# City of High Point

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

## Meeting Agenda

**Monday, May 16, 2011**

**4:45:00 PM**

**Council Chambers**

## Committee of the Whole

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

**ROLL CALL, PRAYER, PLEDGE OF ALLEGIANCE**

**PRESENTATION OF ITEMS**

**FINANCE COMMITTEE - Council Member Alexander, Chair**

*Committee Members - Whitley, Smothers, Corey*

**110090** **Contract - Bid No. 31 - Sewer Line Chemical Root Control**

Consideration of approval of contract awarding Bid No. 31 for Sewer Line Chemical Root Control. Purchasing and Public Services recommends that contract be awarded to Municipal Sales, Inc. in the amount of $110,450.00 which is the lowest responsible and responsive bidder meeting specifications.

**110091** **Contract - Bid No. 33 - Asphalt City Wide**

Consideration of approval of contract awarding Bid No. 33 for Asphalt City Wide. Purchasing and Public Services recommends that contract be awarded jointly to Sharpe Brothers and Thompson-Arthur Paving. Usage is expected to be approximately $602,000.00.

**110092** **Contract - Bid No. 34 - Stone City Wide**

Consideration of approval of contract awarding Bid No. 34 for Stone City-Wide. Purchasing and Public Services recommends that contract be awarded to Martin Marietta which was the only bid received. Estimated annual spend of $100,000 based on 2010-2011 purchases.

**110093** **Contract - Bid No. 35 - Water Meters**

Consideration of approval of contract awarding Bid No. 35 for the purchase of 5/8" x 3/4" Water Meters. Purchasing and Public Services recommends that contract be awarded to Carolina Meter Supply Co., in the amount of $244,000.00 which is the lowest responsible and responsive bidder meeting specifications.

**110094** **Contract - Bid No. 36 - General Water & Sewer Improvements**

Consideration of approval of contract awarding Bid No. 36 for General Water & Sewer Improvements. Purchasing and Public Services recommends that contract be awarded to Breece Enterprises, Inc., in the amount of $1,068,383.50 which is the lowest responsible and responsive bidder meeting specifications.

**110095** **Contract - Bid No. 37 - Sidewalk Repair- Central Business District**

Consideration of approval of contract awarding Bid No. 37 for Sidewalk Repair in the Central Business District. Purchasing and Public Services recommends that contract be awarded to Mayes Landscaping and Concrete in the amount of $100,000.00 which is the lowest responsible and responsive bidder meeting specifications.

**110096** **NCDOT - Sale of City Owned Property - Skeet Club Road Widening Project**

Council is requested to authorize the City Attorney's office to proceed with the sale of City-owned property (right of way and easements) to the North Carolina Department of Transportation (NCDOT) for the Skeet Club widening project. The parcels are located at the intersection of Waterview Road and Skeet Club Road and at the Deep River Park.

**110100** **NCDOT - Supplemental Agreement For Airport Area Roadway Network**

Council is requested to authorize staff to execute a Supplemental Agreement between the North Carolina Department of Transportation (NCDOT) and the City of High Point for Airport Area Roadway Network, State TIP U-4758 (Johnson Street/Sandy Ridge Road Planning, Environmental, and Preliminary Design). This Supplemental Agreement will provide the City with an additional $1,025,922 in project funding thorough the Federal High Priority SAFETEA-LU program.

**110105** **Resolution - Application to HUD - Healthy Homes & Lead-Based Paint Hazard Control Grant**

Council is requested to adopt a resolution authorizing staff to proceed with the filing of a grant application to the Federal Government's Housing and Urban Development (HUD) Department in the amount of $3.15 million for the Healthy Homes & Lead-Based Paint Hazard Control Grant.

**110099** **Presentation of City of High Point Proposed 2011-2012 Annual Budget - Establish Public Comment Period**

Presentation of the proposed City of High Point 2011-2012 Annual Budget; and, establish the dates of Monday, June 6, 2011 at 5:30 p.m. and Thursday, June 9, 2011 at 9:00 a.m. to receive public comments on the proposed budget.

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

*Committee Members - Alexander, Douglas, Corey*

**110097** **Ordinance - Vacate/Close Dwelling - 1407 Hampstead Drive**

Adoption of ordinance ordering the inspector to effectuate the vacating and closing of a dwelling located at 1407 Hampstead Drive belonging to Kenneth Wayne Lassister.

**110098** **Ordinance - Vacate/Close Dwelling - 206 Model Farm Road**

Adoption of an ordinance ordering the inspector to effectuate the vacating and closing of a dwelling located at 206 Model Farm Road belonging to Oamar Zaman and Uzma R. Raga.

**Pending Items**

**110045** **Ordinance - Vacate/Close Structure - 800 E. Commerce Street**

Council is requested to adopt an ordinance ordering the Inspector to effectuate the vacating and closing of a structure located at 800 E. Commerce Street belonging to Nathaniel E & Margaret G. Bolds.

| | | | |
|---|---|---|---|
| **3/21/2011** | **Committee of the Whole** | **deferred** | **Public Safety & Community Development Committee** |

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

*Committee Members - Sims, Henley, Moore*

**110101** **Resolution of Intent - Street Abandonment 11-04 - High Point University**

Approval of a resolution of intent that establishes a public hearing date of Monday, June 20, 2011 at 5:30 p.m. to consider a request to abandon an improved portion of North Avenue located between Fifth Street (including intersection) and Willoubar Terrace.

**110102** **Resolution of Intent - Street Abandonment 11-05 - State of North Carolina (NC National Guard)**

Approval of a resolution of intent that establishes a public hearing date of Monday, June 20, 2011 at 5:30 p.m. to consider a request to abandon an improved portion of Armory Drive beginning approximately 450 feet east of the terminus of Armory Drive.

**Pending Items**

**110038** **Part 150 Assessment Report**

Consideration of a report from the Planning and Development Department that assesses the PTIA Part 150 Airport Noise Compatibility Study including a recommendation to amend the Airport Overlay District.

| | | | |
|---|---|---|---|
| **3/21/2011** | **Committee of the Whole** | **referred** | **Planning , Economic Dev. & Information Technology Committee** |

**110053** **City of High Point Incentives Policies**

Council is requested to receive the following Incentives Policy Review Committee recommendations:

2) City of High Point Job Creation Incentives Policy [new]
4) City of High Point Retail Incentives Policy [new]

Note: For Parts 1 and 3 of the Incentive Policies, please refer to Legislative Matter 110032.

**PUBLIC HEARINGS ON ITEMS**

**Planning , Economic Development & Information Technology Committee - Council Member Whitley, Chair**

**110103** **Ordinance - Text Amendment 11-03 - Central Recycling, LLC re Salvage Yards, etc.**

A request by Central Recycling, LLC to amend Section 9-5-2 (qqqq) of the Development Ordinance pertaining to development standards for Salvage yards, Auto Parts or Scrap Processing use.

**110104** **Special Use Permit 11-04 - Central Recycling, LLC re Salvage Yards, etc.**

A request by Central Recycling, LLC for a Special Use Permit to allow a Salvage Yard, Scrap processing use and a Savage Yard, Auto Parts use in the Heavy Industrial (HI) District. The site consists of 2.8 acres lying west of the intersection of Taylor Avenue and Millis Street (800 and 812 Millis Street).

**ADJOURNMENT**

## BID INFORMATION AND RECOMMENDATION

**BID # 35-050411** **DATE OPENED: May 9, 2011**

**DESCRIPTION: 5/8" x 3/4" Water Meters**

**BID PACKAGES DISTRIBUTED: 11** **DEPARTMENT: Customer Service Dept.**

**SOURCE OF FUNDS: 631257-526101** **BUDGETED AMOUNT: $107,200**
**421779-533701-421001010705-40202** **$136,800**

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

**COMMENT:** Total Price is based on 2,000 meters.

### BID TABULATION

| VENDOR | UNIT PRICE | TOTAL PRICE | MODEL BID |
|---|---|---|---|
| **Carolina Meter & Supply, Inc. Hampstead, NC 28443** | **$ 122.00** | **$ 244,000** | **Badger** |
| Miller Supply Co., Inc. Laurinburg, NC 28353 | $ 129.95 | $ 259,900 | Elster |
| Mainline Supply Co. Greensboro, NC 27409 | $ 130.00 | $ 260,000 | Hersey |
| HD Supply Greensboro, NC 27409 | $ 163.15 | $ 326,300 | Neptune |
| Sensus USA, Inc. Pittsburgh, PA | No Bid | No Bid | No Bid |

The **PURCHASING DEPARTMENT AND PUBLIC SERVICES DEPARTMENT** recommends that the contract for **5/8" x 3/4" WATER METERS** be awarded to **CAROLINA METER AND SUPPLY CO.,** the lowest responsible and responsive bidder meeting specifications in the amount of $244,000.

DATE OF RECOMMENDATION: May 9, 2011

Approved by:
Strib Boynton, CITY MANAGER

Dorothy Barr
5-16-2011 HPCC

# Industrial Districts

## Existing Conditions

Although the manufacturing sector in High Point has declined over the past few decades, it has begun to stablize more recently. Among the existing conditions that predominate within the southwest portion of the Core City are:

- Vacant land
- Vacant buildings
- Old and functionally obsolete buildings

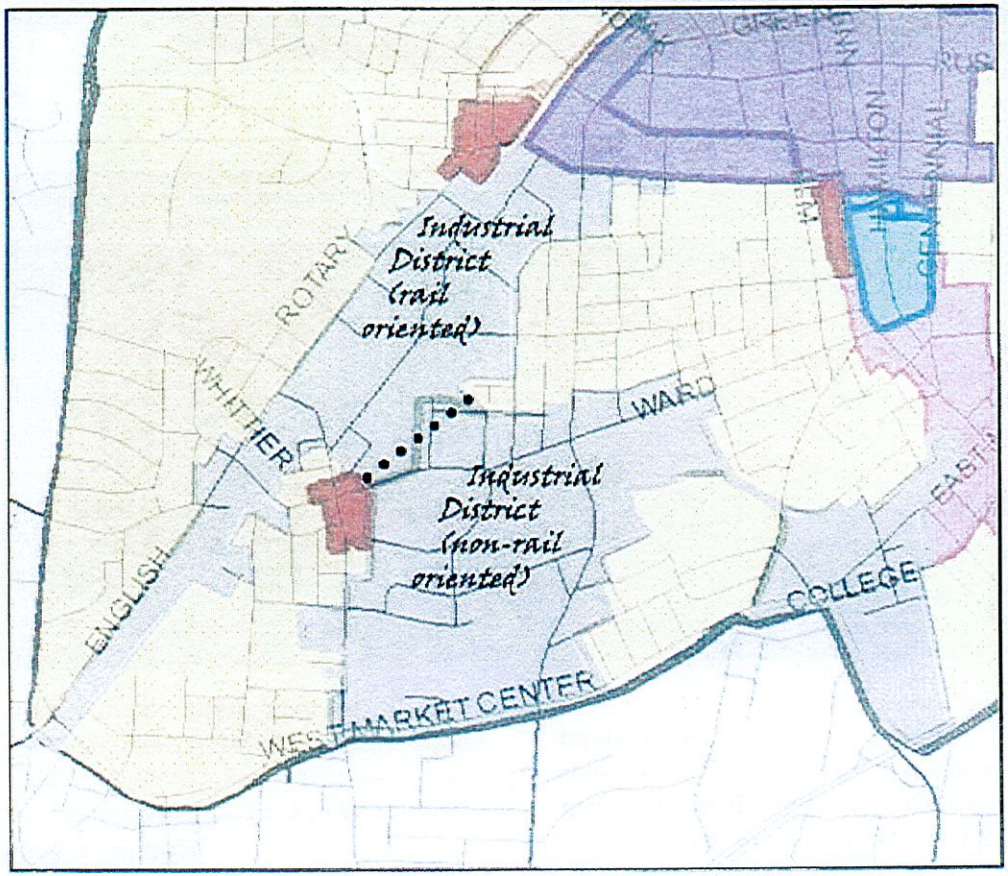
It is important that this industrial area revitalize for two specific reasons. First, the area needs to improve simply so that the industrial sector can strengthen as a key component of High Point's economy. In particular, the area needs to be used more intensely and efficiently for the purposes of job creation. Secondly, the area needs to improve in order to enhance other areas that are adjacent to it, including neighborhoods.

## General Recommendations

A key focus should be to bring greater definition to this industrial area, as follows:

- Treat this area as two distinct districts - one that is rail oriented and one that is not (see dashed line on map for approximate boundary)
- Aggressively market existing space
- Assemble land for new industrial development
- Organize, manage and promote the industrial districts in a manner similar to higher-end industrial parks

*Although several of the manufacturing plants within the Core City's industrial areas now sit vacant, there are plenty, such as this furniture manufacturer, that are still operational.*



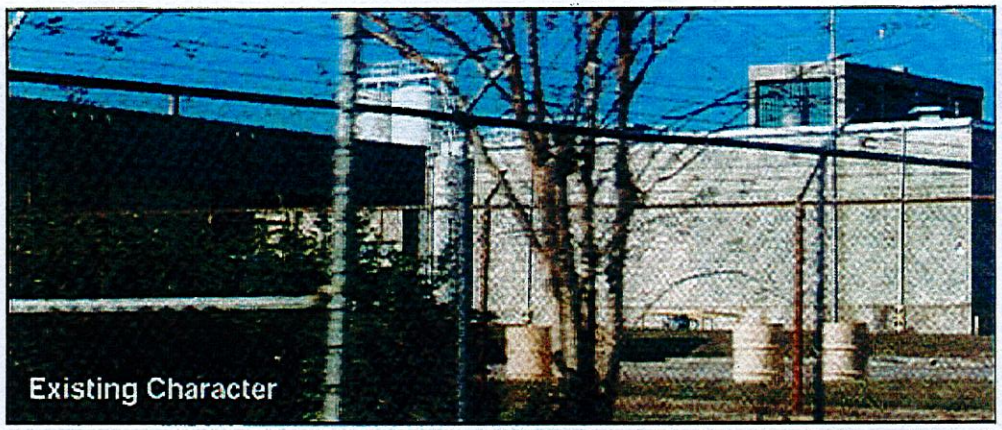
## Design Strategy

It is important that the appearance and overall image of the Core City's industrial areas become enhanced. Efforts should be made to improve existing facilities and design standards should be established for future new development, including the expansion of existing facilities. Design strategies, which could be limited to areas visible from streets and residences in order to not be cost-prohibitive, should include:

- Avoid chain link fences from fronting onto key streets. Where such fencing is necessary, visually screen it with evergreen plantings.
- Screen large parking areas along street frontages with shrubs, and provide shade trees both along the street frontages and in parking lots.
- Locate or otherwise screen loading and storage areas from view from streets.
- For areas having high visibility along streets, avoid low-end exterior building materials, such as metal and exposed smooth-faced concrete block. Instead, utilize materials such as brick, split-face block and glass to project a more corporate image. Where such higher-end materials cannot be used, landscaping should be used to obscure the architecture.
- Clearly articulate the building's main entrance through design and orient that entrance toward the street.
- Where possible, relocate power poles and overhead lines from key streets to the backs of properties.

## Market Strategy

It is proposed that the Core City's industrial areas be better organized, defined and marketed. Marketing efforts should treat the area more like a modern industrial park. See pages 135-138 of the "Development & Marketing Strategy" section of this plan for details on marketing the Core City's industrial areas.




*Even the more economically viable properties within the Core City's Industrial District could benefit from physical enhancements that would help to better market the area. Efforts should be made to avoid chain link fences and outdoor storage along key street frontages.*

*While not every industrial use can look like a slick corporate office, most industrial uses have some supporting office functions. They should have a higher level of design to serve as the "face" for the balance of the facility*

# Industrial Areas: Opportunities Review

The Core City's industrial areas are perhaps the most challenging in terms of revitalization. With the long-term shift in furniture manufacturing away from High Point, the Core City's industrial zones are beginning to more closely resemble aging, under-performing industrial areas in many other inner cities. These "second-tier" industrial areas are often dependent on industrial services that are inherently drawn to central locations within a metropolitan area. The City's Economic Development Corporation has not focused on marketing these areas, but some of them remain quite viable for certain existing and potential manufacturing, industrial service, and related industrial uses. On the other hand, some of the Core City's industrial areas are no longer competitive and might be best suited for higher and better uses allowed under different zoning. It is strongly recommended that the City examine these areas in greater detail to determine where there should be a change in zoning to commercial, residential, or other uses. The following summarizes the findings from the market opportunities assessment, and then describes several strategies for improving the competitiveness of selected industrial areas and recruiting or assisting businesses.

As "second-tier" industrial areas, the southwest portions of the Core City could be competitive for typical inner-city industrial uses, such as regional transportation and delivery services, security services, food manufacturing for local consumption (e.g., baked goods, specialty foods, fresh salads, meats, and other fresh food products), catering services, box manufacturers and packaging services, and cold storage uses. As noted in the opportunities assessment, these types of local and regional-serving businesses are generally missing from the inventory of existing uses within High Point's Core City industrial areas.

While few finished goods are now distributed by rail, there are nonetheless opportunities for rail throughput and general distribution that should be examined further as they relate to the Core City and High Point's relatively central location in North Carolina. Small, specialty manufacturers are also drawn to older, second-tier industrial space, often because of the availability of buildings at relatively low cost. In the case of High Point, there should be opportunities to attract small entrepreneurs engaged in the manufacture of specialty home furnishings products beyond furniture. Artists, designers, and specialty craft producers provide an excellent recruitment opportunity for the Core City, especially where there is a "lifestyle" component that can be woven in with industrial uses. While these opportunities relate to the existing assets of the Core City or to gaps in its current market, such opportunities should be explored and tested further through more detailed economic assessment as the basis for target marketing.

## Industrial Definition & Marketing

One of the key components of an industrial revitalization strategy for the Core City is the requirement for more physical definition of the individual industrial areas. Many of the industrial zones in the Core City developed haphazardly and incrementally over time. They lack names, identity, and physical definition, although they are generally clustered along or near railroads. Many of these areas intersect with each other, but they also engulf small residential neighborhoods. In fact, some of the worst housing and industrial conditions in the Core City exist where the older industrial uses abut or overlap with neighborhoods. Therefore, it is strongly recommended that key industrial districts be defined and mapped, then identified for marketing and redevelopment purposes. Several suggestions for definition are provided below:

West Kivett / Rail Corridor

This triangular area, bounded by West English and West Green, has among the largest inventory of industrial space and land in the Triad region. However, up to 22% of the industrial building stock and significant pockets of land may be vacant. While originally oriented to rail transportation, one of the area's largest uses today is a bus transportation company. Thus, heavy transportation continues to play an important role in the area, along with polymers, wood products, and bedding manufacturers.

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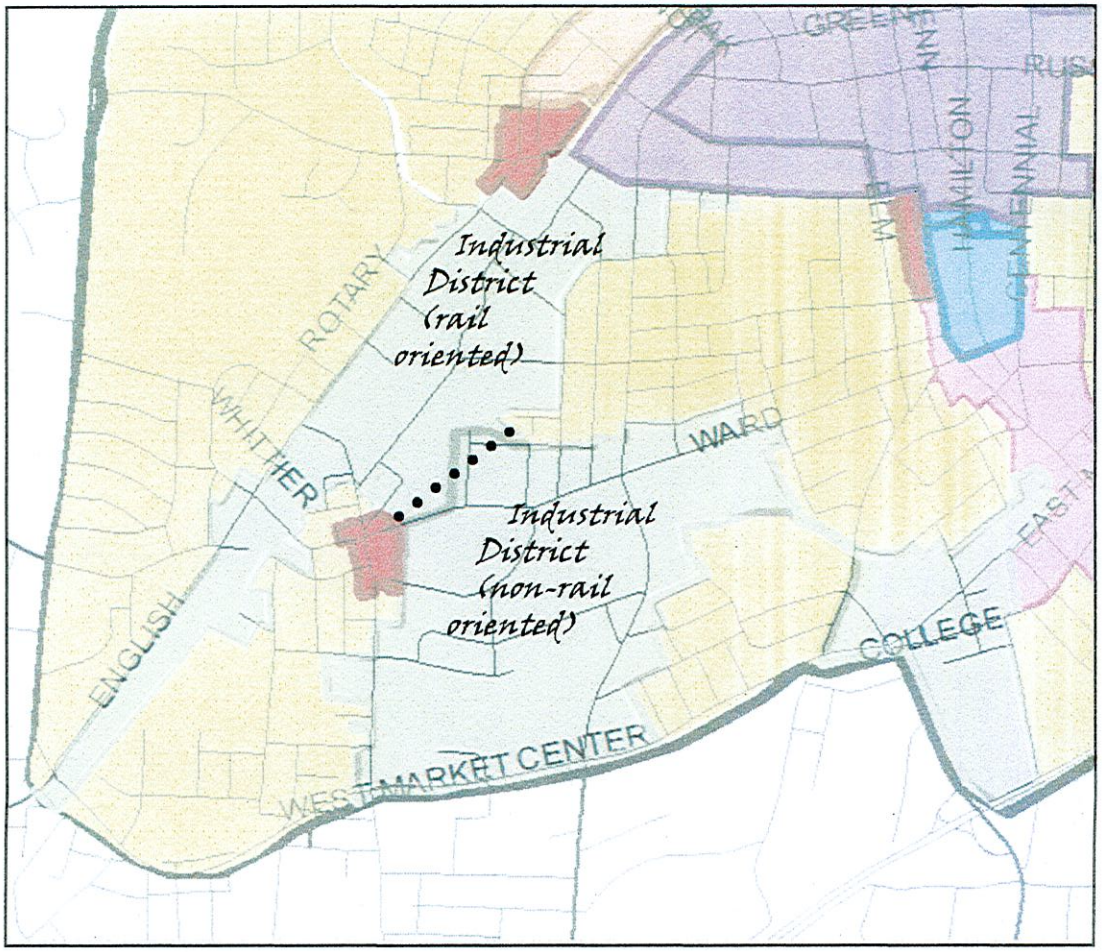

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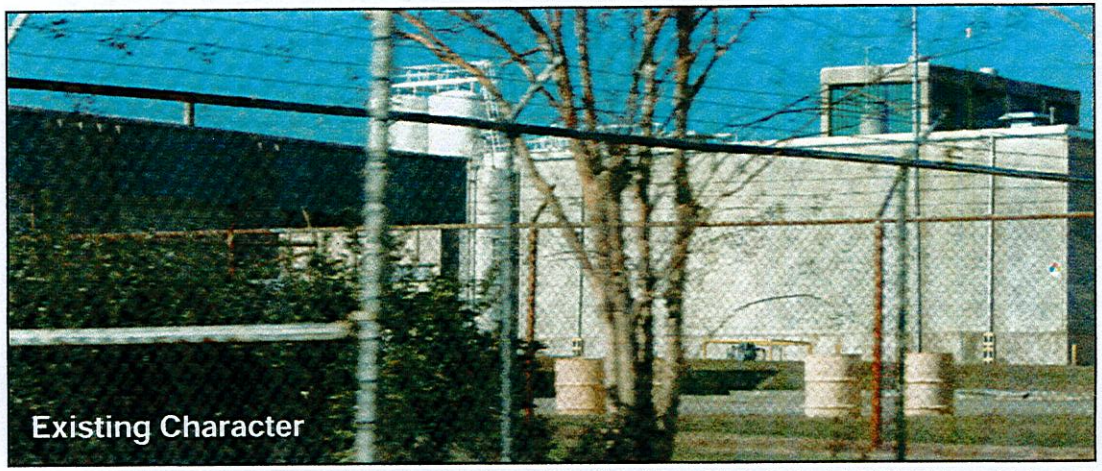


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Publish Date: May 27, 2011

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 2011-2012 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.highpointnc.gov.

TWO PUBLIC HEARINGS ON THE PROPOSED BUDGET WILL BE HELD. THE FIRST HEARING WILL BE HELD MONDAY JUNE 6, 2011 AT 5:30 P.M. AND THE SECOND WILL BE HELD THURSDAY JUNE 9, 2011 AT 9:00 A.M. THE HEARINGS WILL BE HELD IN THE CITY COUNCIL CHAMBERS OF THE MUNICIPAL BULDING, 211 S. HAMILTON STREET.

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

Please send affidavit to: Louanne Hedrick

Budget & Evaluation Officer

City of High Point

PO Box 230

High Point, NC 27261

## PLANNING AND ZONING COMMISSION RECOMMENDATION

On April 26, 2011, a public hearing was held before the Planning and Zoning Commission regarding the request described below. All members of the Commission were present except Mr. Keith McInnis and Mr. Andrew Putnam.

**Central Recycling, LLC** **Text Amendment Case 11-03**

A request by Central Recycling, LLC to amend Section 9-5-2 (qqqq) of the Development Ordinance pertaining to development standards for Salvage Yards, Auto Parts or Scrap Processing use.

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

Speaking in favor of the request was Mr. Tom Terrell of 529 West Parkway in High Point, representing the applicant. Mr. Terrell explained that his client has found a site within the city that they desire to use for a proposed recycling collection facility, which is defined as a salvage yard in the City's Development Ordinance. The proposed site does not meet current development standards of the ordinance so they are proposing this text amendment. Mr. Terrell noted that Central Recycling purchases scrap materials; sort them by likeness and sends them out to a processing center to be melted down and recycled into other products. Since his client's business operation would be purely for collection, separation and distribution, Mr. Terrell felt it was reasonable to lower the fence height standards and eliminate minimum lot size criteria.

No one spoke in opposition.

The Planning & Zoning Commission discussed the request, with several members voicing concern about reducing the required fence height for reasons of security and screening of material within the site. In addition, the Commission had concerns about reducing the minimum area requirements for any future site proposal in the AG district.

The Planning & Zoning Commission recommended ***approval*** of Text Amendment Case 11-03, by a vote of 6-0, with amendments that would remove the minimum five-acre lot size only in the HI District, retaining the minimum area requirements for the AG District and the minimum height for the required opaque fence at 8-feet. Attached with this forwarding is the revised amendment as recommended by the Planning & Zoning Commission.

**DRAFT TEXT AMENDMENT 11-03**

**PROPOSED AMENDMENT TO THE CITY OF HIGH POINT**

**(AS RECOMMENDED BY THE PLANNING & ZONING COMMISSION)**

**DEVELOPMENT ORDINANCE**

**(An amendment affecting Section 9-5-2 (qqqq) – Development Standards for Individual Uses pertaining to Salvage Yards, Auto Parts or Scrap Processing.)**

**SECTION 1.**

Section 9-5-2 (qqqq), entitled *Salvage Yards, Auto Parts or Scrap Processing*, shall be amended as follows:

**SALVAGE YARDS, AUTO PARTS OR SCRAP PROCESSING**

(1) Where Required: AG and HI Districts.

(2) Minimum Area: The minimum area required to establish a salvage yard **in the AG district** shall be five (5) acres.

(3) Fencing: An opaque fence of suitable screening material approved by the Enforcement Officer and of uniform construction, a minimum of eight (8) feet in height shall be required around the perimeter of the activity. Such fencing shall be located between the salvage yard and all required planting yards.

(4) Use Separation: No salvage yard shall be located within three hundred (300) feet of any residence (existing or under construction) at the time of its initiation.

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

# STAFF REPORT
# TEXT AMENDMENT CASE 11-03
# May 16, 2011
# (Revised)

| Request | |
|---|---|
| **Applicant:**<br><br>Central Recycling, LLC | **Affected Ordinance Sections:**<br><br>Amendment will make changes to Section 9-5-2 (qqqq), entitled *Salvage Yards, Auto Parts or Scrap Processing*. |
| **Proposal:**<br><br>To amend the development standards for auto parts or scrap processing salvage yards | |

## Background

Central Recycling LLC has located a site for which they wish to operate a scrap processing operation. Such a use is classified as a Scrap Processing Salvage Yard by the Development Ordinance, and is allowed as a Special Use in the Agricultural (AG) and Heavy Industrial (HI) districts if specified Development Standards are met. While the applicant's site is zoned HI, the site does not meet the 5-acre minimum required by the Development Standards, necessitating this amendment. The applicant also wishes to lower the height of the opaque fence required by the Development Standards. The Special Use Permit request (SUP 11-04) will be considered concurrently with this amendment request.

## Details of Proposal

The applicant is proposing to alter the Development Standards so as to remove the minimum area requirement, allowing a site of any size to apply for a Special Use Permit. This proposal would also lower the minimum height of the required opaque fence from 8 feet to 6 feet. A prohibition on the storage or staking of automobiles and automobile parts above 6-feet in height would also be added. An exception from that prohibition would be put in place for sites where the stacking would not be visible from non-industrial areas or major thoroughfares. The use would remain as a Special Use in the AG and HI district.

## Analysis

Staff agrees with the elimination of the minimum area requirement, as the use is only allowed with the approval of a Special Use Permit - which therefore requires a site specific review of each application and approval by City Council. Such a site specific review can ensure that any proposed site is located appropriately regardless of the size of the site. It is likely that a site smaller than 5 acres in size could be located and operated such that it would be in character with surrounding uses and would place minimal impacts on adjacent properties. If such a proposed

use were found to be inappropriate for the intended location then the City Council would be within its rights to deny the request.

The purpose of the required 8-foot high opaque fence is to help screen the salvage and processing activity on a site, and to help reduce the visibility of any accumulated scrap material that may be on the site. Automobiles and automobile parts are in particular need of screening as it is the experience of staff that these items are more likely to be stacked above fence height. Therefore, a reduction in the minimum required fence height would only be acceptable if assurances could be made to prevent the stacking of automobiles or automobile parts above the height of the fence. To address this concern the applicant has proposed to prohibit the stacking of automobiles and auto parts above the height of the required opaque fence unless an exception is met. The proposed exception would utilize the site specific Special Use Permit review to determine if stacking meets a specified performance measure. This approach would ensure that the stacking of vehicles or auto parts would not be visible from commercial areas or from streets that carry a large amount of non-industrial traffic.

The applicant originally proposed to base the stacking exception on the zoning of surrounding properties, allowing stacking of automobiles and auto parts above the height of the fence only if a site was surrounded by either properties zoned HI or railroad right-of-way. Staff noted a concern with this approach, as it was based on adjacent zoning and did not allow for the consideration of land use of nearby properties, nor the visibility of stacked items to nearby areas or major roadways. However the applicant has since agreed to use the exception text recommended by staff and that has been incorporated into the current proposal.

## Recommendation

**Staff recommends approval.**

This amendment would allow an applicant more flexibility for an applicant in finding and utilizing industrial sites for a Salvage Yard use, while retaining City Council's right to deny such a request if they find it to be an inappropriate location.

## 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 permits the location of a salvage yard or scrap processing use in an location found to meet the required findings of a Special Use Permit review, regardless of the size of the site; and 2) it prohibits the stacking of automobiles and auto parts above the height of the required opaque fence except where such staking would not be largely obscured from view from non-industrial areas or major thoroughfares. 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 Douglas Loveland, AICP, and reviewed by Robert L. Robbins, AICP and G. Lee Burnette, AICP, Director.

**DRAFT TEXT AMENDMENT 11-03**

**PROPOSED AMENDMENT TO THE CITY OF HIGH POINT**

**DEVELOPMENT ORDINANCE**

**(An amendment affecting Section 9-5-2 (qqqq) – Development Standards for Individual Uses pertaining to Salvage Yards, Auto Parts or Scrap Processing.)**

**SECTION 1.**

Section 9-5-2 (qqqq), entitled *Salvage Yards, Auto Parts or Scrap Processing*, shall be amended as follows:

**SALVAGE YARDS, AUTO PARTS OR SCRAP PROCESSING**

(1) Where Required: AG and HI Districts.

~~(2) Minimum Area: The minimum area required to establish a salvage yard shall be five (5) acres.~~

~~(3)~~ **(2)** Fencing: An opaque fence of suitable screening material approved by the Enforcement Officer and of uniform construction, a minimum of ~~eight (8)~~ **six (6)** feet in height shall be required around the perimeter of the activity. Such fencing shall be located between the salvage yard and all required planting yards.

**(3) Storage or Stacking: Storage or stacking of motor vehicles or motor vehicle parts above six feet in height shall not be permitted unless the applicant can demonstrate that such stacking would not be visible or would be largely obscured from view from non-industrial areas and any roadway designated as a thoroughfare. Factors such as (but not limited to) distance to non-industrial areas and thoroughfares, or screening from such areas by utilizing vegetation, buildings or topography may be considered.**

(4) Use Separation: No salvage yard shall be located within three hundred (300) feet of any residence (existing or under construction) at the time of its initiation.

Department of Transportation

May 10, 2011

# MEMORANDUM

# AGENDA ITEM

TO: Randy McCaslin
Assistant City Manager

FROM: Mark McDonald, P.E.
Transportation Director

RE: Supplemental Agreement for Airport Area Roadway Network, State TIP U-4758
(Johnson Street / Sandy Ridge Road Planning, Environmental, and Preliminary Design)

Attached please find two (2) original Supplemental Agreements for the referenced project offered for consideration by the North Carolina Department of Transportation (NCDOT).

This Supplemental Agreement would provide the City with an additional $1,025,922 in project funding through the Federal High Priority SAFETEA-LU program, to be used for planning, environmental, and design work associated with improvements to the Johnson Street/Sandy Ridge Road corridor from Skeet Club Road to I-40. It requires a further commitment of $256, 481 (20%) from the City. A request for this local match has been included in Transportation's Capital Funding request for FY 2014-16.

This project is a high priority for the City. A feasibility study was completed in 2002, and legislation in 2006 appropriated $6,492,260 in Federal funds specifically intended for "Airport Area Roadway Network" projects in northwest High Point. Since then, we have been working to gradually set aside $1,625,000 in capital funds required as the local match for the original SAFETEA-LU appropriation. Last fall, we issued a Request for Qualifications (RFQ) seeking professional services to prepare the necessary environmental document for the corridor, and we are now drafting a comprehensive scope of work for the project with the Atkins Group (formerly PBS&J).

The Supplemental Agreement is a standardized form used by the NCDOT for municipalities throughout the state, with specifics filled in to fit the project. With City Council's approval, the Agreement will be forwarded to the Board of Transportation and the State Highway Administrator for execution. I will be available at the Monday May 16 meeting to address questions from City Council regarding the Agreement and the project.

Please advise if additional information is desired prior to the meeting.

Attachments

c J. M. Mills, P.E. NCDOT Division 7
John Hunsinger NCDOT Division 7
File

NORTH CAROLINA **SUPPLEMENTAL AGREEMENT**

GUILFORD COUNTY

DATE: 5/6/2011

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION

| | | | |
|---|---|---|---|
| | TIP #: | U-4758 | |
| AND | WBS ELEMENTS: | PE | 40251.1.1 |
| | | R0W | _____ |
| CITY OF HIGH POINT | | CON | _____ |
| | OTHER FUNDING: | | |
| | FEDERAL-AID #: | | |
| | CFDA #: | 20.205 | |
| TOTAL SUPPLEMENTAL FUNDS [NCDOT PARTICIPATION] | | $1,025,922 | |

THIS AGREEMENT is made and entered into on the last date executed below, by and between the North Carolina Department of Transportation, an agency of the State of North Carolina, hereinafter referred to as the "Department", and the City of High Point, hereinafter referred to as the "Municipality";

**W I T N E S S E T H:**

WHEREAS, the Department and the Municipality, on 3/12/2010, entered into a certain Locally Administered Project Agreement for the original scope: a planning and environmental study and design/engineering for the widening of Johnson Street/Sandy Ridge Road from Skeet Club Road to Interstate 40; and a corridor feasibility study north of Project limits at I-40, ouside the direct jurisdiction and control of the City of High Point (currently programmed under FS-0707A); and a NC 68 corridor evaluation and "Superstreet" Feasibility Study from SR 1536 (Penny Rd) in High Point to Triad Center Drive in Greensboro, just north of I-40/NC 68 interchange; and,

WHEREAS, the Department and Municipality have agreed to increase the funding for the project.

NOW THEREFORE, the parties wish to supplement the aforementioned Agreement whereby the following provisions are amended:

## FUNDING

The Department agrees to reimburse the Municipality an additional $1,025,922 of High Priority funds. The Municipality will provide $256,481 as their local match.

## RESPONSIBILITIES

### GIFT BAN

By Executive Order 24, issued by Governor Perdue, and NCGS 133-32, it is unlawful for any vendor or contractor (i.e. architect, bidder, contractor, construction manger, design professional, engineer, landlord, offeror, seller, subcontractor, supplier, or vendor), to make gifts or to give favors to any State employee of the Governor's Cabinet Agencies (i.e. Administration, Commerce, Correction, Crime Control and Public Safety, Cultural Resources, Environment and Natural Resources, Health and Human Services, Juvenile Justice and Delinquency Prevention, Revenue, Transportation , and the Office of the Governor).

Except as hereinabove provided, the Agreement heretofore executed by the Department, and Municipality on 3/12/2010, is ratified and affirmed as therein provided.

IN WITNESS WHEREOF, this Agreement has been executed, in duplicate, the day and year heretofore set out, on the part of the Department and the Municipality by authority duly given.

ATTEST:

BY: _____

DATE: _____

CITY OF HIGH POINT

BY: _____

TITLE: _____

DATE: _____

NCGS 133-32 and Executive Order 24 prohibit the offer to, or acceptance by, any State Employee of any gift from anyone with a contract with the State, or from any person seeking to do business with the State. By execution of any response in this procurement, you attest, for your entire organization and its employees or agents, that you are not aware that any such gift has been offered, accepted, or promised by any employees of your organization.

Approved by _____ (Governing Board) of the City of High Point as attested to by the signature of _____, Clerk of the

_____ (Governing Board) on _____ (Date)

This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.

(SEAL)

_____

(FINANCE OFFICER)

Federal Tax Identification Number

_____

Remittance Address:

City of High Point

_____

_____

DEPARTMENT OF TRANSPORTATION

BY: _____

(STATE HIGHWAY ADMINISTRATOR)

DATE: _____

APPROVED BY BOARD OF TRANSPORTATION ITEM O: _____ (Date)

## BID INFORMATION AND RECOMMENDATION

**BID #** 36-050511 **DATE OPENED:** 05/05/11

**DESCRIPTION:** General Water & Sewer Improvements

**BID PACKAGES DISTRIBUTED:** 7 **DEPARTMENT:** Engineering Services

**SOURCE OF FUNDS:** 421779-533701-421101023505-40201 **BUDGETED AMOUNT:** $171,990.
421779-533701-421001010205-40201 $699,030.
421779-533701-421001012805-40201 $197,364.

### RECOMMENDED AWARD

| QUANTITY | DESCRIPTION | UNIT PRICE | TOTAL PRICE |
|---|---|---|---|
| 1 lot | **General Water & Sewer Improvements** | **$1,068,383.50** | **$1,068,383.50** |

**PURPOSE**: The purpose of this contract is for the replacement of 3 water lines, the replacement/rehabilitation of 17 sewer lines and the replacement of the ash slurry line at Eastside Wastewater Treatment Plant.

**COMMENTS:** The contract contains a 100% extension clause. The engineering estimate is $1,265,000.00

### BID TABULATION

| Contractor | Total Bid |
|---|---|
| **Breece Enterprises**<br>**2203 Eastchester Dr.**<br>**High Point, NC 27266** | **$1,068,383.50** |
| Triangle Grading & Paving<br>1521 Huffman Mill Rd.<br>Burlington, NC 27215 | $1,196,253.40 |

The **ENGINEERING SERVICES DEPARTMENT AND THE PURCHASING DIVISION** recommend that the contract for **GENERAL WATER & SEWER IMPROVEMENTS** be awarded to **BREECE ENTERPRISES, INC.,** the lowest responsible and responsive bidder meeting specifications, for the amount of **$1,068,383.50.**

DATE OF RECOMMENDATION: May 9, 2011

Strib Boynton, CITY MANAGER

**Public Services Department**

**Richard D. McMillan, P.E.**
ASSISTANT DIRECTOR

HIGH POINT
NORTH CAROLINA'S INTERNATIONAL CITY™

# ***MEMORANDUM***

**DATE:** April 14, 2010

**TO**: Pat Pate, Assistant City Manager
W. Chris Thompson, PE, Director of Public Services

**FROM**: Richard D. McMillan, P.E., Asst. Director of Public Services

**SUBJECT**: Agenda Item – Concrete Sidewalk Repair Recommendation

---

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

**Consideration and approval for the contract for concrete sidewalk repairs by Mayes Landscaping and Concrete in the amount of $70,750.00.**

The sidewalk repairs will be in the CDB area and residential areas. Many areas have broken and/or raised or settled concrete sidewalk that needs repair work. This contract will provide for many of these much needed repairs.

Funding for this payment will be made from the following account: 101721-527304

If you have any questions, please contact me.

pc: Bob Martin, Purchasing Director
Patty Sykes, Purchasing
File

## BID INFORMATION AND RECOMMENDATION

**BID #** 37-050511 **DATE OPENED:** 05/05/11

**DESCRIPTION:** Sidewalk Repair-Central Business District

**BID PACKAGES DISTRIBUTED:** 13 **DEPARTMENT:** Public Services

**SOURCE OF FUNDS:** 101721-527304 **BUDGETED AMOUNT:** $100,000.

**RECOMMENDED AWARD**

| QUANTITY | DESCRIPTION | UNIT PRICE | TOTAL PRICE |
|---|---|---|---|
| **1 lot** | **Sidewalk Repair-Central Business District** | **$70,750.00** | **$70,750.00** |

**PURPOSE**: This contract allows Public Services to repair damaged concrete flatwork located in the CBD and residential areas. The contract contains a 100% contract extension clause.

**COMMENT**: It is the intent to expend the budgeted amount of $100,000.00 on this contract.

**BID TABULATION**

| | |
|---|---|
| **Mayes Landscaping & Concrete**<br>**P.O. Box 984**<br>**Winston-Salem, NC 27102** | **$ 70,750.00** |
| Carolina Asphalt Paving<br>1706 Townsend Forest Lane<br>Browns Summit, NC 27214 | $ 71,982.50 |
| Regional Site Solutions<br>Box 5047<br>High Point, NC 27262 | $ 74,922.50 |
| Yates Construction Company<br>9220 NC 65<br>Stokesdale, NC 27357 | $ 88,340.00 |
| Atlantic Contracting<br>PO Box 49559<br>Greensboro, NC 27419 | $ 91,910.00 |
| GE Construction<br>1518 Woodmere<br>Greensboro, NC 27405 | $ 107,400.00 |
| Armen<br>PO Box 38630<br>Charlotte, NC 28278 | $ 108,380.00 |
| Martinez Company<br>342 Fleming Drive<br>Durham, NC 27712 | $ 118,600.00 |
| ASJ Wilson Construction<br>415 Pisgah Church Rd. , PMB 128<br>Greensboro, NC 27455 | $ 118,965.10 |
| Triangle Grading & Paving<br>1521 Huffman Mill Rd.<br>Burlington, NC 27215 | $ 125,140.00 |

The **PUBLIC SERVICES DEPARTMENT AND THE PURCHASING DIVISION** recommend that the contract for **SIDEWALK REPAIRS FOR THE CENTRAL BUSINESS DISTRICT** be awarded to **MAYES LANDSCAPING AND CONCRETE,** the lowest responsible and responsive bidder meeting specifications, for the amount of **$100,000.00.**

DATE OF RECOMMENDATION: May 10, 2011

Strib Boynton, CITY MANAGER

HIGH POINT
NORTH CAROLINA'S INTERNATIONAL CITY™

**MEMORANDUM**

**Date**: May 6, 2011

**To:** Pat Pate, Asst. City Manager

**From**: Terry Houk, Asst. Director of Public Services (TLH)

**Re**: Agenda Item

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

Acceptance of the low bid submitted by Municipal Sales, Inc. for Sewer Line Chemical Root Control (FY 11-12)

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

Sewer Line Root Control: $110,450.00

The contract will allow the city to chemically treat approximately 99,400 feet of sewer line in areas that are experiencing problems with root invasion. This type of treatment should help prevent sewer line backups and possible sanitary sewer overflows in the treated areas.

Funding for this will come from account number: 621754-527101

Cc: W. Chris Thompson
Jeff Moore
Bob Martin
Tracey Adams
Joey Mooney
File

## BID INFORMATION AND RECOMMENDATION

**BID # 31-042011** **DATE OPENED: April 20, 2011**

**DESCRIPTION: Sewer Line Chemical Root Control**

**BID PACKAGES DISTRIBUTED: 9** **DEPARTMENT: Public Services, Mains Division**

**SOURCE OF FUNDS: 621754-527101** **BUDGETED AMOUNT: $ 110,450.00**

### RECOMMENDED AWARD

| QUANTITY | DESCRIPTION | TOTAL PRICE |
|---|---|---|
| 1 Lot | Sewer Line Chemical Root Control | $ 81,570.00 |

**PURPOSE:** The contract is for the treatment of approximately 73,000 LF of 6" – 21" sewer line. This contract will run from July 1, 2011 through June 30, 2012 with option to renew for two additional one (1) year periods if terms and pricing are agreeable to both parties.

**COMMENT:** The recommendation is for the budgeted amount of $110,450.00.

### BID TABULATION

| | |
|---|---|
| Municipal Sales, Inc.<br>P.O. Box 4743<br>Queensbury, NY 12804<br>norm.hivvinson@municipalsales.net<br>P – 518-747-2044<br>F – 518-747-5490 | $ 81,570.00 |
| Dukes Root Control<br>1020 Hiawatha Blvd. West<br>Syracuse, NY 13204<br>bill@dukes.com<br>P – 315-472-4781<br>F – 315-475-4203 | $ 110,278.00 |

The **PURCHASING DEPARTMENT AND PUBLIC SERVICES DEPARTMENT** recommends that the contract for **SEWER LINE CHEMICAL ROOT CONTROL** be awarded to **MUNICIPAL SALES, INC.,** the lowest responsible and responsive bidder meeting specifications for the budgeted amount of **$110,450.**

DATE OF RECOMMENDATION: May 6, 2011

Strib Boynton

Approved by:
Strib Boynton, CITY MANAGER

## PLANNING AND ZONING COMMISSION RECOMMENDATION

On April 26, 2011, a public hearing was held before the Planning and Zoning Commission regarding the request described below. All members of the Commission were present except Mr. Keith McInnis and Mr. Andrew Putnam.

**Central Recycling, LLC** **Special Use Permit Case 11-04**

A request by Central Recycling, LLC for Special Use Permit to allow a Salvage Yard, Scrap Processing use and a Salvage Yard, Auto Parts use in the Heavy Industrial (HI) District. The site consists of 2.8 acres lying west of the intersection of Taylor Avenue and Millis Street *(800 and 812 Millis Street).*

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

Speaking in favor of the request was Mr. Tom Terrell of 529 West Parkway in High Point, representing the applicant and Mr. John Bolton of 2625 Bedford Street of High Point, General Manager of Central Recycling. Mr. Terrell noted that this facility is intended to purchase scrap materials, sort them by likeness and send them out to a processing center to be melted down and recycling into other products. He noted that although the proposed facility will accept vehicles, it's not their primary business. In conclusion, Mr. Terrell explained how the proposed use will be compatible with the surrounding area as this site is within an established heavy industrial area; it abuts railroad tracks and is not visible from non-industrial properties.

Mr. John Bolton addresses technical questions from the Commission regarding the operation of the proposed facility.

No one spoke in opposition; however, earlier during the public hearing Mr. Art Chick of Fiber Dynamics, neighboring property owner, expressed concerns with stormwater runoff. He noted their site sits lower than the other properties in the vicinity and the area has a history of flooding.

The Commission had a lengthy discussion on the proposal; concerns were raised as to the appropriateness of this use in the Core City Area.

The Planning & Zoning Commission recommended ***approval*** of Special Use Permit Case 11-04, by a vote of 4-2. The dissenting votes were from Ms. Sheppard and Ms. Davis due to concerns this request does not complement the future revitalization goals of the Core City Plan.

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

**STAFF REPORT**
**SPECIAL USE PERMIT 11-04**
**May 16, 2011**
*(Revised)*

| Request | |
|---|---|
| **Applicant:** Central Recycling, LLC | **Owner(s):** Wayne McDonald Contractor, Inc.<br>Mega Step, Inc. |
| **Proposal:** A Special Use Permit request to allow a Salvage Yard, Scrap Processing use and a Salvage Yard, Auto Parts use in the Heavy Industrial (HI) District. | |

| Site Information | |
|---|---|
| **Location:** | Lying west of the intersection of Taylor Avenue and Millis Street (800 and 812 Millis Street). |
| **Tax Parcel Numbers:** | 0172335 & 0172333 (Guilford County). |
| **Site Acreage:** | 2.8 acres. |
| **Current Land Use:** | A vacant 3-story building and undeveloped parcel. |
| **Physical Characteristics:** | The site is flat with no distinguishing features. |
| **Water & Sewer Proximity:** | An 8-inch City sanitary sewer line lies adjacent to the site along Millis Street. Multiple City water lines are adjacent to the site, Millis Street contains a 2, 6 & 12-inch water line, Taylor Avenue contains a 6 & 16-inch water line and a 6-inch water line runs along the western boundary of the site near the rail road tracks. |
| **General Drainage and Watershed:** | The site drains in a general western direction and development is subject to the Randleman Lake General Watershed Area requirements of the water supply watershed regulations. Development with an impervious surface area that is 12% or more of the site requires engineered stormwater measures. Maximum impervious area is 50% and may be increased up to 70%. |
| **Overlay Districts** | None |

| Adjacent Property Zoning and Current Land Use | | | |
|---|---|---|---|
| **North:** | **HI** | Heavy Industrial District | Vacant industrial building |
| **South:** | **HI** | Heavy Industrial District | Warehouse facility |
| **East:** | **HI** | Heavy Industrial District | Vacant industrial building |
| **West:** | **HI** | Heavy Industrial District | Auto repair facility and vacant industrial building *(across railroad tracks)* |

| Relevant Land Use Policies and Related Zoning History | |
|---|---|
| **Community Growth Vision Statement:** | None |

| | |
|---|---|
| **Land Use Plan Map Classification:** | **Heavy Industrial:** This classification includes the whole range of assembling, fabricating, and heavy manufacturing activities, some of which have significant environmental impacts or nuisance effects, as well as certain intense and large-scale, open land uses like wastewater treatment plants, landfills and quarries. |
| **Land Use Plan Goals, Objectives & Policies:** | The following goals and objectives of the Land Use Plan are relevant to this request:<br>Goal #5: Promote an urban growth pattern that occurs in an orderly fashion and conserves the land resources of the City and its planning area.<br>Obj. #9. Where feasible and appropriate, provide a transition in land uses between more and less intensive land uses; |
| **Relevant Area Plan:** *Core City Plan* | The *Core City Plan* notes that "Among the existing conditions that predominate within the southwest portion of the Core City are:<br>• Vacant land<br>• Vacant buildings<br>• Old and functionally obsolete buildings"<br>The plan further maintains that "It is important that this industrial area revitalize for two specific reasons. First the area needs to improve simply so that the industrial sector can strengthen as a key component of High Point's economy. In particular, the area needs to be used more intensely and efficiently for the purposes of job creation. Secondly, the area needs to improve in order to enhance other areas that are adjacent to it, including neighborhoods". |
| **Community Growth Vision Statement:** | None |
| **Zoning History:** | None |

| **Transportation Information** | | | |
|---|---|---|---|
| **Adjacent Streets:** | **Name** | **Classification** | **Approx. Frontage** |
| | Millis Street | Local Street | 530 ft. |
| | Taylor Avenue | Local Street | 180 ft. |
| **Vehicular Access:** | This development will have access on Millis Street and Taylor Avenue per the requirements in the City of High Point Driveway Ordinance. | | |
| **Traffic Counts:** *(Average Daily Trips)* | Traffic counts are not available for these streets. | | |
| **Estimated Trip Generation:** | Not applicable | | |
| **Traffic Impact Analysis:** | **Required** | | **Comment** |
| | Yes | No<br>**X** | None |
| **Pedestrian Access:** | Not applicable | | |

| **School District Information** |
|---|
| Not applicable to this zoning case. |

## Details of Proposal

The applicant desires to establish a Salvage Yard, Scrap Processing use upon this site. This use is permitted in the Agricultural (AG) or Heavy Industrial (HI) Districts with a Special Use Permit approval. The applicant has noted that the majority of its activity will consist of the collection, sorting and selling of recyclable materials to an end user for processing. The applicant also noted that occasionally vehicles may be accepted. When they are, the fluids are drained, roofs of the vehicles are compressed and they are sold off to an end user. Thus, the Planning & Development Department recommended the inclusion of Salvage Yard, Auto Parts use into this permit, which is also only permitted in the AG or HI Districts with a Special Use Permit approval. These uses are defined as follows:

> Salvage Yard, Scrap Processing - Any establishment primarily engaged in assembling, breaking up, sorting, and wholesale distribution of scrap and waste materials. Also, any land or area used, in whole or in part, for the storage, keeping, or accumulation of scrap or waste materials, including scrap metals, waste papers, rags, building materials, machinery of other scrap materials.
>
> Salvage Yard, Auto Processing - Any establishment primarily engaged in the distribution at wholesale or retail of used motor vehicles parts, dismantling motor vehicles for the purpose of selling parts or for scrap. Also, any land or area used, in whole or in part, for the storage, keeping, accumulation, or dismantling, demolition, or abandonment of inoperable vehicles or parts therefrom.

The entire site will be fenced, with secured gates at its two entrance points from Millis Street. The applicant has noted that materials will be brought into the site at the southern driveway along Millis Street where they will be weighed. Once weighed, the items will be unloaded into the holding and dumping area at the northern portion of the site by like materials, and then the delivery vehicle will exit the site. Materials will be further sorted and stored on the site and within the existing building until they are sold to a wholesale processing and recycling facility.

In addition to the required Special Use Permit findings, these uses are also required to meet the following development criteria noted in the Development Ordinance:

- The minimum area required to establish a salvage yard shall be five (5) acres.
- An opaque fence of suitable screening material approved by the Enforcement Officer and of uniform construction with a minimum of eight (8) feet in height shall be required around the perimeter of the activity. Such fencing shall be located between the salvage yard and all required planting yards.
- No salvage yard shall be located within three hundred (300) feet of any residence (existing or under construction) at the time of its initiation.

In conjunction with this Special Use Permit application, the applicant has also submitted a Text Amendment Application (Text Amendment Case 11-03) to amend the above noted development standards. Key aspects of the text amendment that pertains to this Special Use Permit application is the elimination of the minimum 5 acre parcel size and amending the fencing height criteria, as this site is not meeting these current ordinance requirements.

## Identified Issues

The Transportation Department has requested that specific driveway access points on the site be removed and others be upgraded to meet current standards of the Driveway Ordinance. Although this has been noted in the Special Use Permit, the Transportation Department desires that this information also be noted upon the site plan that is part of the Special Use Permit.

## Findings

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

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

| **That the use will not materially endanger the public health or safety if located where proposed; staff finds** | |
|---|---|
| **Compliance** | ❖ The permit includes conditions for removal of two driveways at the intersection of Taylor Avenue and Millis Street and improving the two access points from Millis Street (lying directly north and south of the existing building) to current standards of the Driveway Ordinance.<br>❖ The site plan, which is part of the permit, notes that the entire site will be secured by a 6-foot high opaque fence with security gates at the facilities two access points from Millis Avenue.<br>❖ The site is within an established industrial area where there is not a significant amount of traffic except from employees and customers of the adjacent industrial uses. The recent closure of the Taylor Avenue railroad crossing further limits traffic, both vehicular and pedestrian, to industrial related uses of this area. |

| **That the use meets all required standards, conditions and specifications of the Development Ordinance, and any additional restrictions imposed pursuant to Section 9-3-14(d) *Greater Restrictions*; staff finds** | |
|---|---|
| **Compliance** | ❖ Subject to approval of Text Amendment Case 11-03 (Staff Report dated April 26, 2011) the request meets the standards of the Development Ordinance. |

| **That the use will not substantially injure the value of adjoining or abutting property, or that it is a public necessity;** staff finds | |
|---|---|
| **Compliance** | ❖ The site and the surrounding area have HI District zoning and also designated as Heavy Industrial upon the City's Land Use Map. The HI District is primarily intended to accommodate a wide range of assembling, fabricating, and manufacturing activities. Abutting uses consist of vacant industrial buildings and a warehouse to the north, east and south; and an active railroad line along the site's western boundary. Based upon the |

| | |
|---|---|
| | surrounding land use pattern, the requested use will not substantially injure the value of adjoining property owners. |

| **That the location and character of the use shall be in harmony with the area in which it is located and in general conformity with the plan of development of the city and its environs; staff finds** | |
|---|---|
| **Compliance** | ❖ The site is within an established heavy industrial area. This is supported by its Heavy Industrial Land Use Map designation and surrounding HI District zoning. The allowance of the requested use will be in harmony with the area and development plans of the city. |

Below is the proposed language to the text amendment associated with this special use permit.

**Storage or Stacking: Storage or stacking of motor vehicles or motor vehicle parts above six feet in height shall not be permitted unless the applicant can demonstrate that such stacking would not be visible or would be largely obscured from view from non-industrial areas and any roadway designated as a thoroughfare. Factors such as (but not limited to) distance to non-industrial areas and thoroughfares, or screening from such areas by utilizing vegetation, buildings or topography may be considered.**

This request meets that proposed standard based upon the following:

- There are no residential uses in the immediate area. The nearest non-industrial uses are a convenience store with gas pumps (GB district zoning) and Merita Bread Store/Distribution Facility (HI district zoning), both lying to the northwest across the railroad tracks along the west side of W. Kivett Drive. These uses are approximately 275 feet from the proposed salvage yard (measured from property line to property line). The nearest thoroughfare is W. Kivett Drive which is 180 to 220 feet northwest of the site.
- The topography of the raised railroad tracks, which is 8 – 10 feet higher than the storage area upon the special use permit site, and existing vegetation along the railroad tracks effectively screens activity of the proposed salvage yard use from W. Kivett Drive. Looking towards the site from the W. Kivett Drive frontage of the convenience store and bread store, one cannot view ground level of the proposed salvage yard; only the third floor windows of the building upon the salvage yard site are visible.

## Recommendation

**Staff recommends approval**

Subject to approval of Text Amendment Case 11-03 and based upon the above noted preliminary findings, the Planning and Development Department recommend approval of this request. The Planning and Development Department finds that the request to allow a Salvage Yard, Scrap Processing and Salvage Yard, Auto Parts use upon this site, in the Heavy Industrial (HI) zoning district, will not negatively impact adjacent properties and will be in harmony with the area.

## Report Preparation

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

**Transportation**

NORTH CAROLINA'S INTERNATIONAL CITY™

April 12, 2011

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

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

**Subject:** **Rezoning Case #11-04,** Central Recycling, LLC. Property located at the southwest corner of Millis Street and Taylor 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 Millis Street and Taylor Avenue:

Access

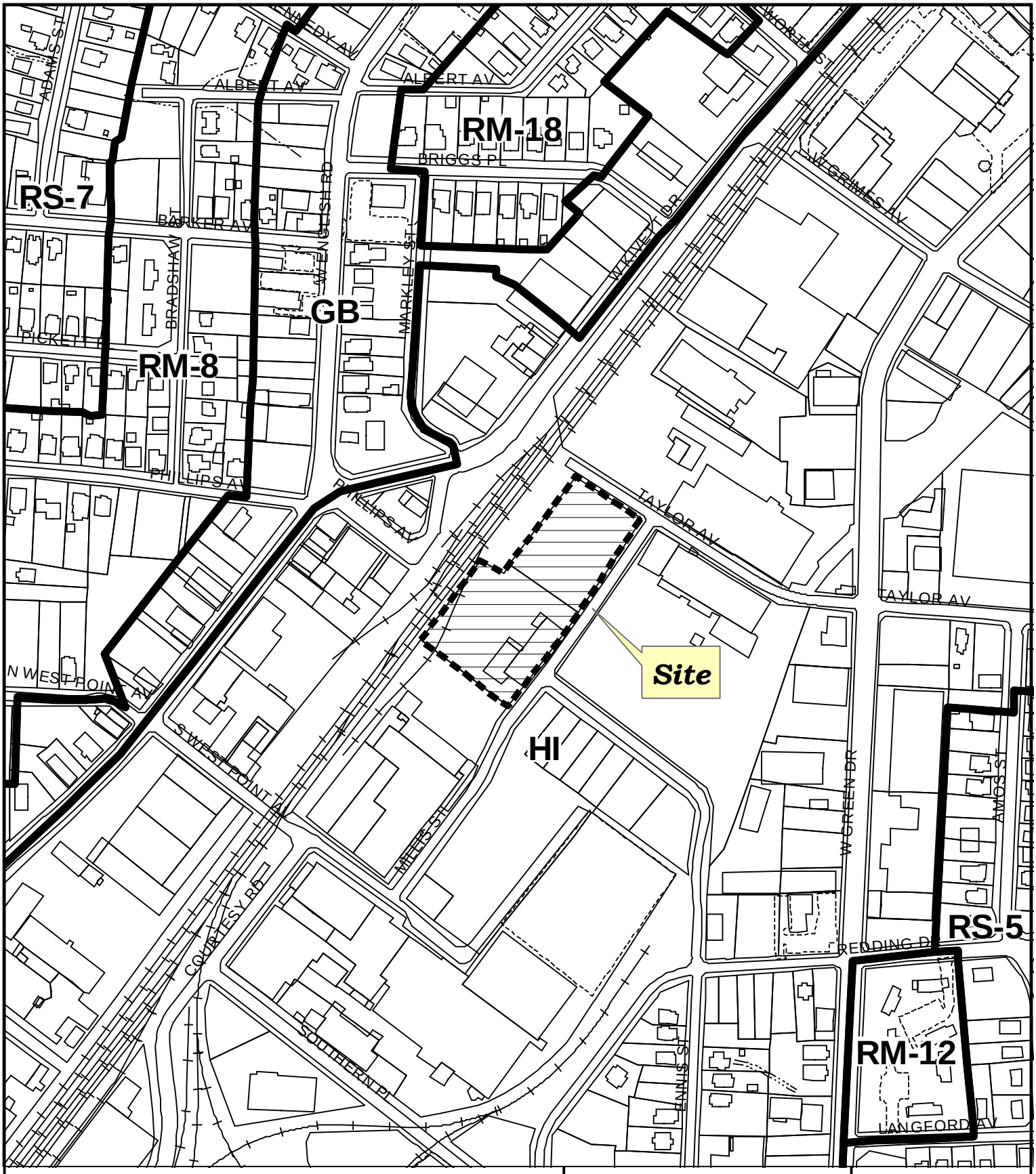
The two (2) existing driveway access points, one off Millis Street and one off Taylor Avenue closest to the intersection of Taylor Avenue and Millis Street, shall be removed. The elimination of these driveways shall include the removal of any paving/gravel associated with the access point and the installation of standard curb and gutter.

The two (2) access points to the site along Millis Street (one directly north of the building and one directly south of the building) shall be upgraded to meet current standards of the driveway ordinance for an industrial use.

The work associated with the driveways shall be completed prior to issuance of certificate of occupancy. The City of High Point Transportation Director shall approve all construction and improvements.

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

City of High Point, P.O. 230, 211 South Hamilton Street, High Point, NC 27261 USA
Office: 336.883.3225 Fax: 336.883.8568 TDD: 336.883.8517




# SPECIAL USE PERMIT 11-04

**Request: To allow salvage yard, scrap processing use.**

**Existing Zoning Boundary**

**Subject Property Boundary**

**Planning & Development Department**

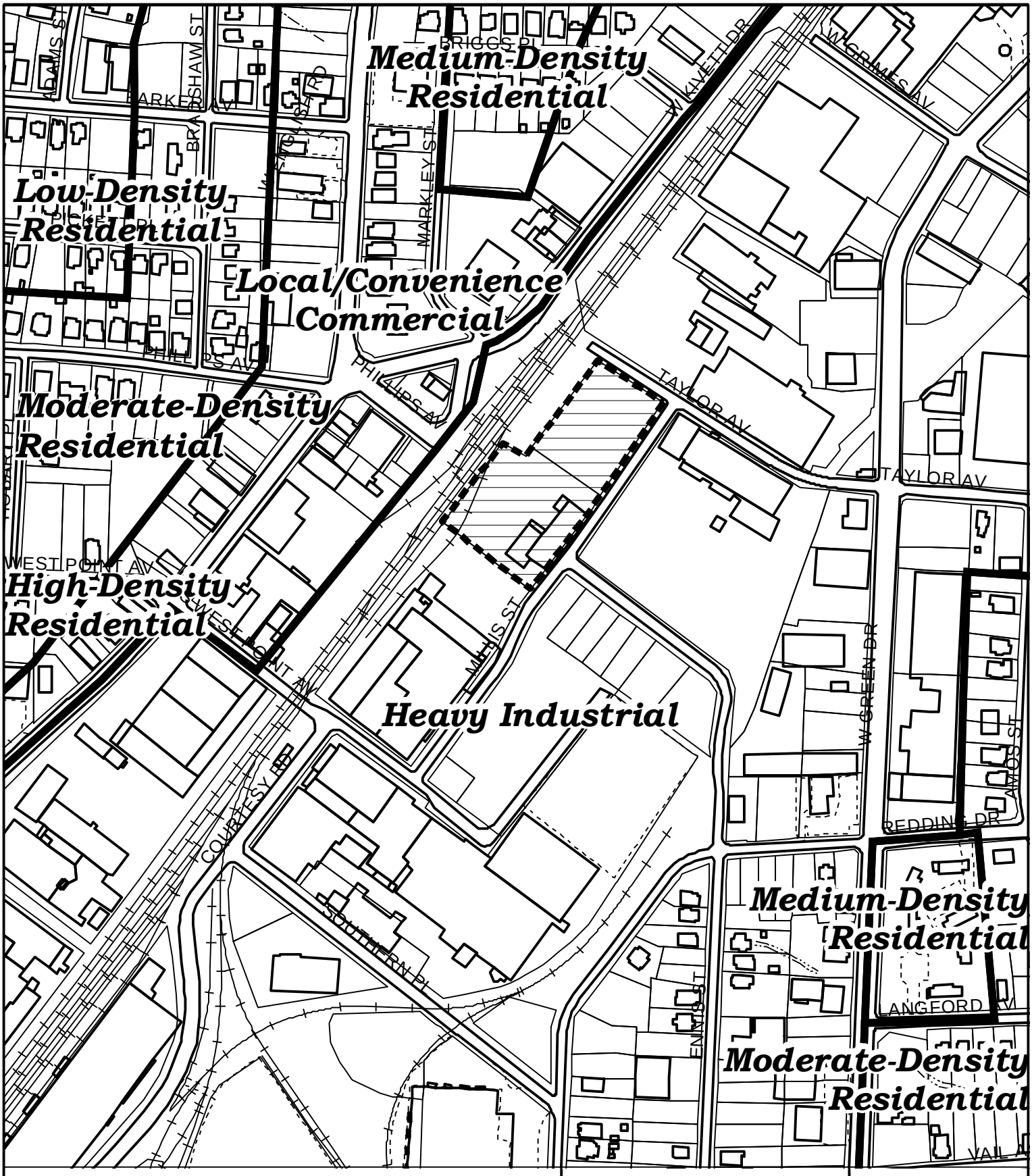
**City of High Point**

**Date: April 19, 2011**

N

**Scale: 1'=300'**

y:/ba-pz/2011/pz/sup11-06.mxd




# SPECIAL USE PERMIT 11-04

**Land Use Plan**

**Existing Land Use Plan**
**Subject Property Boundary**

**Planning & Development Department**

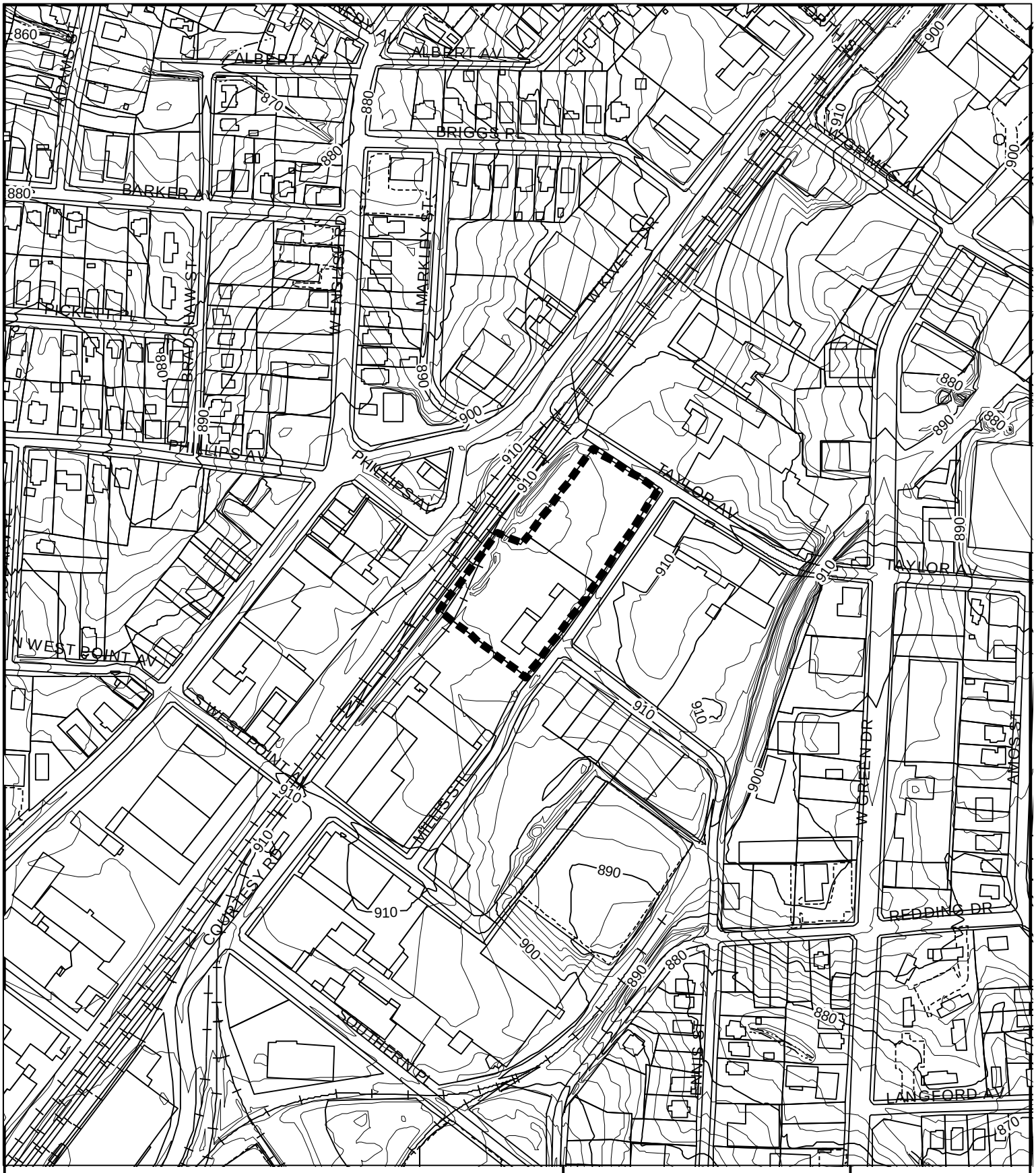
**City of High Point**

**Date: April 19, 2011**

N

**Scale: 1'=300'**

y:/ba-pz/2011/pz/sup11-04.mxd




# SPECIAL USE PERMIT 11-04

**Topography**

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

**Planning & Development Department**

**City of High Point**

**Date: April 19, 2011**

N

**Scale: 1'=300'**

y:/ba-pz/2011/pz/sup11-04topo.mxd

SPECIAL USE PERMIT 11-04
ALBERT AV
BRIGGS PL
BARKER AV
PICKETT PL
BRADSHAW ST
W ENGLISH RD
MARKLEY ST
W KIVETT DR
EDGEWORTH ST
W CRIMES AV
PHILLIPS AV
TAYLOR AV
HOBART PL
N WEST POINT AV
S WEST POINT AV
MELLS ST
W GREEN DR
REDDING DR
COURTESY RD
SOUTHERN PL
ENNIS ST
LANGFORD AV

**SPECIAL USE PERMIT 11-04**
**CITY OF HIGH POINT, NORTH CAROLINA**

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

**USE:** Salvage Yard Scrap Processing (SIC 5093)
Salvage Yard, Auto Parts (SIC 5015).

**CONDITIONS:**

1. The two (2) existing driveway access points, one off Millis Street and one off Taylor Avenue closest to the intersection, shall be removed. The elimination of these driveways shall include the removal of any paving/gravel associated with the access point and the installation of standard curb and gutter. This shall be completed prior to the issuance of a certificate of occupancy.

2. The two (2) driveway access points to the site along Millis Street (one directly north of the building and one directly south of the building) shall be upgraded to meet current standards of the driveway ordinance for an industrial use. This shall be completed prior to the issuance of a certificate of occupancy.

DESCRIPTION OF PROPERTY: A 2.8 acre parcel lying west of the intersection of Taylor Avenue and Millis Street (800 and 812 Millis Street). The site is also known as Guilford County Tax Parcels 0172333 and 0172335.

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

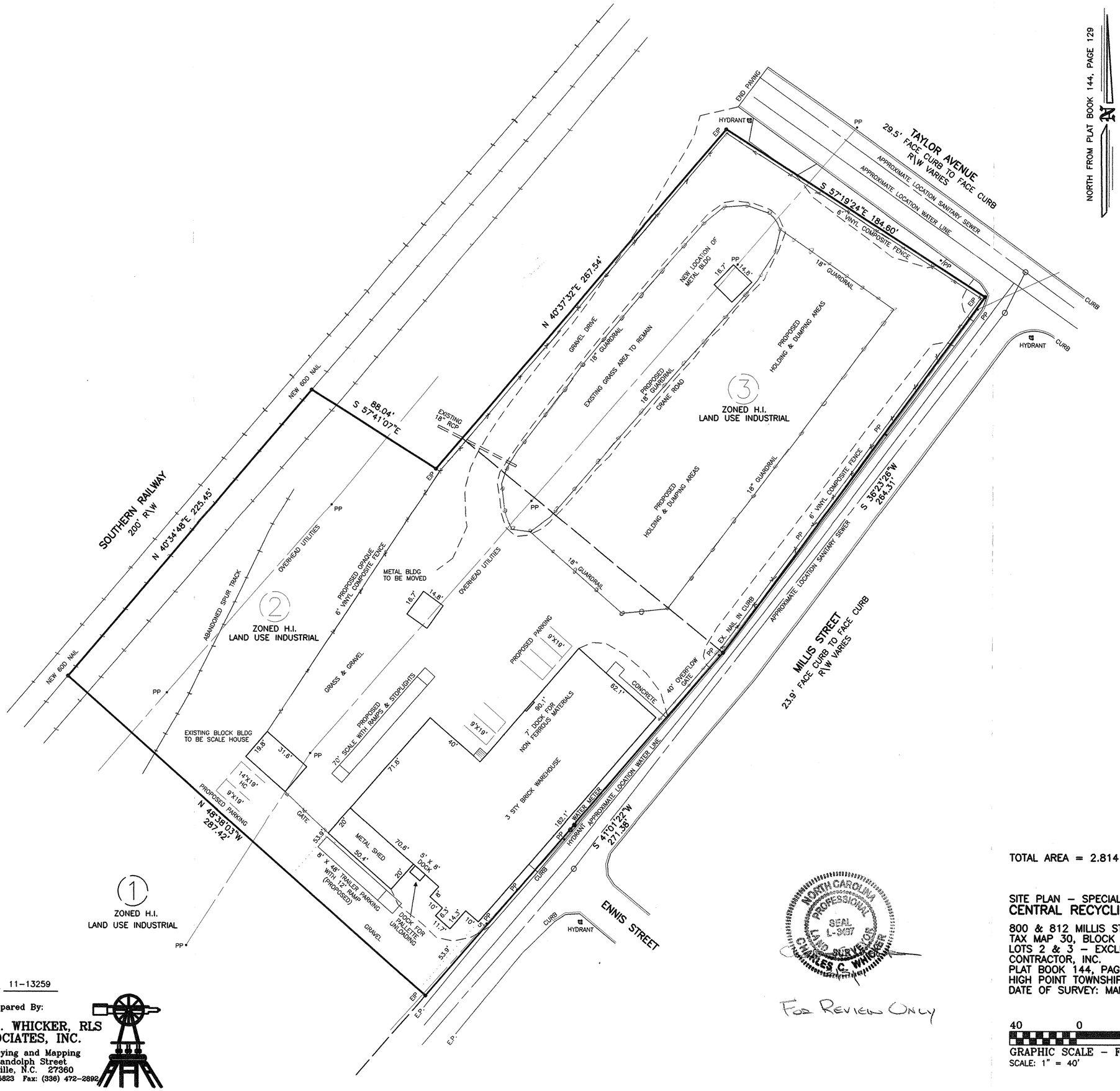
This Special Use Permit shall become void after eighteen (18) months from the date of City Council approval unless the Special Use authorized has begun and/or a footing inspection has been approved. If the Special Use authorized is discontinued for a period exceeding eighteen (18) months or replaced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

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

SPECIAL USE PERMIT 11-04 THE ACCOMPANYING SITE PLAN WERE APPROVED BY THE CITY COUNCIL OF HIGH POINT, NORTH CAROLINA ON THE ___TH DAY OF MAY, 2011.

_____ _____

Lisa B. Vierling Date
City Clerk




Note:
Survey based on existing irons and is subject to any easements, rights-of-way or agreements of record prior to this survey.

EIP = Existing Iron Pipe EIS = Existing Iron Stake
NIP = New Iron Pipe NIS = New Iron Stake
PL = Property Line CL = Center Line
ECM = Existing Concrete Monument
E.P.K. = Existing Parker Kalon Nail
N.P.K. = New Parker Kalon Nail
R.O.W. (R\W) = Right of Way

All areas calculated by coordinate Geometry.

—△— C.P. = Calculated Point (No Point Set)

TOTAL AREA = 2.814 ACRES

SITE PLAN – SPECIAL USE PERMIT FOR:
**CENTRAL RECYCLING, LLC**

800 & 812 MILLIS STREET, HIGH POINT, N.C.
TAX MAP 30, BLOCK 1, LOT 1 & MAP 29, BLOCK 2, LOT 1
LOTS 2 & 3 – EXCLUSION MAP FOR C. WAYNE MCDONALD CONTRACTOR, INC.
PLAT BOOK 144, PAGE 129
HIGH POINT TOWNSHIP – GUILFORD COUNTY
DATE OF SURVEY: MARCH 2, 2011

40 0 40 80 120
GRAPHIC SCALE – FEET
SCALE: 1" = 40'

NORTH CAROLINA PROFESSIONAL SEAL L-3457 LAND SURVEYOR CHARLES C. WHICKER

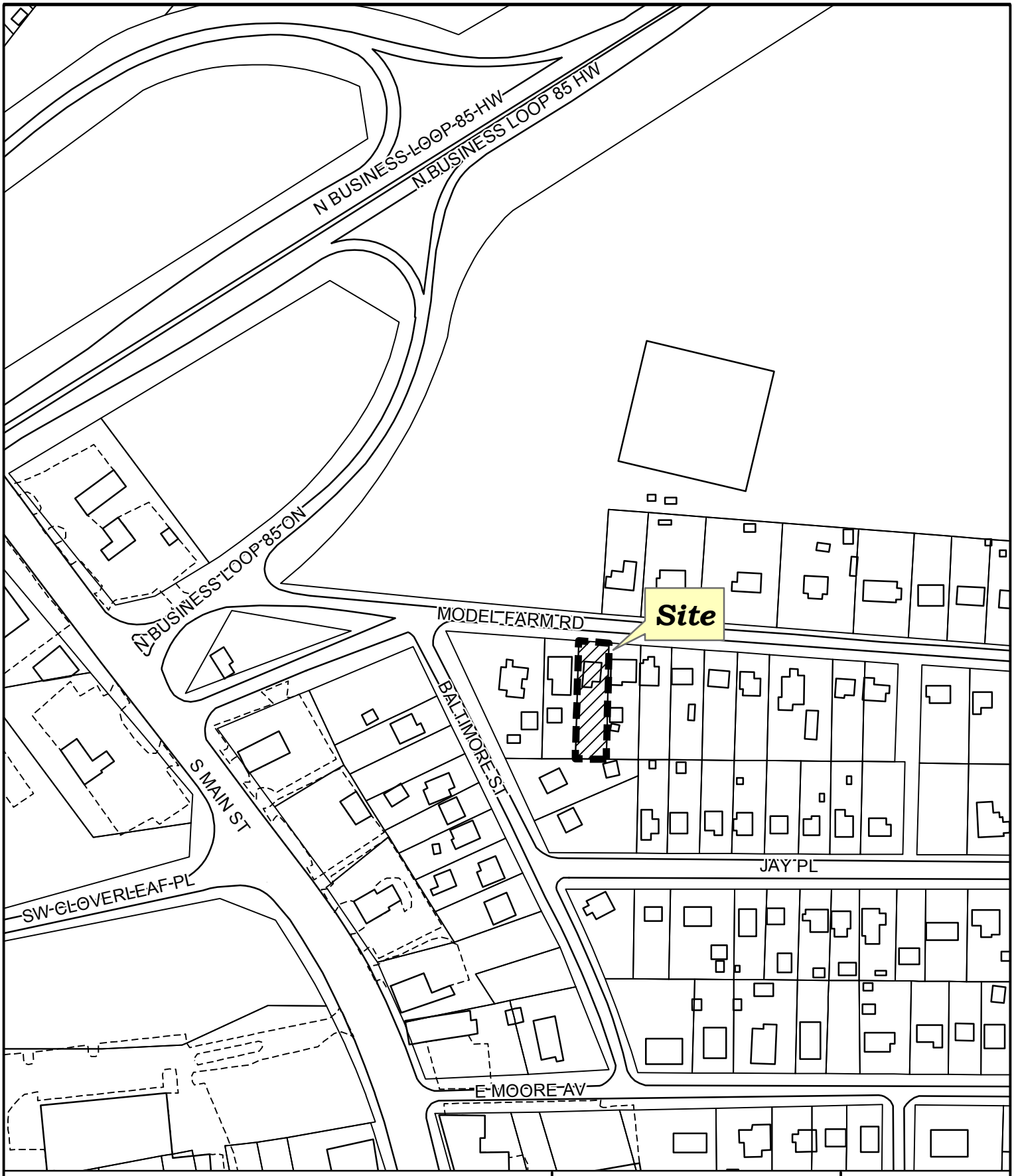
For Review Only

Job No. 11-13259


Prepared By:
CHARLES C. WHICKER, RLS & ASSOCIATES, INC.
Land Surveying and Mapping
17-B Randolph Street
Thomasville, N.C. 27360
Bus: (336) 472-5823 Fax: (336) 472-2892

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

| | |
|---|---|
| **ORDINANCE REQUEST:** | Ordinance to Vacate |
| **PROPERTY ADDRESS:** | 206 Model Farm Road |
| **OWNER:** | Oamar Zaman and Uzma R. Raga |
| **FIRST INSPECTION:** 3-14-2011 | Number of Violations: Major 5 Minor 10<br>1) windows painted shut throughout house<br>2) no operable smoke detector<br>3) broken electrical wires, exposed at stove outlet<br>4) GFCI outlet required at kitchen sink<br>5) overloaded electrical system; breakers trip if too many items plugged into outlets in bedroom |
| **HEARING RESULTS:** 3-28-2011 | The owner did not appear for the hearing. During the hearing the following findings of fact were established. There are numerous violations of the Minimum Housing Code. The dwelling was occupied by two adults and two children at the time of the inspection. The tenants moved from the dwelling on 4-29-2011. The utilities have been placed on hold. The ordinance is requested to allow the inspector to vacate, close and placard the dwelling in accordance with state statute. |
| **ORDER(S) ISSUED:** 3-28-2011 | Order to Repair 3-28-2011 with a compliance date of 4-28-2011 |
| **APPEALS:** | No appeals to date. |
| **OWNER** | There have been no permits and repairs have not started. |
| **ACTIONS: EXTENSIONS:** | None requested by owner. |
| **CURRENT STATUS:** 3-8-2011 | Conditions still exist. Dwelling is vacant and secure. |




# 206 Model Farm Road

**Ordinance to Vacate/Close**

**Location of subject property**

**Department of Planning and Development**

**City of High Point**

**Date: May 10, 2011**

N

**Scale: 1'=200'**

y:/ba-pz/Inspection/vacate

206 Model Farm Road

**City of High Point**

***Capital Improvement Program 2012-2016***

401610 | 401-Cap Projs-Transportation

***Project Summary Form***

| | | | | | |
|---|---|---|---|---|---|
| Requesting Department: | 401-Transportation Services | Division: | | Project Number: | *CIP-00142* |
| Project Title: | Johnson St/Sandy Ridge Rd Widening | | | | |
| Project Location: | North High Point | Project Contact: | Mark McDonald | Project Photo: | |

Description: Widening existing Johnson Street/Sandy Ridge Road to four or six-lane divided roadway from Skeet Club Road to I-40. Project to include sidewalks, per City Policy. City match for Federal funding; planning, environmental, design construction plans and specifications, and early

Justification: Improve safety and capacity of existing roadway, provide for continued growth in fast developing area. Provide additional access to Airport and I-40. Help to reduce congestion on NC 68 Corridor.

| PROJECTED STATUS As of June 30, 2011 | |
|---|---|
| 2010-11 Appropriation | $0 |
| Current Budget Amt: | $1,300,000 |
| Total Expenditures: | $0 |
| Projected Balance: | $1,300,000 |

| | | | |
|---|---|---|---|
| Project Type: | Road extensions | | |
| Project Status | Previously Authorized | | |
| FY 11-12 Request | Funded | Yes | |
| $1,460,952 | | | |

| | | |
|---|---|---|
| Project Dates | Dept Priority: | 1 |
| Project Begin Date: | | |
| March 01, 2011 | CIP Priority: | 10 |
| Estimated Complete Date: | | |
| June 30, 2016 | Ongoing | |

| ***Appropriation / Expense Plan*** | FY 2011-2012 | FY 2012-13 | FY 2013-14 | FY 2014-15 | FY 2015-16 | Total |
|---|---|---|---|---|---|---|
| Planning/Design | $162,500 | $162,500 | $0 | $0 | $0 | $325,000 |
| Engineering | $0 | $1,460,952 | $0 | $0 | $0 | $1,460,952 |
| Land/Right of Way | $0 | $0 | $1,460,952 | $1,798,452 | $0 | $3,259,404 |
| Construction | $0 | $0 | $0 | $0 | $21,054,326 | $21,054,326 |
| Equip/Furnishings | $0 | $0 | $0 | $0 | $0 | $0 |
| Contingency | $0 | $0 | $0 | $0 | $0 | $0 |
| Other | $0 | $0 | $0 | $0 | $0 | $0 |
| **Total Appropriation/Exp Plan** | $162,500 | $1,623,452 | $1,460,952 | $1,798,452 | $21,054,326 | $26,099,682 |

| ***Financing Plan*** | FY 2011-2012 | FY 2012-13 | FY 2013-14 | FY 2014-15 | FY 2015-16 | Total |
|---|---|---|---|---|---|---|
| General Fund | $162,500 | $162,500 | $0 | $128,250 | $128,250 | $581,500 |
| GO Bonds/Authorized | $0 | $0 | $0 | $0 | $0 | $0 |
| GO Bonds/UnAuthorized | $0 | $0 | $500,000 | $2,500,000 | $5,000,000 | $8,000,000 |
| GO Bonds/Two-Thirds | $0 | $0 | $0 | $0 | $0 | $0 |
| Enterprise Funds | $0 | $0 | $0 | $0 | $0 | $0 |
| State/Federal Agency (NCDOT) | $1,298,452 | $1,298,452 | $1,298,452 | $1,811,413 | $11,811,413 | $17,518,182 |
| Revenue Bonds | $0 | $0 | $0 | $0 | $0 | $0 |
| Installment Contract | $0 | $0 | $0 | $0 | $0 | $0 |
| Other Local Gov't | $0 | $0 | $0 | $0 | $0 | $0 |
| Grants | $0 | $0 | $0 | $0 | $0 | $0 |
| Other | $0 | $0 | $0 | $0 | $0 | $0 |
| Prior Year Balance | $0 | $0 | $0 | $0 | $0 | $0 |
| ***Total Financing Plan*** | $1,460,952 | $1,460,952 | $1,798,452 | $4,439,663 | $16,939,663 | $26,099,682 |

| ***Operating Impact*** | FY 2011-2012 | FY 2012-13 | FY 2013-14 | FY 2014-15 | FY 2015-16 | Total |
|---|---|---|---|---|---|---|
| Personnel | $0 | $0 | $0 | $0 | $0 | $0 |
| Operating Expense | $0 | $0 | $0 | $0 | $0 | $0 |
| Capital Outlay | $0 | $0 | $0 | $0 | $0 | $0 |
| (Minus Revenues) | $0 | $0 | $0 | $0 | $0 | $0 |
| ***Net Operating Impact*** | $0 | $0 | $0 | $0 | $0 | $0 |

**Notes:**

COMMUNITY DEVELOPMENT & HOUSING

Michael E. McNair
DIRECTOR OF COMMUNITY DEVELOPMENT & HOUSING

HIGH POINT
NORTH CAROLINA'S INTERNATIONAL CITY™

**MEMORANDUM**

DATE: **May 11, 2011**

TO: Randy McCaslin, Assistant City Manager

FROM: Michael E. McNair, Director

SUBJECT: Lead Hazard Control Grant & Healthy Homes Application

The U.S. Department of Housing and Urban Development has recently announced that it is making grants available to help eliminate dangerous lead-based paint from lower income households and to protect young children from lead poisoning. The City of High Point successfully applied for a $3 million Lead Hazard Control grant in 2008. Under the current lead grant the City has remediated 189 units and expended approximately $2.42 million dollars. As a direct result of the City's lead remediation program, 94 children under the age of six now have lead free home environments. Additionally, staff has successfully partnered with local agencies such as the United Way and Guilford County Public Health Department to establish the Lead Safe High Point initiative. More detailed information about lead based paint hazards, the partners and the initiative can be found at the Lead Safe High Point website at http://www.leadsafehp.org/ .

The City is eligible to apply for refunding due to its tenure in the program and its performance in meeting program milestones; under-performing grantees are not eligible for re-funding. Staff proposes to apply for a second $3 million Lead Hazard Control grant to continue lead remediation activities begun under the current grant. Additionally we also propose to apply for $150,000 to assist in the promotion and development of programs to address multiple housing-related health hazards. Consequently, the requested funding amount totals $3.15 million. Applicants for this funding are required to submit a resolution passed by the governing body. Staff requests favorable consideration of the attached resolution to authorize submission of the application for Lead Hazard Control Grant & Healthy Homes funding to HUD.

Attachment: Resolution for Lead Hazard Control Grant & Healthy Homes Application

# RESOLUTION

*RESOLUTION PROVIDING CONSENT TO A HEALTHY HOMES & LEAD-BASED PAINT HAZARD CONTROL GRANT FROM THE FEDERAL GOVERNMENT'S HOUSING AND URBAN DEVELOPMENT (HUD) DEPARTMENT IN THE AMOUNT OF $3.15 MILLION.*

**WHEREAS**, the City Council of the City of High Point (the "City") met in High Point, North Carolina at 9:00 a.m. on the 19th day of May, 2011; and

**WHEREAS**, the City of High Point's Community Development and Housing Department recognizes that lead based paint exists within the city's housing stock and constitutes a danger to the occupants is making application to HUD for a $3.15 million Healthy Homes & Lead-Based Paint Hazard Control Grant. The purpose of the Healthy Homes & Lead-Based Paint Hazard Control Program Grant is to assist states and local governments in undertaking comprehensive programs to identify and control lead hazards in eligible privately owned housing for rental or owner-occupants.

**WHEREAS**, under this grant application, between 200-210 units will receive lead hazard control work in the City of High Point, benefiting low to moderate income homeowners or tenants living in low cost housing, with prioritization given to homes having a child under six years of age, with most homes being located in targeted communities. The project duration will be 36 months commencing on October 1, 2011.

**WHEREAS,** HUD's application for the Healthy Homes & Lead-Based Paint Hazard Control Grant is due on Thursday, June 9, 2011; and

**WHEREAS,** the City has determined that it has no objection to this application; and

**WHEREAS,** the City acknowledges that there is a need for decent, safe, and sanitary affordable housing within the City of High Point;

**NOW, THEREFORE, BE IT RESOLVED BY THE HIGH POINT CITY COUNCIL:**

1. Upon recommendation of Mr. Michael E. McNair, Director, Community Development & Housing Department, the City Council of High Point does hereby approve that the said agency apply to HUD for the Healthy Homes & Lead-Based Paint Hazard Control grant in the amount of $3.15 million.

2. This resolution shall take effect immediately upon its passage.

I, Lisa B. Vierling, MMC, Clerk to the City Council for the City of High Point, North Carolina DO HEREBY CERTIFY that the foregoing is a true and complete copy of so much of the proceedings of the City Council for said City at a regular meeting duly called and held May 19, 2011 as it relates in any way to the resolution hereinabove set forth, and that said proceedings are recorded in Minute Book 86 of the minutes of said Council. Pursuant to state law, a current copy of a schedule of regular meetings of this Council is on file in my office.

WITNESS my hand and the common seal of said City, this 19th day of May, 2011.

_____

City Clerk

(SEAL)

5-A-2011 HPCC
#110103
110104

SMITH MOORE LEATHERWOOD

May 17, 2011

G. Lee Burnette, Director
City of High Point Planning Department
P.O. Box 230
High Point, NC 26261

Re: Central Recycling, LLC
Text Amendment Case # 11-03

Dear Lee,

On behalf of Central Recycling I offer a stricter proposal for the City Council's consideration in Text Amendment Case 11-03. The current proposal eliminates the 5 acre minimum entirely because it is a standard that is derived from another industry and use and is irrelevant and unrelated to this industry.

Central Recycling hereby amends its application by requesting to reduce the minimum size to 2.5 acres.

Sincerely,

SMITH MOORE LEATHERWOOD LLP

Thomas E. Terrell, Jr.

TET/kwc

cc: Becky Smothers, Mayor
Chris Whitley, Committee Chairman
Bob Robbins
Doug Loveland

Direct 336.378.5412 | Fax 336.433.7482 | tom.terrell@smithmoorelaw.com
Smith Moore Leatherwood LLP ▪ Attorneys at Law ▪ www.smithmoorelaw.com
300 North Greene Street Suite 1400 PO Box 21927 (27420) Greensboro, NC 27401 ▪ 336.378.5200
Atlanta, GA ▪ Charleston, SC ▪ Charlotte, NC ▪ Greensboro, NC ▪ Greenville, SC ▪ Raleigh, NC ▪ Wilmington, NC

Publish four (4) consecutive weeks: **May 27, June 3, 10, & 17, 2011**

# RESOLUTION OF INTENT TO CONSIDER A STREET ABANDONMENT (Case # SA11-05)

WHEREAS, the City Council is requested to abandon an improved portion of Armory Drive beginning approximately 450 feet east of the terminus of Armory Drive.

WHEREAS, G.S. 160A-299 requires the Council to first adopt a resolution declaring its intent to abandon the street and calling a public hearing on the question. This portion of Armory Drive is within High Point's Extraterritorial Jurisdiction (ETJ) which gives the City the authority to abandon the right-of-way;

NOW, THEREFORE BE IT RESOLVED, THAT THE COUNCIL declares its intent to consider the abandonment of the street above described and sets Monday, June 20, 2011, 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 abandonment of said street.

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

Further information pertaining to this request is available at the Planning and Development 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 16th day of May, 2011.

Lisa B. Vierling, City Clerk

Petition Submitted By: State of North Carolina (NC National Guard)

## STREET ABANDONMENT REQUEST SA11-05

**Applicant: North Carolina Army National Guard**
**Area: 0.52 acres**

**Location of requested street abandment**

**Planning & Development Department**

**City of High Point**

**Date: May 10, 2011**

N

**Scale: 1'=300'**

y:/ba-pz/2011/pz/sa11-05.mxd

**Public Services Department**

**Richard D. McMillan, P.E.**
ASSISTANT DIRECTOR

HIGH POINT
NORTH CAROLINA'S INTERNATIONAL CITY™

# ***MEMORANDUM***

**DATE:** May 9, 2011

**TO**: Pat Pate, Assistant City Manager
W. Chris Thompson, PE, Director of Public Services

**FROM**: Richard D. McMillan, P.E., Asst. Director of Public Services

**SUBJECT**: Agenda Item – Asphalt Materials for City's Operations

---

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

> **Consideration and approval for the contract with Sharpe Brothers and Thompson-Arthur Paving for various asphalt products under a unit price contract for the 2011-12 fiscal budget. This contract provides asphalt under unit prices for various City Departments and the contract amount will vary depending on usage.**

The quoted unit prices are for various asphalt materials only – purchased from the plant. Departments will use the supplier closest to their site or is making a specific asphalt product. This material will be used for a number of roadway repairs such as potholes repair, base repairs, paving, utility cuts, parking lots, and others.

This contract will be used by several City Departments. Funding for this contract will vary and be made from operating budgets. Expected usage is expected to be about $519,690.00 for the fiscal year.

If you have any questions, please contact me.

pc: Bob Martin, Purchasing Director
Patty Sykes, Purchasing
File

## BID INFORMATION AND RECOMMENDATION

**BID # 33-050411** **DATE OPENED: May 6, 2011**

**DESCRIPTION: Asphalt City Wide**

**BID PACKAGES DISTRIBUTED: 5** **DEPARTMENT: Various**

**SOURCE OF FUNDS: Various** **BUDGETED AMOUNT: Various**

**PURPOSE:** To purchase asphalt materials to repair and replace existing asphalt in roadways after repairs are completed on utilities or roadway repairs.

**COMMENTS**: Departments will use the supplier which is closest to the job site or are producing materials that are required at the time of repair. This contract is for City-wide repairs from July 1, 2011 to June 30, 2012.

**BID TABULATION**

| | | | Sharpe Brothers | | Thompson-Arthur | | Larco | |
|---|---|---|---|---|---|---|---|---|
| **Description** | **Qty** | **Unit** | **Unit** | **Amount** | **Unit** | **Amount** | **Unit** | **Amount Bid** |
| Asphalt Conc. Surface Course, Type SF 9.5A | 700 | Tons | $ 27.00 | $18,900.00 | $29.00 | $20,300.00 | $35.00 | $24,500.00 |
| Ashalt Conc. Surface Course, Type S 9.5 B | 7170 | Tons | $ 27.00 | $193,590.00 | $29.00 | $207,930.00 | $35.00 | $250,950.00 |
| Asphalt Conc. Intermediate Course, Type I 19.0B | 1000 | Tons | $ 28.00 | $28,000.00 | $30.00 | $30,000.00 | $33.00 | $33,000.00 |
| Asphalt Conc. Base Course Type B 25.0 B | 500 | Tons | $ 28.00 | $14,000.00 | $30.00 | $15,000.00 | $33.00 | $16,500.00 |
| Asphalt Binder For Plant Mix | 510 | Tons | $ 520.00 | $265,200.00 | $530.00 | $270,300.00 | $530.00 | $270,300.00 |
| | | | | | | | | |
| **GRAND TOTAL** | | | **$** | **519,690.00** | **$** | **543,530.00** | **$** | **595,250.00** |

The **PURCHASING DEPARTMENT AND PUBLIC SERVICES DEPARTMENT** recommends that a unit price contract for **APHALT CITY WIDE** be awarded jointly to **SHARPE BROTHERS AND THOMPSON-ARTHUR PAVING. Usage is expected to be approximately $602,000.**

DATE OF RECOMMENDATION: May 6, 2011

Approved by:
Strib Boynton, CITY MANAGER

Publish four (4) consecutive weeks: **May 27, June 3, 10, & 17, 2011**

# RESOLUTION OF INTENT TO CONSIDER A STREET ABANDONMENT (Case # SA11-04)

WHEREAS, the City Council is requested to abandon an improved portion of North Avenue located between Fifth Street (including intersection) and Willoubar Terrace.

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

NOW, THEREFORE BE IT RESOLVED, THAT THE COUNCIL declares its intent to consider the abandonment of the street above described and sets Monday, June 20, 2011, 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 abandonment of said street.

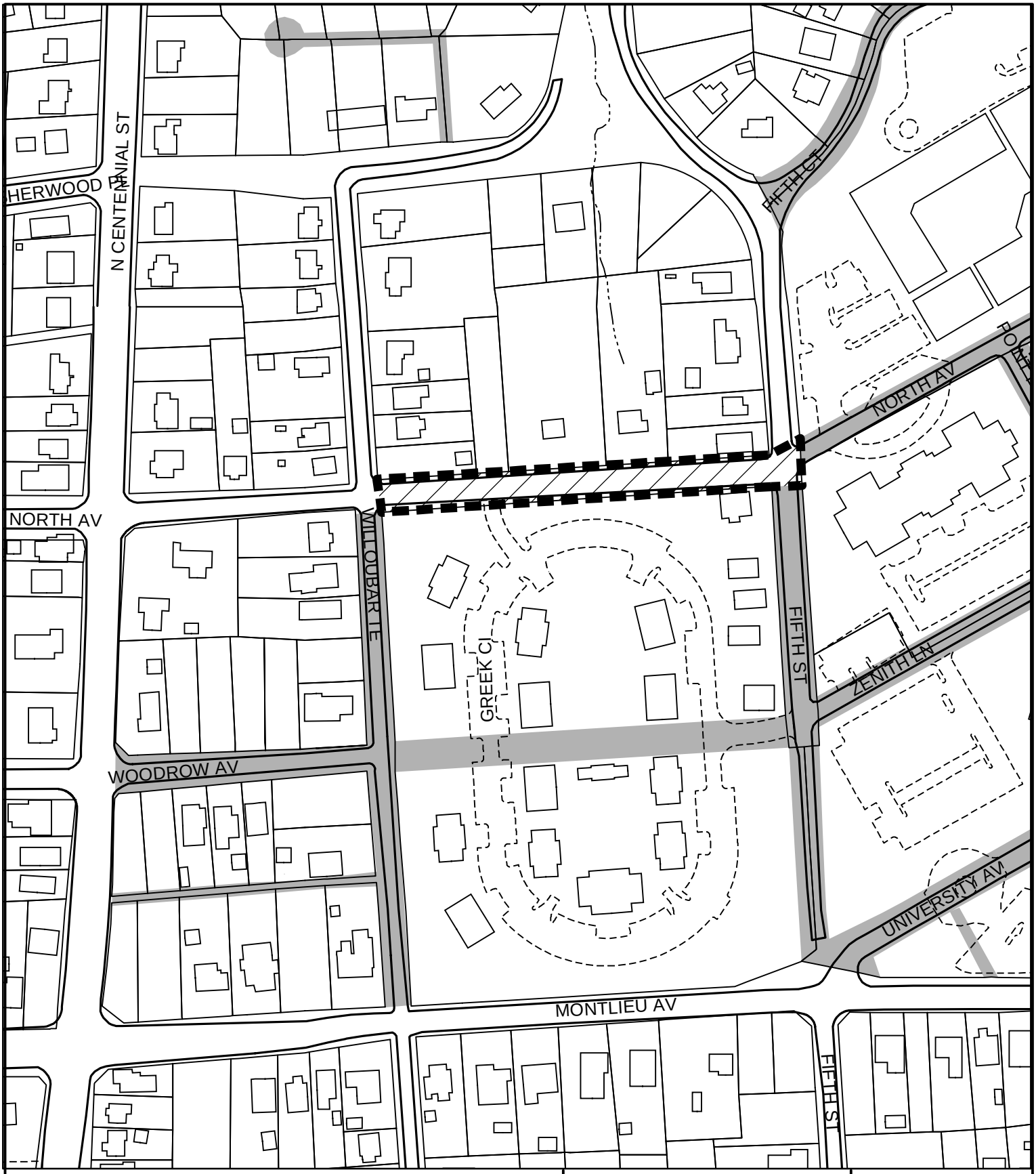
Persons wishing to be heard either for or against the said street abandonment are asked to be present for the hearing. The meeting facilities of the City of High Point are accessible to people with disabilities. If you need a special accommodation, call 336/883-3298 or TDD# 336/883-8517.

Further information pertaining to this request is available at the Planning and Development 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 16th day of May, 2011.

Lisa B. Vierling, City Clerk

Petition Submitted By: High Point University




**STREET ABANDONMENT REQUEST SA11-04**

**Applicant: High Point University**

**Area: 0.76 acres**

**Location of requested street abandonment**

**Previously abandoned right-of-ways**

**Planning & Development Department**

**City of High Point**

**Date: April 26, 2011**

N

**Scale: 1'=200'**

y:/ba-pz/2011/pz/sa11-04.mxd

# RESOLUTION

*RESOLUTION PROVIDING CONSENT TO A HEALTHY HOMES & LEAD-BASED PAINT HAZARD CONTROL GRANT FROM THE FEDERAL GOVERNMENT'S HOUSING AND URBAN DEVELOPMENT (HUD) DEPARTMENT IN THE AMOUNT OF $3.15 MILLION.*

**WHEREAS**, the City Council of the City of High Point (the "City") met in High Point, North Carolina at 9:00 a.m. on the 19th day of May, 2011; and

**WHEREAS**, the City of High Point's Community Development and Housing Department recognizes that lead based paint exists within the city's housing stock and constitutes a danger to the occupants is making application to HUD for a $3.15 million Healthy Homes & Lead-Based Paint Hazard Control Grant. The purpose of the Healthy Homes & Lead-Based Paint Hazard Control Program Grant is to assist states and local governments in undertaking comprehensive programs to identify and control lead hazards in eligible privately owned housing for rental or owner-occupants.

**WHEREAS**, under this grant application, between 200-210 units will receive lead hazard control work in the City of High Point, benefiting low to moderate income homeowners or tenants living in low cost housing, with prioritization given to homes having a child under six years of age, with most homes being located in targeted communities. The project duration will be 36 months commencing on October 1, 2011.

**WHEREAS,** HUD's application for the Healthy Homes & Lead-Based Paint Hazard Control Grant is due on Thursday, June 9, 2011; and

**WHEREAS,** the City has determined that it has no objection to this application; and

**WHEREAS,** the City acknowledges that there is a need for decent, safe, and sanitary affordable housing within the City of High Point;

**NOW, THEREFORE, BE IT RESOLVED BY THE HIGH POINT CITY COUNCIL:**

1. Upon recommendation of Mr. Michael E. McNair, Director, Community Development & Housing Department, the City Council of High Point does hereby approve that the said agency apply to HUD for the Healthy Homes & Lead-Based Paint Hazard Control grant in the amount of $3.15 million.

2. This resolution shall take effect immediately upon its passage.

I, Lisa B. Vierling, MMC, Clerk to the City Council for the City of High Point, North Carolina DO HEREBY CERTIFY that the foregoing is a true and complete copy of so much of the proceedings of the City Council for said City at a regular meeting duly called and held May 19, 2011 as it relates in any way to the resolution hereinabove set forth, and that said proceedings are recorded in Minute Book 86 of the minutes of said Council. Pursuant to state law, a current copy of a schedule of regular meetings of this Council is on file in my office.

WITNESS my hand and the common seal of said City, this 19th day of May, 2011.

Lisa B. Vierling

City Clerk

(SEAL)

Right of Way

Henry T. Moon, III
RIGHT OF WAY AGENT

NORTH CAROLINA'S INTERNATIONAL CITY™

**MEMORANDUM**

To: JoAnne Carlyle, Assistant City Attorney
From: Henry T. Moon HTM
Date: April 26, 2011
Subject: Sale of City Owned Property – Widening of Skeet Club Road

The North Carolina Department of Transportation is planning to widen Skeet Club Road from NC 68 (Eastchester Drive) to Johnson Street. This project will necessitate the sale of the following two parcels of city-owned property to the NCDOT.

1. The parcel located at the intersection of Waterview Road and Skeet Club Road that involves a .641 acre of right of way and a temporary construction easement containing .077 acre. NCDOT has offered $37,100.00 for this right of way and easement.

2. The parcel located at the Deep River Park that involves a .13 acre of right of way, a permanent drainage easement of 4,024 square feet and a temporary construction easement of 12,023 square feet. They have offered $30,000 for this right of way and easements.

These proposed acquisitions have been reviewed with the respective departments who see no issues of concern.

Please place this request on the May 16, 2011 agenda requesting City Council to authorize the City Attorney's office to proceed with the sale of these requested rights of ways and easements.

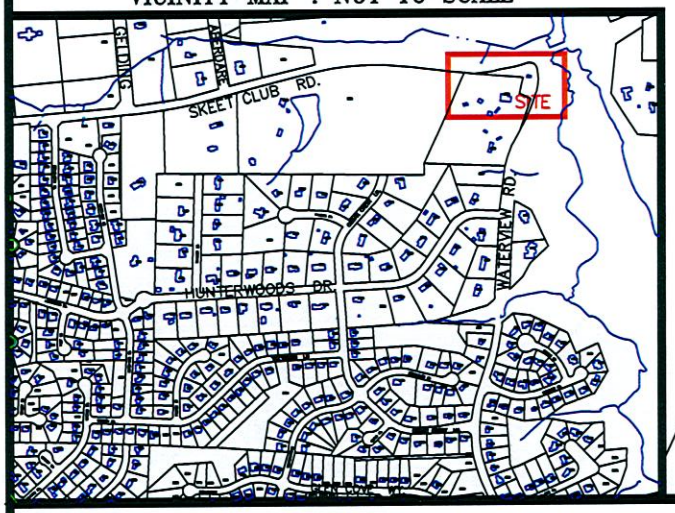
Cc: Cindy Smith
Pat Pate
Allen Oliver
Chris Thompson

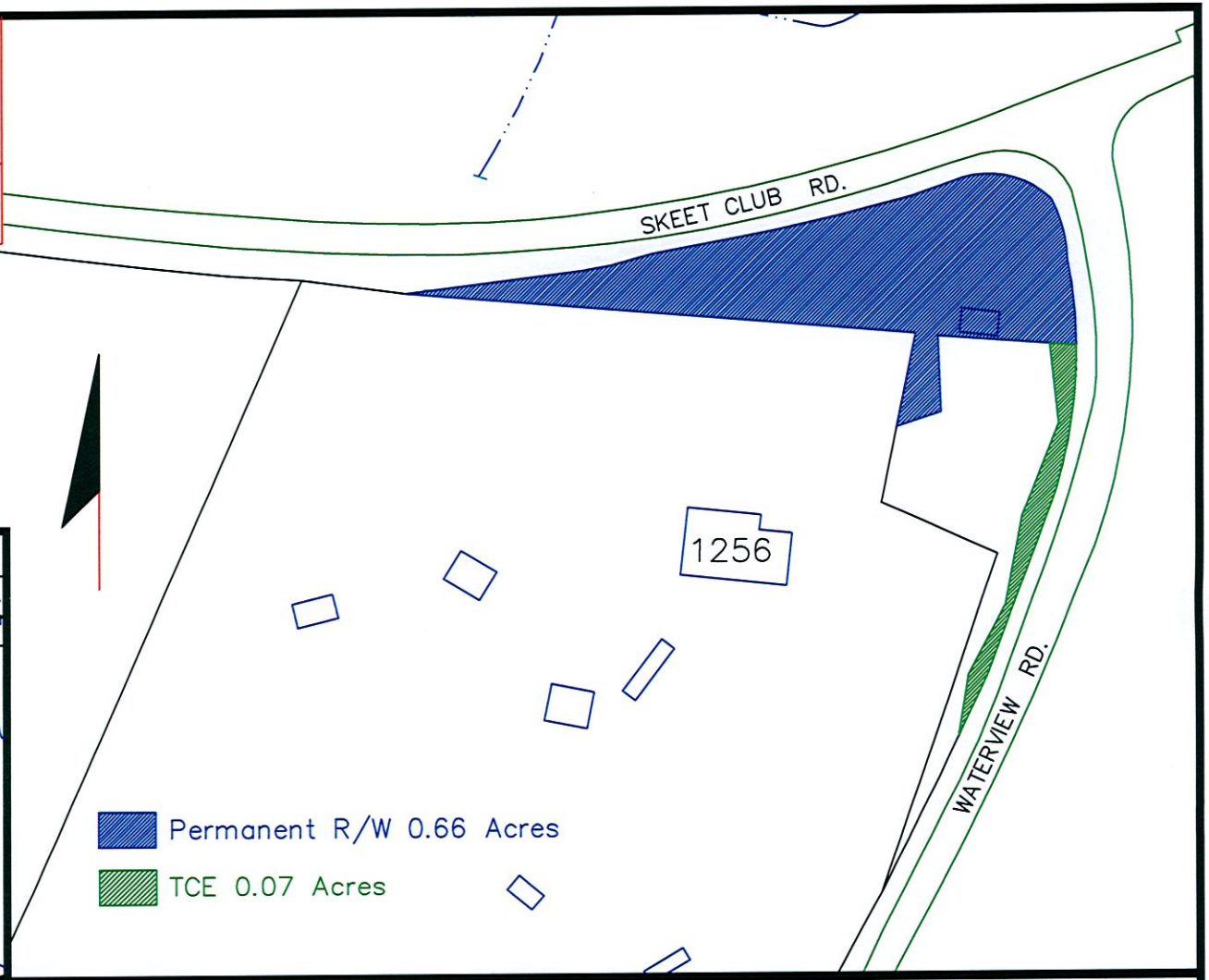
City of High Point, P.O. 230, 211 South Hamilton Street, High Point, NC 27261 USA
Phone: 336.883.3247 Fax: 336.883.3683 Cell: 336.688-6624
E-mail: henry.moon@highpointnc.gov

**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.

VICINITY MAP : NOT TO SCALE




CITY OF HIGH POINT
NORTH CAROLINA

ENGINEERING SERVICES
DEPARTMENT

SCALE: N.T.S. BY: MBN

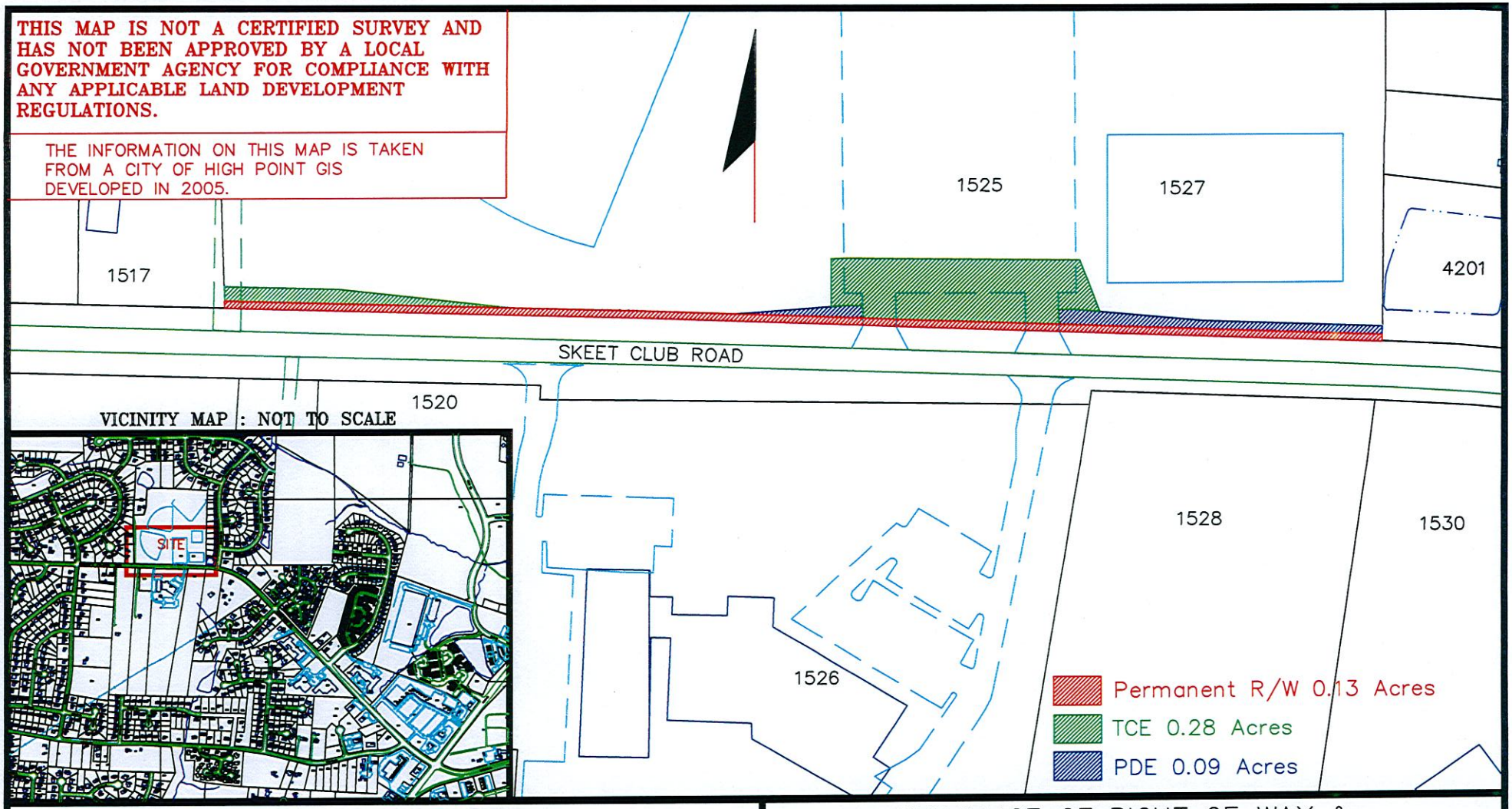
PURCHASE OF RIGHT OF WAY
& EASEMENT

PROPERTY OF CITY OF HIGH POINT
1256 SKEET CLUB ROAD
APPROXIMATELY 8.33 ACRES
TM 180004030000100014

PROJECT: WVSC DATE: APRIL 2011

**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.




VICINITY MAP : NOT TO SCALE




CITY OF HIGH POINT
NORTH CAROLINA

ENGINEERING SERVICES
DEPARTMENT

SCALE: N.T.S. BY: MBN

PURCHASE OF RIGHT OF WAY & EASEMENTS

PROPERTY OF CITY OF HIGH POINT
1525 SKEET CLUB ROAD
APPROXIMATELY 21.9 ACRES
TM 180004070000100001

PROJECT: DRP DATE: APRIL 2011

5-16-2011 HPCC

# CENTRAL RECYCLING
# APPLICATION FOR
# SPECIAL USE PERMIT AND
# TEXT AMENDMENT

# Proposed Text Amendment
## Case 11-03

**Old Industry**

- **true "junk yards" – items like wrecked cars and washing machines never leave**
- **lot had to be large to accommodate hundreds of cars stored for salvageable parts**
- **metal that was not re-useable as parts was junked and not re-processed**

**New Industry**

- **metal recycling is more sophisticated – automobiles are only small portion of waste stream/recyclable metals**
- **automobile parts salvage is handled by other companies – is a different function**
- **recycling centers do not salvage parts – they sell them to be "melted" and reused**
- **environmentally friendly – liquids and mercury safely removed per EPA standards**

**Applicant's Proposed Text Amendment**

- **removes antiquated lot size**
- **encourages metal recycling in HI (heavy industrial) areas**
- **acknowledges that it is okay for HI districts sometimes to look heavy industrial**
- **reduces costs related to unnecessary fence height**

Current zoning regulations allow this type of metal collection and storage for recycling in Light Industrial districts, at major intersections, beside a restaurant and across from a convenience store. No fence required at all.

Above photo shows restaurant in background (same parking lot), advertising sign in foreground – no fencing

Scrap metal collection at Fairfield and Brentwood. Not as large or sophisticated an operation as applicant's proposal, but an open use at roadside without any fencing and not in HI zone.

Loggins Scrap Recycling at Green and Ward. No fencing required at all. Zone LI (Light Industrial)

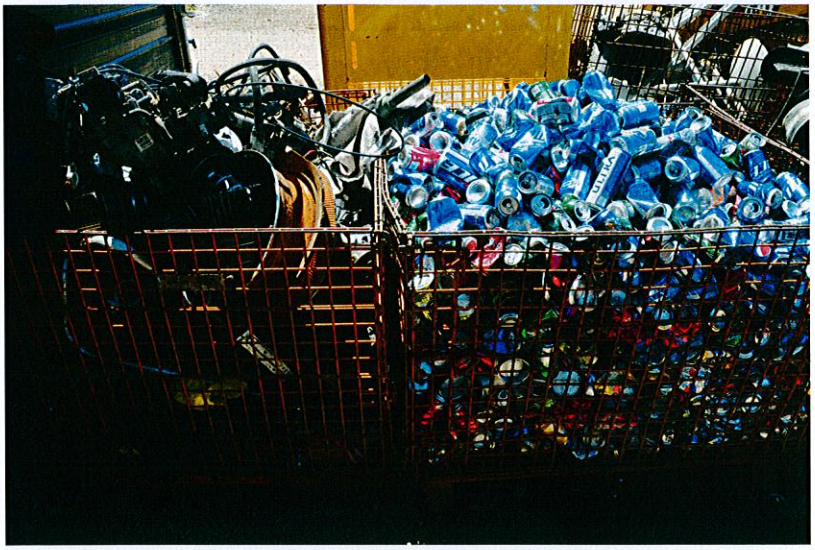
Incoming scrap. Seller in line to be weighed. Note house across street.

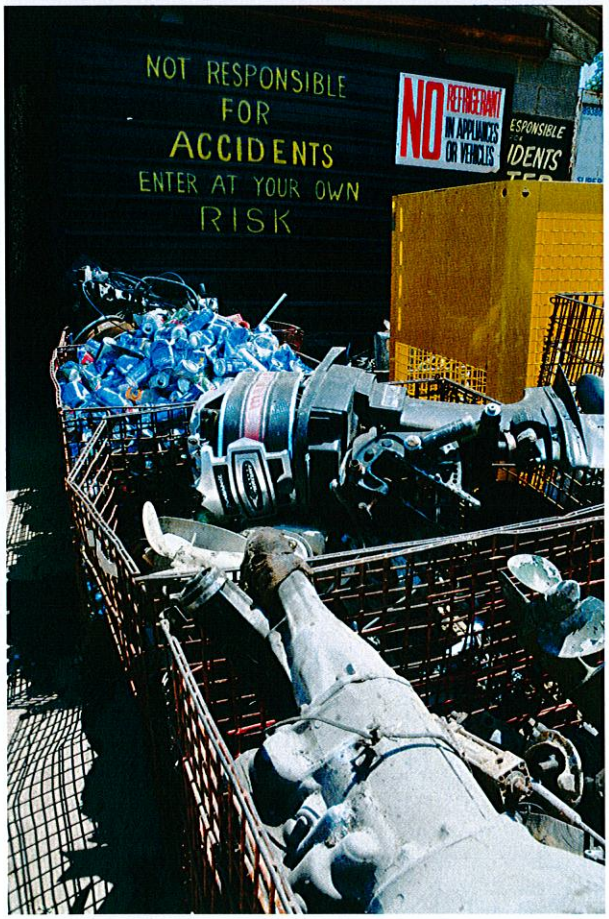
Incoming materials. Local sellers. Immediate payment to seller. Photo ID check mandatory for all incoming materials.

**Indoor storage of some materials.**

**Materials purchased from City of High Point MRF. To be resold to recycler.**

## Additional materials





**Outgoing materials. Adjacent to residential use.**

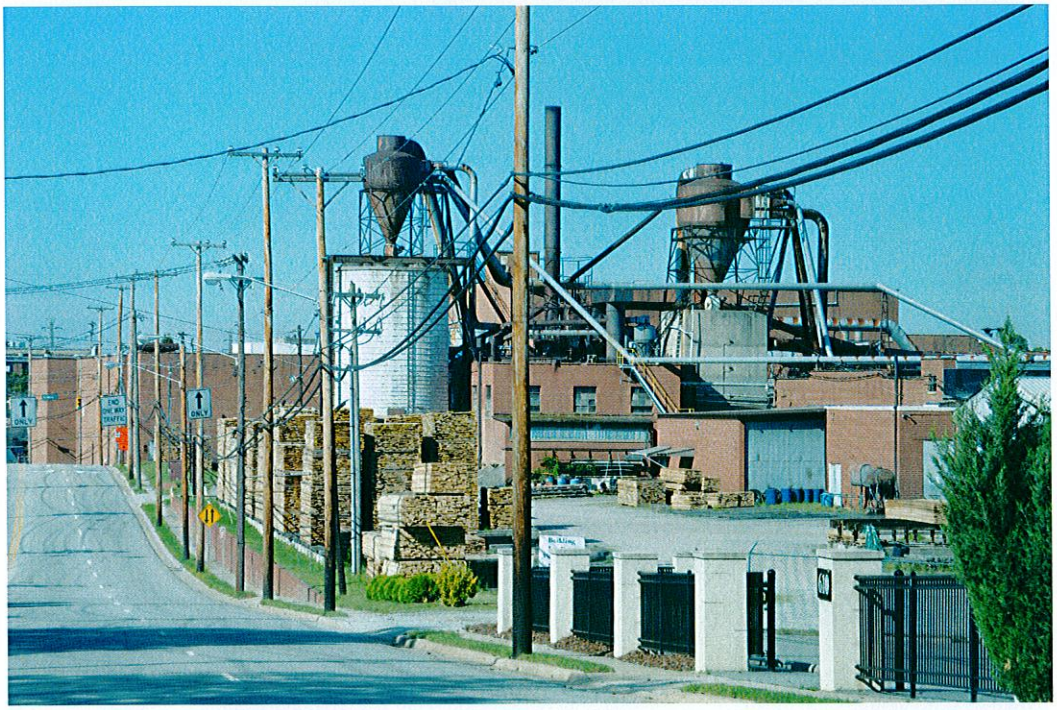
Views looking west towards building and future scale house; foreground is area where sorting will take place

View looking east from future holding and sorting area

View looking south from holding and sorting area

Views of 8 to 10 foot railroad berm and vegetation shielding views and sound from the north

**View of area from Green approaching Taylor (top)**



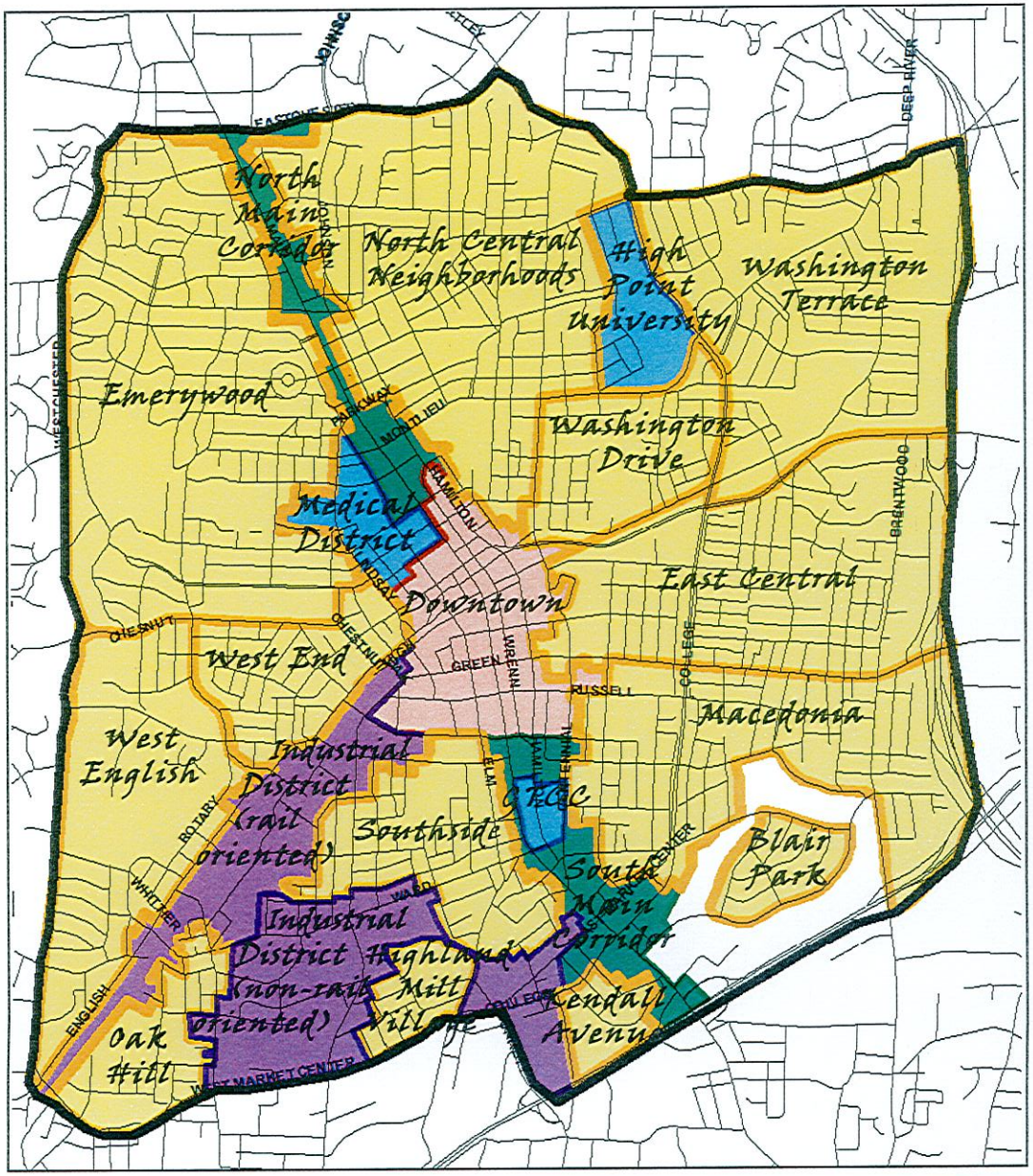
**View of site from bakery parking lot across Kivett. Used tire storage in foreground (bottom)**

# Existing Conditions: Districts, Corridors & Neighborhoods

Because so many important areas of a community become diluted and eroded at their edges, resulting in a lack of "place identity," a major goal of this plan has been to reinforce and better define the Core City's various districts, corridors and neighborhoods. The following colors are used on the map at right to highlight districts, corridors and neighborhoods.

- Downtown District
- Institutional Districts
- Corridors
- Neighborhoods
- Industrial

Downtown is the most centrally located district, and the North Main Street and South Main Street corridors extend out from either end of Downtown. The three institutional districts include High Point University in the northeast, GTCC in the south, and the medical district directly northwest of Downtown. Although they are physically adjoining, the two industrial areas in the southwest portion of the Core City can be distinguished by the rail-oriented district and the district not oriented to the railroad to the east. Thirteen distinct neighborhoods have been identified on the map. However, because some lack historic names, they have been named for the purposes of this plan.




Summary

# The Plan

The maps at right and on the following page provide a graphic representation of the key ideas of this master plan for High Point's Core City. Although the plan features much more detail, these maps reflect the most central concepts.

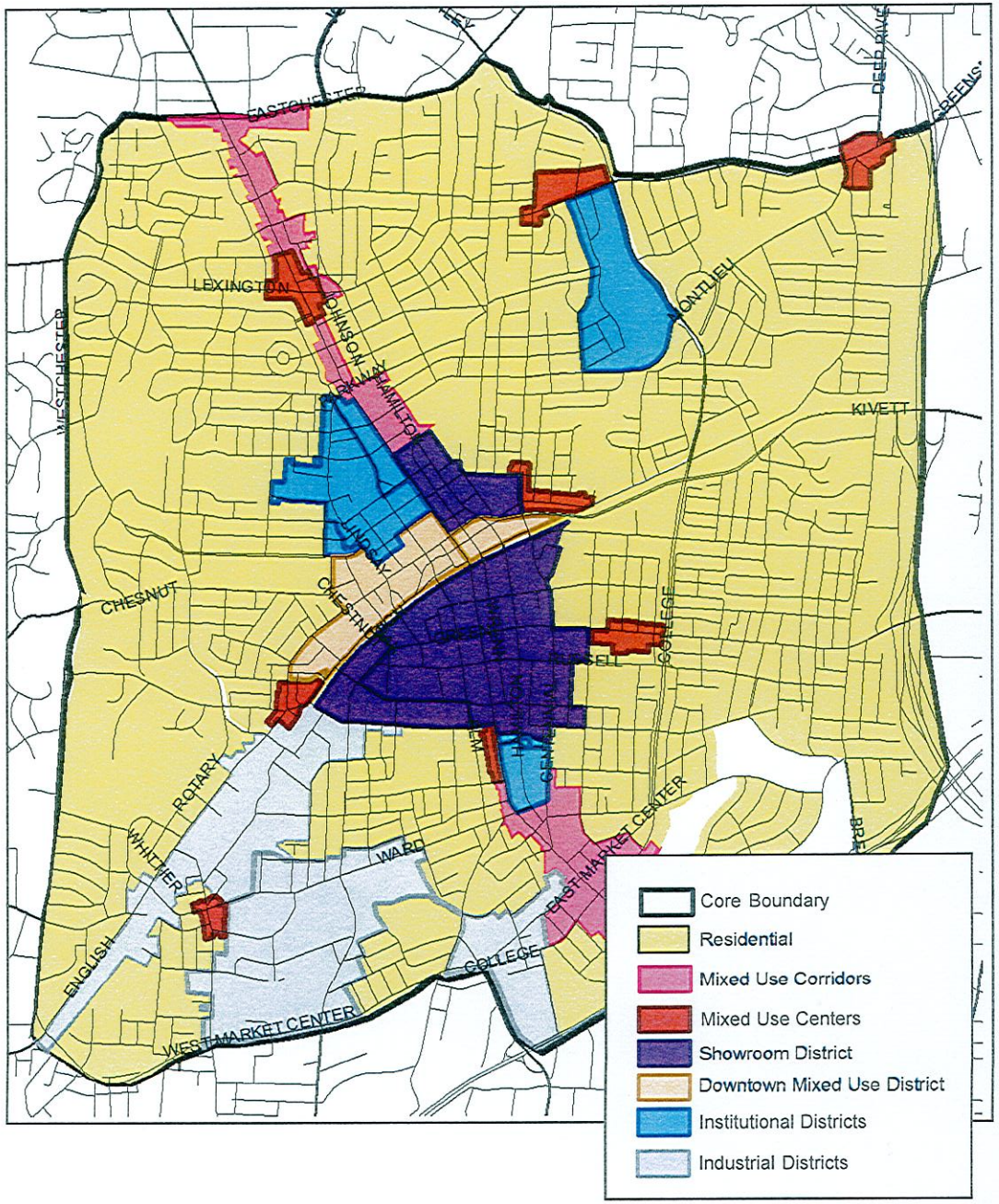
- *Showroom District* - This is the only district in High Point in which new furniture showrooms are permitted. Shown at right in purple, one such district is located north of Kivett Drive, while the larger one is south of Kivett Drive. See pages 42-43 of the plan for details.

- *Downtown Mixed Use District* - This district prohibits new showrooms and encourages more traditional uses, such as retail, dining, offices, housing and entertainment. Shown at right in beige, this district runs along an east-west axis on the north side of the railroad. See page 44 of the plan for details.

- *Mixed Use Corridors* - There are two such corridors shown in pink at right, the North Main Corridor and the South Main Corridor. See pages 51-53 of the plan for details.

- *Industrial Districts* - Shown in gray at right, there are essentially three Industrial Districts, the rail-oriented on on the far west, and the two non-rail oriented districts. See pages 49-50 of the plan for details.

- *Neighborhoods* - Strategies for improvement are both general and neighborhood-specific. See




Summary

# English & Kivett Mixed Use Center

### Target Market

This proposed mixed use center has the greatest potential to attract residents from the surrounding area, as well as employees of area industries and those in the furniture business.

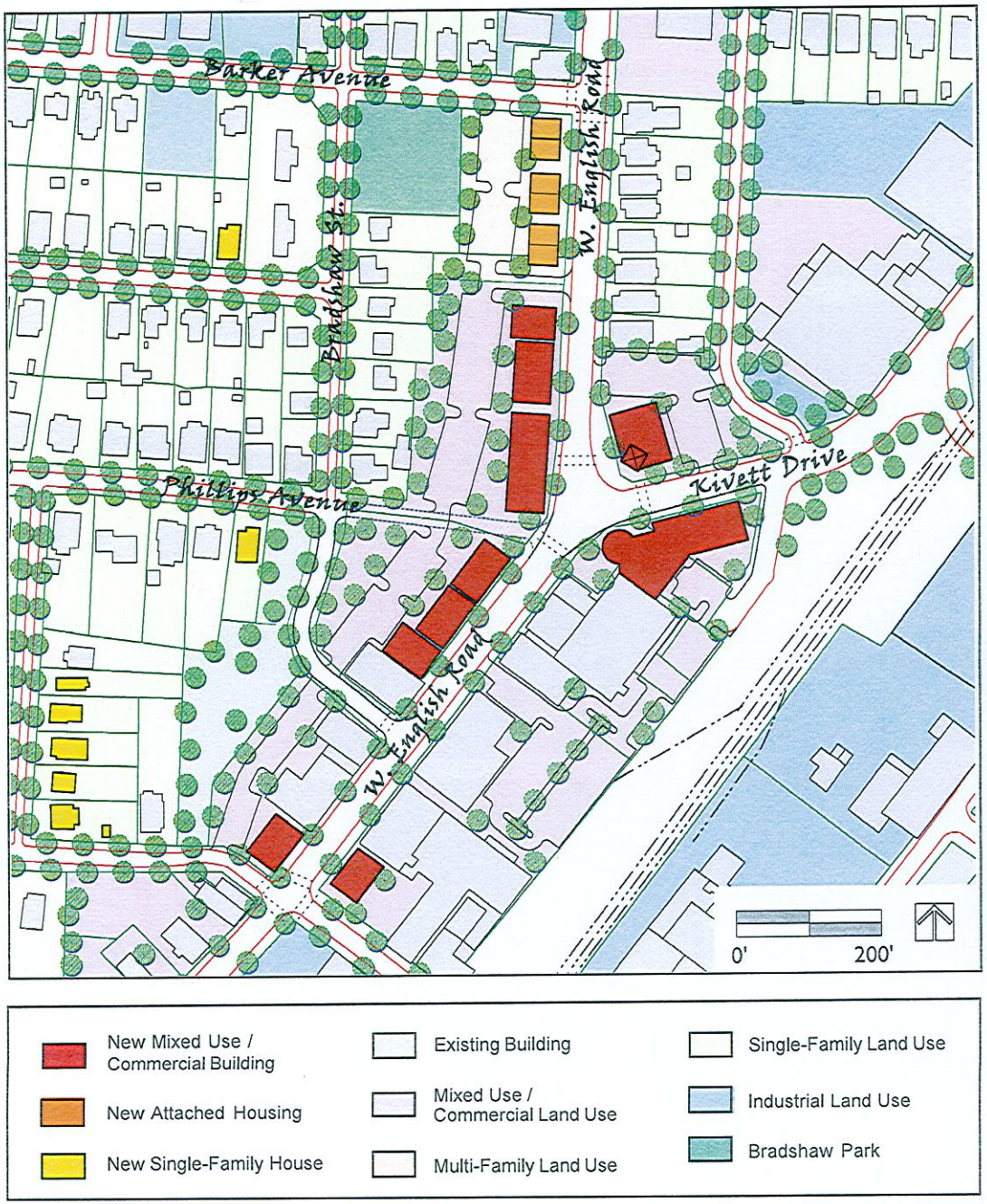
### Recommendations

- Adopt design standards that insure the architecturally appropriate rehabilitation of historic buildings and compatible infill development (see pages 10-14).

- Develop new mixed use buildings having ground floor retail and restaurant uses and upper floor office and housing. The best development opportunities existing within the immediate vicinity of the intersection of Kivett and English.

- Rehabilitate historic commercial buildings for mixed uses, particularly those concentrated on English immediately south of its intersection with Kivett.

- Develop new infill housing, both single-family detached and attached, where vacant lots exist on the periphery of this proposed mixed use center. To encourage such infill housing, as well as the rehabilitation of existing housing, adopt a Neighborhood Investment District (NID) surrounding this area (see page 131).



# Industrial Districts

## Existing Conditions

Although the manufacturing sector in High Point has declined over the past few decades, it has begun to stablize more recently. Among the existing conditions that predominate within the southwest portion of the Core City are:

- Vacant land
- Vacant buildings
- Old and functionally obsolete buildings

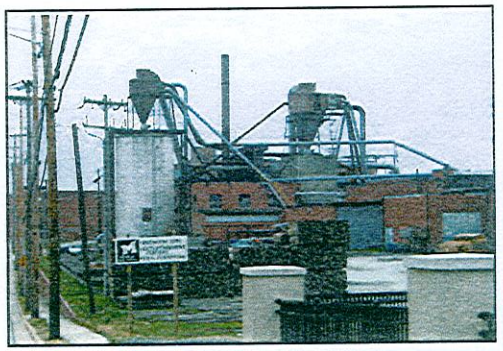
It is important that this industrial area revitalize for two specific reasons. First, the area needs to improve simply so that the industrial sector can strengthen as a key component of High Point's economy. In particular, the area needs to be used more intensely and efficiently for the purposes of job creation. Secondly, the area needs to improve in order to enhance other areas that are adjacent to it, including neighborhoods.

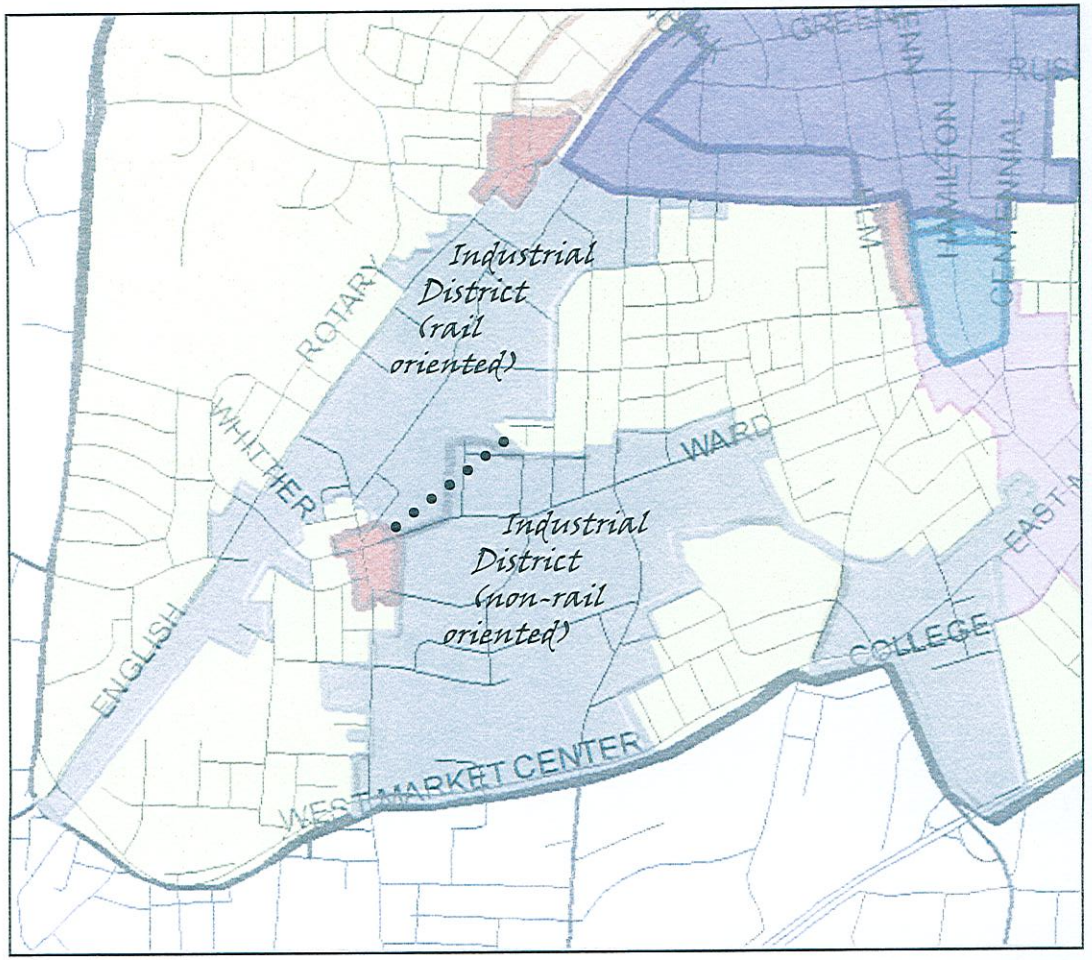
## General Recommendations

A key focus should be to bring greater definition to this industrial area, as follows:

- Treat this area as two distinct districts - one that is rail oriented and one that is not (see dashed line on map for approximate boundary)
- Aggressively market existing space
- Assemble land for new industrial development
- Organize, manage and promote the industrial districts in a manner similar to higher-end industrial parks

*Although several of the manufacturing plants within the Core City's industrial areas now sit vacant, there are plenty, such as this furniture manufacturer, that are still operational.*





## The Use Will Not
## Materially Endanger Public Health or Safety

**Traffic/Safety**

- **Fewer than 10 tractor trailer trucks per day**
- **Taylor Street closed to railroad crossing**
- **No residential traffic to compete with**
- **Driveways closed and/or upgraded**
- **Site fenced in for security to keep public out**

**Public Health**

- **No threat to groundwater or public water supply**
- **Water supply regulations will be fully complied with**
- **Autos will be "de-liquefied" in compliance with all EPA and DENR regulations – no different than any auto repair shop**
- **All auto mercury switches removed and handled in compliance with all laws**
- **Metal is inert and will simply be sorted and transported out. No chemical processing or types of combustion**

## The Use Meets all Conditions and Specifications

**Upon approval of the text amendment, there would be no issues related to compliance with the City of High Point Unified Development Ordinance.**

## The Use Does Not Harm
## the Value of Adjoining or Abutting Property

- **The use will not create odors**

- **The area is historically heavy industrial in look, feel and function**

- **The use could not impair the railroad's use or function and therefore could not impair its value. Additionally, it is not generally a "for sale" item**

- **Abutting properties to the southeast and south are obsolete factory buildings.**

- **Every business northwest of the railroad moved to the location knowing that they abutted a railroad and, immediately southeast of it, land used for heavy industry**

- **The daily trains as loud as or louder than any sounds coming from this use**

- **The railroad berm will shield properties to the northwest from noise and views**

- **The use does not add new types of traffic to the road system**

- **There is no reasonable or logical basis to conclude that this use will lower abutting property values, nor is there a study which would suggest it.**

**Public Services Department**

**Richard D. McMillan, P.E.**
ASSISTANT DIRECTOR

NORTH CAROLINA'S INTERNATIONAL CITY™

# ***MEMORANDUM***

**DATE:** May 9, 2011

**TO**: Pat Pate, Assistant City Manager
W. Chris Thompson, PE, Director of Public Services

**FROM**: Richard D. McMillan, P.E., Asst. Director of Public Services

**SUBJECT**: Agenda Item – Stone Materials for City's Operations

---

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

> **Consideration and approval for the contract with Martin-Marietta Materials for various stone materials under a unit price contract for the 2011-12 fiscal budget. This contract provides stone under unit prices for various City Departments and the contract amount will vary depending on usage.**

The quoted unit prices are for stone materials only – either just purchased or delivered to site prices. This contract will be used by all City Departments. Funding for this contract will vary and be made from operating budgets.

If you have any questions, please contact me.

pc: Bob Martin, Purchasing Director
Patty Sykes, Purchasing
File

## BID INFORMATION AND RECOMMENDATION

**BID # 34-051111** **DATE OPENED: May 5, 2011**

**DESCRIPTION: Stone City Wide**

**BID PACKAGES DISTRIBUTED: 4** **DEPARTMENT: City Wide**

**SOURCE OF FUNDS: Various** **BUDGETED AMOUNT: Various**

**PURPOSE:** Used for various applications throughout the City for fiscal year 2011-2012 with option to renew for two additional one (1) year periods if terms and pricing are agreeable to both parties.

**COMMENTS**: Bid award recommendation is for Martin Marietta, the only bid received. Estimated annual spend of $100,000 based on 2010-2011 purchases.

**BID TABULATION**

| | MARTIN MARIETTA | |
|---|---|---|
| **Per Ton** | **Plant Price** | **Delivered Price** |
| ABC Stone | $20.25 | $24.25 |
| #4 Stone | $23.25 | $27.25 |
| #5 Stone | $23.25 | $27.25 |
| #6 Stone | $24.00 | $28.00 |
| #57 Stone | $23.25 | $27.25 |
| #67 Stone | $23.25 | $27.25 |
| #78 M Stone | $24.00 | $28.00 |
| Class B Rip Rap | $26.50 | $31.25 |
| Class 1 Rip Rap | $26.50 | $32.50 |
| Class 2 Rip Rap | $28.50 | $38.50 |
| Screening | $20.50 | $24.50 |
| 3" – 5" Surge | $24.00 | $28.00 |
| Less Than Load Charge | $ 65 per trip | |
| Rip Rap Minimum | $ 100 per trip | |

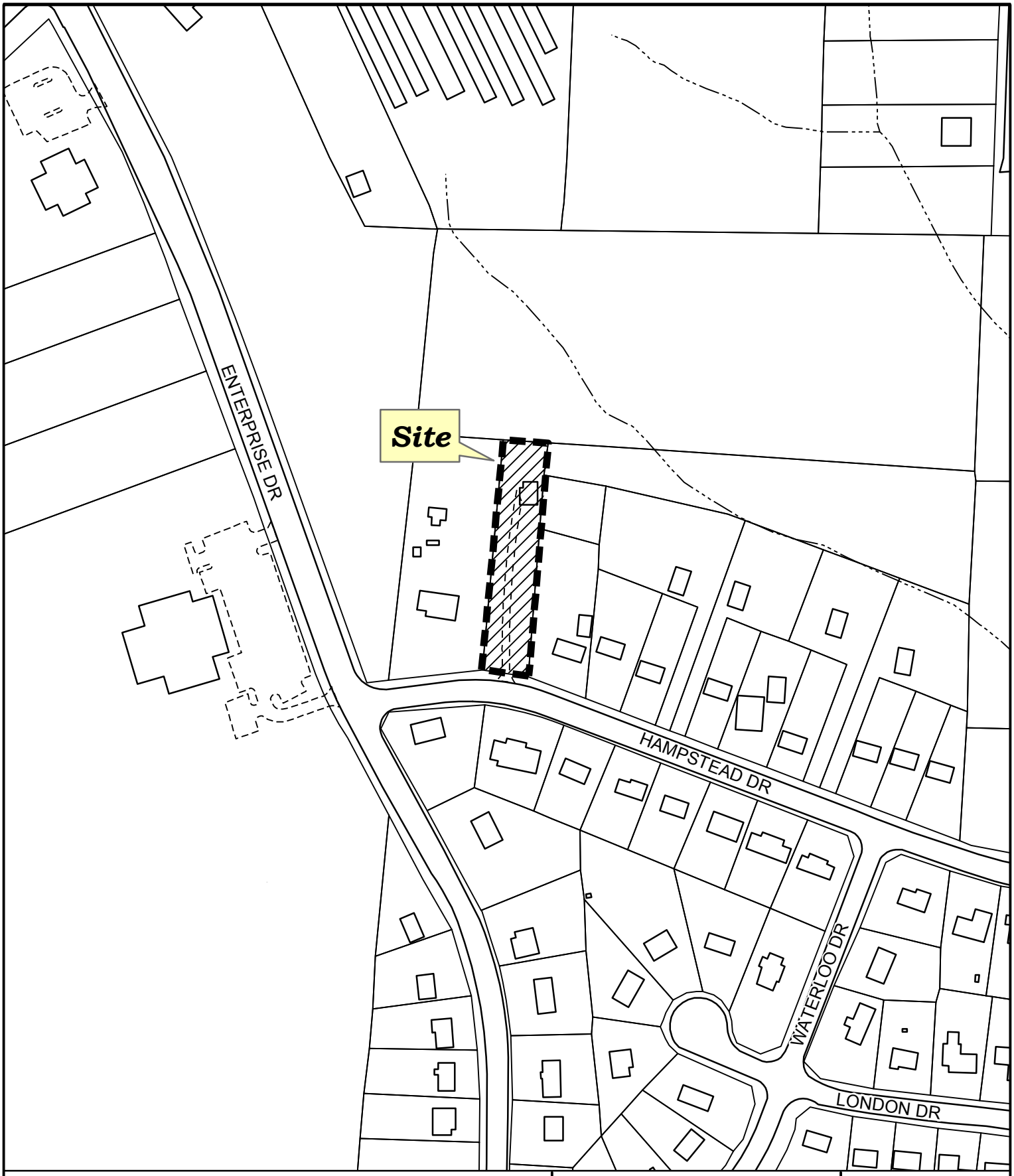
The **PURCHASING DEPARTMENT AND PUBLIC SERVICES DEPARTMENT** recommends that the contract for **STONE CITY WIDE** be awarded to **MARTIN MARIETTA.**, the lowest responsible and responsive bidder meeting specifications.

DATE OF RECOMMENDATION: May 6, 2011

Approved by:
Strib Boynton, CITY MANAGER

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

| | |
|---|---|
| **ORDINANCE REQUEST:** | Ordinance to Vacate |
| **PROPERTY ADDRESS:** | 1407 Hampstead Drive |
| **OWNER:** | Kenneth Wayne Lassiter |
| **FIRST INSPECTION**<br><br>3-28-2011 | Number of Violations: Major 3 Minor 16<br>1) soffit for lower floor cantilever is missing the entire length of the rear wall<br>2) rear concrete steps are cracked and broken<br>3) rotten exterior boards at rear of dwelling due to water damage; approximately 3 boards with a length of 5 feet |
| **HEARING RESULTS:**<br>4-8-2011 | The owner did not appear for the hearing. The tenant and her representative from Legal Aid of NC, Inc. appeared for the hearing. The violations and the housing enforcement process were discussed. The tenant's attorney stated that the owner did not intent to make repairs at this time. During the hearing, the following findings of fact were established. There are numerous violations of the Minimum Housing Code. The inspection was in response to a complaint from the tenant. At the time of the initial inspection, the dwelling was occupied by 1 adult. The unit is still occupied. The ordinance is requested to allow the inspector to vacate, close and placard the dwelling in accordance with state statute. |
| **ORDER(S) ISSUED:**<br>4-8-2011 | Order to Repair with a compliance date of 5-9-2011 |
| **APPEALS:** | No appeals to date. |
| **OWNER ACTIONS:** | There have been no permits and repairs have not started. |
| **EXTENSIONS:** | None requested by the owner. |
| **CURRENT STATUS:**<br>5-2-2011 | All violations still exist. Dwelling is still occupied |




# 1407 Hampstead Drive

**Ordinance to Vacate/Close**

**Location of subject property**

**Department of Planning and Development**

**City of High Point**

**Date: May 10, 2011**

N

**Scale: 1'=200'**

y:/ba-pz/Inspection/vacate

1407 Hampstead Drive

1407 Hampstead Drive