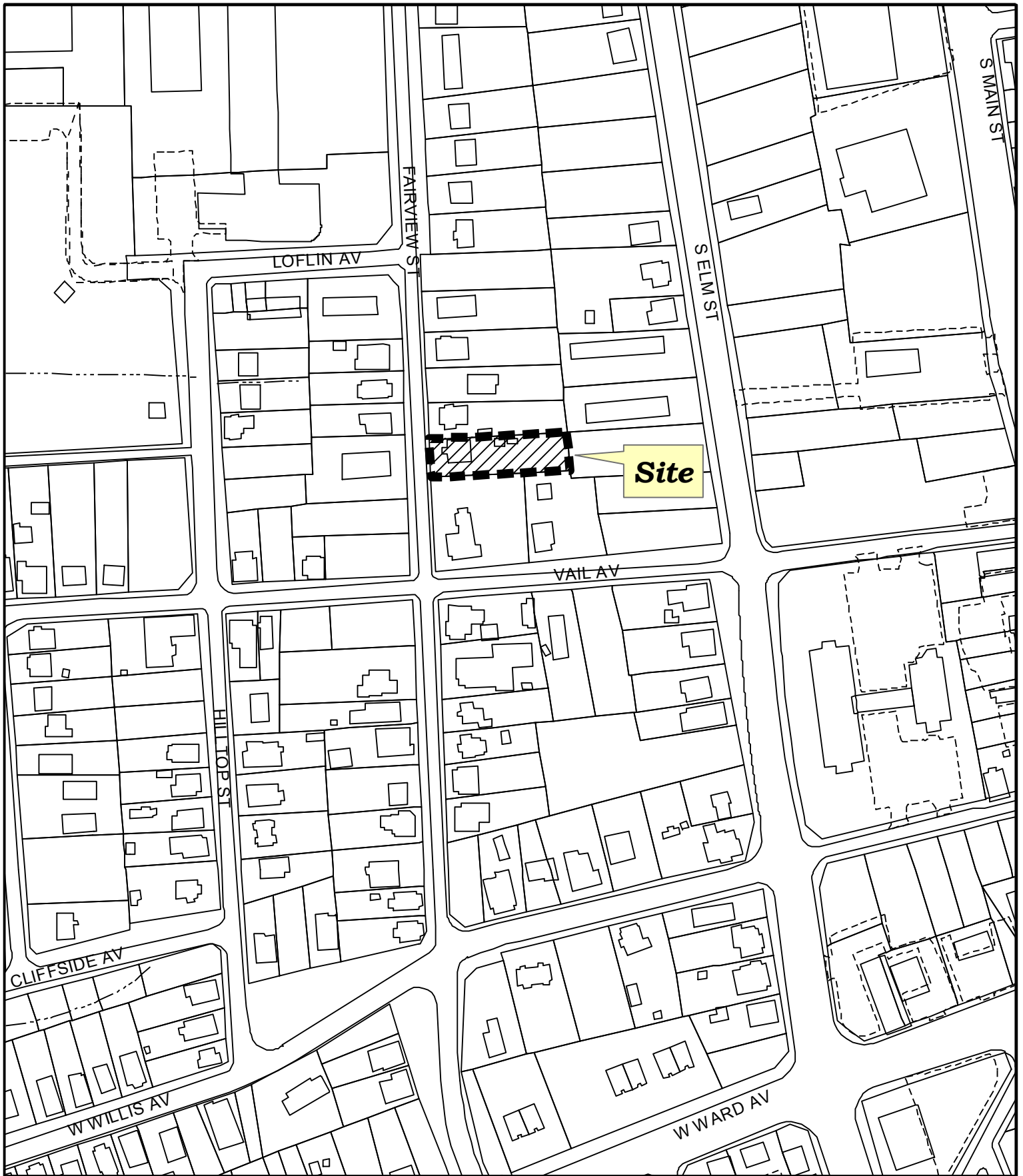
The owner obtained a demolition permit 4-19-2010, however; the dwelling has not been removed.

**EXTENSIONS:**

None requested

**CURRENT  
STATUS:**  
5-5-2010

Conditions still exist. Dwelling is vacant and secure.



**729 Fairview Street**

**Ordinance to Demolish**



**Location of subject property**

**Department of Planning  
and Development**

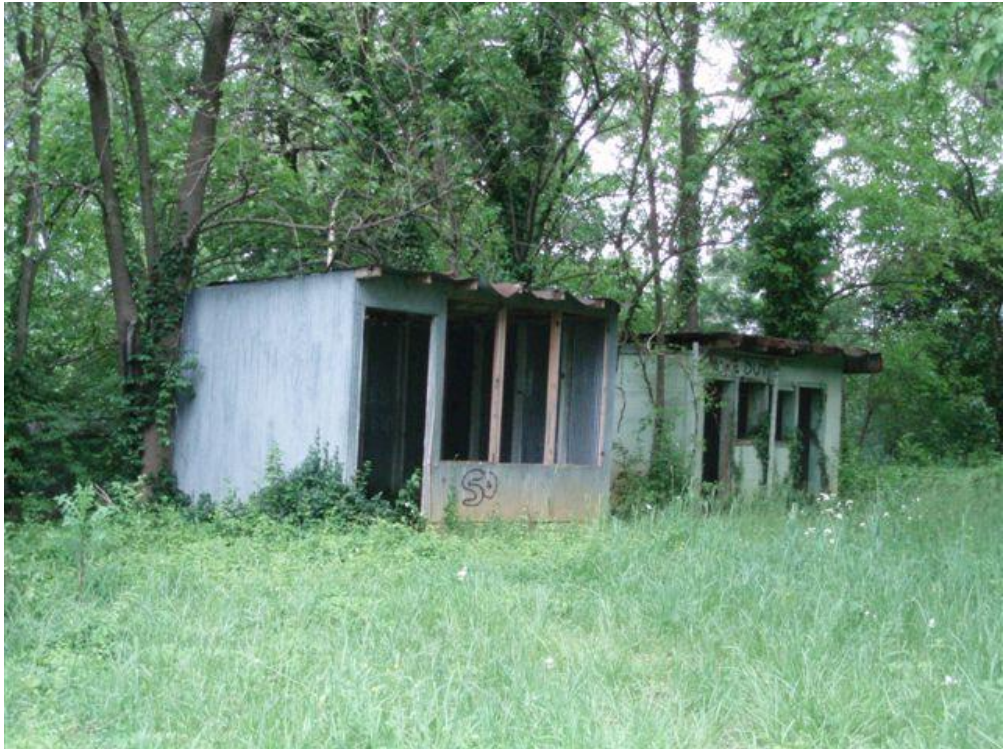
**City of High Point**

**Date: May 5, 2010**



**Scale: 1"=200'**

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



729 Fairview Street

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

**ORDINANCE  
REQUEST:**

Ordinance to Vacate

**PROPERTY  
ADDRESS:**

214 A&B Venable Court (duplex unit)

**OWNER:**

David B Parson

**FIRST  
INSPECTION  
03-03-2010**

Number of Violations: Major 4 Minor 8  
1) no handrail at interior stairs  
2) baseboard heaters in need of repair  
3) no smoke detectors  
4) new electrical service required

**HEARING  
RESULTS:  
03-23-2010**

The owner appeared for the hearing. During the hearing, the following findings of fact were established. This property is a case from the original Master list. This dwelling will not be demolished at this time due to the fact that measurable repairs have been made. The dwelling was vacant at the time of the inspection. There are numerous violations of the Minimum Housing Code. All utilities have been placed on hold. The ordinance is requested to allow the inspector to close and placard the dwelling as required by state statute.

**ORDER(S)  
ISSUED:  
03-23-2010**

Order to Repair  
compliance date of 04-26-2010

**APPEALS:**

No appeals to date.

**OWNER  
ACTIONS:**

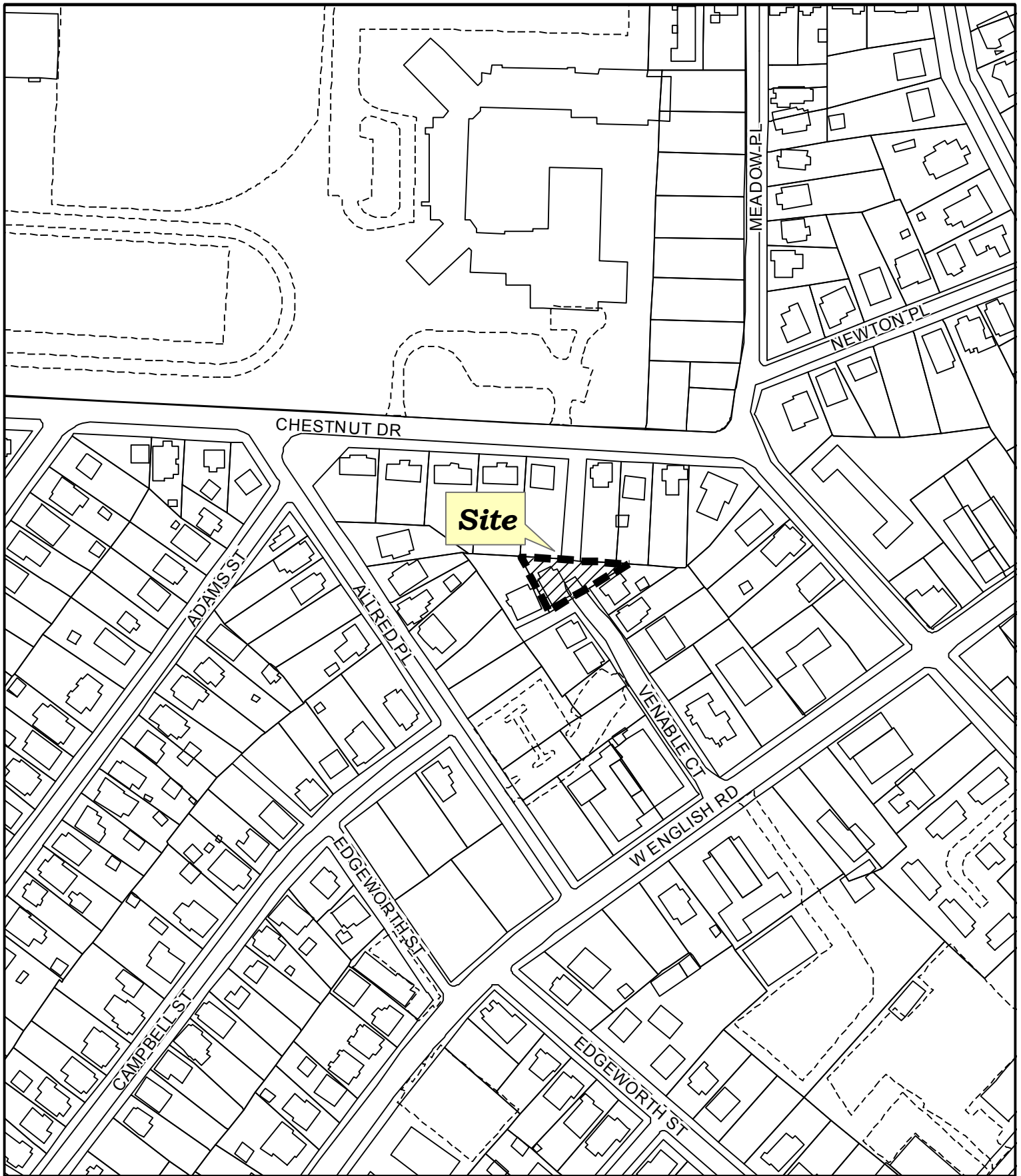
Building permit for both units in the duplex have been obtained by the owner. The owner has begun repairs on the B-side. He has hung sheetrock and replaced the subfloor in the dining area. He will need to upgrade the electrical service and repair or replace the baseboard heaters.

**EXTENSIONS:**

None requested by the owner.

**CURRENT  
STATUS:  
04-26-2010**

Conditions still exist. Dwelling is vacant and secure.



## 214 Venable Court

Ordinance to Vacate/Close



Location of subject property

Department of Planning  
and Development

City of High Point

Date: May 5, 2010



Scale: 1"=200'  
y/ba-pz/inspection/vacate



214 Venable Court



214 Venable Court

Planning & Development  
Inspection Services Division



**DEPARTMENT OF PLANNING AND DEVELOPEMNT  
INSPECTION SERVICES**

**MEMO**

To: Strib Boynton, City Manager

From: Katherine Bossi, Local Codes Enforcement Supervisor

Subject: Ordinance to Demolish: 729 Fairview Street

Date: May 17, 2010

It is the recommendation of Inspection Services that City Council remove this request from the agenda.  
The owner has demolished the dwelling.

Cc: Lee Burnette, Director of Planning and Development  
Councilman John Faircloth

RESOLUTION  
AUTHORIZING CITY OF HIGH POINT  
TO ENTER INTO AN AGREEMENT WITH  
THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION

A motion was made by \_\_\_\_\_ and seconded by  
\_\_\_\_\_ for adoption of the following resolution, and  
upon being put to a vote was duly adopted.

WHEREAS, the **City of High Point** has requested the North Carolina Department of Transportation to assist in the funding of transit planning tasks; and

WHEREAS, the **City of High Point** will provide **10%** of the cost of the above described project;

NOW THEREFORE, BE IT RESOLVED that the **City Manager** is hereby authorized to enter into a contract with the Department of Transportation and execute all agreements and contracts with the North Carolina Department of Transportation, Public Transportation Division.

.....  
I, **Lisa Vierling, City Clerk** do hereby certify that the above is a true and correct copy of an excerpt for the minutes of a meeting of the **City of High Point** duly held on the \_\_\_\_\_ day of **May, 2010**.

\_\_\_\_\_  
Signature of Certifying Official



# City of High Point North Carolina



Department of Transportation

Public Transportation Division

March 29, 2010

## AGENDA ITEM

### MEMO

To: Randy McCaslin, Assistant City Manager

From: Mark McDonald, Transportation Director *[Signature]*

Subject: Request for Public Hearing

The Department of Transportation is in the process of preparing the FY2011 FTA Section 5307 operating and capital grant application for Hi tran, Dial-A-Lift, the Thomasville portion of Davidson County Transportation System, and the area within High Point served by Guilford County Transportation System. In order to comply with federal and state guidelines a public hearing must be held for the grant application and the filing of the grant application with FTA and NCDOT authorized by City Council.

If you concur with this request we would like to use the following schedule.

- April 5, 2010 – Council establishes May 17<sup>th</sup> as the date for the public hearing
- May 17, 2010 – Public hearing is held
- May 20, 2010 – Council authorizes filing of grant applications to FTA and NCDOT and passes authorizing resolution to enter into agreements with NCDOT.

The proposed funding is as follows:

| GRANT                                   | TOTAL              | FEDERAL<br>SHARE   | STATE<br>SHARE   | CITY<br>SHARE    | COUNTY           | OTHER            |
|-----------------------------------------|--------------------|--------------------|------------------|------------------|------------------|------------------|
| Section 5307 (FTA) Operating Assistance |                    |                    |                  |                  |                  |                  |
| City of High Point                      | \$2,641,470        | \$1,064,891        | \$500,000        | \$553,412        |                  | \$523,167        |
| Davidson County                         | \$216,000          | \$72,000           |                  |                  | \$72,000         | \$72,000         |
| Guilford County                         | \$130,000          | \$65,000           |                  |                  | \$65,000         |                  |
| Section 5307 Routine Capital            | \$226,500          | \$181,200          |                  | \$45,300         |                  |                  |
| Section 5303 Planning                   | \$44,840           | \$35,872           | \$4,484          | \$4,484          |                  |                  |
| <b>Total</b>                            | <b>\$3,258,810</b> | <b>\$1,418,963</b> | <b>\$504,484</b> | <b>\$603,196</b> | <b>\$137,000</b> | <b>\$595,167</b> |

If you have any questions or would like to discuss the matter further, please advise.

MVM/aww

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

**BID INFORMATION AND RECOMMENDATION****BID #** 29-050510**DATE OPENED:** May 5, 2010**DESCRIPTION:** 5/8" x 3/4" Water Meters**BID PACKAGES DISTRIBUTED:** 11**DEPARTMENT:** Customer Services**SOURCE OF FUNDS:** 631257-526101**BUDGETED AMOUNT:** \$134,900

421779-533701-421001010705-40202

\$102,600

**RECOMMENDED AWARD**

| QUANTITY | DESCRIPTION              | UNIT PRICE   | TOTAL PRICE  |
|----------|--------------------------|--------------|--------------|
| 2,000    | 5/8" x 3/4" Water Meters | \$237,500.00 | \$237,500.00 |

**PURPOSE:** To establish a contract for the purchase of replacement water meters on an as-needed basis. This contract is renewable for four additional one-year periods.

**BID TABULATION**

| VENDOR                                                                                       | UNIT PRICE | TOTAL PRICE | MODEL BID    |
|----------------------------------------------------------------------------------------------|------------|-------------|--------------|
| <b>Carolina Meter &amp; Supply, Inc.</b><br>231 Sloop Point Loop Road<br>Hampstead, NC 28443 | 118.75     | 237,500.00  | Badger M25   |
| Miller Supply Co., Inc.<br>1628 S. Main St.<br>Laurinburg, NC 28353                          | 128.00     | 256,000.00  | Elster C700  |
| Mainline Supply Co.<br>311 Orville Wright Drive<br>Greensboro, NC 27409                      | 131.30     | 262,600.00  | Hersey 430II |
| Walker Hill, Inc.<br>822 Swan Neck Lane<br>Raleigh, NC 27615                                 | 132.30     | 264,600.00  | Hersey 430II |
| HD-Supply<br>7216 Cessna Dr.<br>Greensboro, NC 27409                                         | 141.67     | 283,340.00  | Neptune T-10 |
| Ferguson Enterprises Inc.<br>304 Executive Park Dr.<br>Concord, NC 28025                     | 191.30     | 382,600.00  | Sensus SRII  |

The **PURCHASING DEPARTMENT** AND the **CUSTOMER SERVICES DEPARTMENT** recommend that the contract for **WATER METERS** be awarded to **CAROLINA METER & SUPPLY, INC.**, the lowest responsible and responsive bidder meeting specifications, in the amount of **\$237,500.00**.

DATE OF RECOMMENDATION: May 11, 2010

  
Strib Boynton, CITY MANAGER

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

**ORDINANCE  
REQUEST:**

Ordinance to Demolish

**PROPERTY  
ADDRESS:**

311 A & B Park Street (duplex unit)

**OWNER:**

R E Mitchell, Heirs – (Johnny Mitchell)

**FIRST  
INSPECTION:**  
3-7-2010

Number of Violations: Major 6 Minor 27  
1) Heating equipment inoperable  
2) Missing/Inoperable smoke detectors  
3) Missing or damaged subflooring  
4) Replace water heater  
5) Replace broken window glass, window casings and sills  
6) replace front and rear entrance stairs

**HEARING  
RESULTS:**  
4-1-2010

The owner did not appear for the hearing. This property is a case from the original Master list. During the hearing, the following findings of fact were established. There are structural violations creating an unsafe dwelling. Due to the deteriorated condition of the dwelling and the associated blight on the neighborhood and the fact that repairs exceed 50% of the tax value, the Order to Repair or Demolish was issued. The Guilford County Tax value is \$18,200.00. The repair estimate is \$18,450.00.

**ORDER(S)  
ISSUED:**  
4-1-2010

Order to Repair or Demolish  
compliance date of 5-5-2010

**APPEALS:**

No appeals to date.

**OWNER  
ACTIONS:**

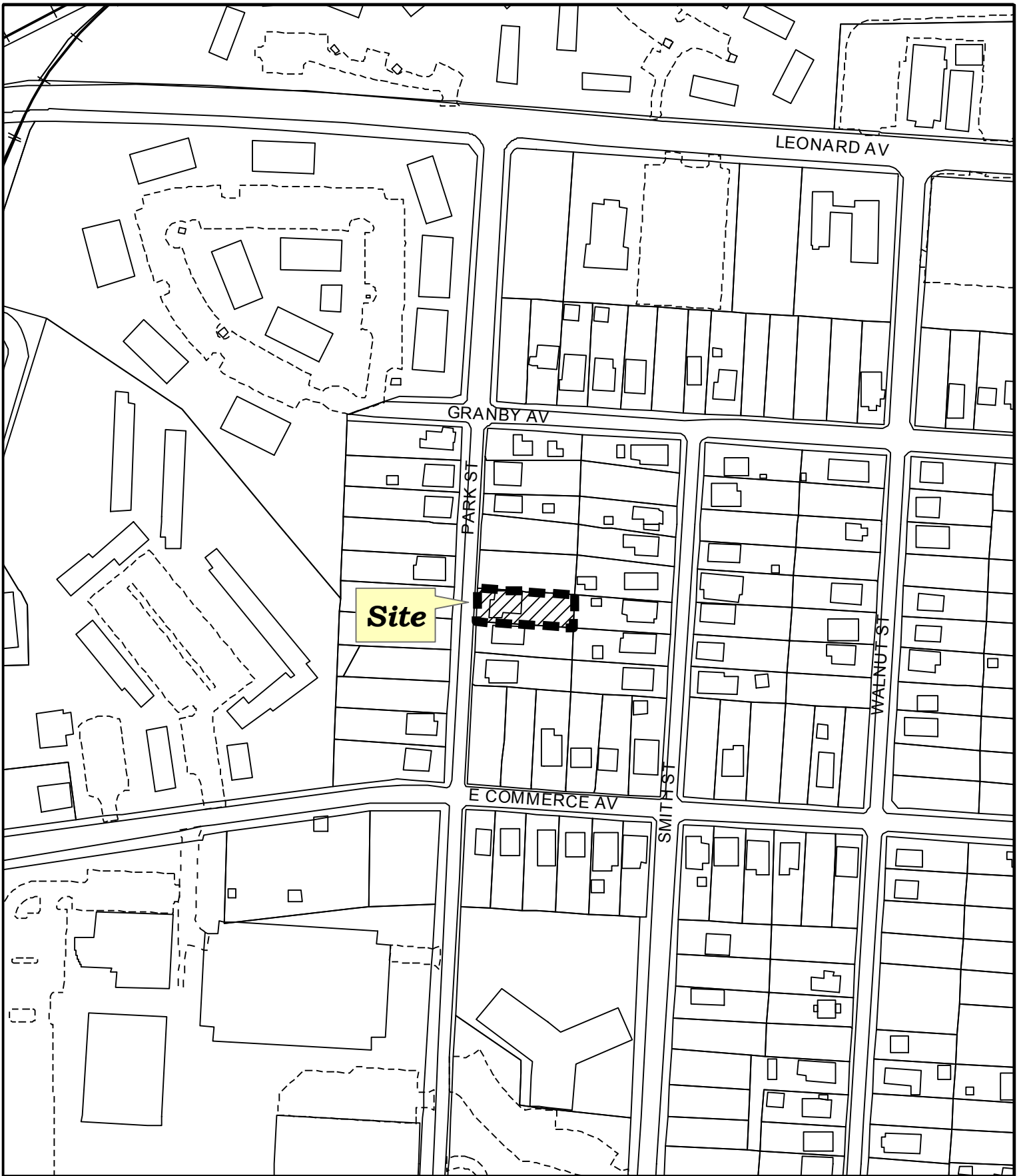
A building permit obtained on 4-25-2008, however; there have been no repairs.

**EXTENSIONS:**

None requested.

**CURRENT  
STATUS:**  
5-6-2010

Conditions still exist. Dwelling is vacant and secure.



**311 A & B Park Street**

**Ordinance to Demolish**



**Location of subject property**

**Department of Planning  
and Development**

**City of High Point**

**Date: May 5, 2010**



**Scale: 1"=200'**

y:\ba-pz\inspections/  
ord-demo.mxd



311 A & B Park Street



311 A & B Park Street



311 A & B Park Street

Publish four (4) consecutive weeks: May 28, June 4, 11, & 18, 2010

**RESOLUTION OF INTENT TO CONSIDER A**  
**STREET ABANDONMENT**  
**(Case # SA10-10)**

WHEREAS, the City Council is requesting to close an unimproved right-of-way (identified as "Willow-wood Circle" on a map titled, "Riverside Park" as recorded in Plat Book 5 Page 320) lying north of Greensboro Road between Willowood Drive and N. Manor Drive.

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

NOW, THEREFORE BE IT RESOLVED, THAT THE COUNCIL declares its intent to consider the abandonment of the street above described and sets Monday, June 21, 2010, at 5:30 p.m. as the date for said public hearing before the Council of the City of High Point, in the Council Chambers of the Municipal Building, High Point, on the closing of said street.

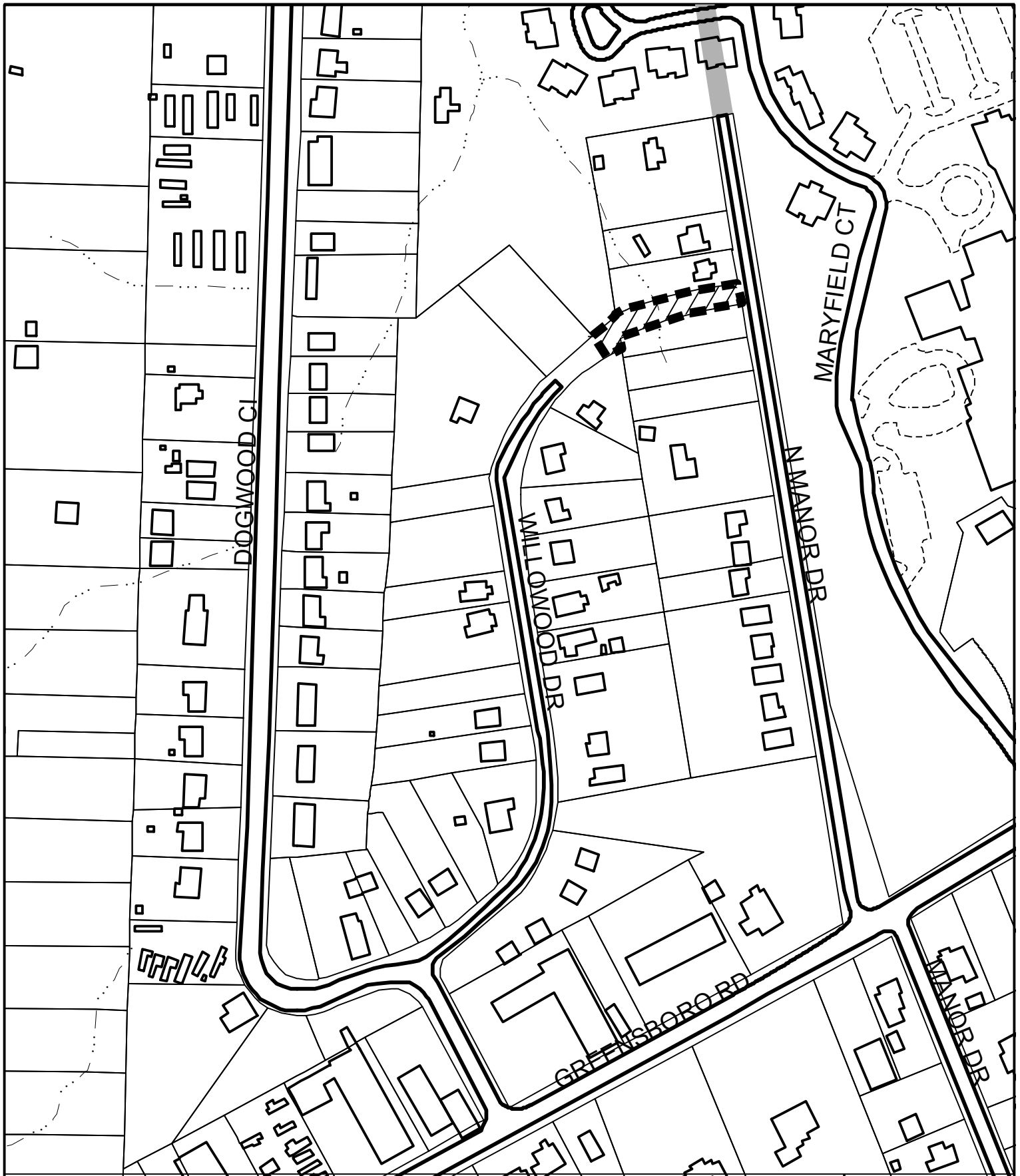
Persons wishing to be heard either for or against the said street closing are asked to be present for the hearing. The meeting facilities of the City of High Point are accessible to people with disabilities. If you need a special accommodation, call 336/883-3298 or TDD# 336/883-8517.

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

By Order of the City Council  
This the 17<sup>th</sup> day of May, 2010.

Lisa B. Vierling, City Clerk

Petition Submitted By:  
City of High Point



**STREET ABANDONMENT REQUEST SA10-10**

Applicant: Technical Review Committee  
Area: 0.26 acres (approximate)

-  Location of requested street abandonment
-  Previously abandoned right-of-ways

Department of Planning  
and Development  
  
City of High Point  
  
Date: May 7, 2010

N  
  
Scale: 1"=200'  
y:/ba-pz/2010/pz/sa10-10.mxd