

City of High Point

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

Meeting Agenda

Monday, April 16, 2012

4:45:00 PM

Council Chambers

Committee of the Whole

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

ROLL CALL, PRAYER, PLEDGE OF ALLEGIANCE**PRESENTATION OF ITEMS****FINANCE COMMITTEE - Council Member Alexander, Chair**

Committee Members - Whitley, Smothers, Corey

120083**Budget Ordinance Amendment - Underground Utilities & Intersection Improvements - Montlieu Avenue and North College Drive**

Adoption of an ordinance amending the 2011-2012 Budget Ordinance to appropriate funding for underground utilities, intersection improvements and sidewalks along portions of Montlieu Avenue and North College Drive.

120084**Budget Ordinance Amendment/NCDOT Supplemental Agreement - Environmental Study - I-74/US311 & NC 68 Interchange**

Adoption of an ordinance amending the 2011-2012 Budget Ordinance in the amount of \$200,000 for an environmental study for the replacement of the I-74/US 311 & NC 68 interchange replacement study; and authorize staff to execute the Supplemental Agreement with the North Carolina Department of Transportation.

120085**Budget Ordinance Amendment - Depot Restoration Project**

Adoption of an ordinance amending the 2011-2012 Budget Ordinance in the amount of \$125,000 for repairs and general maintenance at the High Point Depot (train station).

120086**Bid No. 69 - High Point Train Station Repairs**

Approval of contract awarding Bid No. 69 for High Point Train Station Repairs. Purchasing and Engineering Services Department recommends that contract be awarded to Wishon & Carter Builders, Inc. in the amount of \$108,021.44 which is the lowest responsible and responsive bidder meeting specifications.

120087**Contract - Bid No. 67 - Piedmont Parkway Pavement Repair & Resurfacing of Streets**

Approval of contract awarding Bid No. 67 for Piedmont Parkway Pavement Repair and Resurfacing of Streets. Purchasing and the Public Services Department recommends that contract be awarded to APAC - Thompson Arthur Paving in the amount of \$662,887 which is the lowest responsible and responsive bidder meeting specifications.

120088**Sole Source Authorization - Generator Repair -Westside WWTP**

Council is requested to approve an exception to the bid laws under the "sole source qualification" for the purchase of equipment by the Electric Utilities Department; and, approve the acquisition of the equipment and related services from Carolina Caterpillar in the amount of \$127,527.04.

120089 Change Order - Forrest-Farriss Stormwater Project

Council is requested to approve a change order to the Sealand Contractors Corporation contract in the amount of \$1,300,000 for the Forrest-Farriss Stormwater Project (aka Hamilton-Montlieu project).

120090 Application for Transfer of Franchise - WCA of High Point to WI High Point Landfill, LLC - Second Reading

Monday, April 16, 2012 is the date set for the 2nd reading of the transfer of the of the WCA of High Point Franchise to WI High Point Landfill, LLC for the operation of a construction and demolition waste reclamation pad located at 5830 Riverdale Drive. First reading was held Monday, April 2, 2012.

120102 Resolution - Issuance of General Obligation Refunding Bonds

Council is requested to authorize a resolution making certain findings of determinations and authorizing certain actions in connection with the issuance of General Obligation Refunding Bonds by the City of High Point.

120103 Order Authorizing \$30,000,000 General Obligation Refunding Bonds

Council is requested to introduce and adopt a bond order for Series 2012B General Obligation Refunding Bonds in tan amount not to exceed \$30,000,000.

120104 Order Authorizing \$5,785,000 Downtown Improvement Bonds

Council is requested to introduce and adopt on first reading (of two readings) a bond order for \$5,785,00 Series 2012A General Obligation Public Improvement Bonds.

120105 Establish Public Hearing - Order Authorizing \$5,785,000 Downtown Improvement Bonds

Council is requested to advertise and hold a public hearing on Monday, May 7, 2012 at 5:30 p.m. on the proposed Two-Thirds General Obligation Bonds in the amount of \$5,785,000 for Downtown Improvements.

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

Committee Members - Alexander, Douglas, Corey

120079 Ordinance - Vacate/Close Dwelling - 1014 Meredith Street

Adoption of an ordinance ordering the inspector to effectuate the vacating and closing of a dwelling located at 1014 Meredith Street belonging to Joseph G and Bonita Brooks.

120080 Ordinance - Vacate/Close Dwelling - 2806 E. Kivett Drive

Adoption of an ordinance ordering the inspector to effectuate the vacating and closing of a dwelling located at 2806 E. Kivett Drive belonging to Luan M. Ly.

120081 Ordinance - Vacate/Close Dwelling - 1209 E. Green Drive

Adoption of an ordinance ordering the inspector to effectuate the vacating and closing of a dwelling located at 1209 E. Green Drive belonging to Managing Investments, Inc.

120082 Ordinance - Vacate/Close Dwelling - 4029 Pump Station Road

Adoption of an ordinance ordering the inspector to effectuate the vacating and closing of a dwelling located at 4029 Pump Station Road belonging to Darrell K. Jackson.

120091 2012 Guilford County Solid Waste Management Plan Update

Council is requested to adopt a resolution approving and endorsing the 2012 Guilford County Solid Waste Management Plan Update.

120092 Community Development - Relocation and Moving Expenses

Council is requested to adopt a Relocation and Moving Expense policy for families and individuals who are displaced by Minimum Housing Code Enforcement activities.

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

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

2/20/2012 Committee of the Whole postponed

Public Safety &
Community Development
Committee

**PLANNING, ECONOMIC DEVELOPMENT & INFORMATION TECHNOLOGY
COMMITTEE - Mayor Pro Tem Whitley, Chair**

Committee Members - Sims, Henley, Moore

120094 Resolution of Intent - Street Abandonment 12-02

Approval of a Resolution of Intent that establishes a public hearing date of May 21, 2012 at 5:30 p.m. to consider a request to abandon a portion of Bellevue Drive and Old Winston Rd abutting 930 Old Winston Road (HP Fire Station) and 1003 Northside Court.

120095 Resolution of Intent - Street Abandonment 12-03

Approval of a Resolution of Intent that establishes a public hearing date of May 21, 2012 at 5:30 p.m. to consider a request to abandon a portion of King Road (unimproved) located between East Springfield Road and Brentwood Street.

120096**Resolution of Intent - Annexation Case 12-02 - 1910 Hickwood Road**

Approval of a Resolution of Intent that establishes a public hearing date of May 21, 2012 at 5:30 p.m. to consider a voluntary contiguous annexation of approximately 11.18 acres. The area to be annexed is lying along the south side of Hickwood Road, approximately 1,100 feet east of Deep River Road. The property is addressed as 1910 Hickwood Road, and is also known as Guilford County Tax Parcel 0193150.

120097**Washington Street Mixed Use Center Overlay District Zoning Map Amendments**

Request to initiate zoning map amendments to change the boundary of the Washington Street Mixed Use Center Overlay District (WMX) and to change the underlying zoning to Central Business (CB) where applicable.

Pending Items**120041****Reinstatement of Commission Member- Planning & Zoning Commission**

Consideration of the reinstatement or replacement of Keith McInnis, who lost voting status on the Planning & Zoning Commission due to non-compliance with the city's attendance requirement.

PUBLIC HEARINGS ON ITEMS 5:30 p.m.**120093****Public Hearing - 2012-12 Annual Action Plan for the City of High Point Community Development and Housing Department**

Monday, April 16, 2012 at 5:30 p.m. is the date established to receive public comments on the 2012-12 Annual Action Plan for the City of High Point Community Development and Housing Department.

Planning ,Economic Development & Information Technology Committee - Mayor Pro Tem Whitley, Chair**120098****Ordinance - Text Amendment 12-01 - Horace G. Ilderton, LLC re Freestanding Signs**

A request by Horace G. Ilderton, LLC to amend Table 5-16-2 (Specification of Accessory Freestanding Signs Requiring a Permit) of the Development Ordinance pertaining to freestanding signs in Sub-Area - C of the Main Street (MS) District. The applicant is requesting to increase the allowable height of freestanding signs from 6 feet to 8 feet.

120099**Land Use Plan Amendment Case 12-01 - Carolina Investment Properties**

A request by Carolina Investment Properties to change the Land Use Map classification for approximately 11 acres from Low Density Residential to Light Industrial. The site is lying along the south side of Cedrow Drive, east of I-74. In addition, the Planning & Development Department is recommending the Land Use Map classification for an additional 5.5 acres, lying east of the applicant's request and west of N. Pendleton Street, be changed from Low Density Residential and Institutional to Light Industrial.

120100**Ordinance - Rezoning Case 12-03 - Carolina Investment Properties**

A request by Carolina Investment Properties to rezone approximately 25 acres from the Residential Single Family-9 (RS-9) District and Conditional Use Light Industrial (CU-LI) District to a Conditional Zoning Light Industrial (CZ-LI) District. The site is lying along the south side of Cedrow Drive, east of I-74.

120101**Annexation Agreement between the City of High Point and the City of Archdale**

Consideration of an Annexation Agreement ordinance between the City of High Point and the City of Archdale and a joint resolution requesting the General Assembly to transfer incorporated property between the two jurisdictions.

ADJOURNMENT

Publish four (4) consecutive weeks: April 27, May 4, 11, & 18, 2012

RESOLUTION OF INTENT TO CONSIDER A
STREET ABANDONMENT
(Case # SA12-02)

WHEREAS, the City Council is requested to abandon a portion of Bellevue Drive and Old Winston Rd abutting 930 Old Winston Road (HP Fire Station) and 1003 Northside Court;

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, May 21, 2012, at 5:30 p.m. as the date for said public hearing before the Council of the City of High Point, in the Council Chambers of the Municipal Building in High Point, on the abandonment of said street.

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

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

By Order of the City Council
This the 16th day of April, 2012.

Lisa B. Vierling, City Clerk

Petition Submitted By: Technical Review Committee



STREET ABANDONMENT REQUEST SA12-02

Applicant: City of High Point
Area: 0.266 acres

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

**Department of Planning
and Development**

City of High Point

Date: March 27, 2012



Scale: 1"=200'

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PLANNING AND ZONING COMMISSION RECOMMENDATION

On March 27, 2012, a public hearing was held before the Planning and Zoning Commission regarding the request described below. All members of the Commission were present except Mr. Keith McInnis and Mrs. Marie Stone.

Carolina Investment Properties

Land Use Plan Amendment Case 12-01

A request by Carolina Investment Properties to change the Land Use Map classification for approximately 11 acres from Low Density Residential to Light Industrial. The site is lying along the south side of Cedrow Drive, east of I-74. In addition, the Planning & Development Department is recommending the Land Use Map classification for an additional 5.5 acres, lying east of the applicant's request and west of N. Pendleton Street, be changed from Low Density Residential and Institutional to Light Industrial.

AND

Carolina Investment Properties

Zoning Case 12-03

A request by Carolina Investment Properties to rezone approximately 25 acres from the Residential Single Family-9 (RS-9) District and Conditional Use Light Industrial (CU-LI) District to a Conditional Zoning Light Industrial (CZ-LI) District. The site is lying along the south side of Cedrow Drive, east of I-74.

Mr. Shannon presented both the Land Use Plan Amendment and Zoning Case, and recommended approval as outlined in the staff report.

Speaking in favor of the requests were Mr. Alston Team, representing Carolina Investment Properties; Ms. Abigaile Pittman, Planner with Davenport Transportation Consulting, 304 West Fourth Street, Winston-Salem, NC and Mr. Frank Amenias, Traffic Engineer with Davenport Transportation Consulting, 304 West Fourth Street, Winston-Salem, NC. Mr. Team and Ms. Pittman provided an overview of the proposal; they noted that there may be a small accessory structure, guard house, within the 200 foot setback area from Cedrow Drive. They also noted the goal is to design the internal circulation area of the site so that trucks will be routed to N. Pendleton Street. Mr. Amenias provided a brief overview of the findings from the Traffic Impact Study.

Speaking neither in favor nor in opposition was Mrs. Myrtle Garlington of 1434 Cedrow Drive. She stated that as the abutting land is cleared and trees are removed noise from the railroad track becomes more noticeable. She requested that a multi-layer planting area of trees be provided along the rear and side of her property.

No one spoke in opposition to the request.

The Planning & Zoning Commission recommended **approval** of Land Use Plan Amendment Case 12-01, by a vote of 7-0 and recommended **approval** of Zoning Case 12-03, by a vote of 7-0.

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

**COMBINED STAFF REPORT
LAND USE PLAN AMENDMENT CASE 12-01 AND ZONING CASE 12-03
March 27, 2012**

Requests		
Applicant: Carolina Investment Properties	Owner: Carolina Income Properties VI, LLC, and George Bullock	
Land Use Plan Amendment Proposal: To change the future land use designation for approximately 16.5 acres to a Light Industrial land use classification.	From:	Low Density Residential and Institutional
	To:	Light Industrial
Zoning Proposal: To rezone approximately 25 acres.	From:	RS-9 Residential Single Family-9 District
		CU-LI Conditional Use Light Industrial District
	To:	CZ-LI Conditional Zoning Light Industrial District

Site Information		
Location:	The site is lying along the south side of Cedrow Drive, east of I-74.	
Tax Parcel Numbers:	LUPA Amendment	Zoning Request
	0181906 thru 0181909, 0181920 and a portion of 0181921	0181906 thru 0181909 and 0181920
Site Acreage:	LUPA Amendment	Zoning Request
	Approximately 16.5 acres (applicant requested 11 acres) (additional area recommended by staff 5.5 acres)	Approximately 25 acres
Current Land Use:	LUPA Amendment	Zoning Request
	Undeveloped and 4 single family dwellings.	Same
Physical Characteristics:	The site has a moderately sloping terrain and is heavily wooded. Utility lines and infrastructure associated with the abutting municipal water treatment facility impact the western 60 feet and southern 70 feet of the site.	
Water and Sewer Proximity:	A 12-inch City water line and an 8-inch City sewer line are lying adjacent to the site along Cedrow Drive. In addition, there are three 24-inch water lines lying along the western and southwestern boundary of the site.	
General Drainage and Watershed:	The site drains in a northwesterly and northeasterly direction and subject to the Oakdale Reservoir General Watershed Area requirements of the water supply watershed regulations. Engineered stormwater treatment measures are required for non-residential development with a total impervious surface area greater than 24% of the site.	
Overlay District:	Oakdale Reservoir General Watershed Area (GWA)	

Adjacent Property Zoning and Current Land Use			
North:	RS-7	Residential Single Family-7 District	Single family dwellings
	RS-9	Residential Single Family-9 District	(<i>across Cedrow Drive</i>)
South:	HI	Heavy Industrial District	Municipal water treatment facility
East:	RS-9	Residential Single Family-9 District	Single family dwelling
	CU-LI	Conditional Use Light Industrial District	Industrial warehouse/distribution facility
West:	GO-M	General Office Moderate Intensity District	Undeveloped parcel (<i>across I-74</i>)

Purpose of Existing and Proposed Land Use Designations	
Existing Designation:	<u>Low Density Residential:</u> These areas include primarily single family detached dwellings on individual lots. Development densities in these areas shall not exceed five dwelling units per acre. <u>Institutional:</u> Public, quasi-public and institutional uses on large tracts are included in this classification.
Proposed Designation:	<u>Light Industrial:</u> Light industrial uses include general manufacturing, wholesaling, warehousing, and research and development uses.

Relevant Land Use Policies and Related Zoning & LUPA History	
Community Growth Vision Statement	Goal 6: Keep High Point's economy strong and make it more diversified. Obj.6F: Prioritize measures to enhance High Point's overall quality of life to retain and expand existing industries and to attract new ones.
Land Use Plan Goals, Objectives & Policies:	The following goals and objectives of the Land Use Plan are relevant to this request: Goal 1: Ensure that development respects the natural environment. Goal 5: Promote an urban growth pattern that occurs in an orderly fashion and conserves the land resources of the city and its planning area. Obj. #9. Where feasible and appropriate, provide a transition in land uses between more and less intensive land uses. Obj. #11. Enhance the aesthetic appearance of High Point by preserving the scenic quality of its major gateway streets and travel corridors and by providing appropriate landscaped buffers and transitional uses between low and high-intensity land uses.
Relevant Area Plan: <i>US311 Bypass Corridor Strategic Plan</i>	The 1998 Strategic Plan recommends Industrial land use classifications for the area around the US 311 Bypass and East Kivett Drive interchange.
Zoning History:	<u>Zoning Case 84-06 approved in 1984:</u> The southern 2/3's of this current zoning application (approximately 20 acres) was part of a larger 142 acre area that received Conditional Use Heavy Industrial (CU-HI) District zoning in 1984 and was developed creating the Kivett Drive Industrial Park. <u>Zoning Case 07-31 approved in 2007:</u> The southern 2/3's of this current zoning application was part of Zoning Case 07-31 which changed the zoning of 57 acres of the industrial park from a CU-HI District to a CU-LI

	District and extended the public street network (N. Pendleton Street) to connection through the entire industrial park from E. Kivett Drive to Cedrow Drive.
LUPA History:	This area has been designated as Low Density Residential with Industrial to the south since prior to the 1983 Plan.

Transportation Information			
Adjacent Streets:	Name		Approx. Frontage
	Cedrow Drive I-74		607 ft 1,080 ft
Vehicular Access:	This rezoning site will have access on Cedrow Drive.		
Traffic Counts:	Cedrow Drive		Not Available
Estimated Trip Generation:	Using the development data provided by the applicant, the rezoning site may generate approximately 3,035 trips/day, 407 trips (entering & exiting) in the AM peak hour and 443 trips (entering & exiting) in the PM peak hour.		
Traffic Impact Analysis:	Required		Comment
	☐ Yes ☒ X	☐ No	See attached Traffic Impact Analysis (Executive Summary) submitted by the applicant.
Pedestrian Access:	Development of the site is subject to the sidewalk requirements of the Development Ordinance.		

School District Comment
A non-residential zoning designation is requested and would not impact capacity of the local schools.

Details of Proposal

The applicant has submitted this land use plan amendment and zoning application to expand an existing industrial park in order to maximize the buildable area on the last parcel in the industrial park. This expansion is proposed at the northwestern portion of the industrial park and consists of a 5-acre area lying east of I-74 and south of Cedrow Drive. The Kivett Drive Industrial Park is fully developed except for a 20-acre parcel at its northwestern quadrant. This remaining undeveloped parcel is impacted by utility lines, water lines and water vaults associated with the municipal water treatment facility along its southern and western boundary.

The Land Use Plan Amendment submitted by the applicant proposes that the Light Industrial land use classification be adjusted to match the proposed new boundary of the industrial park. In addition to the applicant's request, the Planning & Development Department is recommending additional land area along the northeastern portion of the industrial park also be amended to Light Industrial to match the existing northern limits of the industrial park consistent with existing CU-LI District zoning. The Land Use Plan Amendment covers a total of 16.5 acres.

The zoning application covers 25 acres, consisting of the undeveloped 20-acre parcel already within the industrial park, and the new 5-acre area previously described. Since the effective date of the new Conditional Zoning process in January 2011, expansion of an existing conditional use district requires the existing land area of that permit along with the area of proposed expansion to be

rezoned under a new Conditional Zoning district. The applicant has offered to carry over existing zoning conditions that prohibit more intensive or non-compatible uses into the new Conditional Zoning district ordinance and has offered new conditions pertaining to vehicular access, landscaping along Cedrow Drive and building setback from Cedrow Drive.

Staff Analysis

Section 9-3-13 of the Development Ordinance states that the Planning & Zoning Commission and the City Council shall be guided by the purposes and intent of the Ordinance, and shall give consideration to the following in the review and discussion of any Conditional Zoning application. Based on the applicant's submittal and proposed conditions, as they existed on the date of this report, the Planning and Development Department offers the following comments relative to these ordinance considerations.

Consistency with Adopted Plans:

The proposed Conditional Zoning District is appropriate for its proposed location, and is consistent with the purposes, goals, objectives and policies of relevant comprehensive, land use or area plans

Staff Comments:

- ❖ The requested Land Use Plan Amendment and Zoning Map Amendment are supported by the Community Growth Vision Statement, the Land Use Plan and the US 311 Bypass Strategic Plan through the encouragement of keeping High Point's economy strong through the expansion of existing industries and promoting an orderly growth pattern.
- ❖ The Land Use Plan notes that there should be a transition between low and high-intensity uses. The Development Ordinance addresses this concern by requiring its most stringent landscaping buffer yard standards where industrial uses abut residential uses.
- ❖ To further address objectives 9 & 11 of the land use plan, in regards to transition between low and high-intensity land uses, the applicant has offered a condition to require a substantial building setback (200 feet) from Cedrow Drive and higher landscaping standards along the Cedrow Drive frontage of the site.

Reasonableness/Public Interest:

An approval of the proposed Conditional Zoning District is considered reasonable and in the public interest.

Staff Comments: Instead of establishing a new industrial development, it is preferable to allow a minor expansion to an existing industrial area, subject to appropriate buffering being provided. The applicant's request is reasonable in that only 5 acres is being requested to be added to an existing 142-acre industrial park and the intended purpose is to allow flexibility in the manner in which the last parcel may develop.

Review Factors:

The applicant's proposed Conditional Zoning District, including the proposed use(s), written conditions and Conditional Zoning Plan, satisfactorily meets or addresses the following:

<u>Factor #1</u>	Produces a development that is compatible with surrounding development character and land uses;
	<u>Staff Comments:</u> ❖ Interstate I-74 is classified as a major thoroughfare and Cedrow Drive is classified as a minor thoroughfare. Having the proposed expansion abut

	thoroughfares, rather than local streets, helps to ensure the request will be compatible with surrounding uses. ❖ The LI District allows a 30-foot building setback from Cedrow Drive. To ensure compatibility with surrounding development, the applicant has offered a condition to require a minimum 200-foot building setback from Cedrow Drive. ❖ The area of expansion provides the opportunity to provide a more effective transition between industrial and residential uses in this area. ❖ An 8-foot wide Street Planting Yard is required along the Cedrow Drive frontage of the site. To assist with compatibility with adjacent residential land uses, the applicant has offered a condition to install a Type C Planting Yard along this street and that 50% of the planting materials consist of evergreen species. The Type C Planting Yard requires 5 trees & 17 shrubs every 100 linear feet, and an average width of 20 feet. ❖ The Development Ordinance requires planting yards to be installed between different land uses to mitigate impact. Where an industrial use abuts a residential use the ordinance requires a Type A Planting Yard be provided. This is the highest rated planting yard in the ordinance and it requires an average width of 50 feet, and 14 trees & 33 shrubs every 100 linear feet. The width of the planting yard can be reduced if an opaque fence is installed.
<u>Factor #2</u>	Minimizes or effectively mitigates any identified adverse impact on adjacent and nearby property, such as that caused by traffic, parking, noise, lighting, trash, loading areas, etc.; <i>Staff Comments:</i> In the event the applicant elects to take vehicular access to the site from Cedrow Drive, they have offered conditions to mitigate impacts by installing turn lanes and limiting the Cedrow frontage to only one point of access.
<u>Factor #3</u>	Minimizes or effectively mitigates any identified adverse environmental impact on water and air resources, minimizes land disturbance, preserves trees and protects habitat; <i>Staff Comments:</i> Based upon requirements of the Development Ordinance for stream buffers, higher landscaping standards where industrial uses abut residential uses and maximum impervious area standards of the watershed regulations, environmental impact associated with development of the site will be mitigated.
<u>Factor #4</u>	Minimizes or effectively mitigates any identified adverse impact on municipal facilities and services, such as streets, potable water and wastewater facilities, parks, police and fire; and; <i>Staff Comments:</i> The majority of the zoning site is within an established industrial park that is currently served by City of High Point utilities and services. The proposed expansion has no known impacts on municipal services.
<u>Factor #5</u>	Minimizes or effectively mitigates any identified adverse effect on the use, enjoyment or value of adjacent properties. <i>Staff Comments:</i> The applicant has offered conditions to help mitigate any impacts: ❖ <u>Limits area of building construction.</u> Once the 200-foot building setback is imposed the net result of the proposed 5-acre expansion is approximately one-acre of additional land area being gained for construction of an industrial structure.

	❖ <u>Greater separation of uses.</u> Although parking, landscaping and stormwater control devices may be placed in the 200-foot building setback area, it provides a greater building separation from adjacent single family homes. The higher setback standard will also ensure future industrial buildings do not protrude in front of existing residential dwellings along the south side of Cedrow Drive. ❖ <u>Limits allowable industrial uses.</u> The applicant has offered to prohibit the more intensive or non-compatible uses of the LI District such as automotive repair, boat repair, most of the retail trade uses, and higher intensity manufacturing & industrial uses to ensure compatibility with the adjacent residential area.
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Changes in the Area:

There have been changes in the type or nature of development in the area of the proposed Conditional Zoning District that support the application.

Staff Comments:

- ❖ In 1986 the zoning of this area was changed from residential to industrial. Since obtaining industrial zoning this area has developed with various large industrial users and has been firmly established as an industrial area.
- ❖ In 2007 a zoning amendment to the industrial park was approved which extended N. Pendleton Street northward to connect to Cedrow Drive. This roadway extension benefited the adjacent neighborhood by providing residences an alternate public street access point to cross the railroad track and access to E. Kivett Dive.

Development Patterns:

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

Staff Comments: This Land Use Plan supports infill development and expansion of existing uses. The request promotes a logical and orderly development pattern in that it is limited in area, at a location (next to I-74) which has the least impact upon adjacent property owners, and will assist in providing flexibility in the manner in which the last undeveloped parcel in this industrial park may be developed.

Recommendation

1. Land Use Plan Amendment Case 12-01 - Staff Recommends Approval:

Staff recommends approval of the request to change the future land use designation for approximately 16.5 acres to a Light Industrial land use classification. The request meets the goals and objectives of the Community Growth Vision Statement, the Land Use Plan, and the US 311 Bypass Corridor Strategic Plan and will be in harmony with the land use pattern of the surrounding area.

2. Zoning Case 12-03 - Staff Recommends Approval:

Subject to approval of Land Use Plan Amendment Case 12-01 the requested CZ-LI District will be in compliance with the Land Use Map. As addressed in the Staff Analysis section of this report, conditions offered by the applicant address goals & objectives of the Land Use Plan and will ensure development of the zoning site will be compatible with the surrounding area and in conformance with adopted plans. The Planning & Development Department recommends approval of the request to rezone 25 acres to the CZ-LI District.

Required Action

Planning and Zoning Commission:

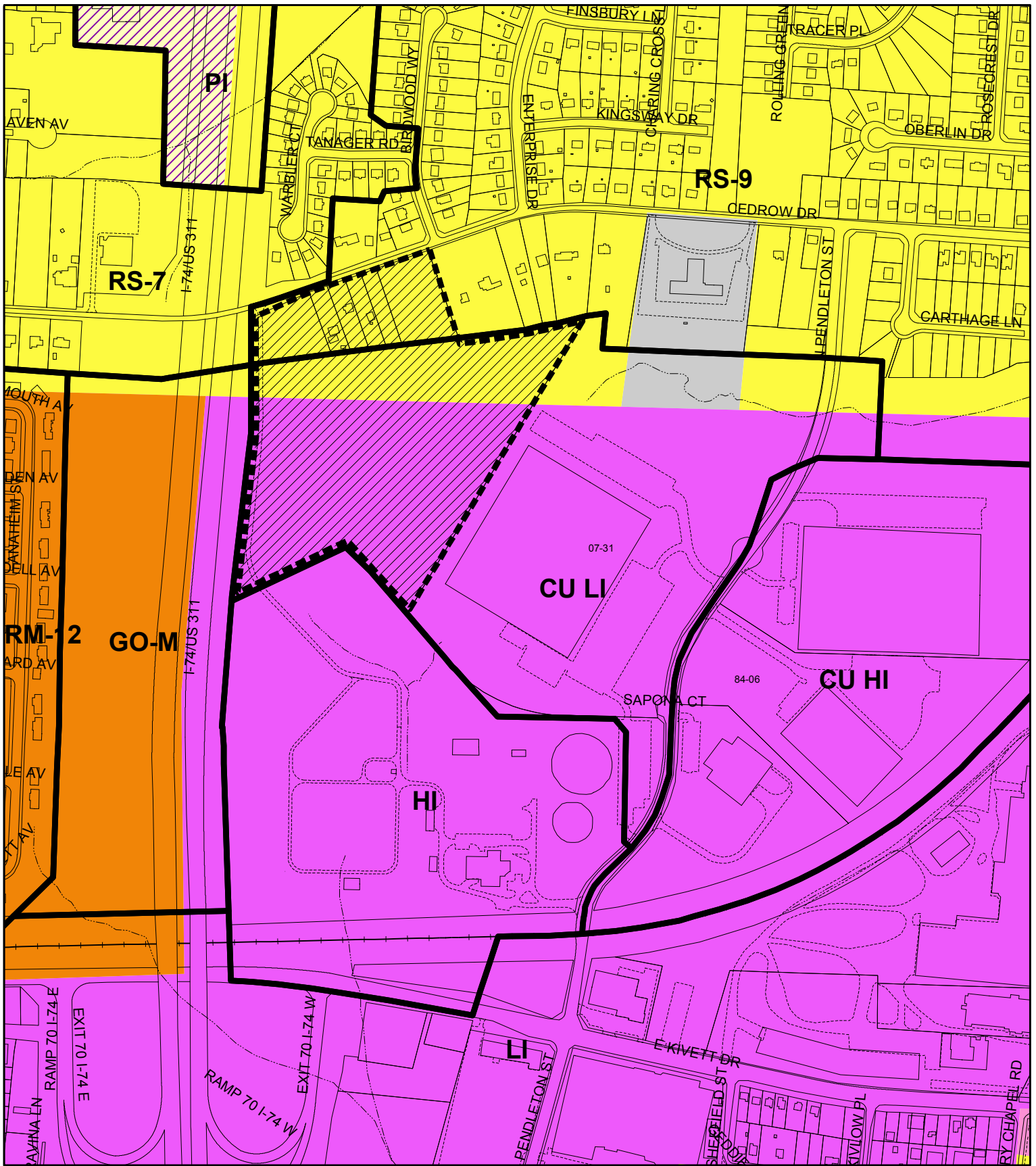
Upon making its recommendation, the NC General Statutes require that the Planning and Zoning Commission must place in the official record a statement of consistency with the City's adopted plans. This may be accomplished by adopting the statements in the Staff Analysis section of this report or by adopting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

City Council:

Upon rendering its decision in this case, the NC General Statutes require that the High Point City Council also must place in the official record a statement of consistency with the City's adopted plans, and must explain why the action taken to be reasonable and in the public interest. This may be accomplished by adopting the statements in the Staff Analysis section of this report or by adopting its own statement.

Report Preparation

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



ZONING CASE 12-03

Land Use Plan

- | | | | |
|--|------------------------------|---|------------------|
|  | Mixed Use Development |  | Light Industrial |
|  | Low-Density Residential |  | Institutional |
|  | Moderate-Density Residential | | |

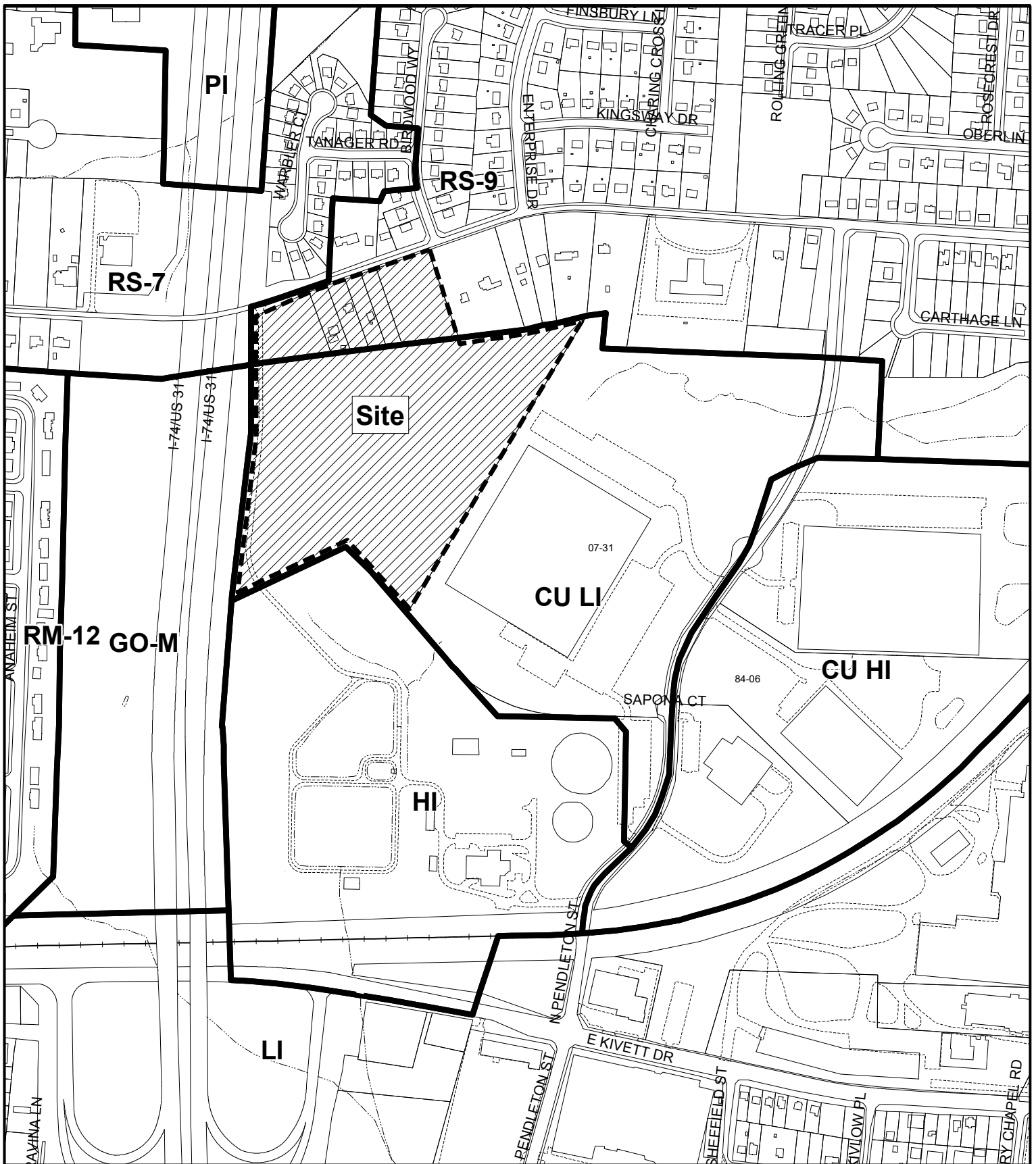
Planning & Development
Department

City of High Point

Date: March 16, 2012



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ZONING CASE 12-03

From: Residential Single Family-9 and
Conditional Use Light Industrial
To: Conditional Zoning Light Industrial

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

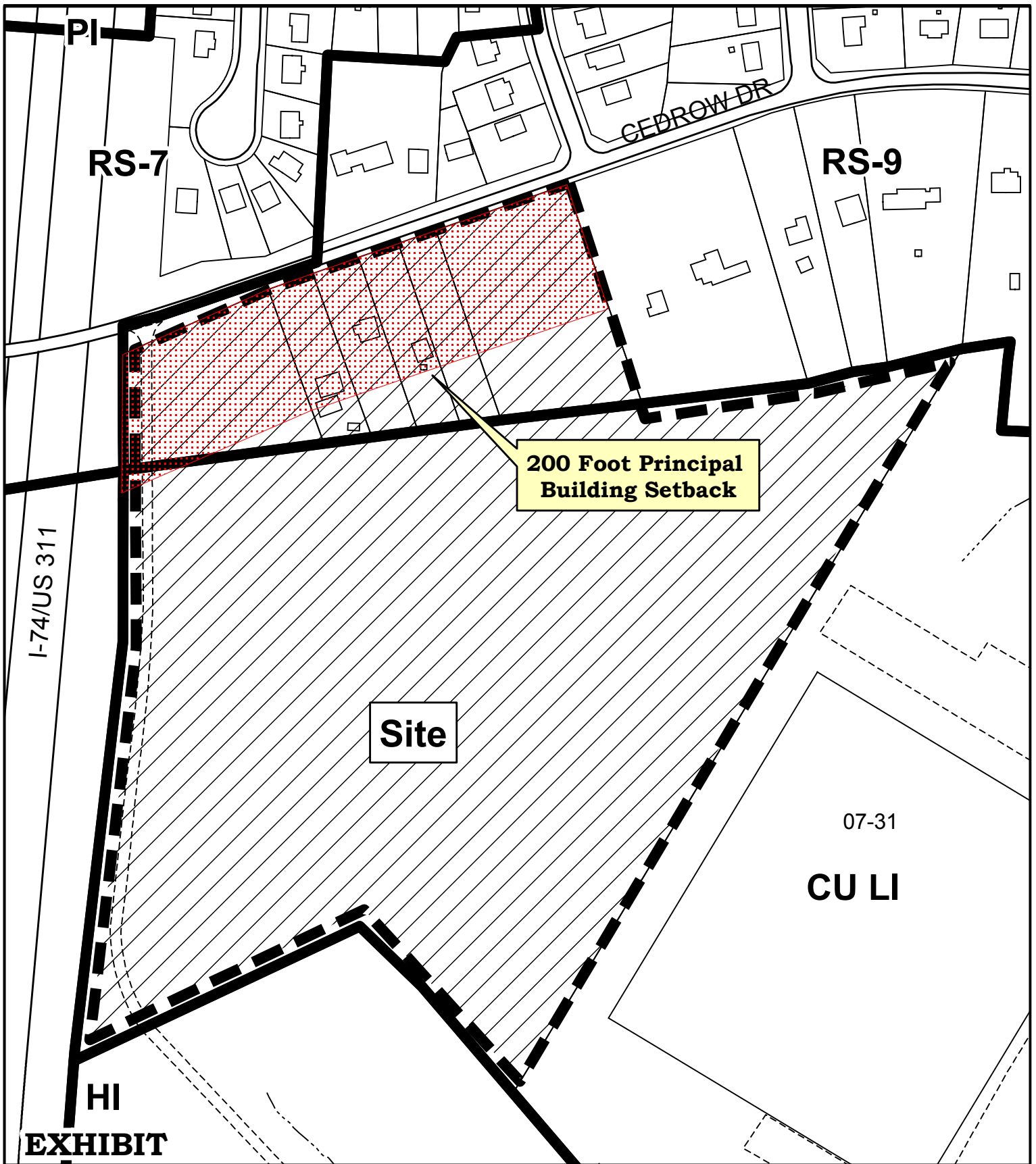
**Planning & Development
Department**

City of High Point

Date: March 6, 2012



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ZONING CASE 12-03

From: Residential Single Family-9 and
Conditional Use Light Industrial
To: Conditional Zoning Light Industrial

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

Planning & Development
Department

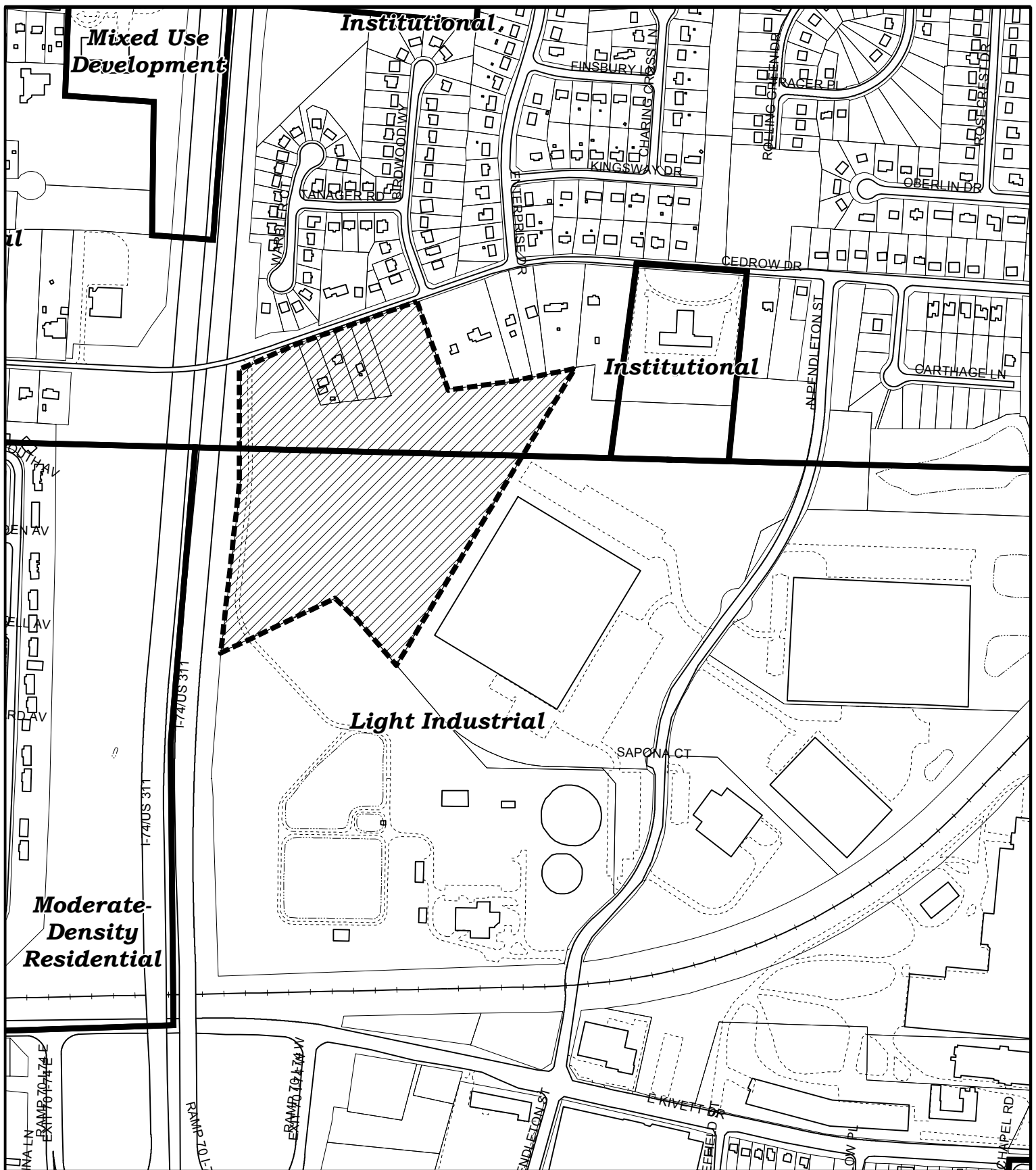
City of High Point

Date: March 16, 2012



Scale: 1"=200'

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ZONING CASE 12-03

Land Use Plan

Existing Land Use Plan
Subject Property Boundary



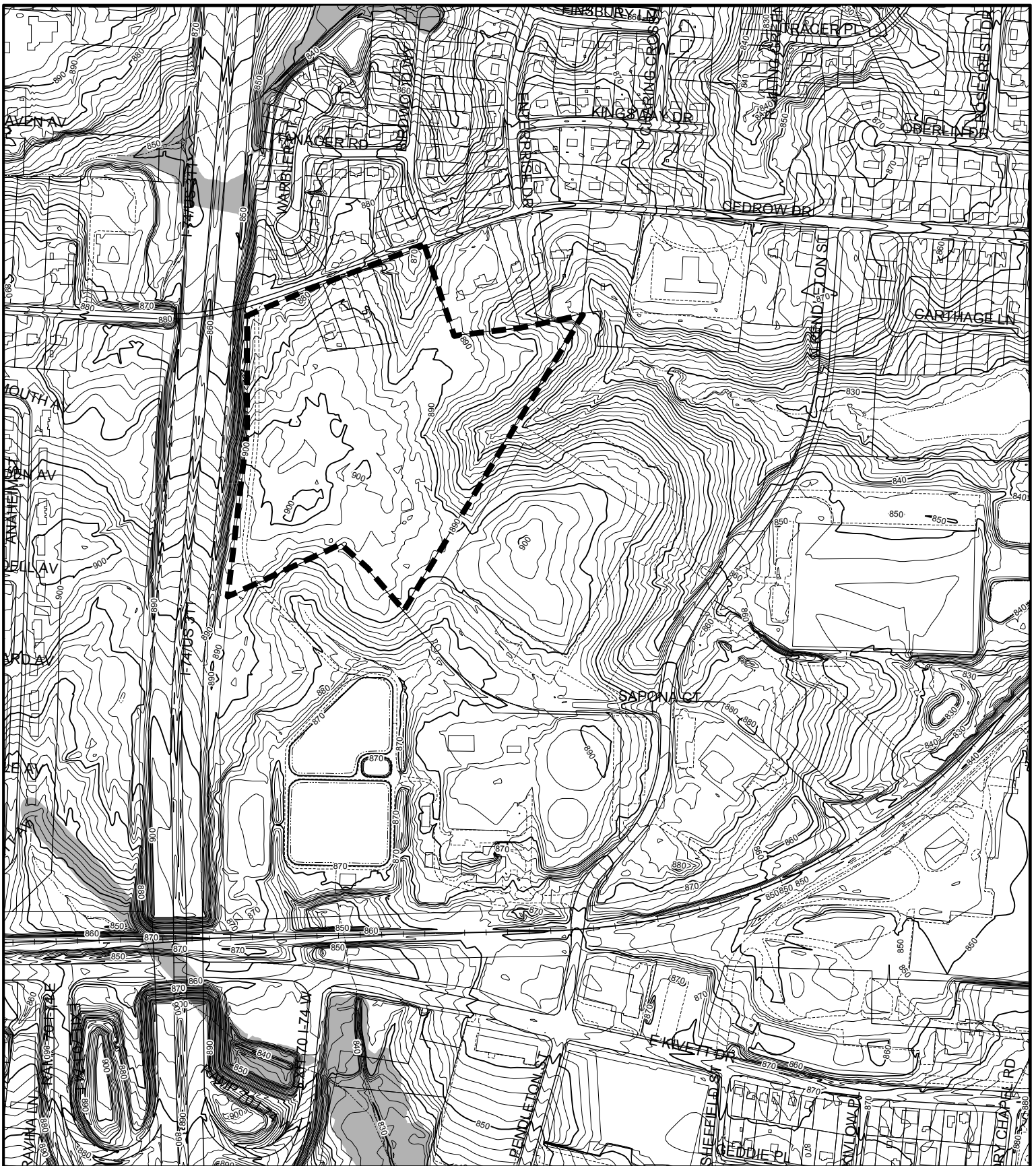
Planning & Development
Department

City of High Point

Date: March 16, 2012



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ZONING CASE 12-03

Topography

Subject Property Boundary - - - - -

Planning & Development
Department

City of High Point

Date: March 16, 2012



Scale: 1"=500'

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ZONING CASE 12-03



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

Zoning Case 12-03
CZ-LI

Insert Date
(March 13, 2012)

Ordinance # *Insert after approval*

The property owner requests a Conditional Zoning District upon the property described in this document and offers the following conditions be placed upon the property. If adopted by the City Council, then these conditions contained herein will be incorporated into the Conditional Zoning District's ordinance of adoption. These conditions are not valid unless signed and affirmed by the property owner or representative with an approved power of attorney. The City Council and the property owner or authorized representative must agree upon revisions or additional conditions prior to the approval of this Conditional Zoning District.

Part I. USES: Any of the land uses allowed in the Light Industrial (LI) District shall be permitted with the exceptions listed below, subject to the development and dimensional requirements of the Development Ordinance and subject to the specific conditions of this ordinance.

A. Prohibited Uses: The following uses, enumerated in Table 4-5-1, Permitted Use Schedule of the Development Ordinance, shall be prohibited:

1. All agricultural uses
2. All residential uses
3. All accessory uses and structures listed in Table 4-5-1, except for customary accessory uses and structures
4. All recreational uses
5. Business, Professional & Personal Services Uses
 - a. Automobile repair services, major
 - b. Automobile repair services, minor
 - c. Automobile towing and storage services (Ref. SIC 7549)
 - d. Boat repairs and boat and ship building (Ref. SIC 3730)
 - e. Truck driving schools (Ref. SIC 8249)
6. All retail trade uses shall be prohibited, except for computer sales (Ref. SIC 5734), office machine sales (Ref. SIC 5999), restaurants (no drive-thru), restaurants serving mixed alcoholic beverages (Ref. SIC 5812), and furniture sales (Ref. SIC 5712). (Refer to restricted uses in Condition I.B below.)
7. Wholesale Trade
 - a. Farm supplied (other (Ref. SIC 5191)
 - b. Forest products (Ref. SIC 5099)
 - c. Lumber and millwork (Ref. SIC 5031)

- d. Lumber and other construction materials (Ref. SIC 5030)
 - e. Motor vehicles (Ref. SIC 5012)
 - 8. Transportation, Warehousing and Utilities Uses
 - a. Demolition debris landfills, minor
 - b. Heliports (Ref SIC 4522)
 - c. Railroad terminals or yards (Ref 4010)
 - d. Recycling processing centers
 - e. Moving and storage services (Ref. SIC 4214)
 - f. Taxi terminals (Ref. SIC 4121)
 - g. Trucking or freight terminals (Ref. SIC 4213)
 - h. Utility equipment and storage yards
 - i. Warehouses (self-storage) (Ref. SIC 4225)
 - 9. Manufacturing and Industrial Uses
 - a. Fats and oils plant (Ref. SIC 2070)
 - b. Manufacturing of manufactured housing and wood buildings (Ref. SIC 2450)
 - c. Motorcycle assembly (Ref. SIC 3751)
 - 10. Other Uses
 - a. Storage trailers as a principal uses
- B. Restricted Uses: The following uses, enumerated in Table 4-5-1, Permitted Use Schedule of the Development Ordinance, shall be permitted subject to the listed restrictions:
- 1. An automobile rental or leasing use (Ref. SIC 7510) shall be permitted subject to being located in a multi-tenant building.
 - 2. Laundry or dry-cleaning substation (Ref. SIC 7212) shall be permitted subject to being located in a multi-tenant building.
 - 3. Computer sales (Ref. SIC 5734) shall be permitted subject to being located in a multi-tenant building.
 - 4. Office machine sales (Ref. SIC 5999) shall be permitted subject to being located in a multi-tenant building.
 - 5. A total of two restaurants (Ref. SIC 5812) shall be permitted, at least one of which shall be located in a multi-tenant building. Restaurants with drive-thru facilities shall not be permitted.

Part II. CONDITIONS:

- A. Development and Dimensional Requirements: All permitted uses shall be subject to the development and dimensional requirements of the Light Industrial District as contained in the Development Ordinance, except as follows:
- 1. A minimum 200-foot principal building setback shall be required from Cedrow Drive.
 - 2. Accessory buildings with a building footprint of 200 square feet or less shall be required to have a minimum 100-foot building setback from Cedrow Drive.

- B. Landscaping, Buffers and Screening: A Type C Planting Yard shall be installed along the Cedrow Drive frontage of the rezoning site. At least 50% of the planting materials shall consist of evergreen plant species.
- C. Other Conditions.
1. Lot Combination - All tax parcels comprising the rezoning site shall be combined into one lot prior to development and/or re-subdivision.
- D. Transportation Conditions.
1. Access: The rezoning site shall be allowed one point of access to Cedrow Drive.
 2. Right-of-way Dedication and Improvements: The property owner shall provide a right and a left turn lane at the access point on Cedrow Drive.
 3. Other Transportation Conditions
The location, design and construction of all driveways and other transportation improvements shall be subject to the requirements of the City of High Point Driveway Ordinance.

DESCRIPTION OF PROPERTY: Approximately 25 acres lying along the south side of Cedrow Drive between Birdwood Way and the east side of the I-74 corridor. The site is also so known as Guilford County Tax Parcels 0181906, 0181907, 0181908, 0181909 and 0181920

Robert A. Team, Jr.
(Manager of Carolina Income Properties VI, LLC)

P.O. Box 1066
Lexington, NC 27293-1066

(County)

(State)

I, _____, a Notary Public for said County and State, do hereby certify that **Robert A. Team, Jr.** personally came before me this day and acknowledged that he is **Manager of Carolina Income Properties VI, LLC**, a corporation; that **Carolina Income Properties VI, LLC**, is the owner of real property described in the foregoing application; and that by authority duly given and as the act of the corporation the foregoing instrument was signed in its name by its **Manager**, sealed with its corporate seal, and attested by himself as **Manager of Carolina Income Properties VI, LLC**.

WITNESS my hand and official seal, this the ____ day of _____, 20__.

(Official Seal)

Notary Public

My commission expires: _____, 20 ____.

March 9, 2012

To: Lee Burnette, Director of Planning and Development
From: Mark McDonald, P.E., Transportation Director 
Subject: Rezoning Case #12-03, Carolina Investment Properties, LLC. Property located in the southeast quadrant of Cedrow Drive and I -74.

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

A traffic impact analysis was 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. This development will add approximately four hundred seven (407) trips in the AM peak hour, four hundred forty three (443) trips in the PM peak hour and a total of 3,035 trips/day. In order to mitigate the development's impact on the surrounding roadway network the following improvements will be required on Cedrow Drive:

Access

- One (1) point of access shall be allowed to Cedrow Drive.

Improvements

- Provide a right and left turn lane at the access point on Cedrow Drive.

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

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

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

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

High Point Distribution Center – Transportation Impact Analysis
Prepared for Carolina Investment Properties
March 1, 2012

Introduction

The proposed High Point Distribution Center is located on the southwest quadrant of the intersection of Cedrow Drive and Pendleton Street in eastern High Point, North Carolina. The site currently has a 330,000 square foot industrial building, and it is accessed by two (2) driveways on Pendleton Street between Cedrow Drive and Kivett Street. The developer proposes to expand the facility by adding 420,000 square feet of industrial building. One (1) new access point is proposed on Cedrow Drive. Figure 1 shows the site plan.

Davenport Transportation Consulting (DTC) was retained to determine the potential traffic impacts of this development and to identify transportation improvements that may be required to accommodate the impacts of both background traffic and new development traffic. The following intersections were included in the study:

- Kivett Drive at Pendleton Street (signalized)
- Pendleton Street at Existing Site Access 1
- Pendleton Street at Existing Site Access 2
- Pendleton Street at Cedrow Drive
- Cedrow Drive at Enterprise Drive
- Cedrow Drive at Birdwood Way
- Cedrow Drive at Proposed Site Access 3

The above-mentioned intersections were analyzed for the following scenarios:

- 2012 Existing Conditions
- 2017 Future No Build Conditions
- 2017 Future Build-Out Conditions

The build-out analysis year for this project was assumed to be 2017. The AM (7-9 am) and PM (4-6 pm) peaks were studied.

The City of High Point (COHP) was contacted to obtain background information and to ascertain the elements to be covered in this Transportation Impact Analysis (TIA). Information regarding the property was provided by the developer, Carolina Investment Properties.

Level of Service Results

The results of the study are discussed by intersection below:

Kivett Drive at Pendleton Street

This signalized intersection currently operates at LOS A during existing AM and PM peaks. In 2017 future no build conditions, LOS A is expected in AM and PM peaks. With the addition of site traffic, LOS A is expected in the AM peak and LOS B in the PM peak. Our Sim Traffic simulation does not indicate any queuing issues at this intersection. No improvements are recommended.

Pendleton Street at Existing Site Access 1

This existing access operates at LOS A during existing and 2017 future no build AM and PM peaks. With the addition of proposed site traffic, LOS A is expected in AM and PM peaks. Based on the traffic counts on Pendleton Street, the existing daily traffic volumes plus proposed development traffic at this location on Pendleton Street is approximately 4,600 vehicles per day. This does not meet or exceed the 5,000 vehicles per day threshold established by City of High Point for consideration of auxiliary turn lanes on secondary roads. No improvements are recommended.

Pendleton Street at Existing Site Access 2

This existing access operates at LOS A during existing and 2017 future no build AM and PM peaks. In future build conditions, LOS A is expected in AM and PM peaks. Based on the traffic counts on Pendleton Street, the existing daily traffic volumes plus proposed development traffic at this location on Pendleton Street is approximately 3,000 vehicles per day. This does not meet or exceed the 5,000 vehicles per day threshold established by City of High Point for consideration of auxiliary turn lanes on secondary roads. No improvements are recommended.

Cedrow Drive at Pendleton Street

This unsignalized intersection operates at LOS A during existing AM and PM peaks. In 2017 future no build conditions, LOS A is expected in AM and PM peaks. With the addition of site traffic, the level of service is expected to remain at LOS A. Separate left and right turn lanes are currently in place at this intersection, which will be adequate to accommodate future traffic. No improvements are recommended.

Cedrow Drive at Enterprise Drive

This unsignalized intersection currently experiences LOS A in AM and PM peaks. In 2017 future no build conditions, LOS A is expected in AM and PM peaks. With the addition of proposed site traffic, LOS A is expected in AM and PM peaks. No improvements are recommended.

Cedrow Drive at Birdwood Way

This unsignalized intersection operates at LOS A during existing AM and PM peaks. In 2017 future no build conditions, LOS A is expected in AM and PM peaks. With the addition of proposed site traffic, the level of service is expected to remain unchanged. No improvements are recommended.

Cedrow Drive at Proposed Site Access 3

In 2017 future build conditions, this proposed site access is expected to operate at LOS A during AM and PM peaks. The need for auxiliary turn lanes was reviewed based on the figure titled

“Warrant for Left and Right-Turn Lanes” found on page 80 of the NCDOT Policy on Street and Driveway Access to North Carolina Highways. Based on projected traffic volumes, this intersection will warrant an eastbound right turn lane and a westbound left turn lane on Cedrow Drive. In order to ensure safety and mobility at this intersection, we recommend the following:

- Provide an eastbound right turn lane on Cedrow Drive with a minimum of 100 feet of storage and 150 feet of taper per City of High Point Driveway Ordinance
- Provide a westbound left turn lane on Cedrow Drive with a minimum of 100 feet of storage and 150 feet of taper per City of High Point Driveway Ordinance

Level of Service Summary

Table A presents the summary of the level of service analysis.

Table A - Level of Service Summary			
AM Peak	2012 Existing	2017 Future No Build	2017 Future Build
Kivett Drive at Pendleton Street	A (6.0)	A (6.6)	A (8.0)
Pendleton Street at Existing Site Access 1	A (8.8) EB Approach	A (8.8) EB Approach	A (9.0) EB Approach
Pendleton Street at Existing Site Access 2	A (9.3) EB Approach	A (9.4) EB Approach	A (9.4) EB Approach
Cedrow Drive at Pendleton Street	A (9.3) NB Approach	A (9.4) NB Approach	A (9.6) NB Approach
Cedrow Drive at Enterprise Drive	A (9.5) SB Approach	A (9.7) SB Approach	A (10.0) SB Approach
Cedrow Drive at Birdwood Way	A (9.4) SB Approach	A (9.6) SB Approach	B (10.2) SB Approach
Cedrow Drive at Proposed Site Access 3			A (9.8) NB Approach
PM Peak	2012 Existing	2017 Future No Build	2017 Future Build
Kivett Drive at Pendleton Street	A (6.8)	A (7.8)	B (12.9)
Pendleton Street at Existing Site Access 1	A (9.0) EB Approach	A (9.1) EB Approach	B (11.0) EB Approach
Pendleton Street at Existing Site Access 2	A (9.6) EB Approach	A (9.7) EB Approach	A (9.7) WB Approach
Cedrow Drive at Pendleton Street	A (9.7) NB Approach	A (9.9) NB Approach	B (10.3) NB Approach
Cedrow Drive at Enterprise Drive	B (10.3) SB Approach	B (10.6) SB Approach	B (11.6) SB Approach
Cedrow Drive at Birdwood Way	A (9.4) SB Approach	A (9.6) SB Approach	A (9.9) SB Approach
Cedrow Drive at Proposed Site Access 3			B (10.5) NB Approach
LOS (delay in seconds)			
Note for unsignalized conditions, LOS and delay indicates only minor street approach with longest delay			

Summary and Conclusion

DTC was retained to determine the potential traffic impacts of the proposed High Point Distribution Center and the transportation improvements that may be required to accommodate these impacts. This analysis has been conducted based on the scope given by the City of High Point. We have identified all areas of deficiency and made recommendations for improvements where necessary.

The proposed High Point Distribution Center is projected to generate a total of 3,035 trips per day. This is based on 420,000 square feet of light industrial space. The site plan proposes one (1) new access on Cedrow Drive, in addition to two (2) existing accesses on Pendleton Drive. Our turn lane warrant analysis shows that based on projected traffic volumes, this site access will warrant an eastbound right turn lane and a westbound left turn lane on Cedrow Drive.

Table B below summarizes the recommended improvements for 2017 for future build conditions. Improvements are illustrated in Figure 9 of the report. In conclusion, this study has determined the potential traffic impacts of this development and identified transportation improvements that will be required to accommodate the impacts of both background traffic and new development traffic.

Table B - Recommended Improvement Summary	
Kivett Drive at Pendleton Street	No improvements recommended
Pendleton Street at Existing Site Access 1	No improvements recommended
Pendleton Street at Existing Site Access 2	No improvements recommended
Cedrow Drive at Pendleton Street	No improvements recommended
Cedrow Drive at Enterprise Drive	No improvements recommended
Cedrow Drive at Birdwood Way	No improvements recommended
Cedrow Drive at Proposed Site Access 3	- Provide an eastbound right turn lane on Cedrow Drive with a minimum of 100 feet of storage and 150 feet of taper per City of High Point Driveway Ordinance - Provide a westbound left turn lane on Cedrow Drive with a minimum of 100 feet of storage and 150 feet of taper per City of High Point Driveway Ordinance

Citizens Information Meeting Report

Zoning Case 12-03

Submitted by: Abigaile Pittman, on behalf of
Carolina Investment Properties.

Report – March 5, 2012
Citizen Information Meeting
City of High Point Rezoning Case 12-03
Carolina Investment Properties

There were two citizen information meetings held for Rezoning Case 12-03, a request for a CZLI District by Carolina Investment Properties. The reason that two meetings were held was that the first notice that was mailed contained an incorrect meeting date. As it was too late to correct this notice, a second later meeting time was scheduled and notices were sent out again. Representatives of the applicant attended both meetings. Both meetings were held at the High Point Public Library at 901 N. Main Street, High Point, NC, in the Morgan Community Room on the First Floor.

The first meeting was held on February 28, 2012 from 6:00 p.m. to 7:30 p.m. The first notice letter was mailed on February 23, 2012 to 39 property owners, and included those adjacent to the site's entire original #07-31 zoning boundary. The notification letters were taken directly to the main Post Office to ensure speedy delivery. Attached to the first notice letter was a copy of the handout entitled 'City of High Point Conditional Zoning District Citizen Information Meetings,' and a map depicting the rezoning site and the notification area for the letter, both of which are included in this report. A copy of this first notification is also attached to this report, and admittedly it has an incorrect meeting time. However, the following five (5) neighboring property owners/neighbors were in attendance at the first meeting:

1. Myrtle Garlington, 1434 Cedrow Drive
2. William Ingram, 1434 Cedrow Drive
3. Louise Martin, 1311 Cedrow Drive
4. Beulah Fair, 1315 Cedrow Drive
5. Gregory Henderson, 3312 Crestview Drive (from the Memorial United Methodist Church located at 1101 Cedrow Drive)

The sign-in sheet for the first meeting is attached to this report.

Also in attendance was Abigaile Pittman, AICP, planner for the applicant.

Each attendee received several handouts: a copy of the existing CUP #07-31, a copy of the 2-23-2013 draft version of the proposed conditions for CZLI 12-03, and a sketch plan of the rezoning site and adjacent Polo property which depicted the proposed access point on Cedrow Drive and the landscaping buffer yard adjacent to the residential properties along Cedrow Drive.

Abigaile Pittman opened with a restatement of the purpose of the meeting, a synopsis of the rezoning process, and encouraged those in attendance to ask any questions or raise any concerns that they might have. She also explained that there had been an error on the first notice letter and that a second citizen meeting would be held on Sunday, March 4 from 4:00-5:00 p.m. and that they were welcome to come to that meeting as well, and/or to contact her later if they had any additional issues to discuss. She then reviewed the handouts with the attendees and explained that the conditions are still in draft form and will be finalized on March 5th.

Myrtle Garlington asked questions about the buffer that would be adjacent to her property and if there would be a fence. She is still considering whether she wants a fence and if so, where it

should be located. She also inquired about the location of the proposed access point on Cedrow and how close it would be from her property line.

Beulah Fair, Louise Martin, Gregory Henderson and Myrtle Garlington all agreed on the following issues: 1) that there should be additional building setback and landscaping on Cedrow Drive; 2) that there should be a turn lane on Cedrow Drive; 3) that the traffic study should have included the intersection of Cedrow Drive and Gordon Road; and 4) that the city and the applicant should collaborate on a sidewalk down Cedrow Drive due to the dangers presented by the increased traffic.

They requested a larger exhibit for the meeting on Sunday with larger font size for the labels, which Abigaile Pittman agreed to provide.

Abigaile Pittman thanked everyone for their attendance and input, and the meeting adjourned around 7:15 p.m. Abigaile stayed in the room until 7:30 p.m., which was the ending time that had been posted.

The second meeting was held on March 4, 2012 from 4:00 p.m. to 5:00 p.m. The second notice letter was mailed on February 28, 2012 to 39 property owners, and included those adjacent to the site's entire original #07-31 zoning boundary. The notification letters were taken directly to the main Post Office to ensure speedy delivery. Attached to the first notice letter was a copy of the handout entitled 'City of High Point Conditional Zoning District Citizen Information Meetings,' and a map depicting the rezoning site, both of which are included in this report. A copy of the second notification is also attached to this report. The following five neighboring property owners/neighbors were in attendance at the first meeting:

1. Myrtle Garlington, 1434 Cedrow Drive
2. William Ingram, 1434 Cedrow Drive
3. Catherine Stubbs, 501 Warbler Court
4. Willie Hailey, 501 Warbler Court
5. Walter Johnson, 1438 Cedrow Drive

The sign-in sheet for the second meeting is attached to this report.

Also in attendance was Abigaile Pittman, AICP, planner for the applicant, Robin Team, and Alston Team, representing Carolina Investment Properties.

Each attendee received several handouts: a copy of the existing CUP #07-31, a copy of the 2-23-2013 draft version of the proposed conditions for CZLI 12-03, a list of the intersections which had been studied in the traffic impact analysis, two small (8.5" x 11") aerials of the rezoning site and surrounding area at different scales, and a sketch plan of the rezoning site and adjacent Polo property which depicted the proposed access point on Cedrow Drive and the landscaping buffer yard adjacent to the residential properties along Cedrow Drive. A 24" x 36" +/- aerial of the site and area was clipped to a foam board and displayed for the attendees.

Robin Team introduced himself as well as Alston Team and Abigaile Pittman, and explained everyone's roles. Robin Team told the attendees about his development company, Carolina Investment Properties, and gave a history of the site's HI and LI zoning, a summary of the proposed light industrial zoning and its purpose, and then asked for questions and comments from the attendees.

Walter Johnson asked about the impact of the rezoning on the buffer around his property located at 1438 Cedrow Drive. Robin Team identified where Mr. Johnson lived on the aerial map. He noted that Mr. Johnson's property adjoined the original Polo site which was not being requested for rezoning, and therefore there would be no impact to any required buffer adjacent to his property.

Walter Johnson then expressed concern about the additional traffic on Cedrow Drive, stating that there is already too much traffic on the road. Robin Team explained that the site's internal design will connect to Pendleton Street through the existing Polo site, and there will be every attempt to direct the truck traffic to Pendleton Street. He further explained that there would be an employee parking lot located off the proposed Cedrow Drive access point, and that the traffic study which is being prepared has accounted for the existing and proposed traffic along Cedrow Drive and other adjacent roadways. He added that they have agreed to construct east-bound and west-bound turn lanes from Cedrow Drive into the site. Walter Johnson asked if the traffic study took the school buses and stops into account, and Robin Team replied that it did. Walter Johnson then suggested that Robin Team construct an access ramp directly off of the 311 Bypass into the rezoning site, which would keep traffic off of Cedrow Drive. Robin Team explained that this would not be possible for several reasons: NCDOT would not allow this on a controlled access roadway; and even if they did the cost would be prohibitive. Walter Johnson then stated that people would be driving to and from the site at all hours of the night, honking their horns.

Myrtle Garlington expressed concerns about the buffer adjacent to her property. Robin Team agreed that Ms. Garlington's lot would be the nearest and most affected. He stated that the Ordinance required a Type A buffer yard and that he would be happy to work with Ms. Garlington to ensure that the buffer yard adjacent to her lot did a good screening job, and saved as many mature trees and shrubbery as possible. Abigaile Pittman told Ms. Garlington that she would mail her the landscaping standards from the Ordinance for her reference.

Myrtle Garlington also expressed concern about the traffic along Cedrow and how dangerous it was for pedestrians to walk down the road. She stated that they have needed sidewalks for years, and have wanted the City to put them in. She pointed out that the 311 Bypass bridge has no pedestrian walkways and is particularly dangerous to cross, and Walter Johnson agreed with this statement.

Catherine Stubbs and Willie Hailey stated that their main purpose in attending was to make sure that the proposal would not be rezoning their property located at 501 Warbler Court. Robin Team assured them that it would not.

Robin Team, Alston Team, and Abigaile Pittman thanked everyone for their attendance and input, and the meeting adjourned around 4:55 p.m.

Submitted by:



Abigaile Pittman, AICP 3/5/2012

Date of 1st meeting: February 28, 2012

[illegible]

[illegible]

100 NORTH PENDLETON LLC
2701 WILMARCO AVE
BALTIMORE MD 21223

ATLAS NC I SPE LLC
P O BOX 167
WINSTON-SALEM NC 27102

BAKER, SIMPSON SHAWN ; BAKER,
TABBITHA
1811 CEDROW DR
HIGH POINT NC 27260

BRANCH BANKING & TRUST CO
200 W SECOND ST
WINSTON SALEM NC 27104

BULLOCK, GEORGE
1412 CEDROW DR
HIGH POINT NC 27260

CAMERON, SALLY MAE
1384 TANAGER RD
HIGH POINT NC 27260

CAROLINA INCOME PROPERTIES VI LLC
PO BOX 1066
LEXINGTON NC 27292

DANG, RI VAN ; LE, HONG THI
501 BIRDWOOD WAY
HIGH POINT NC 27260

ELLIS, FANNIE LEE ; ELLIS, ANNIE TISDALE
903 ENTERPRISE DR
HIGH POINT NC 27260

ELLISON, KAL VENUS
500 WARBLER CT
HIGH POINT NC 27260

GARLINGTON-WADEN, MYRTLE
1434 CEDROW DR
HIGH POINT NC 27260

GILMORE, VELMA JEAN
505 BIRDWOOD WAY
HIGH POINT NC 27260

GREEN, VALEDA
503 WARBLER CT
HIGH POINT NC 27260

HAIRSTON, DAROLD J ; HAIRSTON, MARVA
509 WARBLER CT
HIGH POINT NC 27260

HOY, MARSHON DEVON
PO BOX 2682
HIGH POINT NC 27261

HUSSAIN, MALIK NIAZ ; HUSSAIN, RIFFAT
502 BIRDWOOD WAY
HIGH POINT NC 27262

JACKSON, BETTY ELIZABETH
506 BIRDWOOD WAY
HIGH POINT NC 27260

JOHNSON, WALTER LEE JR ; JOHNSON,
MARCELLA T
1438 CEDROW DR
HIGH POINT NC 27260

KIBREAB, ZEREMARIAM FISHASTION ;
KELATI, FREWEINI GERESUS
508 BIRDWOOD WAY
HIGH POINT NC 27260

KINDRED GROUP LLC
PO BOX 5272
HIGH POINT NC 27262

LITTLE, JOHN EDWARD
1419 CEDROW DR
HIGH POINT NC 27260

LOWERY, LATOYA N
3801 RAINTREE DR
GREENSBORO NC 27407

MANNINGTON MILLS INC
1327 LINCOLN DR
HIGH POINT NC 27260

MERCER PROPERTIES & ASSOCIATES LLC
6407 IVEYSTONE DR
JAMESTOWN NC 27282

MITCHELL, RAENA D ; MCKINNEY, AARON
WAYNE
1446 CEDROW AVE
HIGH POINT NC 27260

MORGAN, MARY ELIZABETH
500 BIRDWOOD WAY
HIGH POINT NC 27260

OLIVER, LORETTA YVONNE
512 WARBLER CT
HIGH POINT NC 27260

PETTIT, RUBY J ; PETTIT, JOHN ; PETTIT,
VIRGIL JENKINS
1410 BOUNDARY AVE
HIGH POINT NC 27260

QUICK, ASHLEY T
1442 CEDROW DR
HIGH POINT NC 27260

RIZWAN, SOHAIL ; RIZWAN, NUSRAT ARA
504 BIRDWOOD WAY
HIGH POINT NC 27260

STUBBS, CATHERINE M
501 WARBLER CT
HIGH POINT NC 27260

TEMPLE MEMORIAL BAPTIST CHURCH
316 TAYLOR AVE
HIGH POINT NC 27260

THOMAS, TERRY N ; THOMAS, TIFFANNY A
502 WARBLER CT
HIGH POINT NC 27260

TRAN, KINH VAN ; TRAN, KIM THACH
504 WARBLER WAY
HIGH POINT NC 27260

TRAN, TAN ; NGUYEN, ANN THI
1386 TANAGER RD
HIGH POINT NC 27260

VO, EM VAN ; DO, BE THI
1388 TANAGER RD
HIGH POINT NC 27260

VUONG, TIFFANY
1382 TANAGER RD
HIGH POINT NC 27260

WALTERS, JACK R ; WALTERS, NIKKI S
106 KATHLAND DR
THOMASVILLE NC 27360

WATTS, LADONNA P
503 BIRDWOOD WAY
HIGH POINT NC 27260



This letter is a replacement for the previously sent letter which gave an incorrect meeting date

February 28, 2012

Dear Neighbor:

The purpose of this letter is to notify you of a citizen information meeting being held concerning a request for rezoning the following properties, 1412 Cedrow Drive, 1414 Cedrow Drive, 1416 Cedrow Drive, 1418 Cedrow Drive, and 201 N. Pendleton Street. The meeting will be held at the City of High Point Public Library, 901 N. Main Street, High Point, NC, in the Morgan Community Room on the First Floor on **Sunday, March 4, 2012 from 4:00 p.m. to 5:00 p.m.** You are welcome to drop by any time in this time frame.

The applicant, Carolina Investment Properties, who is our firm's client, has applied to rezone approximately 4.4 acres along the frontage of Cedrow Drive from these properties from their current Residential Single Family-9 (RS-9) District to a new Conditional Zoning Light Industrial District (CZLI), and to change the Land Use Plan designation for the Cedrow frontage property from Low Density Residential to Light Industrial. It is also proposed that this 4.4 acres then be combined with the existing 20+/- acre existing light industrial site located to the rear on N. Pendleton Street, which is currently zoned Conditional Use Light Industrial (C.U.LI #07-31), and that they all become a one unified Conditional Zoning Light Industrial District (CZLI). The purpose of the rezoning and land use plan amendment is for additional light industrial development. The permitted uses allowed would be identical to those currently permitted under the existing Conditional Use Permit 07-31. The existing access point to N. Pendleton Street would remain, and one additional driveway access point is proposed to Cedrow Drive. Landscaping/buffering would be provided in accordance with the Development Ordinance, and there are no plans to disturb the existing stream or stream buffer. A copy of the proposed conditions will be provided at the meeting, along with excerpts from the Ordinance to clarify requirements, and maps for use as visual aids.

Enclosed is a required statement provided by the High Point Planning & Development Department outlining the purpose of the citizens information meeting and the rezoning process, and a map depicting the proposed CZLI zoning site.

You will receive another notice letter at a later date, to be mailed on March 12, 2012 by the City of High Point, advising you of the March 27, 2012 Planning & Zoning Commission meeting. The property will be posted on March 16, and the legal ad for the Commission meeting will run in the High Point Enterprise on March 18.

We look forward to seeing you at the meeting on Sunday, March 4, 2012.

Regards,

A handwritten signature in cursive script that reads 'Abigaile Pittman'.

Abigaile Pittman, AICP



February 22, 2012

Dear Neighbor:

The purpose of this letter is to notify you of a citizen information meeting being held concerning a request for rezoning the following properties, 1412 Cedrow Drive, 1414 Cedrow Drive, 1416 Cedrow Drive, 1418 Cedrow Drive, and 201 N. Pendleton Street. The meeting will be held at the City of High Point Public Library, 901 N. Main Street, High Point, NC, in the Morgan Community Room on the First Floor on **Tuesday, September 28, 2012 from 6:00 p.m. to 7:30 p.m.** You are welcome to drop by any time in this time frame.

The applicant, Carolina Investment Properties, who is our firm's client, has applied to rezone approximately 4.4 acres along the frontage of Cedrow Drive from these properties from their current Residential Single Family-9 (RS-9) to a new Conditional Zoning Light Industrial District (CZLI), and to change the Land Use Plan designation for the Cedrow frontage property from Low Density Residential to Light Industrial. It is also proposed that this 4.4 acres then be combined with the existing 20+/- acre existing light industrial site located to the rear on N. Pendleton Street, which is currently zoned Conditional Use Light Industrial (C.U.LI #07-31), and that they all become a one unified Conditional Zoning Light Industrial District (CZLI). The purpose of the rezoning and land use plan amendment is for additional light industrial development. The permitted uses allowed would be identical to those currently permitted under the existing Conditional Use Permit 07-31. The existing access point to N. Pendleton Street would remain, and one additional driveway access point is proposed to Cedrow Drive. Landscaping/buffering would be provided in accordance with the Development Ordinance, and there are no plans to disturb the existing stream or stream buffer. A copy of the proposed conditions will be provided at the meeting, along with excerpts from the Ordinance to clarify requirements, and maps for use as visual aids.

Enclosed is a required statement provided by the High Point Planning & Development Department outlining the purpose of the citizens information meeting and the rezoning process, and a map depicting the notification area for this letter.

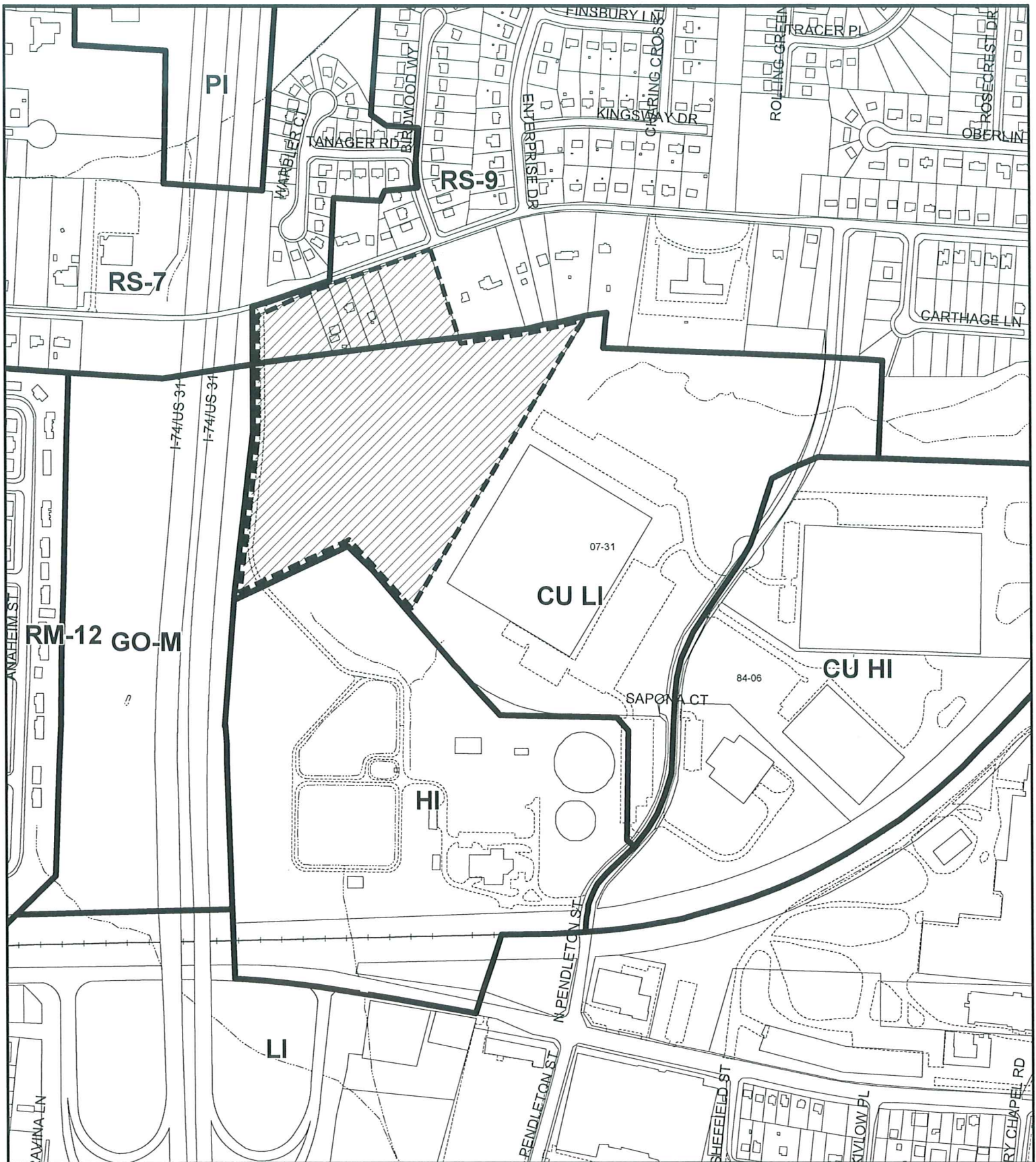
You will receive another notice letter at a later date, to be mailed on March 12, 2012 by the City of High Point, advising you of the March 27, 2012 Planning & Zoning Commission meeting. The property will be posted on March 16, and the legal ad for the Commission meeting will run in the High Point Enterprise on March 18.

We look forward to seeing you at the meeting on Tuesday, September 28, 2012.

Regards,

A handwritten signature in cursive script that reads 'Abigaile Pittman'.

Abigaile Pittman, AICP



ZONING CASE 12-03

From: Residential Single Family-9 and
Conditional Use Light Industrial
To: Conditional Zoning Light Industrial

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

Planning & Development
Department

City of High Point

Date: March 6, 2012



Scale: 1"=500'
y:/ba-pz/2012/pz/z12-03.mxd

APPLICATION FOR A CONDITIONAL USE PERMIT

CITY OF HIGH POINT, NORTH CAROLINA

October 18, 2007
(Adopted)

TO THE CITY COUNCIL OF THE CITY OF HIGH POINT:

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

I. USES:

A. Uses permitted on the rezoning site shall include those land uses allowed in the Light Industrial (LI) District with the exceptions listed below. All permitted uses shall be subject to the development and dimensional requirements of the Light Industrial District as contained in the Development Ordinance.

1. The following uses, enumerated in Table 4-5-1, Permitted Use Schedule, of the Development Ordinance shall be prohibited:

- a. All agricultural uses
- b. All residential uses
- c. All accessory uses and structure listed in Table 4-5-1, except for customary accessory uses and structures
- d. All recreational uses.
- e. Business, Professional & Personal Service Uses
 - i. Automobile repair services, major
 - ii. Automobile repair services, minor
 - iii. Automobile towing and storage services (Ref. SIC 7549)
 - iv. Boat repairs and boat and ship building (Ref. SIC 3730)
 - v. Car washes (Ref. SIC 7542)
 - vi. Equipment Rental & Leasing (no outside storage) (Ref. SIC 7350)
 - vii. Equipment rental & Leasing (with outside storage) (Ref. SIC 7350)
 - viii. Truck driving schools (Ref. SIC 8249)
- f. All retail trade uses shall be prohibited, except for computer sales (Ref. SIC 5734), office machine sales (Ref. SIC 5999), restaurants (no drive-thrus), restaurants serving mixed alcoholic beverages (Ref. SIC 5812), and furniture sales (Ref. SIC 5712). (Refer to restricted uses in Condition I.A.2 below.)

- g. Wholesale Trade
 - i. Farm supplies (other) (Ref. SIC 5191)
 - ii. Forest products (Ref. SIC 5099)
 - iii. Lumber and millwork (Ref. SIC 5031)
 - iv. Lumber and other construction materials (Ref. SIC 5030)
 - v. Motor vehicles (Ref. SIC 5012)
 - h. Transportation, Warehousing and Utilities Uses
 - i. Demolition debris landfills, minor
 - ii. Heliports (Ref SIC 4522)
 - iii. Railroad terminals or yards (Ref 4010)
 - iv. Recycling processing centers
 - v. Moving and storage services (Ref. SIC 4214)
 - vi. Taxi terminals (Ref. SIC 4121)
 - vii. Trucking or freight terminals (Ref. SIC 4213)
 - viii. Utility equipment and storage yards
 - ix. Warehouses (self-storage) (Ref. SIC 4225)
 - i. Manufacturing and Industrial Uses
 - i. Fats and oils plant (Ref. SIC 2070)
 - ii. Manufacturing of manufactured housing and wood buildings (Ref. SIC 2450)
 - iii. Motorcycle assembly (Ref. SIC 3751)
 - j. Other Uses
 - i. Storage trailers as a principal use
2. The following uses, enumerated in Table 4-5-1, Permitted Use Schedule, of the Development Ordinance shall be permitted subject to the listed restrictions:
- a. An automobile rental or leasing use (Ref. SIC 7510) shall be permitted subject to being located in a multi-tenant building.
 - b. Laundry or drycleaning substation (Ref. SIC 7212) shall be permitted subject to being located in a multi-tenant building.
 - c. Computer sales (Ref. SIC 5734) shall be permitted subject to being located in a multi-tenant building.
 - d. Office machine sales (Ref. SIC 5999) shall be permitted subject to being located in a multi-tenant building.
 - e. A total of two restaurants (Ref. SIC 5812) shall be permitted, at least one of which shall be located in a multi-tenant building. Restaurants with drive-thru facilities shall not be permitted.

II. CONDITIONS

- A. Lot Combination: All tax parcels comprising the rezoning site shall be combined into one lot prior to development and re-subdivision.
- B. Transportation
 - 1. Access
 - a. The rezoning site shall be allowed two points of access to North Pendleton Street.
 - b. The location, design and construction of all driveways and other transportation improvements shall be subject to the requirements of the City of High Point Driveway Ordinance and the review and approval of the Director of Transportation and North Carolina Department of Transportation (NCDOT) where applicable.
 - c. Pedestrian Access: A pedestrian/bicycle access plan shall be submitted for review and approval by the Technical Review Committee.

DESCRIPTION OF PROPERTY: Approximately 58 acres lying northwest and southwest of the intersection of N. Pendleton Street and Sapona Court. The site is also so known as Guilford County Tax Parcels 145-2-21, 25, 28 and a small triangular land area lying south of the curve of Sapona Court.

An application has been duly filed requesting that the rezoning site described in this application be rezoned from an Conditional Use Heavy Industrial (CU-HI) District to a Conditional Use Light Industrial (CU-LI) District within the City of High Point's jurisdiction.

It is understood and acknowledged that if the property is rezoned as requested and the Conditional Use Permit authorized, the property described in this request will be perpetually bound by the use(s) authorized and the conditions imposed, unless subsequently changed or amended as provided for a Title 9, Chapter 3, of the City Code.

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

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

**PROPOSED USES AND CONDITIONS FOR A CONDITIONAL ZONING DISTRICT
CITY OF HIGH POINT, NORTH CAROLINA****Zoning Case 12-03**
CZ-LI

Insert Date
(Submitted)

Ordinance # *Insert after approval*

The property owner requests a Conditional Zoning District upon the property described in this document and offers the following conditions be placed upon the property. If adopted by the City Council, then these conditions contained herein will be incorporated into the Conditional Zoning District's ordinance of adoption. These conditions are not valid unless signed and affirmed by the property owner or representative with an approved power of attorney. The City Council and the property owner or authorized representative must agree upon revisions or additional conditions prior to the approval of this Conditional Zoning District.

Part I. **USES:** Any of the land uses allowed in the Light Industrial (LI) District shall be permitted with the exceptions listed below, subject to the development and dimensional requirements of the Development Ordinance and subject to the specific conditions of this ordinance.

A. **Prohibited Uses:** The following uses, enumerated in Table 4-5-1, Permitted Use Schedule of the Development Ordinance, shall be prohibited:

1. All agricultural uses
2. All residential uses
3. All accessory uses and structures listed in Table 4-5-1, except for customary accessory uses and structures
4. All recreational uses
5. Business, Professional & Personal Services Uses
 - a. Automobile repair services, major
 - b. Automobile repair services, minor
 - c. Automobile towing and storage services (Ref. SIC 7549)
 - d. Boat repairs and boat and ship building (Ref. SIC 3730)
 - e. Truck driving schools (Ref. SIC 8249)
6. All retail trade uses shall be prohibited, except for computer sales (Ref. SIC 5734), office machine sales (Ref. SIC 5999), restaurants (no drive-thrus), restaurants serving mixed alcoholic beverages (Ref. SIC 5812), and furniture sales (Ref. SIC 5712). (Refer to restricted uses in Condition I.B below.)
7. Wholesale Trade
 - a. Farm supplied (other (Ref. SIC 5191)
 - b. Forest products (Ref. SIC 5099)
 - c. Lumber and millwork (Ref. SIC 5031)
 - d. Lumber and other construction materials (Ref. SIC 5030)
 - e. Motor vehicles (Ref. SIC 5012)

8. Transportation, Warehousing and Utilities Uses
 - a. Demolition debris landfills, minor
 - b. Heliports (Ref SIC 4522)
 - c. Railroad terminals or yards (Ref 4010)
 - d. Recycling processing centers
 - e. Moving and storage services (Ref. SIC 4214)
 - f. Taxi terminals (Ref. SIC 4121)
 - g. Trucking or freight terminals (Ref. SIC 4213)
 - h. Utility equipment and storage yards
 - i. Warehouses (self-storage) (Ref. SIC 4225)
 9. Manufacturing and Industrial Uses
 - a. Fats and oils plant (Ref. SIC 2070)
 - b. Manufacturing of manufactured housing and wood buildings (Ref. SIC 2450)
 - c. Motorcycle assembly (Ref. SIC 3751)
 10. Other Uses
 - a. Storage trailers as a principal uses
- B. Restricted Uses: The following uses, enumerated in Table 4-5-1, Permitted Use Schedule of the Development Ordinance, shall be permitted subject to the listed restrictions:
1. An automobile rental or leasing use (Ref. SIC 7510) shall be permitted subject to being located in a multi-tenant building.
 2. Laundry or dry-cleaning substation (Ref. SIC 7212) shall be permitted subject to being located in a multi-tenant building.
 3. Computer sales (Ref. SIC 5734) shall be permitted subject to being located in a multi-tenant building.
 4. Office machine sales (Ref. SIC 5999) shall be permitted subject to being located in a multi-tenant building.
 5. A total of two restaurants (Ref. SIC 5812) shall be permitted, at least one of which shall be located in a multi-tenant building. Restaurants with drive-thru facilities shall not be permitted.

Part II. CONDITIONS:

- A. Development and Dimensional Requirements -All permitted uses shall be subject to the development and dimensional requirements of the Light Industrial District as contained in the Development Ordinance.
- B. Landscaping, Buffers and Screening *waiting for feedback from the City of High Point Planning Department*
- C. Other Conditions.
 1. Lot Combination - All tax parcels comprising the rezoning site shall be combined into one lot prior to development and/or re-subdivision

D. Transportation Conditions.

1. Right-of-way Dedication *waiting for feedback from the City of High Point Transportation Department*
2. Access
 - a. The rezoning site shall be allowed two points of access to North Pendleton Street.
 - b. The rezoning site shall be allowed one point of access to Cedrow Drive.
3. Improvements
 - a. *Waiting for feedback from the City of High Point Transportation Department.*
- 2). Other Transportation Conditions
 - a. The location, design and construction of all driveways and other transportation improvements shall be subject to the requirements of the City of High Point Driveway Ordinance and the review and approval of the Director of Transportation and North Carolina Department of Transportation (NCDOT) where applicable.

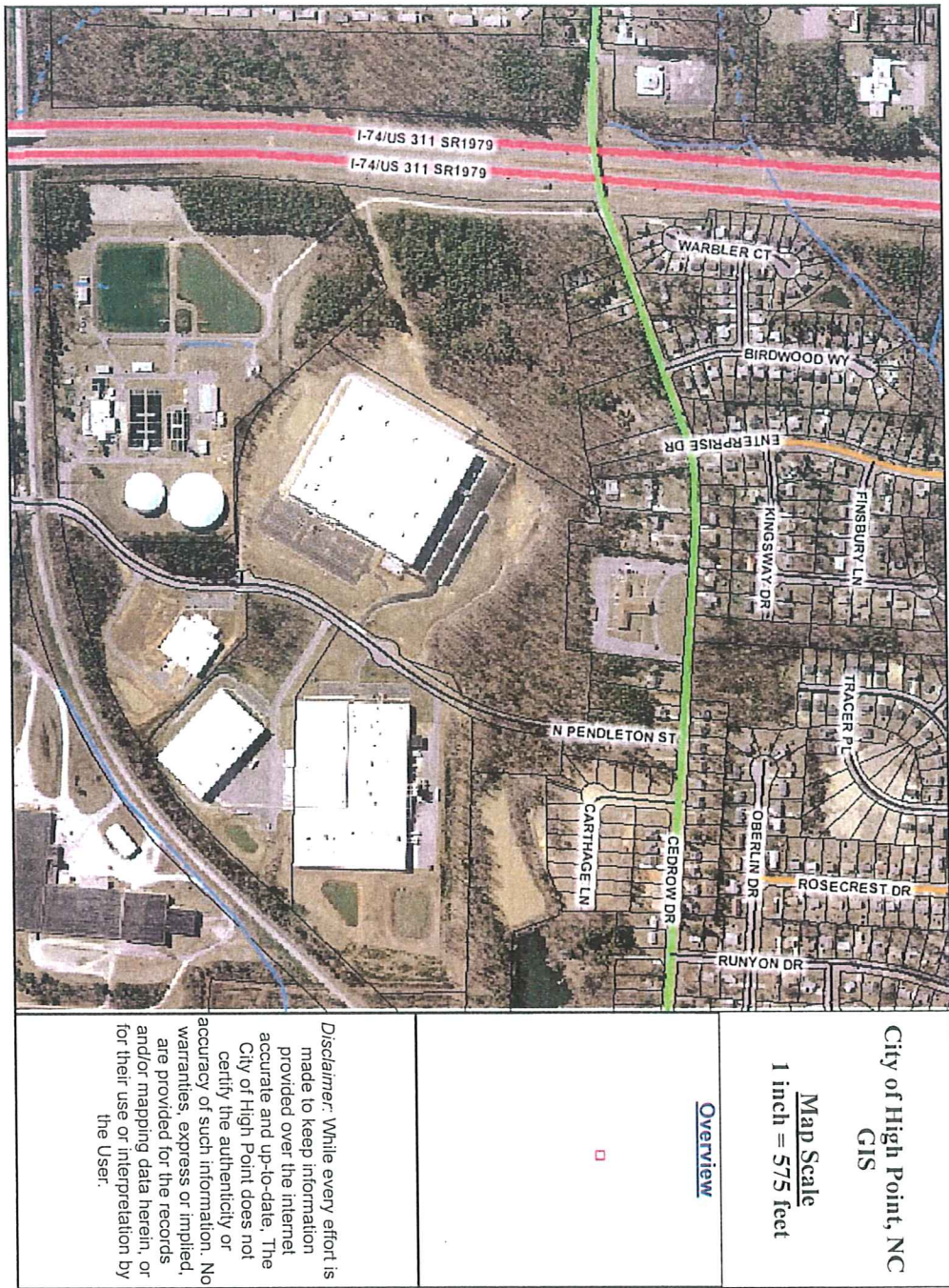
DESCRIPTION OF PROPERTY: Approximately 24.438 acres lying west and north of N. Pendleton Street and south of Cedrow Drive, and including properties with the following addresses: 201 R-1 N. Pendleton Street, 1412 Cedrow Drive, 1414 Cedrow Drive, 1416 Cedrow Drive, and 1418 Cedrow Drive. The site is also so known as Guilford County Tax Parcels 781120420, 7811200693, 7811201665, 7811202636, and 7811202698.

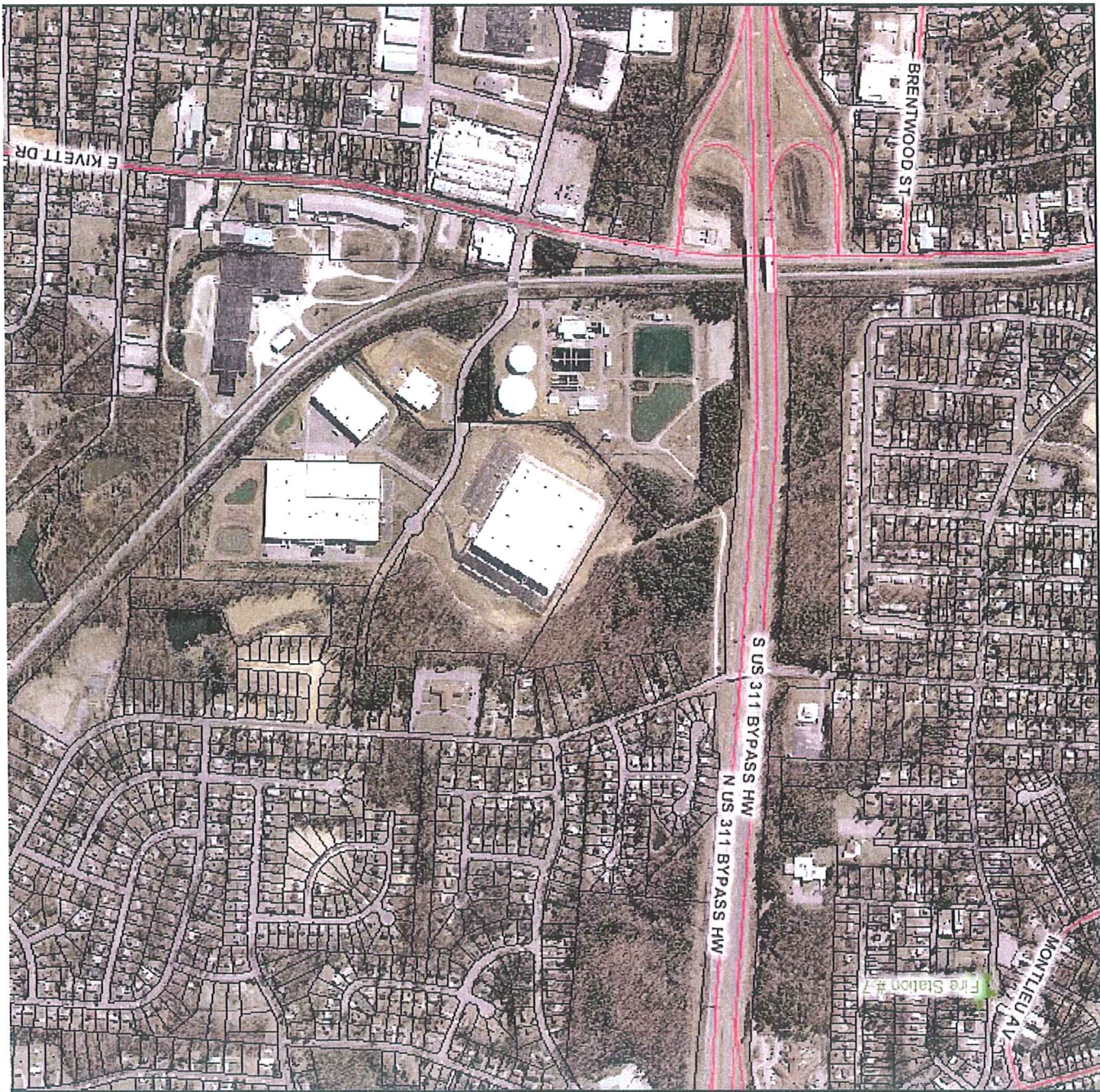
The following intersections are included in the study:

- Kivett Drive at Pendleton Street (signalized)
- Pendleton Street at Existing Site Access 1
- Pendleton Street at Existing Site Access 2
- Pendleton Street at Cedrow Drive
- Cedrow Drive at Enterprise Drive
- Cedrow Drive at Birdwood Way
- Cedrow Drive at Proposed Site Access 3

The above-mentioned intersections were analyzed for the following scenarios:

- 2012 Existing Conditions
- 2017 Future No Build Conditions
- 2017 Future Build-Out Conditions







City of High Point Community Development & Housing 2012-2013 Annual Action Plan

AFT



2012-2013 Annual Action Plan

CDBG/HOME Programs

July 1, 2012 – June 30, 2013

Rebecca R. Smothers, Mayor

City Council Members:

Latimer Alexander, At-Large, Mayor Pro Tem
Bernita Sims, Ward 1
Michael Pugh, Ward 3
Christopher Whitley, Ward 5

Britt Moore, At-Large
Foster Douglas, Ward 2
A. B. Henley, Ward 4
James Corey, Ward 6

Strib Boynton, City Manager



Submitted by

Community Development & Housing Department

Michael E. McNair, Director

211 South Hamilton Street, Suite 312
High Point, North Carolina 27261
(336) 883-3349

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I. Executive Summary

The City of High Point's 2012-2013 Annual Action Plan, the third of a 5-year period from 2010 - 2014, describes activities proposed for funding and implementation during FY 2012-2013. The Action Plan sets forth a description of proposed activities, establishing goals and objectives for each of them. The Plan is based on the housing and community priority needs as defined in the Consolidated Plan¹ along with the anticipated financial resources available to address those needs. The Plan also contains goals and measurable objectives for projects and activities which implement strategies established in the Consolidated Plan. The 2012-2013 Annual Action Plan complies with regulations issued by the U.S. Department of Housing and Urban Development (HUD) in 1995. HUD requires Entitlement² communities such as High Point to consolidate its planning, application and reporting requirements for HUD programs including the Community Development Block Grant (CDBG) and the HOME Investment Partnership Grant programs (HOME). The Action Plan must be prepared each year. It is presented for approval to the Citizens Advisory Council and City Council. It must be submitted to HUD by May 16, 2012. A final Plan will be made available for review on the City's website, www.high-point.net/cd and in print form at the Community Development and Housing Department's office, 211 S. Hamilton Street, Suite 312, High Point, NC 27261.

II. Community Development and Housing Department Overview

The City of High Point's Community Development and Housing Department (CD&H) is committed to providing the highest level of service and a broad range of opportunities to its customers. Recognizing that neighborhoods cannot be strengthened simply with "sticks and bricks," the Department implements a diverse but coordinated mixture of programs ranging from affordable housing activities to public services to various neighborhood improvement activities and community-capacity building.

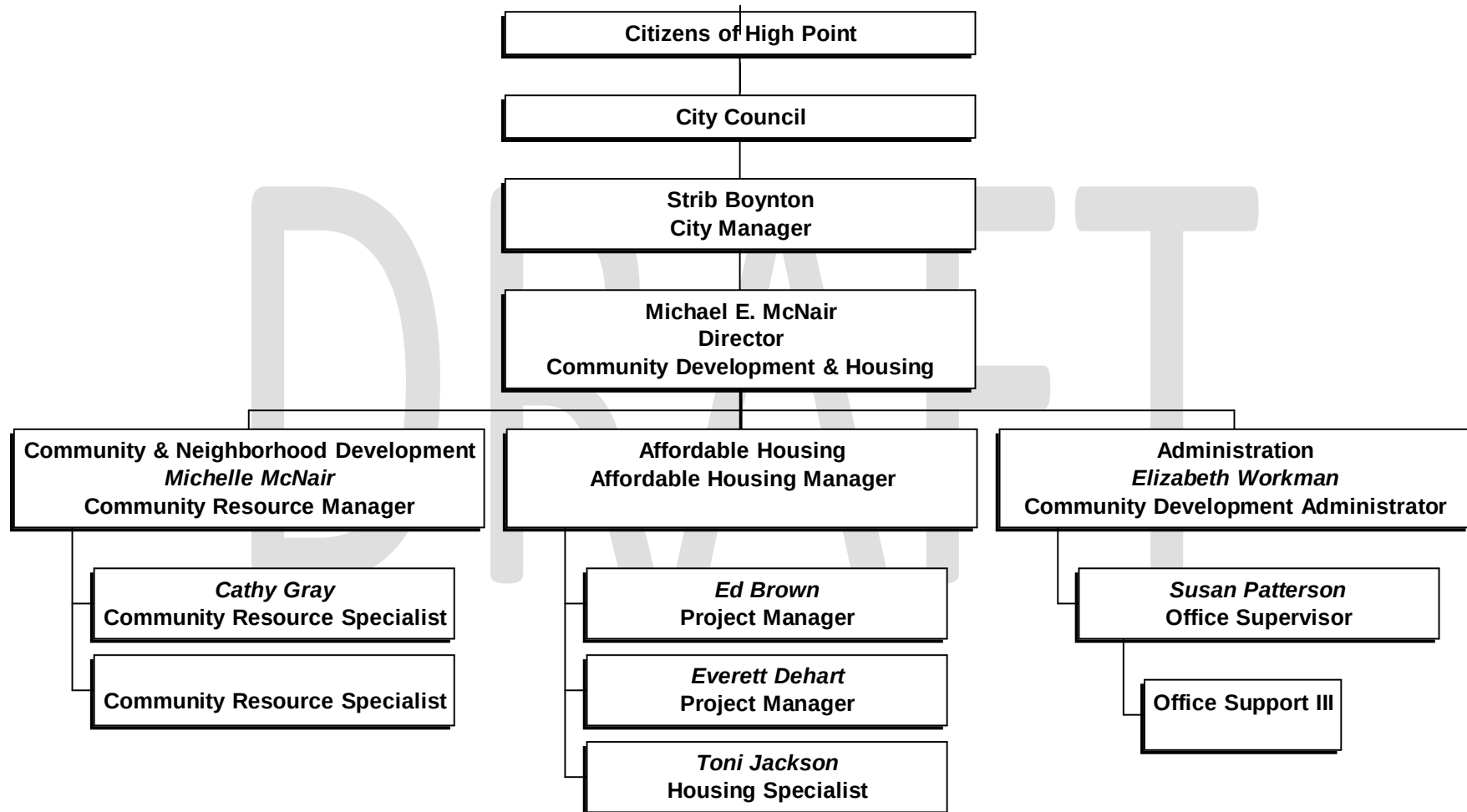
CD&H is responsible for program administration, monitoring, compliance and evaluation. It prepares the 5-year Consolidated Plan and the One-Year Action Plan. The Department also manages the citizen participation process; makes program documents available for public inspection/comment; assists the Citizens Advisory Council; and seeks City Council approval of the Action Plan. Each year the Department prepares a Consolidated Annual Performance and Evaluation Report³ (CAPER) to inform citizens of the use and impact of community development funds. CD&H staff provide progress reports to the City Manager, the Citizens Advisory Council and City Council. These reports include recommendations on reallocation of funds as appropriate. The Department's organization chart is shown on the next page.

¹ A five-year plan that describes a community's needs, resources, priorities, and proposed activities to be undertaken with HUD funding, primarily CDBG and HOME program funds. The Consolidated Plan is updated annually

² A city which, based on factors such as its population, age of housing and poverty levels, is entitled to receive CDBG funds directly from HUD.

³ A CAPER reports how jurisdictions carried out housing and community strategies, projects and activities in the past year.

Community Development and Housing Organizational Chart



A. Citizens Advisory Council

The Citizens Advisory Council (CAC), a nine-member volunteer entity composed of city residents, plays a key role in the planning process. CAC members are appointed by the Mayor and City Council, and are limited to two consecutive two-year terms. The CAC was established in April 1974 to function as the primary citizen participation mechanism for projects planned and implemented with HUD funds. CD&H is responsible for providing administrative and technical support to the CAC. The CAC meets once a month; all meetings are conducted in an open manner, with freedom of access for all interested persons. Current members are:

Jerry Mingo, Chair At large
Vacant, Ward 3
Jason Ewing, Ward 6

Jeffrey Golden, Ward 1
Roger Perrine, Ward 4
Samantha Klemme, At-Large
Foster Douglas, City Council Liaison

Jermaine Dawson, Ward 2
Stephanie Coggins, Ward 5
Yvonne Short, At-Large

B. The Planning Process

Participation of the general public and of public organizations is extremely important to the development of the Annual Action Plan. To maximize citizen participation, CD&H staff conducts a series of community meetings to discuss the planning process and solicit input. Community meetings are advertised in local newspapers at least 14 days in advance. This year's meetings were held as follows:

Washington Terrace Recreation Center
High Point Public Library

February 16, 2012
March 1, 2012

During these meetings, staff reviewed HUD national objectives as well as ongoing Department activities, and facilitated a discussion of community needs along with suggestions for improving programs. Meeting with the community gives the Department the best opportunities to interact with residents and receive feedback. Staff regularly attend neighborhood group and association meetings in the Core City throughout the year which builds partnerships, maintains meaningful and productive relationships in the community, and enhances the Department's ability to develop responsive, relevant programs.

C. Public Hearings

Two public hearings were conducted on the proposed Action Plan. The Citizens Advisory Council conducted the first public hearing at 6:30 PM on Thursday, March 22, 2012 at the Community & Neighborhood Development Center, 201 Fourth Street, High Point. The second public hearing was conducted by City Council during its regularly scheduled meeting on Monday, April 16, 2012 in City Council chambers on the third floor of City Hall, 211 South Hamilton Street.

D. Public Notice

The Community Development and Housing Department published a draft of the proposed 2012-2013 Annual Action Plan for public review and comment. The period of public review was for 30 days beginning March 12th and ending April 13th, 2012. The proposed plan was available for review at the following locations:

- City of High Point Parks & Recreation Dept., 136 Northpoint Avenue
- Community Development & Housing Department, Room 312, City Hall, 211 S. Hamilton Street
- Community & Neighborhood Development Center, 201 Fourth Street
- Fairview Family Resource Center, 401 Taylor Avenue
- Macedonia Family Resource Center, 401 Lake Avenue
- West End Community Center, 901 English Road
- Washington Terrace Recreation Park, 108 Gordon Street
- Morehead Recreation Center, 101 Price Street
- ARK of Safety Daycare, 1411 Montlieu Avenue
- High Point Housing Authority, 500 E. Russell Street
- Department of Social Services, 325 East Russell
- Newgate Garden Apartments, 605-D Granby Avenue
- Brentwood Crossings, 308-D Brentwood Street
- Carl Chavis YMCA, 2357 Granville Street

The Annual Action Plan describes housing and community development activities proposed by the City between July 1, 2012 and June 30, 2013 with a blend of HOME, CDBG Entitlement, program income, and local funds. The Plan also identifies other activities funded by a Lead Hazard Control grant, Health and Human Services, and Shelter Plus Care. For more information, please call or write: Community Development & Housing Department, City of High Point, PO Box 230, High Point NC 27261 or visit our website: www.high-point.net/cd. The City of High Point's meeting facilities are accessible to people with disabilities; those needing special accommodations may call (336) 883-3298 (voice) or (336) 883-8517 (TDD) to make prior arrangements.

E. Projected Sources of Funding

The CDBG program was created to plan and implement projects that foster revitalization of eligible communities throughout the United States. High Point is an Entitlement city, eligible to receive an annual CDBG allocation directly from HUD. Title I of the Housing and Community Development Act of 1974, as amended, is the legislation that authorizes the federal government to disburse block grant funds. The primary goal of this legislation is the development of viable urban communities. Program objectives include the provision of decent housing, a suitable living environment and expanded opportunities principally for low to moderate-income individuals and families.

The City of High Point has been an Entitlement city for 37 years. CDBG-funded projects and activities must meet one of three broad national objectives; all of High Point's CDBG-funded activities in the Annual Action Plan meet at least one of these national objectives:

1. Benefit low and moderate income persons
2. Aid in the prevention and/or elimination of slums or blight
3. Meet community development needs having a particular urgency

HUD also allocates HOME program funding to assist in implementing affordable housing strategies that address local housing needs. This program strives to meet both the short-term goal of increasing the supply and availability of affordable housing and the long-term goal of building partnerships between state and local governments and non-profit housing providers. It was created under the auspices of the National Affordable Housing Act of 1990. The HOME program affirms the federal government's commitment to:

- Provide decent, safe and affordable housing to all Americans
- Alleviate the problems of excessive rent burdens
- Alleviate and/or eliminate homelessness
- Eliminate deteriorating housing stock

Funds to operate the program are allocated by formula. Grantees must spend their allocations within five years, otherwise funds are subject to recapture by HUD. In the past the City of High Point received its HOME funds allocation as part of a consortium that included the cities of Greensboro and Burlington as well as Alamance and Guilford counties. The City was a member of the consortium⁴ for a decade. The 2011-2012 Annual Action Plan represents the seventh year that High Point has been a Participating Jurisdiction⁵, receiving HOME funds directly from HUD. HOME funds require a 25% cash match from the City.

HUD regulations require the City to identify all resources expected to be available to implement activities identified in this Annual Action Plan. These funds, enumerated in the chart on the next page, will be used to develop a coordinated, comprehensive approach to the core goals identified in the Plan.

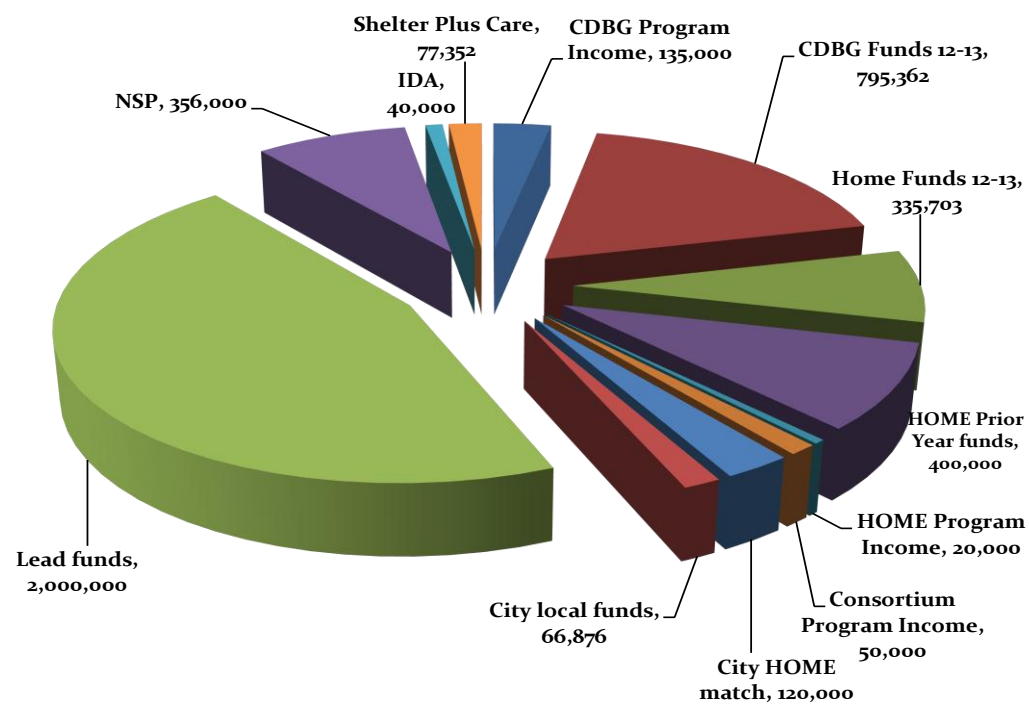
⁴ A HOME consortium is a legal entity comprised of contiguous units of local government. Typically a group of local governments choose to form a consortium primarily because one or more members are not eligible to receive a formula allocation, or their formula allocation would not meet the minimum threshold for funding.

⁵ HUD designation as a participating jurisdiction occurs if a State or local government meets funding thresholds, notifies HUD that it intends to participate in the program, and obtains approval by HUD of a Consolidated Plan.

Anticipated Funding & Source	HOME	CDBG	City Funds	Other Funds	Total
CDBG Program Funds 2012-2013		\$795,362			
CDBG Program Income		\$135,000			
HOME Program Funds 2012-2013	\$ 335,703				
HOME Prior Year Funds	\$400,000				
HOME Program Income	\$ 20,000				
Consortium Program Income	\$ 50,000				
City Match Funds for HOME			\$ 120,000		
City funds, 1 salary/operating expense			\$66,876		
LEAD				2,000,000	
NSP				356,000	
IDA				40,000	
Shelter Plus Care				77,352	
TOTALS	\$805,703	\$930,362	\$186,876	\$2, 473,352	\$4,396,293

The 2012-13 Annual Plan budget is illustrated on the right. HUD's CDBG and HOME funds provide the bulk of funds used to provide affordable housing, neighborhood revitalization, emergency repairs, down payment assistance and community programs. Lead poison remediation funds constitute the largest single source of funds this budget year.

Loan repayments (program income) is added to the budget as well as required HOME match funds from the City's regular budget. The City also provides one staff salary and some operating funds.



Proposed Use of Funding

Affordable Housing

Program Delivery	405,728
CHDO	120,335
Emergency Repair	125,000
Homebuyer Assistance	100,000
Infill	120,000
Individual Development Accounts	57,500
Southside Revitalization	269,778
NSP	356,000
Multi-family LIHTC	280,000
Lead Hazard Control	2,000,000

Delivery costs to provide affordable housing
Affordable housing development
Home repairs
Home purchase, loans/grants
Acquisition and new construction
Finance/household management skills
Neighborhood improvement
Purchase/renovate foreclosed properties
Admiral Pointe Elderly complex
Lead-based Paint remediation

Total 3,834,578

CNDD

Community Capacity Building & Projects	222,456
Relocation for Code Enforcement	10,000
Public Services	30,360
Shelter Plus Care	77,352

Community capacity-building programs
Relocation due to code enforcement
Public Service grants
Permanent housing for homeless persons w/disabilities

Total 340,290

Program Administration

HOME & CDBG	221,642
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Operating, program design, neighborhood analysis

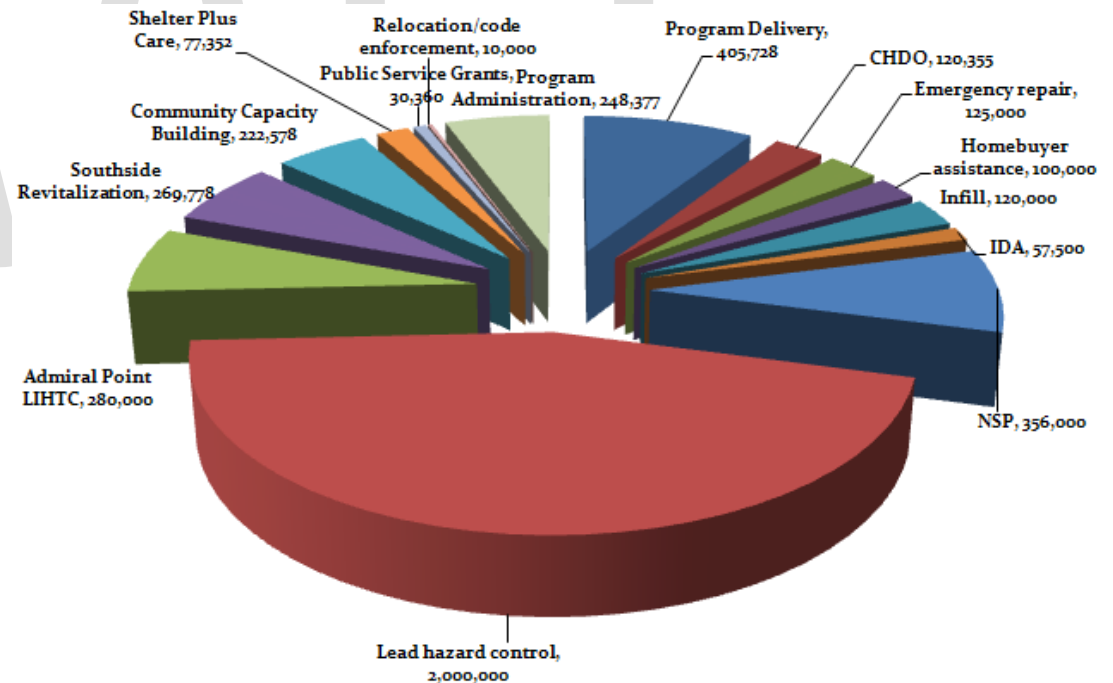
Total 221,642

GRAND TOTAL 4,396,293

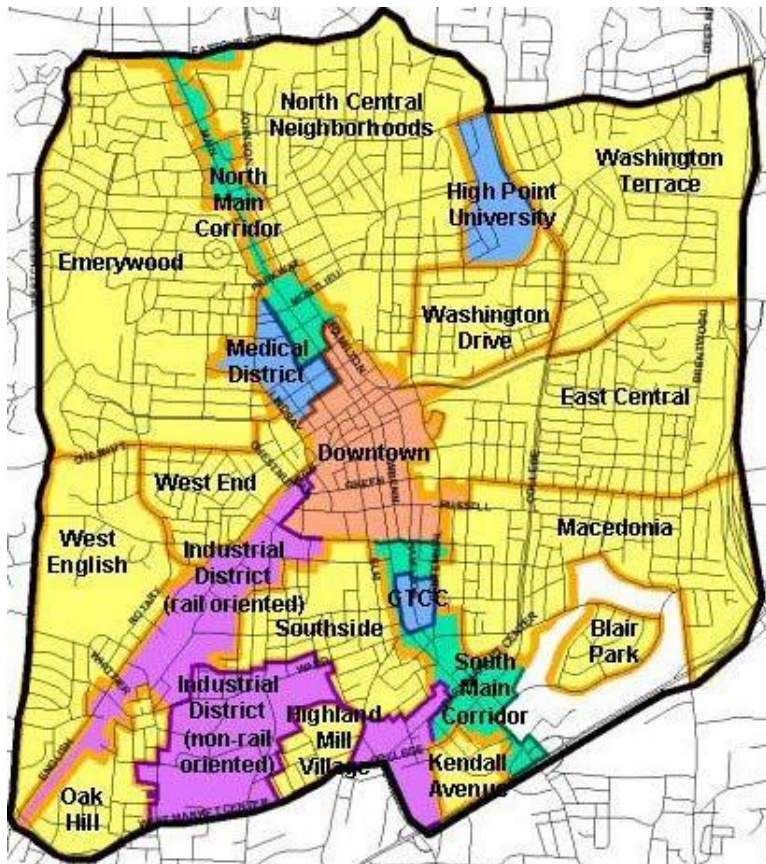
In accordance with HUD regulations, the Department designs and implements various affordable housing, community and neighborhood development strategies to meet identified needs.

Affordable housing strategies are designed to increase the supply of affordable housing, improve the condition of existing low-income housing stock, and enhance the accessibility of affordable housing to low-to-moderate income homebuyers.

Community & Neighborhood Development (CNDD) strategies focus on community capacity-building, enhancing provision of public services and assisting implementation of the Guilford County 10-year Plan to End Homelessness.



F. Geographic Priorities and Core City Plan



The Core City Plan is a major initiative of the High Point City Council. On September 8, 2005, a contract was awarded to the Walker Collaborative to conduct the planning process as well as prepare a Vision and Plan. After the Plan was completed, the Community Growth Vision Statement and Core City Plan were adopted by the High Point City council on February 8, 2007. The Plan's purpose is to provide a clear blueprint for improving the physical, economic and social facets of High Point's central core area: it reflects the collective vision of the community. With adoption of the Plan, other City policies will be adapted for consistency with the plan including zoning, development regulations, and capital improvement projects. In addition to the main focus on the Core City, this project also forged a community-wide vision as a framework into which the Core City Plan and other future plan can fit. As the City moves toward implementation of the Core City Plan, CD&H will continue to re-evaluate its progress and practices to ensure the Department is aligned with Council priorities as articulated in the Plan. The Department will utilize the Plan for guidance on its development, redevelopment and revitalization activities in the City's core area. The Core City area is defined as "downtown and the surrounding neighborhoods, commercial/industrial areas and gateway corridors," illustrated to the left.

A key objective of the Core City Plan is to stabilize and strengthen Core City's neighborhoods by minimizing existing negative conditions while reinforcing positive qualities. The Plan goes further to identify specific improvements in our targeted Core City area. The neighborhoods most commonly have one or more of the following characteristics:

- Natural or man-made boundaries
- Legal subdivision
- Shared development patterns
- Common economic conditions

A common theme expressed throughout neighborhood discussions was that the City largely represented a more post-war suburban feel with houses set back and larger front yards. Most homes were constructed over 50 years ago and are now aging, which represents a great need in the Core City environment. Because of this need, the Core City Plan makes a common recommendation throughout: rehabilitate existing homes, and develop appropriate infill housing on vacant parcels. The Core City Plan lays out specific challenges and recommendations for each affected neighborhood. CD&H programs focus on target areas in the heart of Core City.

Due to the concentration of low-to-moderate income households in the heart of Core City, CD&H has historically targeted neighborhoods in that area. Current targeted neighborhoods are Washington Drive, East Central, Macedonia, Southside and West End, all of which contain the traditional urban land uses of residential, commercial and industrial. Significant residential uses exist in the Washington Drive, East Central and West End sub-neighborhoods. Commercial uses straddle Main Street and the area's historical business corridor. Industrial uses, primarily textile and furniture manufacturing plants, are sprinkled throughout with concentrations in Southside and Macedonia. Violent crime has historically been pervasive but significant impact has been made by the police department's Focused Deterrent Initiative in Southside, West End, East Central and Washington Drive. Targeted areas have a large number of vacant lots and boarded up houses that are a blighting influence. In recent years the City has made a concerted effort to demolish substandard houses that blight Core City neighborhoods.

In an effort to facilitate the construction of infill housing in the Core City, the Department of Planning and Development and the Community Development & Housing Department co-sponsored a text amendment to the City of High Point's development ordinance which establishes a new zoning category known as RS-5, Residential Single Family District. This zoning category is primarily intended to accommodate high-density single family detached dwellings in the Core City where public water and sewer service is required. Overall gross density in RS-5 will typically be 7.0 units per acre or less. This category allows for the construction of homes on lots as small as 5,000 square feet. Utilization of the RS-5 category will require Council approval to rezone all affected properties. The text amendment was unanimously recommended to Council and approved at its regularly scheduled meeting on March 3, 2008. The first application of the RS-5 zoning was in the Southside community.

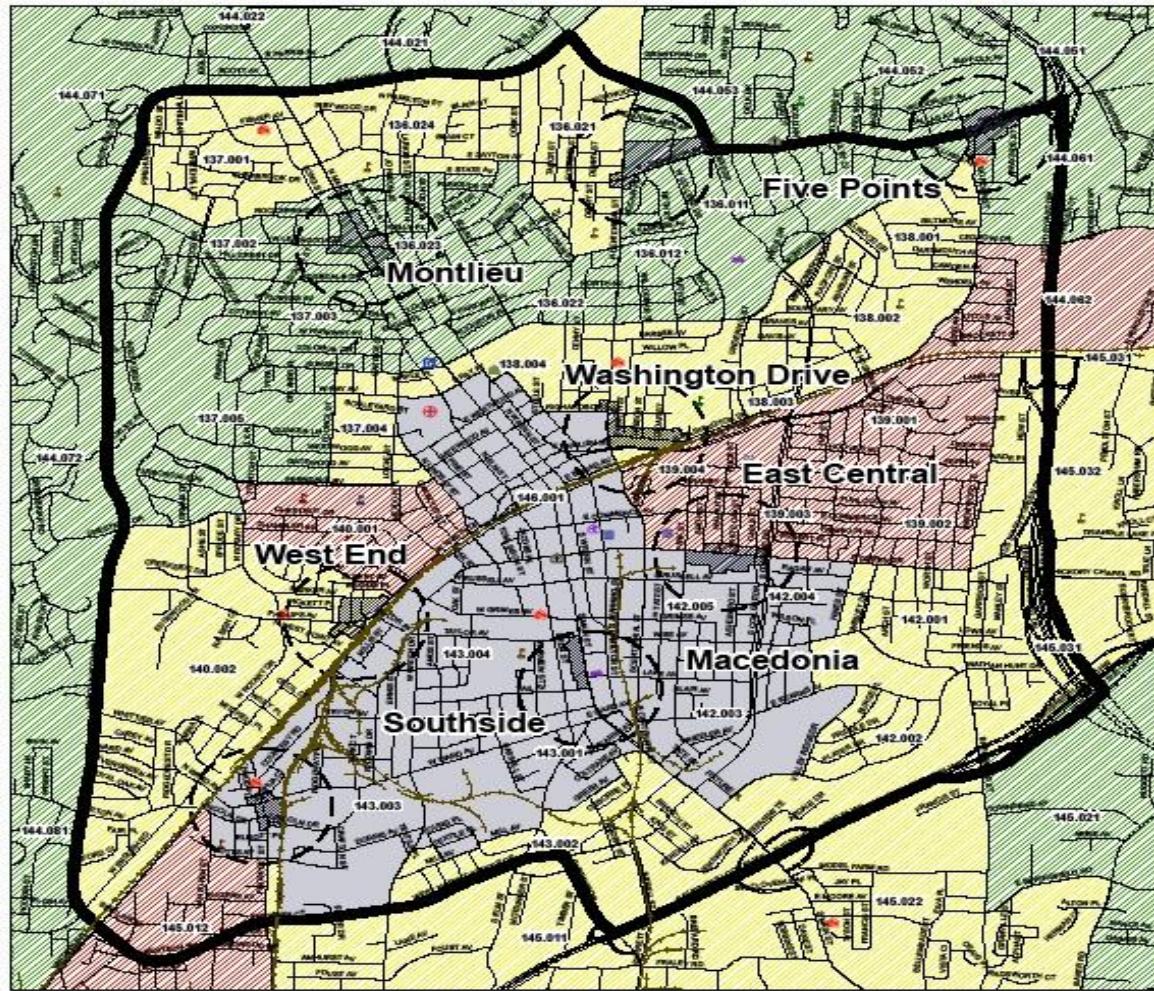
G. Neighborhood Revitalization Strategy Area (NRSA)

The extreme concentration of low-to-moderate income families in the heart of the Core City qualified High Point to obtain Neighborhood Revitalization Strategy Area (NRSA) designations for specific construction projects. This designation is possible due to HUD's desire to create communities of opportunity in distressed neighborhoods. Entitlement communities such as High Point may define a NRSA that meets the threshold for low/moderate income residents and is primarily residential. Within the NRSA the City receives much greater flexibility in the use of CDBG funds to stimulate the reinvestment of human and economic capital by economically empowering low-income residents. In order to enhance the impact of its community development programs in Core City neighborhoods, the Department has submitted an application seeding NRSA designation from HUD in specific Core City areas. The area submitted to HUD for NRSA approval is shown in grey on the map on the following page.

Continuing decline, widespread disinvestment in many communities, and the spillover effects in surround areas all point to the need for a different approach to rebuilding communities. HUD specifies that at least 70% of households in the NRSA must have low-to-moderate incomes, or LMI. The map on the next page depicts LMI household percentages in High Point by census block groups.⁶ Block groups in red have LMI percentages in excess of 70%; yellow areas have LMI percentages of 50-70%; green areas have LMI percentages of less than 50%. Clearly, the greatest concentration of LMI households is in the heart of the Core City. The NRSA designation will be used to enhance revitalization projects in the Macedonia and Southside communities.

⁶ A census block group is a subdivision of a census tract, and is the smallest geographic unit for which the Census Bureau tabulates 100% data. Many blocks correspond to individual city blocks bounded by street but blocks, especially in rural areas, may include many square miles and may have non-street boundaries.

Low / Moderate Percentages by Block Group



Legend



The purple/grey areas shown on this map show the boundaries of the NRSA in the City of High Point.

H. Income Guidelines

HUD is required by law to set income limits in determining eligibility of applicants for assisted housing programs which use HUD funds. The income guidelines provided to High Point reflect incomes for the Greensboro-High Point Metropolitan Statistical Area (MSA).⁷ The table below contains 2010 income limits with breakdowns by family size and income categories for High Point. These guidelines form the basis of eligibility criteria for the City's CDBG and HOME- funded projects. According to the 2005-2010 Consolidated Plan, High Point families with incomes at or below 30% of the area median income are at the greatest risk for housing problems.⁸

2012 Income Levels (Source: HUD)				
	Extremely Low Income	Very Low Income	Low Income	Area Median Income
Persons in Household	30% Median	50% Median	80% Median	100% Median
1	\$11,650	\$19,400	\$31,000	\$38,750
2	\$13,300	\$22,150	\$35,400	\$44,250
3	\$14,950	\$24,900	\$39,850	\$49,800
4	\$16,600	\$27,650	\$44,250	\$55,300
5	\$17,950	\$29,900	\$47,800	\$59,750
6	\$19,300	\$32,100	\$51,350	\$64,150
7	\$20,600	\$34,300	\$54,900	\$68,600
8	\$21,950	\$36,500	\$58,450	\$72,300

These families also have the greatest risk of exposure to lead-based paint hazards. The 2012 Median Family income in High Point is \$55,300. Census median family income (MFI) estimates are updated with county-level Bureau of Labor Statistics earnings data and Census American Community Survey (ACS) state-level MFI estimates or ACS local area MFI estimates. Separate HUD MFI estimates are calculated for all MSAs and nonmetropolitan counties. HUD uses the Section 8 program's Fair Market Rent (FMR) area definitions in developing median family income estimates for a given area. HUD income limits are calculated for every FMR area with adjustments for family size and for areas with unusually high or low income-to-housing cost relationships. HUD sets income limits to determine eligibility for each Entitlement's programs and services. FY 2010-2011 MFI estimates are based on data generated by the census for that community, and are updated annually.

⁷ The US Office of Management and Budget designates MSAs according to published standards that are applied to Census Bureau data. The general concept of MSAs is that of a core area containing a substantial population nucleus, together with adjacent communities having a high degree of economic and social integration with that core

⁸ Housing problems are defined as having to pay more than 30% of income for housing, having inadequate kitchen or plumbing facilities, or having overcrowded housing (more than one person per room).

I. Fair Market Rents and Affordable Housing

Fair market rents are set annually by HUD to identify the amount needed to rent modest housing in an area⁹. They are affordability indicators of the general housing market for an area. One way to evaluate rental-housing costs is to compare the Housing Wage¹⁰ to the estimated mean rental wages¹¹. According to the National Low Income Housing Coalition, the housing wage in the Greensboro-High Point MSA is \$13.09 per hour, whereas the estimated mean renter wage in our MSA is \$12.11 per hour. This means that 45% of renters in the Greensboro-High Point MSA can't afford a 2-bedroom apartment at the fair market rent. The table below compares the amount of rent that a lower income family of four can afford at different income levels with the annual HUD-established fair market rent for a two-bedroom unit.

HUD defines "affordable" as housing that costs no more than 30 percent of a monthly household income. Thus, a worker who earns the current minimum wage of \$7.25 per hour should pay no more than \$377.00 per month for rent and basic utilities, an amount that does not cover the rent on a sanitary and decent one-bedroom apartment in any county in America. According to the North Carolina Housing Coalition a worker needs a housing wage of \$11.75/hour or \$2,037.00 per month to afford a two-bedroom apartment in North Carolina¹².

% of Median Income	Annual Income	Affordable Rent (30% of income)	Fair Market Rent 2 bedroom unit	Amount Over What's Affordable
10%	\$5,530.00	\$138.25	\$681.00	\$542.75
20%	\$11,060.00	\$276.50	\$681.00	\$404.50
30%	\$16,590.00	\$414.75	\$681.00	\$266.25
40%	\$22,120.00	\$553.00	\$681.00	\$128.00
50%	\$27,650.00	\$691.25	\$681.00	-\$10.25
60%	\$33,180.00	\$829.50	\$681.00	-\$148.50
70%	\$38,710.00	\$967.75	\$681.00	-\$286.75
80%	\$44,240.00	\$1,106.00	\$681.00	-\$425.00
90%	\$49,770.00	\$1,244.25	\$681.00	-\$563.25
100%	\$55,300.00	\$1,382.50	\$681.00	-\$701.50

According to the chart on the preceding page, lower income families in High Point have great difficulty in affording available housing in the Triad market and are driven towards older neighborhoods. Housing quality and affordability are intertwined, with one factor often forcing the acceptance of undesirable levels of the other. Low-income families unable to afford market rate rents and also unable to access Section 8

⁹ It also establishes the maximum rent that could be provided for Section 8 recipients.

¹⁰ A "housing wage" is a term used to describe the average hourly wage needed to rent a two-bedroom dwelling at fair market rent.

¹¹ Estimated mean renter wage is based on Bureau of Labor Statistics data and adjusted using the ratio of renter to total household income reported in the 2000 census.

¹² The hourly wage needed to afford (at no more than 30% of gross income) a 2-bedroom apartment at Fair Market Rent.

vouchers often find themselves with housing cost burdens that force choices between paying the rent, paying the utilities, food or medicine. Often the poor opt to cut back on medicine, resulting in a decreased quality of life and ultimately higher health care costs for them and the community at large. The inability to pay market rate forces low-income families to find lower cost and lower quality housing found in the older homes of the Core City neighborhoods. Since Core City neighborhoods have the greatest concentration of older housing and consequently the greatest lead poisoning threat, a vicious cycle is put in motion, forcing low-income families to accept the low quality housing, which is all they can afford, and exposing them to hazardous living conditions.

III. Affordable Housing Activities

According to the City's 2010-14 Consolidated Plan, a large percentage of extremely low-income and very low-income households in High Point experience one or more housing problems. Households with housing problems are those households occupying units without a complete kitchen or bathroom, that contain more than one person per room, or that pay more than 30 percent of their income to cover housing expenses. More than one-quarter of all households in our community (at any income level) experience a housing problem, and over one-quarter experience a cost burden of 30 percent or more. Many very low-income and extremely low-income individuals experience severe cost burdens. More than ten percent of all households in High Point experience a cost burden of 50 percent or more, while more than one-half of all extremely low-income households fall into this category. The availability of affordable housing is a local as well as national issue.

Many low-income families in High Point are faced with multiple undesirable choices when seeking housing. They must choose between paying more than they can afford, living in substandard housing, or living in overcrowded housing. These choices have corresponding negative impact in their quality of life. The scarcity of affordable housing in our community is reflected in the extreme concentration of low-income families in older areas of the Core City. Unfortunately, public health records indicate these areas also have the greatest risk for lead based paint hazards. In response to housing needs identified in the Consolidated Plan, Community Development & Housing's affordable housing strategies are focused in three areas:

- ❖ Increasing the supply of safe, sanitary and decent affordable housing (single family and multifamily housing development)
- ❖ Improving the condition of the existing low income housing stock (housing rehabilitation)
- ❖ Improving the accessibility to affordable housing (homebuyer education and down payment assistance)

A. Community Housing Development Organization (CHDO) Activities



Budget:	\$120,355
Activity:	Construction of Affordable Housing
Source:	HOME Investment Partnerships Program
National Objective:	Affordable Housing
Eligibility Citation:	24 CFR Part 92.300
Goal:	Provide affordable homeownership opportunities
Objective:	Providing Affordable Housing (13 homes)
Outcome:	Affordability
Performance Measures:	12 affordable homes

Community Housing Development Organizations (CHDO) are nonprofit organizations whose purpose is to provide decent and affordable housing for low to moderate-income persons. The City is required to set aside fifteen percent of its HOME funds for CHDO activities.

Currently the City has three certified CHDOs: Triad Economic Development Corporation (Triad); Habitat for Humanity of High Point, Trinity and Archdale (Habitat); and Unity Builders, Inc (UBI). Triad has constructed and sold two homes on Windley Street and provides homebuyer education and financial literacy training to low-moderate-income citizens of High Point. Habitat has been contracted to build (17) seventeen single family homes in the 1700 block of Graves Avenue, an area directly adjacent to Washington Terrace Park. Habitat has constructed and sold 12 homes on Graves Avenue area with an additional 6 underway. In addition to TRIAD and Habitat, UBI completed the necessary requirements to be a certified CHDO during the prior fiscal year. CD&H has contracted with Unity Builders, Inc. (UBI) to construct 18 single family homes in Southside. UBI has constructed and sold 7 single family homes in Southside.

B. Emergency Repair Program



Budget:	\$150,000
Activity:	Rehabilitation
Source:	CDBG
National Objective:	Low and Moderate Income Housing
Eligibility Citation:	24 CFR Part 570.202 (a) (1)
Goal:	To provide emergency housing rehabilitation services to 25 low-to-moderate income homeowners; improve quality of existing low to moderate-income housing stock; to acquire dilapidated housing for repair and/or demolition; to mitigate blighting influences and lead-based paint hazards
Objective:	Provide Decent Housing
Outcome:	Affordability
Performance Measures:	25 emergency repairs

Rehabilitation of the City's aging housing stock is geared towards ensuring the continued livability and viability of High Point's limited affordable housing units. The City has committed its emergency repair funds as a match for its lead hazard control grant. Consequently, all emergency repairs are performed in conjunction with a lead remediation project. The Emergency Repair Program is designed to provide quick action in response to homeowners experiencing a system failure that may endanger their health (such as heating systems failure in the winter). Emergency repairs typically completed include the following:

- **Roofing:** Roofing repairs made in a timely manner can prevent further loss from damage to the structure, reduce the incidence of childhood lead poisoning and improve indoor air quality by eliminating moisture intrusion into the living spaces.
- **Heating, Ventilation and Air conditioning:** Heating, air-conditioning and ventilation repairs done in a timely manner can prevent loss of life (due to hypothermia), improve indoor air quality, measurably increase the efficiency of outdated equipment, reduce the burden of high utility bills and ensure a greater degree of affordability for strapped homeowners.
- **Electrical:** Electrical service upgrades to distribution panels and new wiring when necessary improve safety and allow for additional load to be added when replacing and modernizing HVAC systems.
- **Plumbing/Sewer:** Hot water heating failures are addressed to meet minimum housing requirements. Additional plumbing modifications and repairs are sometimes needed to repair broken water and sewer lines.

- **Collapsing floor systems:** Structural (framing) problems incurred primarily as a result of plumbing failures can have repair costs beyond many homeowners' resources. If it is determined that substantial failure is imminent, repairs will be undertaken.

Since CDBG funds are scarce, the Department closely monitors clients' income and asset eligibility criteria to focus resources on the lowest income groups. The City will continue to act as the owner's representative to ensure repairs are performed properly and that customer's expectations are met. Services provided to the property owner include:

- Intake and qualification of applicants
- Inspection and assessment of required repairs
- Preparation of the work write-up
- Manage bid-letting process
- Compliance with HUD and local regulation
- Supervision of work, contractor payment

C. Homebuyer Assistance



Budget:	\$100,000
Source:	HOME
National Objective:	Low & Moderate Income
Eligibility Citation:	24 CFR 92.205 (a) (1)
Goal:	Assist low-to-moderate income families purchase homes
Objective:	Assist low-to-moderate income homebuyers purchase homes
Outcome:	Affordability
Performance Measures:	Number of homes purchased

Homebuyer assistance is critical to the Department's goal of providing decent, safe, and sanitary housing. The program provides down payment and closing cost assistance to first time homebuyers to reduce out of pocket costs in the form of a deferred low-interest rate loan. Homebuyer assistance is offered for the purchase of homes in the city limits of High Point. Traditionally, assistance is up to \$5,000 that can be used for closing costs and/or lowering of the down payment. The department offers additional incentives in the form of homebuyer assistance in Macedonia up to \$7,500 and assistance up to \$10,000 for targeted properties in the West End community. Down payment assistance in the amount of \$7,500 is also available for targeted properties in the Southside community currently under a development contract by the City. These assistance packages are designed to attract homebuyers to these neighborhoods.

Basic program requirements include:

- Completion of an 8-hour Homebuyer Education class offered by a HUD-approved Housing Counseling Agency sponsored by CD&H
- Obtaining a loan to purchase the house from a participating lender
- Meeting income eligibility requirements established for the program
- Purchasing a home within the city limits of High Point
- Post Purchase counseling consisting of two 2-hour individual counseling sessions within the first 12 months of ownership and
- Homebuyers must contribute a minimum \$500 of their own money toward the purchase

Homebuyers meeting these basic program requirements are assisted during the homebuyer process by various professionals who demonstrate an interest in ensuring first time homebuyers receive decent, safe, sanitary and affordable housing.

HUD defines “affordable” as housing that costs no more than 30 percent of a monthly household income. Thus, a worker who earns the current minimum wage of \$7.25 per hour should pay no more than \$377.00 per month for rent and basic utilities, an amount that does not cover the rent on a sanitary and decent one-bedroom apartment in any county in America. According to the North Carolina Housing Coalition a worker needs a housing wage \$11.75 per hour or \$2,037.00 a month to afford a two-bedroom apartment in North Carolina¹³. Increased home prices and rents have pushed the dream of home ownership out of reach for many of the city’s working poor. Our programs are designed for the worker, able to afford the monthly rent, but who cannot raise the required down payment or closing costs required. This barrier to entry is where the City’s programs lend aid to access affordable housing. As the economy improves, we anticipate increased demand for homebuyer assistance.

The sales price of homes purchased with assistance from this program cannot exceed the Federal Housing Administration (FHA) basic standard mortgage limit for Guilford County. Loans are secured by a promissory note and deed of trust that outlines recapture provisions in accordance with 24 CFR Part 92.254. Liens coinciding with the loan terms are placed on all properties.

Homebuyer Education

*Realizing the Dream*¹⁴ education workshops are being offered monthly at rotating locations throughout High Point to assist future first time homebuyers with the home purchasing process. Locations include the Macedonia Family Resource Center, Roy B. Culler Jr. Senior Center, Southside Recreation Center, Morehead Recreation Center, Oakview Recreation Center, Greater First United Baptist Church, Allen Jay Recreation Center and the Community & Neighborhood Development Center.

Consumer Credit Counseling Service will continue its partnerships with the City of High Point to offer this valuable training. The classes are eight hours in length, free to the public and all participants receive a certificate when completed. The classes comprehensively cover the home

¹³ The hourly wage needed to afford, at no more than 30% of gross income, a 2-bedroom apartment at Fair Market Rent.

¹⁴ The HUD-approved curriculum, *Realizing the American Dream Trainer’s Manual*, 4th Edition and its complementing *Homebuyer’s Manual* are the definitive resources for homebuyer training and education. Updated in late 2009, both manuals are available in English, Spanish, Mandarin Chinese and Vietnamese. Developed by industry experts, the manuals cover the entire homeownership process and are organized in 6 modules presented in a format that de-mystifies the complexities of home buying. New features in the 4th edition include more photos and graphics with many useful “green” tips and the latest information on changes in credit and mortgage financing. Also included are valuated teaching tools, participatory activities, worksheets and a CD PowerPoint presentation for each module.

purchasing process. Topics covered include a homeownership overview, financing a home, budgeting, saving and credit counseling, working with a real estate professional, predatory lending, fair housing and foreclosure prevention.

Lender Participation

In order to purchase a house, an applicant must be able to obtain a loan. CD&H is committed to ensure low to moderate-income applicants receive quality loan products and has partnered with the local lending community to help homebuyers obtain an affordable first mortgage. In order to prevent home buyers from being victimized by predatory lenders, the department conducts a free lender certification workshop for mortgage lenders who are interested in working with low income, first time homebuyers. The mortgage lender must complete the workshop in order to become a Participating Lender for the Homebuyer Assistance Program. These workshops equip lenders with the information and forms necessary to submit a complete package for underwriting. A Participating Lender is a lending institution that cooperates with CD&H in the Homebuyer Assistance Program.

Participating lenders must meet the following criteria:

- Offer confirming loans with 1% or less origination fee;
- Charge no brokers fees or costs for providing the loan or other associated charges;
- CLTV not to exceed 100% of the value of the house;
- Maximum loan amount cannot exceed FHA Mortgage limit;
- Offer market interest rate
- Inform, educate, and facilitate the application process; and
- Ensure applicant's income eligibility.

Certification is granted to the individual loan officer attending the lender certification workshop. Currently there are thirty-one individual mortgage loan officers from twelve lending institutions certified to facilitate and submit a package for the down payment and closing costs assistance program on behalf of an eligible first time homebuyer. These certifications provide a common groundwork to help streamline the application process¹⁵ and ensure the access of low to moderate-income families to affordable mortgage products. Participating lenders agree to refrain from predatory lending practices in accordance with guidelines established by the Community Reinvestment Association of North Carolina (CRA-NC)¹⁶.

¹⁵ Since participating lenders agree to submit down payment and closing costs assistance packages to the Department, prospective homebuyers will only have to fill out one application for approval.

¹⁶ The Community Reinvestment Association of North Carolina's mission is to promote and protect community wealth. They advocate for change in the lending practices of financial institutions to promote wealth building for underserved communities and to end predatory lending practices that strip wealth.

D. Infill Housing



Budget:	\$120,000
Activity:	Acquisition and new construction
Source:	HOME Investment Partnerships Program
National Objective:	Affordable Housing
Eligibility Citation:	24 CFR 92.205 (a)(1)
Goal:	Encourage Core City housing development to mitigate blight for improved quality of life
Objective:	To promote the construction of new units of affordable housing
Outcome:	Affordability
Performance Measures:	10 properties

The Infill housing program has been reconfigured to focus on acquiring strategically located properties and preparing them for redevelopment by affordable housing producers. CD&H previously focused on acquiring property in Southside & Graves Avenue areas for the development of affordable housing by CHDOs. However, the City will expand its focus to acquire properties in the vicinity of Park Terrace to facilitate redevelopment by the High Point Housing Authority. As HOME funds cannot be used to assist the Housing Authority, the City will utilize general fund resources for property acquisition.

E. Southside Revitalization Plan



Budget:	\$269,778
Source:	HOME
Activity:	Affordable Housing Infrastructure
National Objective:	Affordable Housing
Eligibility Citation:	24 CFR 92.205(a) (1)
Goal:	Implement Phase I of the Southside Revitalization Plan through units of affordable housing
Objective:	Provide decent housing; suitable living environment
Outcome:	Affordability
Performance Measures:	6 new units of affordable housing

Like so many inner-city neighborhoods across the country, Southside began to decline after World War II when suburban development was the main focus. Southside has transitioned significantly in the last couple of decades from a flourishing, vibrant, and diverse neighborhood to one with acute socio-economic problems. Issues identified in Southside by residents, businesses, property owners, and community groups are:

1. Old, dilapidated buildings next to residential buildings
2. Abandoned and boarded-up houses
3. Lack of sidewalks and other pedestrian amenities
4. Inadequate recreational facilities
5. High crime rate

As a result of the identified issues, the Department commissioned Neighboring Concepts to study the area in the summer of 2004. The purpose of the plan was to provide the guide for development and redevelopment in the Community. The plan would provide a framework to guide future public and private sector decision-making towards long-term objectives. The final report, The Southside Revitalization Plan, was completed and submitted to the neighborhood association for review. This plan was subsequently included in the Core City Plan and approved by Council in February 2007. The Southside Revitalization Plan can be found at www.highpointnc.gov/cd/docs/SSrevitalizationPlans.pdf.

Since the beginning of the construction of Phase 1 of the Southside Redevelopment Project, UBI has completed and sold 5 newly constructed homes to income eligible first-time homebuyers. The developer has continued to partner with local realtor associations and increased staffing capacity. As CD&H prepares for Phase 2, we will continue to focus on the acquisition of land and the demolition of dilapidated housing near the development site. CD&H will look to acquire properties on George Place, Vail Avenue, and Mobile Street in order to broaden the construction area.

F. Low Income Housing Tax Credit Projects (LIHTC)

Budget:	\$280,000
Source:	HOME
Activity:	Affordable Housing
National Objective:	Affordable Housing
Eligibility Citation:	24 CFR 92.205(a) (1)
Goal:	Construction of 54 units for elderly residents
Objective:	Provide decent housing; suitable living environment
Outcome:	Affordability
Performance Measure:	54 Units

Wynnefield Properties was awarded an allocation of Low Income Housing Tax credits needed to develop Admiral Pointe, a 54-unit development for income-qualified elderly residents. The City committed to loan \$560,000 to the development payable over 2 program years. This will be the second payment. Construction is scheduled to begin in April 2012.



IV. Community and Neighborhood Development Activities

The Community and Neighborhood Development Division (CNDD) is charged with developing and implementing the Department's non-housing strategies to implement community capacity development activities that promote stronger neighborhoods. This year the Division will focus on community-building activities such as leadership development, youth development, and basic skills training. This year the Division will continue to focus on community-building activities such as leadership development, youth development, and basic skills training. Special emphasis will be placed on youth development. The Division partners with various organizations to enhance services for low-to-moderate income neighborhoods, coordinates community programs, and is responsible for providing technical and analytical support to the Citizen's Advisory Council as well as the Neighborhood Leader's Council.

Activities undertaken by CNDD include providing neighborhood capacity-building opportunities; helping residents acquire needed skills; enhancing public services; providing resource coordination for residents; assisting in homelessness reduction activities; and assisting residents required to relocate due to housing code enforcement violations. In the upcoming year CNDD will fill one of the three staff positions left vacant in the last two years and will continue to streamline operations. The Division will still be required to focus on strengthening neighborhoods in capacity building. Coordinating multiple programs from HUD and the Community Capacity Development Office at one location allows optimum effectiveness benefitting low-to-moderate income neighborhoods.

CNDD office center is located at 210 Fourth Street. The facility contains a 12-station computer center, two conference rooms, staff offices, a greeting area, and kitchen facilities. The Division continues to be responsible for managing CDBG fund (public service and relocation); Shelter Plus Care program for chronic homeless individuals, and Supervised Visitation Program for Women of Domestic Violence. The CNDD budget includes program delivery costs for implementation of community and neighborhood development activities. The computer lab is available for public use; computers are also used for the Volunteer Income Tax Assistance (VITA) program. CNDD will continue to partner with Guilford Technical community College to provide GED classes.

CNDD's support of the Neighborhood Leader's Council (covering 12 neighborhoods) allows discussion of issues which concern individual neighborhoods as well as the City as a whole. Members learn about local government, discuss crime issues in their areas, create strategies for youth development, organize around City-wide issues and develop a plan of action as a group. The Neighborhood Leader's Council will focus on youth development, boarded-up houses, neighborhood clean-ups, and recruitment of members for individual neighborhood associations.

A. Community Capacity-Building Programs



Budget: \$233,456
Activity: Community capacity-building
Source: CDBG
National Objective: Low-to-moderate Income Area
Eligibility Citation: 570.201 (o)(p)
Goal: To facilitate capacity building activities for community-based organizations

Objective: To conduct twelve capacity building activities by June 30, 2013 (Suitable Living Environment)

Projected Outcome: Sustainability

Public Service Access: Improved

Performance Measures: Projected Census Tracts to be served: 136.01, 136.02, 138, 139, 140, 142, 143, 144.06, 144.08, 145.01, 145.02, 145.03, 146

Community and Neighborhood Development Division helps communities realize their full potential through a variety of educational programs, offering expertise that includes short term and long term training, workshops and individualized instruction and free technical assistance to neighborhoods and organizations as needed. The program is designed to develop, implement and coordinate community capacity-building services to increase neighborhood stability and viability. Staff will provide technical assistance to neighborhood association groups, helping them organize and become catalysts for neighborhood revitalization. This year the Division will continue to focus on community building activities such as leadership development, youth development, basic skills training, and reducing homelessness.

B. Neighborhood Associations:

Burns Hill Neighborhood Association

The Burns Hill Neighborhood Association will continue to be actively involved in neighborhood issues such as crime, youth development, neighborhood beautification, increased membership and other planned neighborhood activities. Also this year the Association plans to identify and prioritize the needs and interest of the neighborhood for use by City departments and City Council to guide decisions affecting the neighborhood.

Burns Hill Neighborhood Association will focus on these activities:

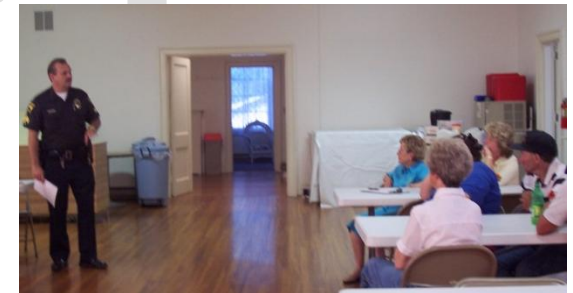
- Recruiting new members
- Neighborhood clean-ups
- Participation in National Night Out
- Hosting a Back-to-School celebration for youth, providing them free school supplies
- Holding a Commitment to Community awards ceremony acknowledging residents in East Central High Point who make a difference
- Stimulate community involvement and collaboration
- Improve health, safety and welfare of the neighborhood by understanding needs/desires of residents
- Inform City departments about neighborhood concerns and visions



Cedrow Neighborhood Association

Cedrow Resident's Association will continue to be actively involved in neighborhood issues by focusing on:

- Increasing active membership by 50% with 6 months
- Developing a youth program
- Participating in National Night Out
- Addressing other issues as needed



Chatham Woods Neighborhood Association

Chatham Woods' goal is to expand their target area beyond the apartment complex to the neighborhood at large. Their focus will be on:

- Increasing membership
- National Night Out
- Community Projects
- Fundraising
- Other activities as needed

Five Points Neighborhood Association

The Five Points Neighborhood Association's major goals for the upcoming year include:

- Reorganization
- Increased membership
- National Night Out participation

Macedonia Neighborhood Watch

The Macedonia Neighborhood Watch will focus on increasing membership, allowing the Association to form committees to work on issues and concerns. CNDD staff will continue to assist with this process. The Association will continue involvement with the Macedonia baseball league designed to offer a high quality sports league for a very low participation fee. Association members volunteer time at the park working the concession stand as well as cleaning up after each game. The Macedonia Family Resource Center will continue to provide daily programs to address needs of those living in the area. Programs will include:

- "Cooking with Dave"
- Piano and voice lessons
- Food pantry
- Free computer classes
- Infinite and Beyond
- GED classes
- Technology Access Point allowing residents to access the main library database to reserve books and have them delivered to the Center
- Youth-centered programs and activities
- English as second language classes
- VITA (Volunteer Income Tax Assistance) site: free tax preparation program

Pershing Street Neighborhood Watch

The Pershing Street Neighborhood Watch will continue to focus on crime/safety issues in the Pershing Street/Lake Avenue area, and lists celebrating National Night Out as its primary goal.

Southside Neighborhood Association

The Southside neighborhood Association is excited about working with a new chairman and officer in the upcoming year. Based on the success of the Community Garden, the Association will continue partnership with the Southside Family Resource Center (Family Service of the Piedmont), N.C. Cooperative Extension, and Guilford County Department of Public Health to plan and improve garden participation.

Planned events include:

- Increase membership (door knocking)
- Neighborhood garden preparation and planning process
- Neighborhood clean-up
- Partner with Unity Builders for Open House showcasing new homes
- Participate in the neighborhood float for the Christmas parade
- Participate in the Annual Homeless Memorial event



West End Neighborhood Association

The West End Neighborhood Association and West End Ministries will work to involve more residents in neighborhood activities. Scheduled activities and goals include:

- Continued diligence regarding notifying police of suspicious activity
- National Night Out
- VITA (Volunteer Income Tax Assistance) site: free tax preparation.
- Youth-centered programs and activities
- Programs for area residents as appropriate/needed

Washington Street Neighborhood Association

The Washington Street Neighborhood Association will schedule planning sessions to increase residents' participation, and will become more interactive with churches, businesses and local schools. The Association will work more diligently with the High Point Police Initiative to end street level drug sales and crime in the area. They will also partner with Changing Tides Cultural Center, the Washington Drive Business Association and the City's Parks & Recreation Department to develop a neighborhood park.

Scheduled activities include:

- Addressing substandard housing
- Neighborhood cleanups
- Holiday caroling
- National Night Out participation
- Door-knocking campaign to increase membership
- Washington Street Fall Festival



CNDD will focus on reorganization and restructuring the following neighborhoods for the upcoming year:

Broadstone Village Homeowners
Habitat Woods Neighborhood Association
Highland Mills Neighborhood Association

C. Public Service Grants

The City of High Point annually sets aside a portion of its Community Development Block Grant entitlement to fund public service activities provided by local community based organizations and non-profits for the benefit of low to moderate-income residents. Eligible activities include labor, supplies and materials, employment, crime prevention, child-care; health; drug abuse; education; fair housing counseling; and energy conservation. The funds are allocated through a competitive process and the Citizens Advisory Council (CAC) reviews all applications and makes recommendations to the City Council. A total of thirteen applications were submitted for funding. The CAC recommended public services grants to the following applicants:

Budget	\$30,360
Activity	CDBG Public Service Subrecipient
Source	CDBG
National Objective	Low to moderate income clientele
Eligibility Citation	570.201(e); 570.208(a)(1) 570.208(a)(2)
Goal	Provide public services benefitting low-to-mod income residents
Objectives	Suitable Living Environment
Outcome	Sustainability
Public Service Access	Improved
Performance Measures	Projected Census Tracts to be served: 136.01, 136.02, 138, 139, 140, 142, 143, 144.06, 144.08, 145.01, 145.02, 145.03, 146

Southside/Fairview Afterschool/Summer Youth Enrichment Program



Family Service of the Piedmont is the largest private nonprofit agency serving children and families in Guilford County. Their mission is to empower individuals and families to restore hope, achieve stability and thrive through quality support services, advocacy and education. This project, Southside/Fairview After

School/Summer Youth Enrichment Program, will offer afterschool/summer youths projects and activities designed to enhance social, emotional and cognitive growth and to provide a safe positive haven for youth that are not involved in other programs. CDBG funds will be used for food (afterschool snacks for drop-in youths, a meal once a month for youth leaders of Southside, one snack per day per youth) supplies (arts/craft supplies, replenish educational games/activities, new educational materials) and field trips.

Budget	\$2,000
Activity	CDBG Public Service Subrecipient
Source	CDBG
National Objective	Low to moderate income clientele
Eligibility Citation	570.201(e); 570.208(a)(1) 570.208(a)(2)
Goal	Provide afterschool/summer youth enrichment programs
Objectives	Create suitable living environment
Outcome	Sustainability
Public Service Access	Improved
Performance Measures	Projected number served: 50



Green Street Baptist Church Green Street Baptist Church will be hosting an event in July for 150-200 youths and adults from across the United States for a week of home repairs and building projects. Low income senior adults or disabled households will receive needed repairs to make their homes safer and more habitable at no cost to the homeowner. This project, **World Changers**, will provide a minimum of three homes with needed home repairs which might include roofing, installation of doors and windows, porch repair, paint and/or handicap accessibility ramps. CDBG funds will be used for roofing materials, construction materials, paint supplies and window/door materials.

Budget	\$5,500
Activity	CDBG Public Service Subrecipient
Source	CDBG
National Objective	Low to moderate income clientele
Eligibility Citation	570.201(e); 570.208(a)(1) 570.208(a)(2)
Goal	Provide home repairs
Objectives	Decent housing
Outcome	Availability/accessibility
Public Service Access	Improved
Performance Measures	Projected number served: 18

Helping Hands



Helping Hands Ministry Helping Hands is a well-established Community Emergency Assistance Program that has served the High Point area since 1996. The program provides food assistance, emergency rent and utilities. This project, **General Operational Expenses/Food**, will be used to improve the coordination of available resources in the High Point communities so that the needs of 3000 families and individuals can be met in the most effective and efficient manner. CDBG funds will be used to purchase gasoline for the truck to pick up food supplies for the low to moderate income clients in need.

Budget	\$4,860
Activity	CDBG Public Service Subrecipient
Source	CDBG
National Objective	Low to moderate income clientele
Eligibility Citation	570.201(e); 570.208(a)(1) 570.208(a)(2)
Goal	Emergency food, rent, utilities
Objectives	Create Suitable Living Environment
Outcome	Availability/Accessibility
Public Service Access	Improved
Performance Measures	Improved

Macedonia Family Resource Center

Macedonia Family Resource Center Macedonia Family Resource Center plays host to numerous programs as well as classes offered by GTCC. Their mission is to empower all people by enriching their spiritual, social and family lives. **Brother's Keeper Feeding Program** is a program that will cater to families within the network area of High Point, Russell Street, College, Main and Centennial Street. CDBG funds will be used to purchase food, gas for the vehicle to pick up the food and distribution of the food.

Budget	\$4,000
Activity	CDBG Public Service Subrecipient
Source	CDBG
National Objective	Low to moderate income clientele
Eligibility Citation	570.201(e); 570.208(a)(1) 570.208(a)(2)
Goal	Provide emergency food
Objectives	Suitable living environment
Outcome	Availability/accessibility
Public Service Access	Improved
Performance Measures	Projected number served: 50 families



Mary's House, Inc.

Mary's House, Inc. is a fully licensed therapeutic agency that provides transitional and permanent housing, life skills, training and a supportive community for homeless women in recovery from substance abuse. The program is one of few in the United States that allows women to raise their children while in treatment for addiction issues. The project, **High Point Mothers In Recovery** will assist six homeless mothers and six children with permanent housing vouchers for homeless women with chronic addition diagnosis, who are either pregnant or have children. CDBG funds will be used for office supplies, storage space, cell phone, mileage, and a case manager's salary.

Budget	\$2,500
Activity	CDBG Public Service Subrecipient
Source	CDBG
National Objective	Low to moderate income clientele
Eligibility Citation	570.201(e); 570.208(a)(1) 570.208(a)(2)
Goal	Provide permanent housing for homeless recovering mothers & their children
Objectives	Create decent housing
Outcome	Affordability
Public Service Access	Improved
Performance Measures	Projected number served: 12 mothers



Reading Connections, Inc.

Reading Connections is an adult literacy agency for Guilford County, providing one-on-one tutoring and small group classes for adults who wish to improve their basic skills. This program will focus on the literacy skills needed to obtain or retain employment. **High Point Detention Center Literacy Program** will provide basic reading/ math instructions and basic/intermediate computer classes for incarcerated men and women. All classes will be taught by trained volunteers recruited by Reading Connections and the Detention Center. CDBG funds will be used for student and instructor materials, general office supplies, salaries (HP Programs Coordinator, Student Services Coordinator & Program Manager) fringe benefits and rent.

Budget	\$5,000
Activity	CDBG Public Service Subrecipient
Source	CDBG
National Objective	Low to moderate income clientele
Eligibility Citation	570.201(e); 570.208(a)(1) 570.208(a)(2)
Goal	Literacy program for incarcerated persons
Objectives	Create suitable living environment
Outcome	Availability/accessibility
Public Service Access	Improved
Performance Measures	Project number served: 60

Salvation Army of High Point



The Salvation Army of High Point provides shelter, case management, food and life skills development classes to homeless single women and families. Major cornerstones are addressed with each resident through case management including financial security, stable housing, medical and mental wellness. In order for the clients to implement the lessons learned within the shelter, the **PART Bus Pass Program** will encourage the clients to implement lessons learned at the shelter by offering passes to them who need to travel for employment/medical appointments. CDBG funds will be used to purchase 423 single-ride bus passes and

Budget	\$2,000
Activity	CDBG Public Service Subrecipient
Source	CDBG
National Objective	Low to moderate income clientele
Eligibility Citation	570.201(e); 570.208(a)(1) 570.208(a)(2)
Goal	Bus passes to jobs/medical appointments
Objectives	Create suitable living environment
Outcome	Availability/accessibility
Public Service Access	Improved
Performance Measures	Projected number served: 464



YWCA of High Point

The YWCA of High Point is dedicated to eliminating racism, empowering women and promoting peace, justice, freedom and dignity for all. **YW Impact & Leadership** will provide a Monday, Wednesday and Friday after school program designed specifically for middle school students to 40 youngsters in High Point who are a part of low to moderate income neighborhoods, providing free after school care for the 2012-13 school year. The program will reduce the number of middle school students home alone during late afternoon and early evening. Participants will have less unsupervised time, thus reducing gang involvement, teen pregnancy and teen crimes in the community. The YWCA will work with school counselors and social workers for referrals and will work with non-profit organizations. CDBG funds will be used for transportation, supplies, snacks and staff/counselors.

Budget	\$4,500
Activity	CDBG Public Service Subrecipient
Source	CDBG
National Objective	Low to moderate income clientele
Eligibility Citation	570.201(e); 570.208(a)(1) 570.208(a)(2)
Goal	Provide financial literacy services
Objectives	Create suitable living environment
Outcome	Sustainability
Public Service Access	Improved
Performance Measures	Projected number served: 40

D. Reducing Homelessness

Partners Ending Homelessness (www.partnersendinghomelessness.org.)

Mission: Partners Ending Homelessness works to encourage public understanding of the causes and conditions of homelessness and lead a strong and stable system of care for individuals and families to reduce homelessness in Guilford County.

Strategy: Partners Ending Homelessness focuses on generating housing, strengthening prevention and supportive service efforts, and increasing coordination, collaboration and access through the continuum of care in our community.

Partners Ending Homelessness seeks to:

- Engage existing and new partners to unite the voice of stakeholders and achieve a shared vision of ending homelessness
- Develop greater visibility and support of the efforts of Partners Ending Homelessness to end homelessness
- Advocate for strong policies that address the root causes of homelessness and initiatives that strengthen our current system of care
- Provide technical assistance and training to homeless service delivery agencies
- Develop and implement strategies and best practices to end homelessness, inclusive of Guilford County's 10-Year Plan to End Chronic Homelessness and the five objectives identified by the US Department of Housing and Urban Development
- Consolidate efforts to increase resources for ending homelessness in Guilford County ensuring that all areas of needs are being addressed
- Evaluate efforts towards ending homelessness overseeing the collection, use, and security of data to determine the effectiveness of outcomes and make adjustments in strategies to improve outcomes

Beginnings: Under the direction of the United States Interagency Council on Homelessness and the non-profit National Alliance to End Homelessness, many communities across the nation were having success in reducing homelessness by developing and implementing a business plan approach with strategies, benchmarks, and budgets. Guilford County became the 210th community nationwide to commit to develop a ten year plan to end homelessness. In February 2006, the Guilford County/High Point/Greensboro Task Force on Ending Homelessness was appointed by the Guilford County Commissioners, High Point City Council and the Greensboro City Council. The Guilford County Task Force to End Homelessness was a comprehensive and focused effort by the community *to improve the quality of life for all residents of Guilford County by ending chronic homelessness and reducing all types of homelessness by 2016*. An extensive plan, *Partnering to End Chronic Homelessness in Guilford County* developed by the task force, was unveiled to the community on June 4, 2007. The plan has two major objectives, Housing and Prevention and Supportive Services, directed around the housing first approach. In 2008, the *Partners Ending Homelessness* initiative began actively implementing, evaluating and updating Guilford County's Ten Year Plan to end chronic homelessness.

In August of 2009, recognizing that partnership is the best way to reduce and prevent homelessness, the *Homeless Prevention Coalition of Guilford County* and the *Partners Ending Homelessness* Initiative began exploring the possibility of a strategic alliance. After five months of researching national best practices, exploring Guilford County's needs, resources, and current efforts to address homelessness, a structured alliance task force comprised of members of both groups proposed the creation of a new non-profit, *Partners Ending Homelessness*, which would focus on ending homelessness and strengthening the system of care, ensuring a more effective approach to homelessness. *Partners Ending Homelessness* would be the result of the consolidation of two groups: the Ten Year Plan to End Chronic Homelessness in Guilford County (the *Partners Ending Homelessness* Initiative) and the Guilford County Continuum of Care (the Homeless Prevention Coalition of

Guilford County (already a 501c3 agency). The strategic alliance was motivated by the desire to achieve one coordinated effort with one voice, increase advocacy and education about the issue of homelessness, consolidate efforts to increase resources for ending homelessness in Guilford County and improve the efficiency and accountability of services while providing administrative oversight of efforts to end homelessness.

Current Work: The organization is developing long-term solutions to help those living below “self-sufficiency” levels to get the additional education and skills to become self-sufficient, attain safe and secure housing, as well as helping service providers to further develop our homeless delivery system. Homelessness is a critical issue for communities across North Carolina and in Guilford County, the issue is a complex one, as homeless people are diverse and the factors that led them to become homeless are equally diverse and vary over time. No one sector or level of government can alone address the problem of homelessness in our community. Through strategic partnerships, Partners Ending Homelessness is tackling the issues that matter most in our community through:

- Increasing resources for affordable housing, permanent housing, prevention and supportive services
- Increasing awareness of homelessness issues among the general population and among leaders in business, government and philanthropy
- Creating stronger case management services to help households who are struggling financially to access resources in the community
- Improving access and awareness of services in Guilford County through increased coordination between mainstream support services and housing providers; fostering collaboration and creating new partnerships between service providers and expanding the coordinated portal of entry system
- Building provider capacity through training, education and technical assistance based on data and results-based best practices
- Increasing data collection and reporting capability through coordinating agencies into a seamless system for homeless consumers, easing access to housing and services and working towards full implementation of the Carolina Homeless Information Network (CHIN)
- Implementing action steps identified in the ten year plan
- It is essential that all groups pool their resources and coordinate efforts by strengthening existing partnerships and creating new ones.

E. Relocation Assistance Due to Code Enforcement



Budget:	\$10,000
Activity:	Relocation Services
Source:	CDBG
National Objective:	Low-to-moderate Income Area
Eligibility Citation:	570.201 (i) and 570.606 (d)
Goal:	Assistance to low-mod residents forced to move due to code enforcement
Objective:	Availability/Accessibility
Projected Outcome:	Sustainability
Public Service Access:	Improved
Performance Measures:	Projected Census Tracts to be served: 136.01, 136.02, 138, 139, 140, 142, 143, 144.06, 144.08, 145.01, 145.02, 145.03, 146

Relocation Assistance is available to income-eligible families who are required to move from their residence due to enforcement of the City's Minimum Housing Code. The number of rooms in the substandard unit cited for code enforcement determines the amount of funds occupants will receive to secure a standard unit. Since the relocations are not caused by federally funded activities, occupants are not eligible for Uniform Relocation Assistance (URA) benefits. However, the High Point City Council has authorized use of the URA moving cost schedule to determine levels of assistance. Funds can be used to pay moving expenses and/or rental security deposits. Reimbursements are based on the URA schedule for the state of North Carolina listed below:

North Carolina Residential Moving Fixed Cost Schedule

	With Furniture								Without Furniture		
Number of rooms	1	2	3	4	5	6	7	8	Each additional	1	Each additional
Assistance	\$500	\$700	\$900	\$1,100	\$1,300	\$1,500	\$1,650	\$1,800	\$150	\$350	\$50

Budget:	\$248,377
Activity:	Administration
Source:	HOME, CDBG and General Funds
National Objective:	N/A
Eligibility Citation:	24 CFR 92.206, 570.200 (a) (3) (i)

Administrative costs that are necessary for program planning and management of the CDBG and HOME programs are charged to program administration. The Community Development and Housing Department is responsible for ensuring program implementation in compliance with national objectives of both programs as well as adherence to state and local requirements. Reasonable administrative and planning costs include, but are not limited to:

- General management, oversight and coordination
- Salaries, wages and related costs of the participating jurisdiction's staff
- Monitoring progress and compliance with program requirements
- Preparing reports and other documents related for submission to HUD
- Coordination of audit and monitoring findings resolutions
- Evaluation of program results against stated objectives
- Travel costs incurred for official business in carrying out the program
- Administrative services performed under third party contracts or agreements
- Capacity building and training activities for staff and non-profits
- Fair housing and activities to affirmatively further fair housing

HUD regulations permit the City to use up to twenty percent of the CDBG grant and up to ten percent of its HOME grant for reasonable administrative and planning costs.

A. HOME Matching Requirements

Jurisdictions participating in the HOME program are required to make contributions to housing that qualifies as affordable housing. During a fiscal year, the contributions or match must total not less than 25 percent of the HOME funds drawn from the jurisdiction's HOME Investment Trust Fund Treasury account in that fiscal year for project costs, unless the participating jurisdiction has received a reduction in the match requirement. The City appropriates funds required to match HOME project costs annually. When the City reimburses itself for eligible HOME expenditures, the City draws the sum of total expenditure minus required match so that the City's required HOME match is realized when funds are drawn from the Treasury.

B. Recapture Provisions

In accordance with the applicable homebuyer recapture/resale provision outlined in 24 CFR Part 92, the City of High Point has adopted the recapture provision for its HOME-assisted homeownership housing. Under the recapture option, the period of affordability is based upon the direct HOME subsidy to the homebuyer. The direct subsidy to the homebuyer is the amount of HOME assistance that enabled the homebuyer to buy the unit. The direct subsidy includes down payment, closing cost, interest subsidies, or other HOME assistance provided directly to the homebuyer. In addition, direct subsidy includes any assistance that reduced the purchase price from fair market value to an affordable price. The City uses HOME funds to provide down payment assistance and closing cost assistance to first-time homebuyers. The City requires the recapture of the direct HOME subsidy from net proceeds when there is a voluntary or involuntary sale of the property during the affordability period. Net proceeds are the funds remaining from the sale of the property by the original homebuyer less the repayment of the outstanding balance on any superior mortgage, sales commission, the original homebuyer's down-payment and the cost of any property improvements made by the original homebuyer. To the extent that net proceeds are available at closing, all or a portion of the HOME funds are due and payable. In the event of foreclosure, the Lender may not require the Borrower to repay an amount greater than the net proceeds available after the foreclosure sale.

Recaptured HOME funds by Community Housing Development Organizations (CHDO), on behalf of the City of High Point, are not considered to be CHDO proceeds but shall be used by the CHDO's to provide affordable housing for City of High Point. Not more than 10 percent of recaptured funds may be used for CHDO administration. Recaptured HOME funds provided by an agency other than a CHDO will be recaptured by the City of High Point to be used for eligible HOME activities in accordance with requirements of HOME statute and regulations in the same manner as program income. Not more than 10 percent of the recaptured funds may be used by the City for administrative or planning costs.

All homeowner assistance funds shall be provided as deferred or amortized loan as evidenced by a note secured by a deed of trust on the property. A declaration of deed restriction is executed indicating the entire amount of the loan shall be due and payable, if the homebuyer does not continue to occupy the property as their principal residence for the duration of the period of affordability ("recapture provision"). During the period of affordability, the homebuyer shall not be permitted to refinance the property without the approval of the City. The recapture provision shall be revoked if an ownership interest is terminated during the period of affordability by foreclosure, transfer in lieu of foreclosure, or assignment of a FHA-insured mortgage to HUD. If the owner thereafter obtained a redemptive interest in the property, the original affordability period resumes and continues until its term expires. The amount due to the City may also be forgiven to the extent allowed in the HOME regulations. The recapture provision ensures that each housing unit will remain affordable for a period of time determined by the schedule below, established in accordance with 24 CFR 92.254 (a) (4):

Homeownership assistance HOME amount per-unit	Minimum period of affordability in
	years
Less than \$15,000	5 years
\$15,000 - \$40,000	10 years
More than \$40,000	15 years

Refinance: During the period of affordability, a homebuyer will not be permitted to refinance the property without the approval of the City of High Point. Generally, subordination will be discouraged unless the primary purpose of the loan is for housing repairs or bill consolidation.

C. Local Monitoring and Compliance

The City of High Point Community Development and Housing Department disburses its Community Development Block Grant (CDBG) and HOME funds in two ways:

1. Acquisition and rehabilitation projects and homeownership opportunities that expand the city's supply of affordable housing; and,
2. Awarding grants to sub-recipients to implement programs/provide services to low and moderate-income residents in Core City areas.

The Department determines the types of activities that can be funded, and the households or individuals who are eligible to receive these benefits. The Department has developed special procedures to ensure sub-recipients are in compliance with applicable regulations. All applicants are required to submit an application that is reviewed by staff.

Once funding is approved for a project, staff coordinates allocation of funds. Organizations and non-profits receiving funds must enter into a detailed performance contract with the City. It describes all federal laws and regulations, and defines reporting and project management responsibilities of the sub-recipient. This contract also states performance goals that the organization is expected to meet. As a project progresses, grantees are required to submit monthly reports. Staff makes quarterly on-site visits to each funded project. They discuss the project's progress with managers and examine records. All CDBG funded sub-recipient projects are required to demonstrate a minimum of low to moderate-income benefit ratio of 70%. To ensure grantees achieve this, the City requires them to focus on providing services to residents of officially designated community development target areas with high concentrations of low-to-moderate income residents. Sub-recipients are also required to make a mid-year report and/or appearance before the Citizen Advisory Council (CAC) at one of its regular meetings to ensure performance measures are being met and funds are expended in a timely manner.

Procedures have been developed by the Department to ensure that all projects and programs funded with CDBG and HOME funds meet required regulations. Households or individuals receiving assistance through a housing program must submit an application that is reviewed by the department's staff to verify eligibility.

D. Fair Housing

Fair housing is the right of individuals to obtain the housing of their choice, free from discrimination based on race, color, religion, sex, disability, familial status, national origin, and, depending on the circumstances, age. This right is assured by the Federal Fair Housing Acts of

1968 and 1988, as amended, which make it unlawful to discriminate in the sale, rental, financing, and insuring of housing. Under the Fair Housing Act an aggrieved person may, not later than one year after an alleged discriminatory housing practice has occurred, file a complaint directly with the U.S. Department of Housing and Urban Development (HUD), or a state or local agency that enforces laws that are “substantially equivalent” to the Fair Housing Act. Upon the filing of such a complaint, HUD has the responsibility to serve notice of the complaint and conduct an investigation into the alleged discriminatory housing practice. The Fair Housing Act declares, “It is the policy of the United States to provide, within Constitutional limitations, for fair housing throughout the United States.” In addition, the law directs all executive departments and agencies to administer their programs and activities related to housing and urban development in a manner that affirmatively furthers the purposes of the Act.

The U. S. Department of Housing and Urban Development requires that all state and local governments participating in their programs submit an analysis of impediments to fair housing (AI). The City of High Point has completed this requirement with assistance from Mullin & Lonergan, Assoc. (M&L). Mullin & Lonergan’s services were engaged to assure HUD and the community that the City is working to ensure that efforts are being made to “affirmatively further fair housing” as set forth in the regulations governing the Community Development Block Grant Program and Title VIII of the Fair Housing Act. The analysis of impediments to fair housing choice identified several impediments that could play a role in prohibiting fair housing choice in High Point. Based on these findings, the City must take appropriate actions to overcome the effects of the impediments identified through the analysis. In conducting the analysis of fair housing choice for the City of High Point, M&L completed a comprehensive review of policies, practices, and procedures that affect the location, availability, and accessibility of housing and current residential patterns and conditions. The analysis includes an examination of existing studies and literature along with a review of public policies from a fair housing perspective. M&L evaluated all the data for effectiveness of existing fair housing activities and examined barriers to fair housing choice for protected classes. Based upon the analysis, M&L provided this report of the findings and recommendations for remedies. The current analysis of impediments to fair housing identifies the following issues which impede the City’s ability to affirm fair housing choice and equal opportunity:

- Lack of appropriate local legislation to address fair housing issues
- Concentrated fair housing complaints that affect the disabled
- Lack of cooperation and coordination between public and private agencies on fair housing matters
- Lack of appropriate training and education for residents about the meaning of fair housing and fair housing rights
- Zoning regulations preclude the development of affordable housing for affected populations
- Lack of affordable housing in various types and price ranges
- Lack of public policy in support of affordable housing

In the fall of 2007, High Point's City Council voted to enact Fair Housing in High Point. The Human Relations Commission has voted to expand its Fair Housing Committee (FHC) to include members of the public sector who do not sit as human relations commissioners. Last year, invitations for membership to the FHC were issued to the High Point Housing Authority, High Point Housing Coalition, and the Triad Apartment Association (TAA). Fair Housing committee members are Ron Butler, Angela McGill, Cam Cridlebaugh, Steve Key, Mary Gwyn, and Milagros Amaro.

The Human Relations Department is in the process of submitting an application to HUD for Substantial Equivalency Certification, which would designate our department as a Fair Housing Administrative Program (FHAP) agency. This designation means that a State or local agency has the ability to enforce a local law that provides substantive rights, procedures, remedies and judicial review provisions that are substantially equivalent to the federal Fair Housing Act. In addition, the department is currently researching Fair Housing Initiative Program (FHIP) grants and is in conversation with HUD about becoming an FHIP agency until our FHAP status is approved.

To better serve the community, the department has relocated to the second (main) floor of City Hall. The new space has a conference room for conducting training, educational programming, mediations, and an expanded resource area. The department has also added an additional position of Human Relations Specialist, who is responsible for fair housing education, outreach, and investigations. The Human Relations Department is working to develop a Fair Housing & Equal Opportunity educational program.

The Human Relations Department celebrates Fair Housing Month each April. The Department will be working closely with the City of High Point's Community Development & Housing Department to implement the educational component of lead abatement, recognizing that potential fair housing concerns exist related to properties containing lead-based paint hazards.

E. Discharge Policy

The City of High Point does not expend funds directly or indirectly to public institutions and/or systems of care that may discharge persons resulting in homelessness of such persons. The City, however, provides technical assistance to organizations that serve the homeless. The city's Community Development and Housing Department works closely with the High Point Housing Coalition, a task force of homeless shelters and supportive service providers. The city played a leading role in establishing the Housing Coalition and a department staff member continues to provide technical assistance and other support to the group. The City also utilizes its CDBG program to fund public service activities that are available to Homeless Service Providers.

The City of High Point has a Relocation Assistance Plan that ensures uniformity in aiding persons displaced by Minimum Housing Code Enforcement. Extra steps are made to minimize displacement to tenants. Minimum Housing Code provides owners and property managers with ninety days to repair their substandard units. Failure to comply results in notification to owners and tenants that the unit will be placarded and closed immediately after the tenant vacates the structure (thirty days to vacate). Correspondence and a Relocation Assistance brochure (explanation of the relocation program) are personally given to displaced households applying for assistance to ensure their understanding of their rights within the relocation process.

Assistance is available to both renters and homeowners who are required to move from their homes due to the enforcement of the City's minimum housing code. Funds may be used to pay moving expenses and/or rental security deposits. The number of rooms in the substandard unit determines relocation benefits.

VI. Other Activities

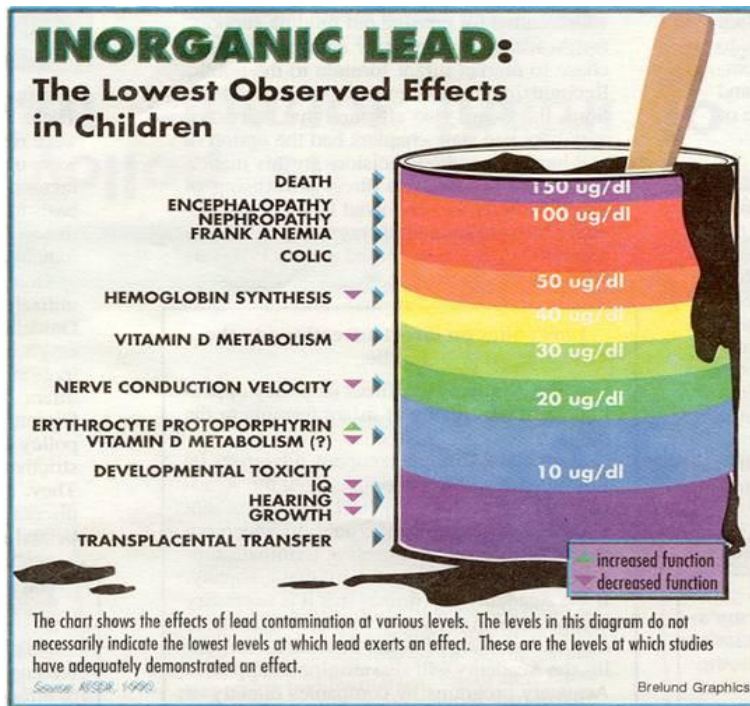
The next several pages detail programs funded by additional grants awarded to the Community Development & Housing Department.

New funds for operations, not including rollover from previous years:

Housing:	Lead Hazard Control Funds	\$2,000,000
	Individual Development Accounts	57,500
	Neighborhood Stabilization Program	356,000
CNDD:	Shelter Plus Care	<u>77,352</u>
TOTAL:		\$2,490,582

The City has received funds for additional activities from competitive grants. These funds enable enhancement and expansion of current efforts to create safe, healthy and sustainable neighborhoods. Lead Hazard grant funds will fund education materials and activities; inspections and risk assessments; remediation services, and clearance of lead in homes built before 1978. Individual Development Account funds assist residents to build wealth through saving and planning, leading ultimately to the purchase of their own home. Shelter Plus Care addresses the needs of the chronically homeless in collaboration with Open Door Ministries as part of CD&H's involvement with Guilford County's 10-year Plan to End Homelessness.

A. Lead-Based Paint Hazard Remediation



Budget:	\$2,000,000
Activity:	Lead Hazard Control
Source:	HUD
National Objective:	Low and Moderate Income Housing
Eligibility Citation:	24 CFR Part 35, "Lead-based paint poisoning prevention in certain residential structures"
Goal:	Conduct lead hazard control work activities
Objective:	Conduct lead hazard control activities on 109 units
Outcome:	Lead-safe residences
Performance Measures:	Number of lead remediations

During the course of most rehabilitation activities, whether emergency, limited or comprehensive in scope, it is likely that painted surfaces will be disturbed. The department conforms to the federal mandate established by Title X of the 1992 Housing and Community Development Act that HUD funded programs, including Housing Rehabilitation Programs; incorporate lead-based paint hazard evaluation, remediation/reduction strategies and clearance requirements for all housing structures built before 1978. Over 85 % of United States residential housing built

before 1978 contains some lead-based paint. The estimated number of affected households in the US is believed to exceed 60 million. At the time of the 2010 Census, the City of High Point's housing demographics indicated approximately 69% of local housing stock, approximately 20,970 residential structures, was built before 1978.

Lead is a dangerous and pervasive poison. Anyone at any age, even pets, can become poisoned by lead. Because lead is harmful to the developing brain and nervous system, exposure to lead is especially dangerous to fetuses and young children. Research conducted by Duke University's Nicholas School of the Environment and Earth Sciences demonstrates that lead causes irreversible, asymptomatic effects far below levels previously considered safe. Low-level lead exposure, including prenatal exposure, has been linked to decreased performance on standardized IQ tests and end-of-grade testing for school-aged children.

Children are not uniformly exposed to lead. The age of the child, race/ethnicity, socioeconomic status, and age of housing all play a role in the risk of exposure to and development of childhood lead poisoning. Children living in poverty are four times more likely to have elevated blood lead levels than children from wealthier families. Children with elevated blood lead levels are not distributed evenly; rather, they are disproportionately located in older neighborhoods. Due to their overrepresentation in lower income neighborhoods, African-American children are four times more likely to have elevated blood lead levels than white children. Nationwide, more than one-third of African-American children living in large central cities have elevated blood lead levels.

To reduce the potential for adverse health effects attributable to the rehabilitation of deteriorated lead-based paint surfaces, the city provides educational material to all rehab customers. All customers receiving housing rehabilitation assistance from the city are informed about the potential health hazards posed by the presence of deteriorated lead-based paint. They are provided with information about protecting their families from this hazardous substance. Project Managers, who oversee rehabilitation projects, are trained to incorporate proper hazard reduction techniques into the treatment of lead-based paint.

HUD Lead-Based Paint Hazard Control Grant Award

On September 15, 2011 HUD announced a \$2.475 million Lead-Based Paint Hazard Control Grant award to the City of High Point to continue the Department's on-going Lead-based Paint Remediation Program on private residential housing serving very low to moderate income families. The City's 2008 3 MM HUD Lead-Based Paint Hazard Control Grant expired December 14, 2011 resulting in lead-based paint remediation of 211 residential units.

Goals and Objectives: the City's primary goal is the elimination and/or control of identified lead hazards in one hundred eighty one (181) housing units involving very low to moderate families with children under six years of age, with a priority given to units occupied by children with an Elevated Blood Lead Level.

Other ongoing objectives include:

- 1) Increase the number of children screened for lead poisoning;
- 2) Increase public awareness of lead-based paint prevention through a *Lead Safe High Point* Initiative;
- 3) Promote primary prevention strategies for families with children under six years of age who have low-level lead poisoning of 5 µg/dL < 9 µg/dL (micro grams per deciliter);
- 4) Promote NC Department of Public Health's Preventative Maintenance Program;
- 5) Provide EPA certified Lead Supervisor/Worker and Renovation, Repair and Painting Rule training to contractors, management companies, building inspectors and others;
- 6) Promote comprehensive fair housing initiatives, in cooperation with the City Human Relations Department, to housing providers, civic and community-based organizations, and elected and appointed officials;
- 7) Updates to the city web-based Safe Housing Registry.

Eligible Residential Housing Units: the program is available to all housing units city-wide occupied by income eligible families. However six census tracts/neighborhoods located in the Core-City that have socioeconomic and environmental risk factors which demonstrate the likely prevalence of lead-based paint exposure (including age of housing, poverty, crime, low educational scores, and concentrated ethnicity) will be targeted as follows: Tract Number (Neighborhood) 136.02 (Five Points & Montlieu); 138 (Washington Street); 139 (East Central); 140 (Southside & West End); 142 (Macedonia), and 143 (Highland Mills & Ward Avenue). Current data confirms a higher concentration of children with blood lead poisoning within these tracts. Applicants must meet each of the following criteria: 1) Residential building was constructed prior to 1978; 2) occupied by very low to moderate income person or family; 3) contains lead-based paint, dust or soil.

The following free services will be available to eligible applicants:

1. **Lead Inspection:** an analysis of all coated surfaces to confirm the presence of lead paint coatings (paint, varnish, shellac) in a dwelling for lead with an x-ray fluorescence analyzer – an electronic device used to find lead-based paint.
2. **Risk Assessment:** an analysis report explaining the results of the inspection and to confirm the presence of lead-based paint hazards.
3. **Remediation Services:** activity which eliminates or controls lead paint hazards that have/can cause poisoning.
4. **Clearance:** an environmental test to confirm, by a visual inspection (exterior) and taking dust samples (interior) that lead-based paint hazards have been remediated and that proper clean up using Lead Safe Work Practices has occurred.

The City of High Point has established the following prioritization schedule for identified units:

- referrals from the Guilford County Health Department confirming presence children less than six years of age identified with elevated blood lead levels
- presence of children less than six years of age as part of a Primary Prevention Program, a proactive approach to control lead hazards before children are poisoned
- housing units located in the identified targeted areas;
- Cost Value Benefit (remediation vs. structure value);
- degree of lead hazards;
- housing units earmarked for existing rehabilitation programs; and
- housing units located outside of the targeted areas.

The City of High Point Community Development & Housing Department has affirmed support of Healthy People 2020, a national initiative comprised of state and federal goals to improve the state of health for all US citizens and to end lead-based paint poisoning by 2020.

B. Individual Development Accounts Program



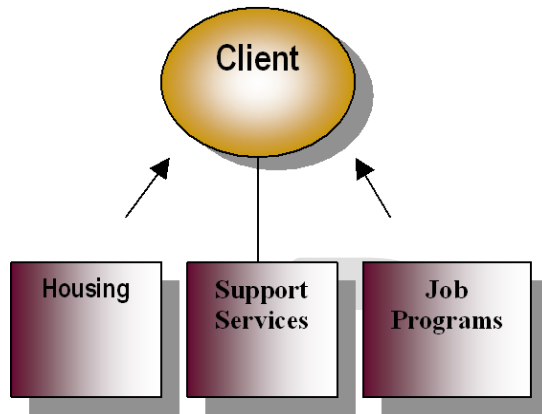
Budget:	\$57,500
Activity:	Assistance toward home purchase
Source:	CDBG
National Objective:	Low-Mod Benefit
Eligibility Citation:	570.201 (n)
Goal:	Personal financial literacy; homeownership
Objective:	Assist 10 households (Create Economic Opportunities)
Outcome:	Affordability
Public Service Access	Improved
Performance Measures:	Improved financial literacy resulting in increased wealth

According to the NC Housing Coalition, the idea for Individual Development Accounts (IDA) was created by author Michael Sherraden in his 1992 book, *Assets and the Poor*. It was further advanced by the Corporation for Enterprise Development in the mid 1990's. One half of all Americans own less than \$1,000 in net financial assets, and one third of American children grow up in households with zero or negative financial assets. IDAs are part of an asset-building strategy that concentrates on building family security by improving long-term economic well-being and emphasizing beneficial behaviors rather than merely offering temporary assistance. IDAs can be used to reward the monthly savings of working-poor families who are building towards purchasing an asset, most commonly buying their first home, paying for post-secondary education, or starting a small business. The City's focus with the IDA program will be on home ownership. CD&H records indicate that most graduates of the Homebuyer Education Program have not purchased a home over the last three years. This indicates that additional financial training is needed to help potential low-to-moderate income homebuyers in High Point. The City will partner with Guilford County Homeownership Center (GCHC) to continue an IDA program specifically for High Point. Financial literacy classes will be held at the Macedonia Family Resource Center, targeting potential homebuyers who have attended the homebuyer education classes but who also realize that they need additional training and assistance in financial management



In response to the higher lending standards as a result of the economic downturn, the Department determined the IDA Program needs to increase focus on spending patterns, the ability to maintain a monthly budget, the ability to save money monthly, and the establishment of an emergency fund to enhance the homebuyer's ability to get a home loan. The habit of saving and planning for unexpected events is imperative to the future success of the IDA graduates. In an effort to allow for other innovative housing opportunities, GCHC along with the City of High Point Community Development and Housing will begin to partner homes acquired through the Neighborhood Stabilization Program with potential homeowners who receive education through IDA. Making homeownership tangible to participants will allow for greater successes.

C. Shelter Plus Care



Budget:	\$77,352
Activity:	Permanent Supportive Housing for the Homeless
Source:	Homeless Assistance Programs
National Objective:	Low to Moderate-Income Limited Clientele
Eligibility Citation:	24 CFR 570.201(p), 208(a)(2) and 582
Goal:	Provide long-term housing and supportive services homeless persons with disabilities
Objective:	Provide permanent shelter for homeless individuals for 5 years. (Creating Economic Opportunities)
Outcome:	Sustainability
Public Service Access:	Improved
Performance Measures:	Projected number of persons to be served- 11

The City of High Point serves as the fiscal agent for the Shelter Plus Care Program with Open Door Ministries serving as the service provider. The program is entering its fourth year and has assisted nine homeless people with disabilities to “come off the streets.” Two people left the program in the first two years and were replaced by others who requested assistance. Open Door Ministries provides ongoing supportive services from obtaining furniture to ensuring clients receive proper medical care.

The City provides yearly inspections at each residence to ensure compliance with HUD quality standards, and processes rent, utilities, and gas payments. Open Door Ministries will provide case management, direct supportive services, and maintain the services provided documentation for each client. Clients who receive disability payments from the federal government are required to make prorated rent payments. Anticipated revenue for the next fiscal year is approximately \$4,340.00 from two clients. Open Door Ministries will be assisting remaining clients to apply for Social Security Disability payments. If Open Door Ministries succeeds in securing these disability payments, the revenue will be added to the program funds. When this revenue amount is substantial another client will be added to the program.

D. NSP Lease Purchase Program

In the summer of 2009 the City of High Point's application for Neighborhood Stabilization Program (NSP) funding was approved. The program, authorized under the Housing and Economic Recovery Act of 2008, was established for the purpose of stabilizing communities that have suffered from foreclosures and abandonment. NSP provided grants to every state and certain local communities to purchase foreclosed or abandoned homes and to rehabilitate, resell, or redevelop these homes in order to stabilize neighborhoods and prevent the further decline of house values of neighboring homes.



The City of High Point realized the goal of the program was more than a means to acquire and redevelop foreclosed properties: it was an opportunity to help rebuild neighborhoods hardest hit by foreclosure with new qualified and able homeowners. An important aspect of the program is that all homebuyers are required to attend homebuyer education classes. These classes help ensure that buyers gain a strong financial foundation and prevent mortgage defaults, and foreclosures, in the future.

The City of High Point used NSP funds to purchase 9 homes with the intent to sell to very low income, first-time homebuyers but has had difficulty selling the single family homes due to insecurity in the job market coupled with potential buyers who unable to meet criteria currently set by the lending industry. Under NSP program guidelines, if the City is unable to sell NSP-assisted homes, alternatives such as lease purchasing or rentals must be considered to ensure the properties benefit low income families. Consequently, the City will make the remaining properties available to income eligible buyers on a lease-purchase basis.



The City plans to initially offer NSP homes for lease-purchase to the participants in the Individual Development Account (IDA) program for 1 year while they prepare for homeownership. During the 12 months, the lessee will receive aggressive financial literacy training in the form of credit counseling, budgeting and saving in preparation to become mortgage ready. The City will pull from a pool of eligible tenants from the City's Housing Authority as well as participants in the Homebuyer Education Classes facilitated by Consumer Credit Counseling Service.

E. Volunteer Income Assistance Program (VITA)



The C&NDD continues to offer free tax preparation for low-to moderate-income individuals during the tax season. The VITA program offers services six days a week free of charge to residents of High Point and surrounding areas and expects to file more than 300 total federal tax returns this year, working with area partners to expand services to tax payers beyond just tax preparation. Partnerships this year will include: United Way of High Point, High Point University, Guilford Technical Community College, West End Ministries, and Macedonia Family Resource Center. The four VITA sites this year are Community and Neighborhood Development Center at 201 Fourth Street, West End Community Center at 901 English Road, and Macedonia Family Resource Center at 401 Lake Avenue.

F. Harmony House

This program, awarded to Family Service of the Piedmont, provides a safe, neutral and family-friendly means of supervised visitation and safe exchange service for victims of domestic violence, child abuse, sexual assault, teen dating violence, and stalking. The program will serve families in Guilford County and surrounding counties as appropriate. The US Department of Justice Office on Violence Against Women will play a substantial role in shaping and monitoring the program. The City of High Point will work collaboratively in planning implementation phases along with Harmony House, Family Service of the Piedmont and the 18th Judicial District Court. The City serves as the pass-through for funds, with CNDD overseeing day-to-day grant management/fiscal responsibilities for the City.

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Affordable Housing: Affordable Housing is generally defined as housing where the occupant, who is low to moderate income, is paying no more than 30 percent of his or her income for gross housing costs, including utilities.

Community Development Block Grant Program (CDBG): Authorized by the Housing and Community Development Act of 1974 replacing several community development categorical grant programs. CDBG provides eligible metropolitan cities and urban counties (called "entitlement communities") with annual direct grants that they can use to revitalize neighborhoods, expand affordable housing and economic opportunities, and/or improve community facilities and services, principally to benefit low- and moderate-income persons.

Community and Housing Development Organization (CHDO): A federally defined type of nonprofit housing provider that must receive a minimum of 15 percent of all Federal HOME Investment Partnership funds. The primary difference between CHDO and other nonprofits is the level of low-income resident participation on the Board of Directors.

Consolidated Plan: Developed by local and state governments with the input from citizens and community groups, the Consolidated Plan serves four functions:

- it is a planning document for each state and community, built upon public participation and input;
- it is the application for funds under HUD's formula grant programs (CDBG, HOME, ESG, and HOPWA);
- it outlines out local priorities; and
- it provides a 3-5 year strategy the jurisdiction will follow in implementing HUD programs.

Down Payment: The part of the purchase price of a property that the buyer pays in cash and does not finance with a mortgage.

Debt-to-income ratio: Percentages lenders use to decide whether a loan applicant can afford to make payments on a certain mortgage loan. Lenders may allow first-time homebuyers to use 33% of monthly income for housing costs, and a total of 38% for housing costs and all other debt.

Entitlement: An underlying formula governing the allocation of Block Grant funds to eligible recipients. Entitlement grants are provided to larger urban cities (i.e., population greater than 50,000) and larger urban counties (greater than 200,000).

Extremely low-income family: Family whose income is between 0 and 30 percent of the median income for the area, as determined by HUD with adjustments for smaller and larger families, except that HUD may establish income ceilings higher or lower than 30 percent of the median for the area on the basis of HUD's findings that such variations are necessary because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes.

Fair Market Value: The highest price that a buyer, willing but not compelled to buy, would pay, and the lowest a seller, willing but not compelled to sell, would accept.

Fair Market Rents (FMR): Rent Schedules published in the Federal Register that establishes maximum eligible rent levels allowed under the Section 8 program by geographic area.

Family: All persons living in the same household who are related by birth, marriage or adoption.

Gross income: The total amount of money that a person receives, before taxes and other deductions. This income may include funds from a job or jobs; interest or dividends; alimony; disability payments; or public assistance.

HOME: Provides funds to local governments and states for new construction, rehabilitation, acquisition of standard housing, assistance to homebuyers, and tenant-based rental assistance.

Housing expense ratio: The percentage of a person's gross monthly income that it takes to pay a mortgage loan payment plus interest, property taxes, and insurance. Lenders use this ratio to decide whether or not to make mortgage loans.

Household: All the persons who occupy a housing unit. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated persons who share living arrangements.

Low-income families: Low-income families whose incomes do not exceed 50 percent of the median family income for the area, as determined by HUD with adjustments for smaller and larger families, except that HUD may establish income ceilings higher or lower than 50 percent of the median for the area on the basis of HUD's findings. Such variations are necessary because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes.

Low- and moderate-income household: A household having an income equal to or less than the Section 8 low-income limit established by HUD (80% of the median family income).

Low- and moderate-income person: A member of a family having an income equal to or less than the Section 8 low-income limit established by HUD (80% of the median family income). Unrelated individuals will be considered as one-person families for this purpose.

Mixed-Income: Refers to a resident mix that includes families with various income levels within one development. Mixed-income developments combine public housing families with other residents in order to decrease the economic and social isolation of these families.

Moderate-income: Households whose incomes do not exceed 80 percent of the median income for the area, as determined by HUD, with adjustments for smaller or larger families.

Monthly housing costs: The total of a homeowner's mortgage loan payment and expenses for utilities, general home repair, and upkeep.

Program income: gross income received by recipient or subrecipient directly generated from use of CDBG funds and HOME funds.

Property inspection: The examination of a house by a licensed inspector to see if its structure is sound and if its mechanical systems, such as plumbing and heating, are working.

Public Housing Agency (PHA): Organization created by local government, which administers HUD's Low-Income Public Housing Program and other HUD programs.

Rehab: Short for "rehabilitation." Rebuild an existing house or building, to make the space more livable or usable and more valuable.

Second mortgage: A mortgage that has rights that are subordinate to the rights of the first mortgage holder.

Section 8: HUD assists low- and very low income families in obtaining decent, safe, and sanitary housing in private accommodations by making up the difference between what they can afford and the approved rent for an adequate housing unit.

Specifications: A detailed description of the size, shape, materials, and other details of a building or remodeling project.

Total monthly debt: Total amount of monthly credit card, car loan and other debt payments. Used to determine debt-to-income ratios.

Total monthly income: The amount of money that comes into a household every month from a job or jobs, interest or dividends, alimony, disability payments, and public assistance. A lender uses the total monthly income figure to decide how much house payment a loan applicant can afford. Also called gross monthly income.

Transitional housing: Housing that is designed to provide housing and appropriate supportive services to persons, including (but not limited to) de-institutionalized individuals with disabilities, homeless individuals with disabilities, and homeless families with children; and has as its purpose facilitating the movement of individuals and families to independent living within a time period that is set by the participating jurisdiction or project owner before occupancy.

U.S. Department of Housing and Urban Development (HUD): A federal government agency responsible for managing many of the nation's housing programs and for protecting rights of homebuyers, homeowners, sellers, and renters.

Underwriting: The process of analyzing a borrower's finances and credit in order to decide whether or not to make a loan. The underwriter is the person who has authority to approve a loan.

Unsecured credit: Credit not secured by property (such as a house). A credit card is unsecured debt; Deed of Trust secures a mortgage loan.

VA loans: A loan that is guaranteed by the Veterans Administration.

Very low-income families: Low-income families whose annual incomes do not exceed 50% of HUD-determined median family for the area.

Warranty: A guarantee by a seller or manufacturer that a product is what it is claimed to be, that it is in working order, and, in some cases, that the seller or maker will repair the product.

Zoning: A body of public law that regulates the use, placement and height of improvements, size of lots in subdivisions, off-street parking, and other planned uses of private property.

Comments from February 16th Community Meeting

- Boarded up restaurant across from GTCC on South Main Street is an eyesore
- Need a senior citizen housing complex in Southside
- What is the status of old Presbyterian Home property at 5 Points
- What is the status of 600 Vail Avenue (abandoned church); is CD &H going to purchase? (not decided...)
- There are still crime issues on Washington Street & neighboring areas

Comments from March 1st Community Meeting

- Oakview area doesn't get quick police response; there's fear of retaliation for those who dare to call the PD
- There is a perception that the PD will not take reports
- What's the status of the 10-year plan to end homelessness? (still on tract...)
- What's the state of mental health care, state & county? (being privatized...)
- What happens to demolished homes/properties? (still belongs to owner who is responsible for upkeep...)
- Abandoned church at 602 James Road is still there; what's the holdup in condemning it?
- Is it possible to get City-funded meeting announcement signs for neighborhood associations?

IX. Certifications

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential anti-displacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about –
 - (a) The dangers of drug abuse in the workplace;
 - (b) The grantee's policy of maintaining a drug-free workplace;
 - (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
 - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will –
 - (a) Abide by the terms of the statement; and
 - (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted:
 - (a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - (b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee

of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with instructions; and

3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all sub-awards at all tiers (including subcontracts, sub-grants, and contracts under grants, loans, and cooperative agreements) and that all sub-recipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which I t is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

Signature/Authorized Official Date

City Manager
Title

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Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. **Maximum Feasible Priority.** With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available;
2. **Overall Benefit.** The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) , (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. **Special Assessments.** It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements. However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

Compliance with Laws -- It will comply with applicable laws.

Stacy Benton

Signature/Authorized Official 5/9/2011
City Manager Date

OPTIONAL CDBG CERTIFICATION

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208(c): The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

Stacy Benton

5/9/2011
Date

Signature/Authorized Official
City Manager

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this

Stacy Benton

purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing.

5/9/2011
Signature/Authorized Official Date
City Manager

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

B. Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance: **City of High Point, 211 S. Hamilton Street, High Point NC 27260**

Check if there are workplaces on file that are not identified here. The drug-free workplace certification is required by 24 CFR part 24, subpart F.

7. Definitions of terms in the Non-procurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

"Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15); "Conviction" means a finding of guilt (including a plea of no lo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes; "Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance; "Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of sub-recipients or subcontractors in covered workplaces).



Signature/Authorized Official
City Manager

5/9/2011
Date

Recapture Provisions

In accordance with the applicable homebuyer recapture/resale provision outlined in 24 CFR Part 92, the City of High Point has adopted the recapture provision for its HOME-assisted homeownership housing. The City requires the recapture of its HOME-assisted homeownership housing assistance from net sales proceeds when the original homebuyer sells the property during the affordability period. Net proceeds are the funds remaining from the sale of the property by the original homebuyer less the repayment of the outstanding balance on any superior mortgage, sales commission, the original homebuyer's down-payment and the cost of any property improvements made by the original homebuyer. To the extent that net proceeds are available at closing, all or a portion of the HOME funds are due and payable. In the event of foreclosure, the Lender may not require the Borrower to repay an amount greater than the net proceeds available after the foreclosure sale.

Recaptured HOME funds by Community Housing Development Organizations (CHDO), on behalf of the City of High Point, are not considered to be CHDO proceeds but shall be used by the CHDO's to provide affordable housing for City of High Point. Not more than 10 percent of recaptured funds may be used for CHDO administration. Recaptured HOME funds provided by an agency other than a CHDO will be recaptured by the City of High Point to be used for eligible HOME activities in accordance with requirements of HOME statute and regulations in the same manner as program income. Not more than 10 percent of the recaptured funds may be used by the City for administrative or planning costs.

All homeowner assistance funds shall be provided as deferred or amortized loan as evidenced by a note secured by a deed of trust on the property. The entire amount of the loan shall be due and payable, if the homebuyer does not continue to occupy the property as their principal residence for the duration of the period of affordability ("recapture provision"). During the period of affordability, the homebuyer shall not be permitted to refinance the property without the approval of the City. The recapture provision shall be revoked if an ownership interest is terminated during the period of affordability by foreclosure, transfer in lieu of foreclosure, or assignment of a FHA-insured mortgage to HUD. If the owner thereafter obtained a redemptive interest in the property, the original affordability period resumes and continues until its term expires. The amount due to the City may also be forgiven to the extent allowed in the HOME regulations. The recapture provision ensures that each housing unit will remain affordable for a period of time determined by the schedule below, established in accordance with 24 CFR 92.254 (a) (4):

Homeownership assistance HOME amount per-unit	Minimum period of affordability in years
---	--

Less than \$15,000	5 years
\$15,000 - \$40,000	10 years
More than \$40,000	15 years

Refinance: During the period of affordability, a homebuyer will not be permitted to refinance the property without the approval of the City of High Point. Generally, subordination will be discouraged unless the primary purpose of borrowing the money is for housing repairs or bill consolidation.

PLANNING AND ZONING COMMISSION RECOMMENDATION

On March 27, 2012, a public hearing was held before the Planning and Zoning Commission regarding the request described below. All members of the Commission were present except Mr. Keith McInnis and Mrs. Marie Stone.

Carolina Investment Properties

Land Use Plan Amendment Case 12-01

A request by Carolina Investment Properties to change the Land Use Map classification for approximately 11 acres from Low Density Residential to Light Industrial. The site is lying along the south side of Cedrow Drive, east of I-74. In addition, the Planning & Development Department is recommending the Land Use Map classification for an additional 5.5 acres, lying east of the applicant's request and west of N. Pendleton Street, be changed from Low Density Residential and Institutional to Light Industrial.

AND

Carolina Investment Properties

Zoning Case 12-03

A request by Carolina Investment Properties to rezone approximately 25 acres from the Residential Single Family-9 (RS-9) District and Conditional Use Light Industrial (CU-LI) District to a Conditional Zoning Light Industrial (CZ-LI) District. The site is lying along the south side of Cedrow Drive, east of I-74.

Mr. Shannon presented both the Land Use Plan Amendment and Zoning Case, and recommended approval as outlined in the staff report.

Speaking in favor of the requests were Mr. Alston Team, representing Carolina Investment Properties; Ms. Abigaile Pittman, Planner with Davenport Transportation Consulting, 304 West Fourth Street, Winston-Salem, NC and Mr. Frank Amenias, Traffic Engineer with Davenport Transportation Consulting, 304 West Fourth Street, Winston-Salem, NC. Mr. Team and Ms. Pittman provided an overview of the proposal; they noted that there may be a small accessory structure, guard house, within the 200 foot setback area from Cedrow Drive. They also noted the goal is to design the internal circulation area of the site so that trucks will be routed to N. Pendleton Street. Mr. Amenias provided a brief overview of the findings from the Traffic Impact Study.

Speaking neither in favor nor in opposition was Mrs. Myrtle Garlington of 1434 Cedrow Drive. She stated that as the abutting land is cleared and trees are removed noise from the railroad track becomes more noticeable. She requested that a multi-layer planting area of trees be provided along the rear and side of her property.

No one spoke in opposition to the request.

The Planning & Zoning Commission recommended **approval** of Land Use Plan Amendment Case 12-01, by a vote of 7-0 and recommended **approval** of Zoning Case 12-03, by a vote of 7-0.

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

**COMBINED STAFF REPORT
LAND USE PLAN AMENDMENT CASE 12-01 AND ZONING CASE 12-03
March 27, 2012**

Requests		
Applicant: Carolina Investment Properties	Owner: Carolina Income Properties VI, LLC, and George Bullock	
Land Use Plan Amendment Proposal: To change the future land use designation for approximately 16.5 acres to a Light Industrial land use classification.	From:	Low Density Residential and Institutional
	To:	Light Industrial
Zoning Proposal: To rezone approximately 25 acres.	From:	RS-9 Residential Single Family-9 District
		CU-LI Conditional Use Light Industrial District
	To:	CZ-LI Conditional Zoning Light Industrial District

Site Information		
Location:	The site is lying along the south side of Cedrow Drive, east of I-74.	
Tax Parcel Numbers:	LUPA Amendment	Zoning Request
	0181906 thru 0181909, 0181920 and a portion of 0181921	0181906 thru 0181909 and 0181920
Site Acreage:	LUPA Amendment	Zoning Request
	Approximately 16.5 acres (applicant requested 11 acres) (additional area recommended by staff 5.5 acres)	Approximately 25 acres
Current Land Use:	LUPA Amendment	Zoning Request
	Undeveloped and 4 single family dwellings.	Same
Physical Characteristics:	The site has a moderately sloping terrain and is heavily wooded. Utility lines and infrastructure associated with the abutting municipal water treatment facility impact the western 60 feet and southern 70 feet of the site.	
Water and Sewer Proximity:	A 12-inch City water line and an 8-inch City sewer line are lying adjacent to the site along Cedrow Drive. In addition, there are three 24-inch water lines lying along the western and southwestern boundary of the site.	
General Drainage and Watershed:	The site drains in a northwesterly and northeasterly direction and subject to the Oakdale Reservoir General Watershed Area requirements of the water supply watershed regulations. Engineered stormwater treatment measures are required for non-residential development with a total impervious surface area greater than 24% of the site.	
Overlay District:	Oakdale Reservoir General Watershed Area (GWA)	

Adjacent Property Zoning and Current Land Use			
North:	RS-7	Residential Single Family-7 District	Single family dwellings
	RS-9	Residential Single Family-9 District	(<i>across Cedrow Drive</i>)
South:	HI	Heavy Industrial District	Municipal water treatment facility
East:	RS-9	Residential Single Family-9 District	Single family dwelling
	CU-LI	Conditional Use Light Industrial District	Industrial warehouse/distribution facility
West:	GO-M	General Office Moderate Intensity District	Undeveloped parcel (<i>across I-74</i>)

Purpose of Existing and Proposed Land Use Designations	
Existing Designation:	<u>Low Density Residential:</u> These areas include primarily single family detached dwellings on individual lots. Development densities in these areas shall not exceed five dwelling units per acre. <u>Institutional:</u> Public, quasi-public and institutional uses on large tracts are included in this classification.
Proposed Designation:	<u>Light Industrial:</u> Light industrial uses include general manufacturing, wholesaling, warehousing, and research and development uses.

Relevant Land Use Policies and Related Zoning & LUPA History	
Community Growth Vision Statement	Goal 6: Keep High Point's economy strong and make it more diversified. Obj.6F: Prioritize measures to enhance High Point's overall quality of life to retain and expand existing industries and to attract new ones.
Land Use Plan Goals, Objectives & Policies:	The following goals and objectives of the Land Use Plan are relevant to this request: Goal 1: Ensure that development respects the natural environment. Goal 5: Promote an urban growth pattern that occurs in an orderly fashion and conserves the land resources of the city and its planning area. Obj. #9. Where feasible and appropriate, provide a transition in land uses between more and less intensive land uses. Obj. #11. Enhance the aesthetic appearance of High Point by preserving the scenic quality of its major gateway streets and travel corridors and by providing appropriate landscaped buffers and transitional uses between low and high-intensity land uses.
Relevant Area Plan: <i>US311 Bypass Corridor Strategic Plan</i>	The 1998 Strategic Plan recommends Industrial land use classifications for the area around the US 311 Bypass and East Kivett Drive interchange.
Zoning History:	<u>Zoning Case 84-06 approved in 1984:</u> The southern 2/3's of this current zoning application (approximately 20 acres) was part of a larger 142 acre area that received Conditional Use Heavy Industrial (CU-HI) District zoning in 1984 and was developed creating the Kivett Drive Industrial Park. <u>Zoning Case 07-31 approved in 2007:</u> The southern 2/3's of this current zoning application was part of Zoning Case 07-31 which changed the zoning of 57 acres of the industrial park from a CU-HI District to a CU-LI

	District and extended the public street network (N. Pendleton Street) to connection through the entire industrial park from E. Kivett Drive to Cedrow Drive.
LUPA History:	This area has been designated as Low Density Residential with Industrial to the south since prior to the 1983 Plan.

Transportation Information			
Adjacent Streets:	Name		Approx. Frontage
	Cedrow Drive		607 ft
	I-74		1,080 ft
Vehicular Access:	This rezoning site will have access on Cedrow Drive.		
Traffic Counts:	Cedrow Drive		Not Available
Estimated Trip Generation:	Using the development data provided by the applicant, the rezoning site may generate approximately 3,035 trips/day, 407 trips (entering & exiting) in the AM peak hour and 443 trips (entering & exiting) in the PM peak hour.		
Traffic Impact Analysis:	Required		Comment
	☐	☒ <u>Yes</u> X	☐ <u>No</u> See attached Traffic Impact Analysis (Executive Summary) submitted by the applicant.
Pedestrian Access:	Development of the site is subject to the sidewalk requirements of the Development Ordinance.		

School District Comment
A non-residential zoning designation is requested and would not impact capacity of the local schools.

Details of Proposal

The applicant has submitted this land use plan amendment and zoning application to expand an existing industrial park in order to maximize the buildable area on the last parcel in the industrial park. This expansion is proposed at the northwestern portion of the industrial park and consists of a 5-acre area lying east of I-74 and south of Cedrow Drive. The Kivett Drive Industrial Park is fully developed except for a 20-acre parcel at its northwestern quadrant. This remaining undeveloped parcel is impacted by utility lines, water lines and water vaults associated with the municipal water treatment facility along its southern and western boundary.

The Land Use Plan Amendment submitted by the applicant proposes that the Light Industrial land use classification be adjusted to match the proposed new boundary of the industrial park. In addition to the applicant's request, the Planning & Development Department is recommending additional land area along the northeastern portion of the industrial park also be amended to Light Industrial to match the existing northern limits of the industrial park consistent with existing CU-LI District zoning. The Land Use Plan Amendment covers a total of 16.5 acres.

The zoning application covers 25 acres, consisting of the undeveloped 20-acre parcel already within the industrial park, and the new 5-acre area previously described. Since the effective date of the new Conditional Zoning process in January 2011, expansion of an existing conditional use district requires the existing land area of that permit along with the area of proposed expansion to be

rezoned under a new Conditional Zoning district. The applicant has offered to carry over existing zoning conditions that prohibit more intensive or non-compatible uses into the new Conditional Zoning district ordinance and has offered new conditions pertaining to vehicular access, landscaping along Cedrow Drive and building setback from Cedrow Drive.

Staff Analysis

Section 9-3-13 of the Development Ordinance states that the Planning & Zoning Commission and the City Council shall be guided by the purposes and intent of the Ordinance, and shall give consideration to the following in the review and discussion of any Conditional Zoning application. Based on the applicant's submittal and proposed conditions, as they existed on the date of this report, the Planning and Development Department offers the following comments relative to these ordinance considerations.

Consistency with Adopted Plans:

The proposed Conditional Zoning District is appropriate for its proposed location, and is consistent with the purposes, goals, objectives and policies of relevant comprehensive, land use or area plans

Staff Comments:

- ❖ The requested Land Use Plan Amendment and Zoning Map Amendment are supported by the Community Growth Vision Statement, the Land Use Plan and the US 311 Bypass Strategic Plan through the encouragement of keeping High Point's economy strong through the expansion of existing industries and promoting an orderly growth pattern.
- ❖ The Land Use Plan notes that there should be a transition between low and high-intensity uses. The Development Ordinance addresses this concern by requiring its most stringent landscaping buffer yard standards where industrial uses abut residential uses.
- ❖ To further address objectives 9 & 11 of the land use plan, in regards to transition between low and high-intensity land uses, the applicant has offered a condition to require a substantial building setback (200 feet) from Cedrow Drive and higher landscaping standards along the Cedrow Drive frontage of the site.

Reasonableness/Public Interest:

An approval of the proposed Conditional Zoning District is considered reasonable and in the public interest.

Staff Comments: Instead of establishing a new industrial development, it is preferable to allow a minor expansion to an existing industrial area, subject to appropriate buffering being provided. The applicant's request is reasonable in that only 5 acres is being requested to be added to an existing 142-acre industrial park and the intended purpose is to allow flexibility in the manner in which the last parcel may develop.

Review Factors:

The applicant's proposed Conditional Zoning District, including the proposed use(s), written conditions and Conditional Zoning Plan, satisfactorily meets or addresses the following:

<u>Factor #1</u>	Produces a development that is compatible with surrounding development character and land uses;
	<u>Staff Comments:</u> ❖ Interstate I-74 is classified as a major thoroughfare and Cedrow Drive is classified as a minor thoroughfare. Having the proposed expansion abut

	thoroughfares, rather than local streets, helps to ensure the request will be compatible with surrounding uses. ❖ The LI District allows a 30-foot building setback from Cedrow Drive. To ensure compatibility with surrounding development, the applicant has offered a condition to require a minimum 200-foot building setback from Cedrow Drive. ❖ The area of expansion provides the opportunity to provide a more effective transition between industrial and residential uses in this area. ❖ An 8-foot wide Street Planting Yard is required along the Cedrow Drive frontage of the site. To assist with compatibility with adjacent residential land uses, the applicant has offered a condition to install a Type C Planting Yard along this street and that 50% of the planting materials consist of evergreen species. The Type C Planting Yard requires 5 trees & 17 shrubs every 100 linear feet, and an average width of 20 feet. ❖ The Development Ordinance requires planting yards to be installed between different land uses to mitigate impact. Where an industrial use abuts a residential use the ordinance requires a Type A Planting Yard be provided. This is the highest rated planting yard in the ordinance and it requires an average width of 50 feet, and 14 trees & 33 shrubs every 100 linear feet. The width of the planting yard can be reduced if an opaque fence is installed.
<u>Factor #2</u>	Minimizes or effectively mitigates any identified adverse impact on adjacent and nearby property, such as that caused by traffic, parking, noise, lighting, trash, loading areas, etc.; <i>Staff Comments:</i> In the event the applicant elects to take vehicular access to the site from Cedrow Drive, they have offered conditions to mitigate impacts by installing turn lanes and limiting the Cedrow frontage to only one point of access.
<u>Factor #3</u>	Minimizes or effectively mitigates any identified adverse environmental impact on water and air resources, minimizes land disturbance, preserves trees and protects habitat; <i>Staff Comments:</i> Based upon requirements of the Development Ordinance for stream buffers, higher landscaping standards where industrial uses abut residential uses and maximum impervious area standards of the watershed regulations, environmental impact associated with development of the site will be mitigated.
<u>Factor #4</u>	Minimizes or effectively mitigates any identified adverse impact on municipal facilities and services, such as streets, potable water and wastewater facilities, parks, police and fire; and; <i>Staff Comments:</i> The majority of the zoning site is within an established industrial park that is currently served by City of High Point utilities and services. The proposed expansion has no known impacts on municipal services.
<u>Factor #5</u>	Minimizes or effectively mitigates any identified adverse effect on the use, enjoyment or value of adjacent properties. <i>Staff Comments:</i> The applicant has offered conditions to help mitigate any impacts: ❖ <u>Limits area of building construction.</u> Once the 200-foot building setback is imposed the net result of the proposed 5-acre expansion is approximately one-acre of additional land area being gained for construction of an industrial structure.

	❖ <u>Greater separation of uses.</u> Although parking, landscaping and stormwater control devices may be placed in the 200-foot building setback area, it provides a greater building separation from adjacent single family homes. The higher setback standard will also ensure future industrial buildings do not protrude in front of existing residential dwellings along the south side of Cedrow Drive. ❖ <u>Limits allowable industrial uses.</u> The applicant has offered to prohibit the more intensive or non-compatible uses of the LI District such as automotive repair, boat repair, most of the retail trade uses, and higher intensity manufacturing & industrial uses to ensure compatibility with the adjacent residential area.
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Changes in the Area:

There have been changes in the type or nature of development in the area of the proposed Conditional Zoning District that support the application.

Staff Comments:

- ❖ In 1986 the zoning of this area was changed from residential to industrial. Since obtaining industrial zoning this area has developed with various large industrial users and has been firmly established as an industrial area.
- ❖ In 2007 a zoning amendment to the industrial park was approved which extended N. Pendleton Street northward to connect to Cedrow Drive. This roadway extension benefited the adjacent neighborhood by providing residences an alternate public street access point to cross the railroad track and access to E. Kivett Dive.

Development Patterns:

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

Staff Comments: This Land Use Plan supports infill development and expansion of existing uses. The request promotes a logical and orderly development pattern in that it is limited in area, at a location (next to I-74) which has the least impact upon adjacent property owners, and will assist in providing flexibility in the manner in which the last undeveloped parcel in this industrial park may be developed.

Recommendation

1. Land Use Plan Amendment Case 12-01 - Staff Recommends Approval:

Staff recommends approval of the request to change the future land use designation for approximately 16.5 acres to a Light Industrial land use classification. The request meets the goals and objectives of the Community Growth Vision Statement, the Land Use Plan, and the US 311 Bypass Corridor Strategic Plan and will be in harmony with the land use pattern of the surrounding area.

2. Zoning Case 12-03 - Staff Recommends Approval:

Subject to approval of Land Use Plan Amendment Case 12-01 the requested CZ-LI District will be in compliance with the Land Use Map. As addressed in the Staff Analysis section of this report, conditions offered by the applicant address goals & objectives of the Land Use Plan and will ensure development of the zoning site will be compatible with the surrounding area and in conformance with adopted plans. The Planning & Development Department recommends approval of the request to rezone 25 acres to the CZ-LI District.

Required Action

Planning and Zoning Commission:

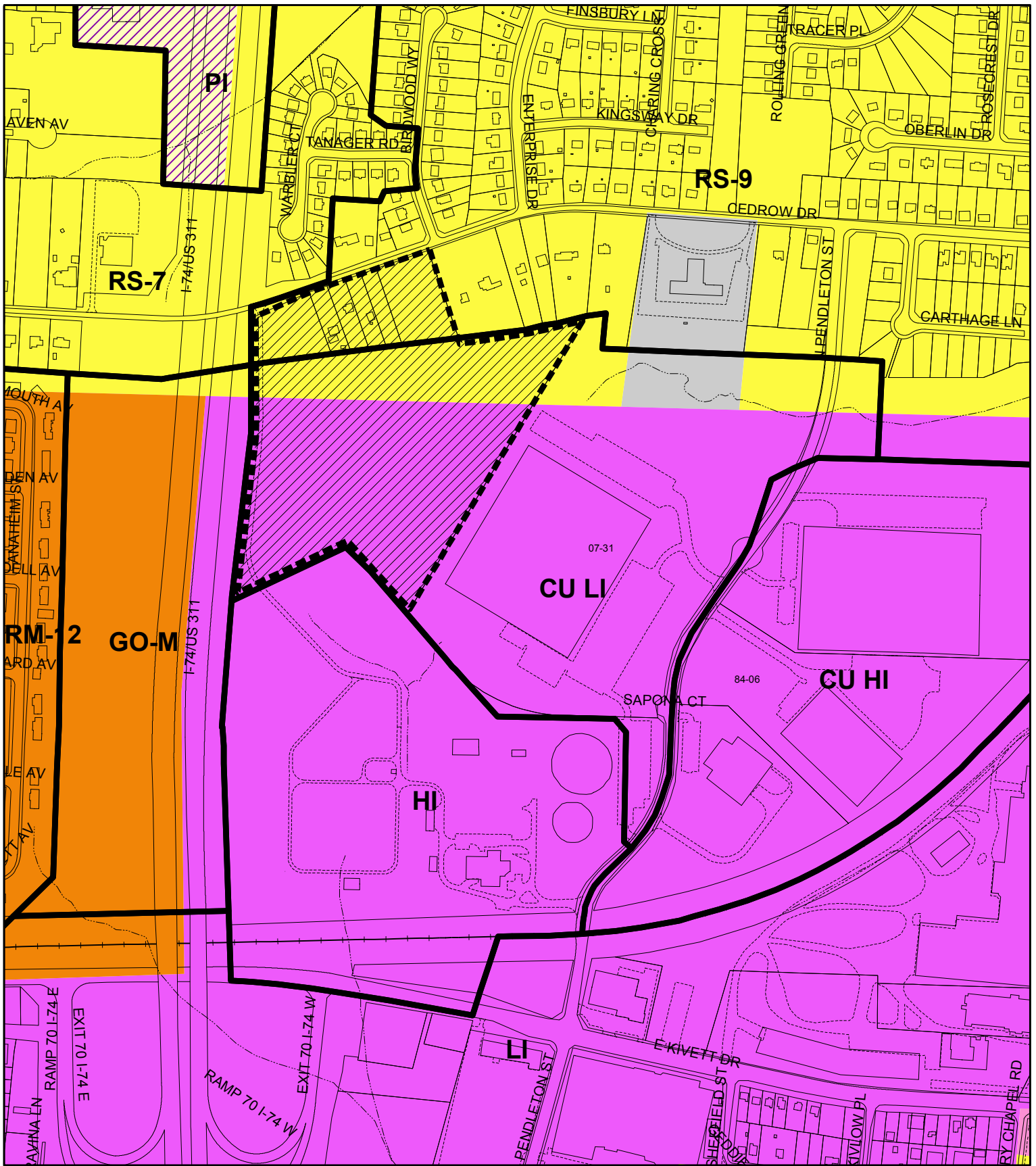
Upon making its recommendation, the NC General Statutes require that the Planning and Zoning Commission must place in the official record a statement of consistency with the City's adopted plans. This may be accomplished by adopting the statements in the Staff Analysis section of this report or by adopting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

City Council:

Upon rendering its decision in this case, the NC General Statutes require that the High Point City Council also must place in the official record a statement of consistency with the City's adopted plans, and must explain why the action taken to be reasonable and in the public interest. This may be accomplished by adopting the statements in the Staff Analysis section of this report or by adopting its own statement.

Report Preparation

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



ZONING CASE 12-03

Land Use Plan

- | | | | |
|--|------------------------------|---|------------------|
|  | Mixed Use Development |  | Light Industrial |
|  | Low-Density Residential |  | Institutional |
|  | Moderate-Density Residential | | |

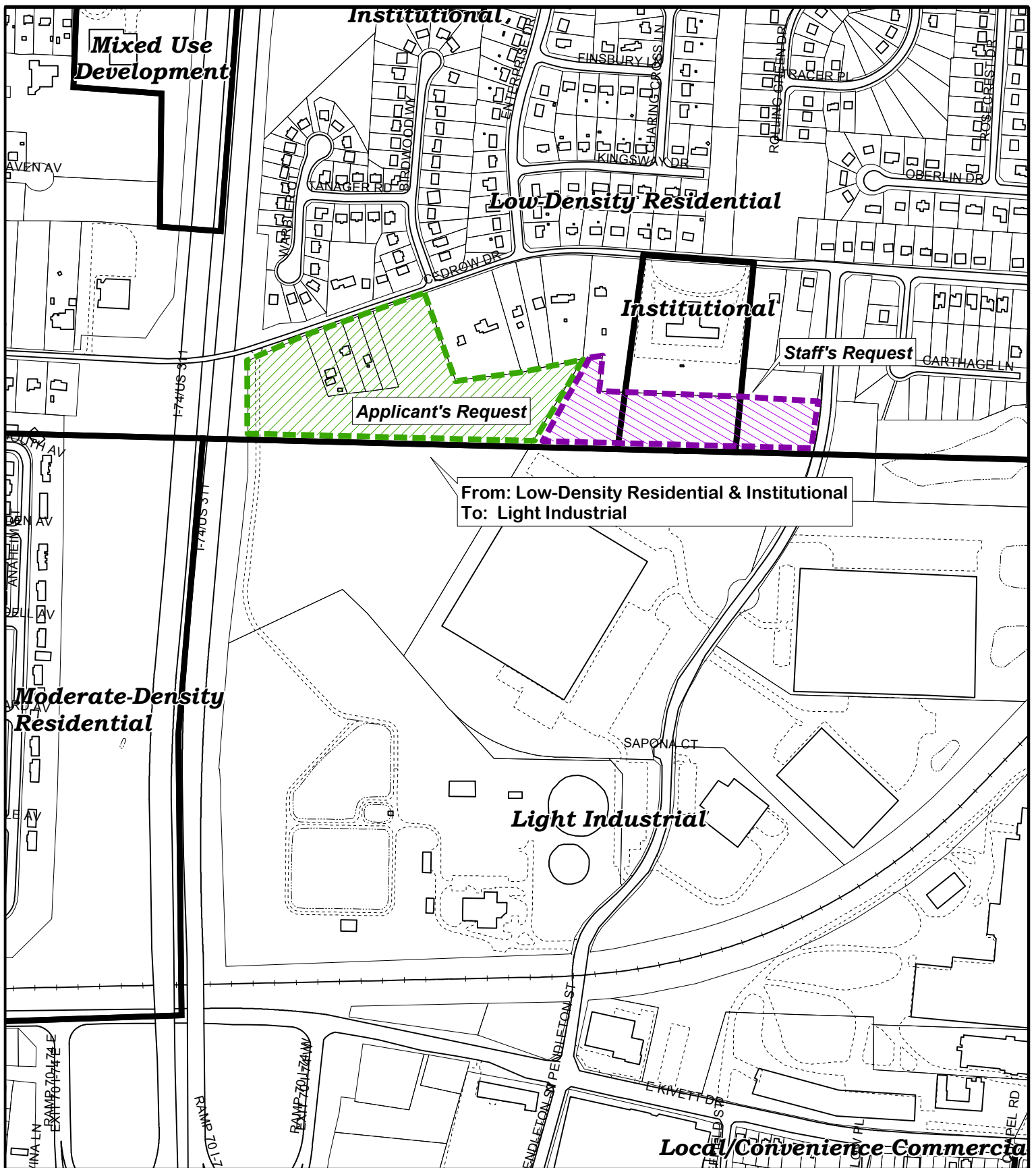
Planning & Development
Department

City of High Point

Date: March 16, 2012



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Land Use Plan Amendment 12-01

Request: From: Low-Density Residential & Institutional
To: Light Industrial

Existing Land Use Plan
Subject Property Boundary



Planning & Development
Department

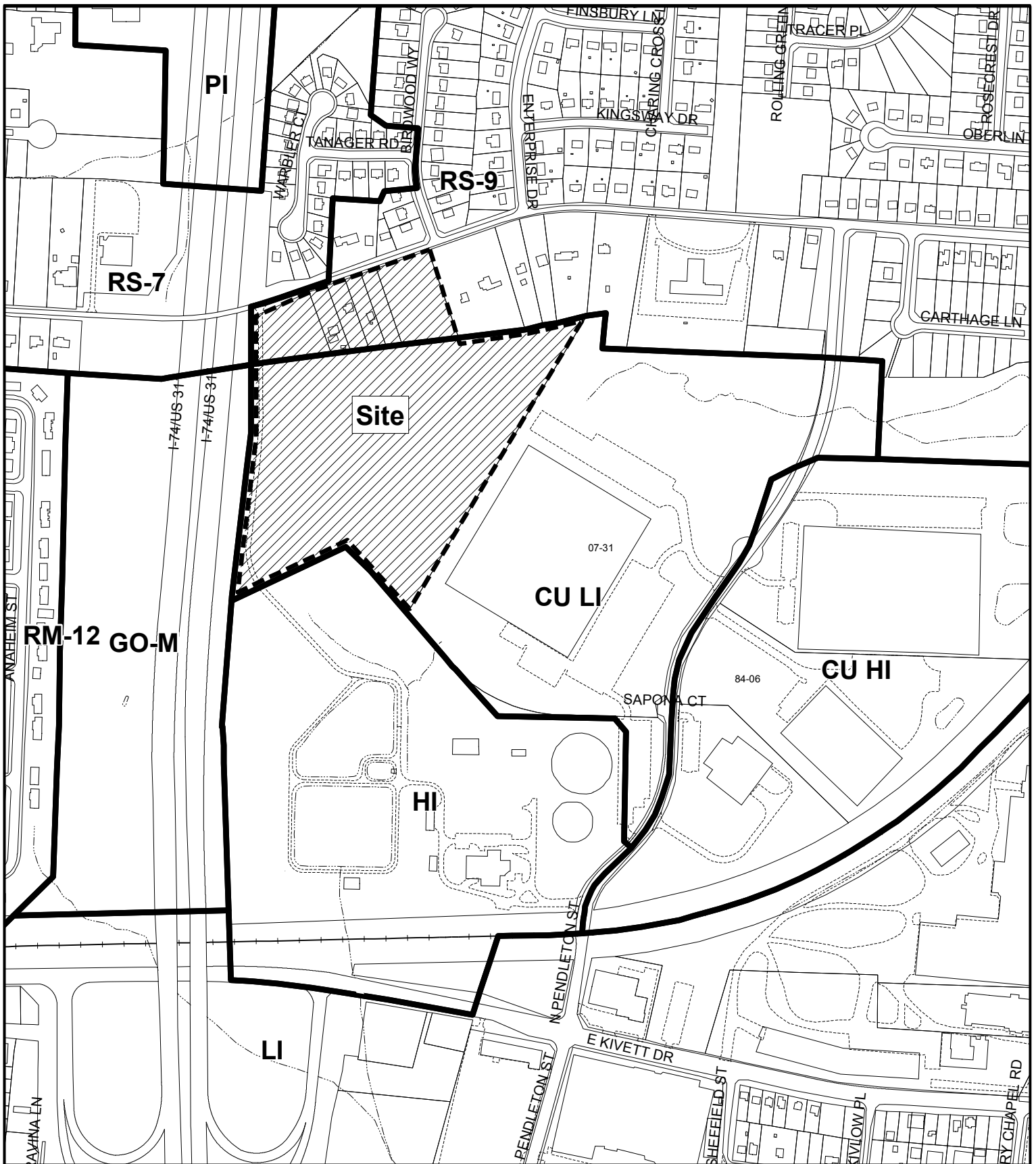
City of High Point

Date: March 16, 2012



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ZONING CASE 12-03

From: Residential Single Family-9 and
Conditional Use Light Industrial
To: Conditional Zoning Light Industrial

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

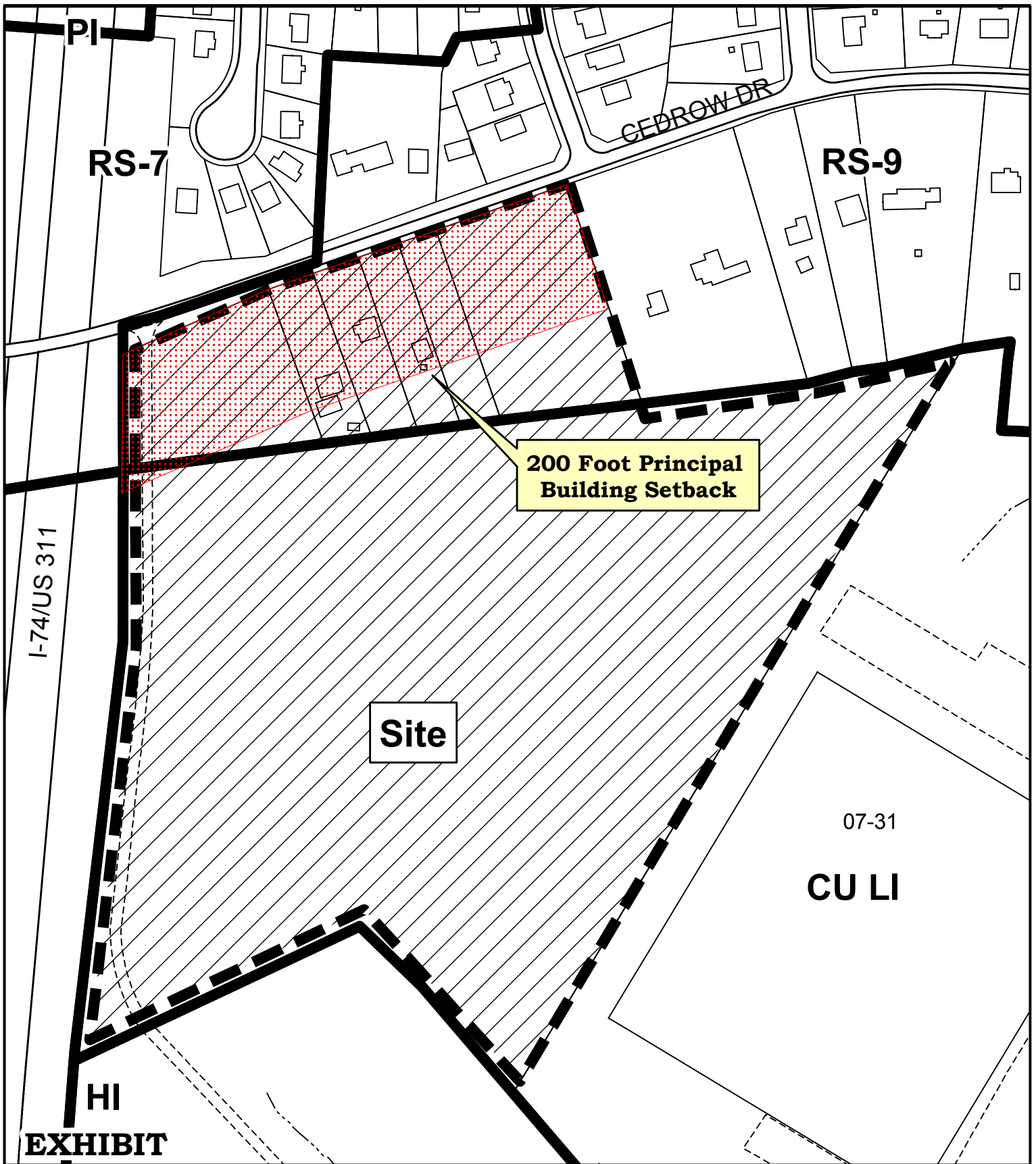
**Planning & Development
Department**

City of High Point

Date: March 6, 2012



Scale: 1"=500'
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ZONING CASE 12-03

From: Residential Single Family-9 and
Conditional Use Light Industrial
To: Conditional Zoning Light Industrial

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

Planning & Development
Department

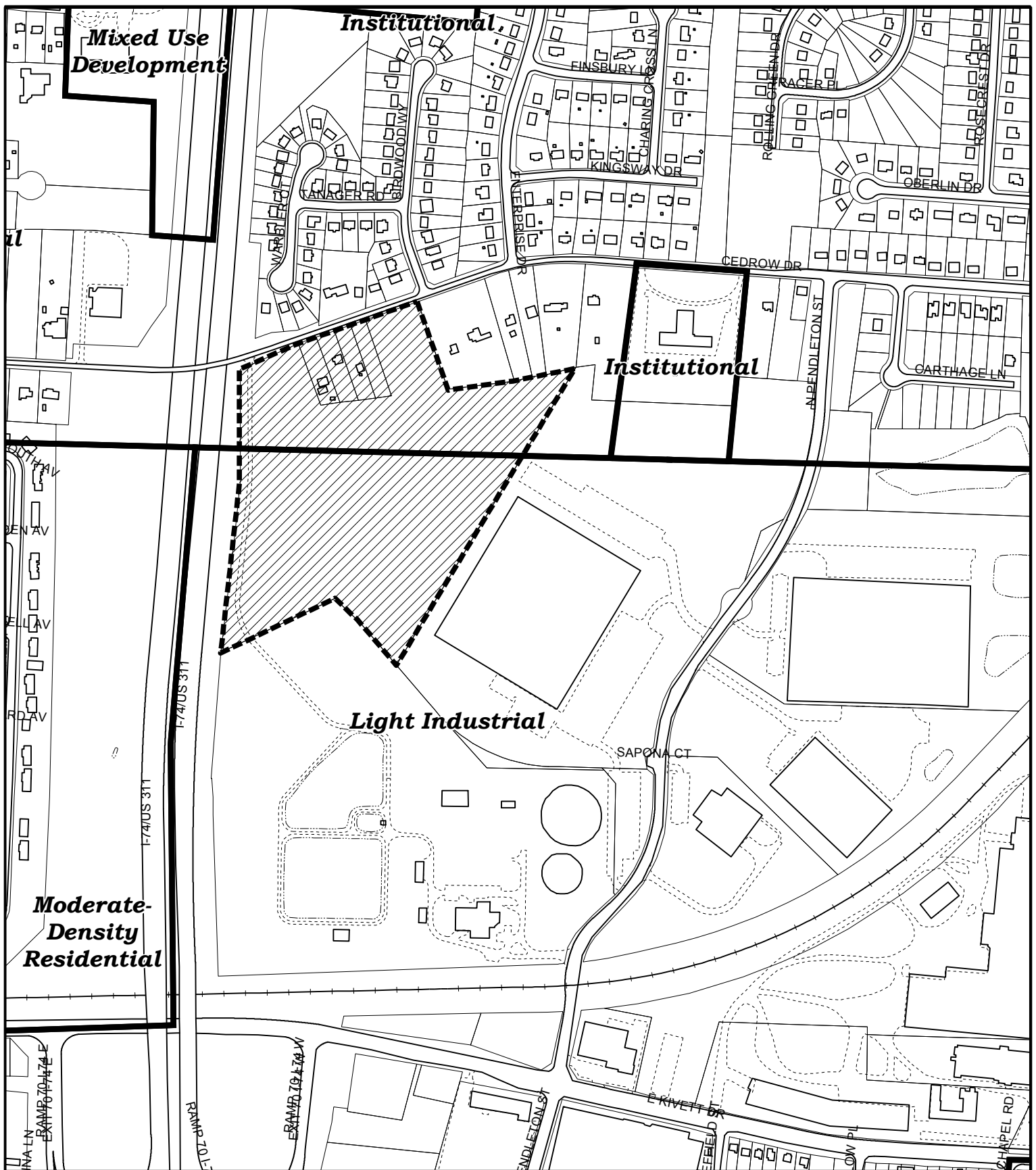
City of High Point

Date: March 16, 2012



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ZONING CASE 12-03

Land Use Plan

Existing Land Use Plan
Subject Property Boundary



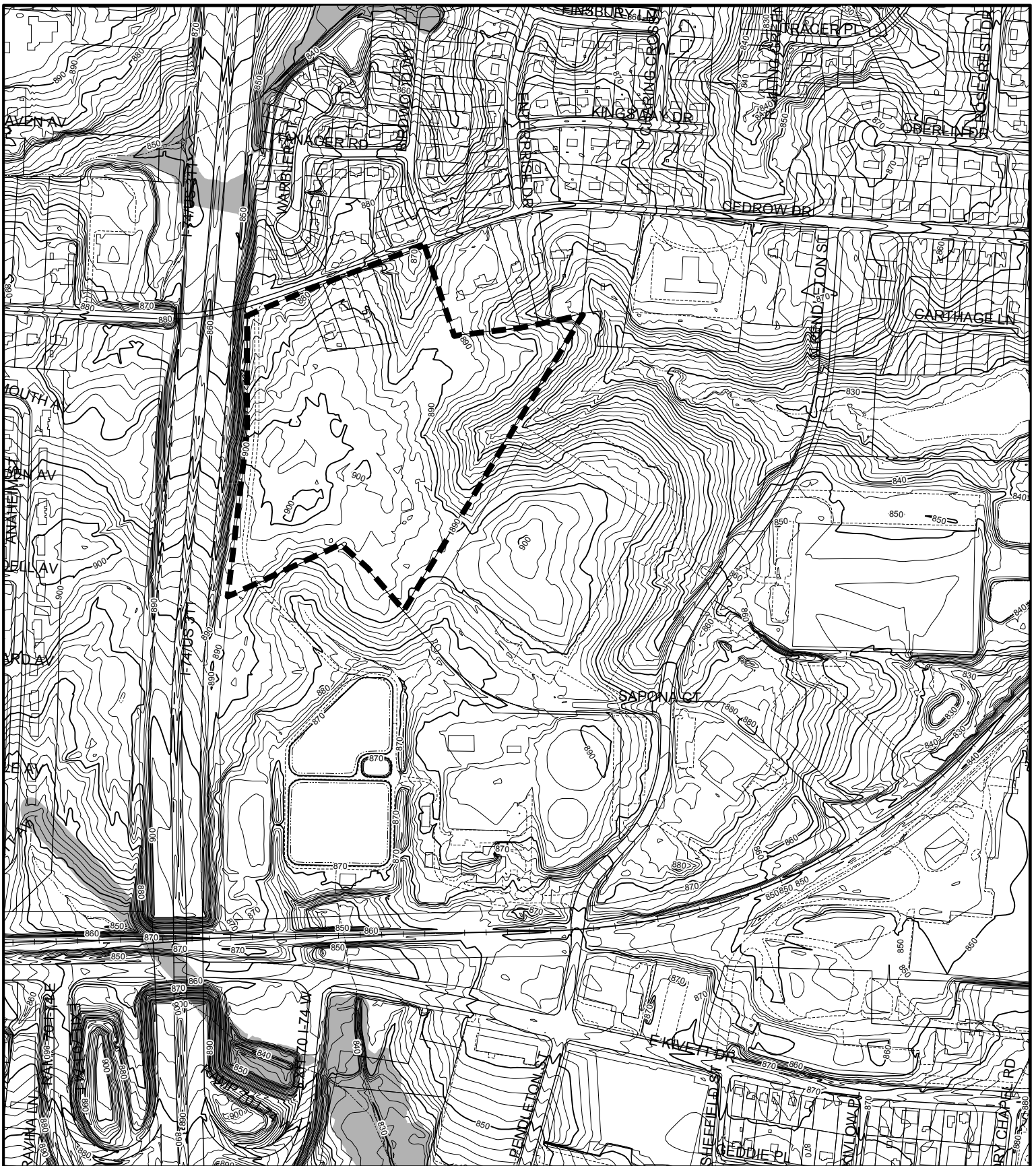
Planning & Development
Department

City of High Point

Date: March 16, 2012



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ZONING CASE 12-03

Topography

Subject Property Boundary - - - - -

Planning & Development
Department

City of High Point

Date: March 16, 2012



Scale: 1"=500'

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ZONING CASE 12-03



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

Zoning Case 12-03
CZ-LI

Insert Date
(March 13, 2012)

Ordinance # *Insert after approval*

The property owner requests a Conditional Zoning District upon the property described in this document and offers the following conditions be placed upon the property. If adopted by the City Council, then these conditions contained herein will be incorporated into the Conditional Zoning District's ordinance of adoption. These conditions are not valid unless signed and affirmed by the property owner or representative with an approved power of attorney. The City Council and the property owner or authorized representative must agree upon revisions or additional conditions prior to the approval of this Conditional Zoning District.

Part I. USES: Any of the land uses allowed in the Light Industrial (LI) District shall be permitted with the exceptions listed below, subject to the development and dimensional requirements of the Development Ordinance and subject to the specific conditions of this ordinance.

A. Prohibited Uses: The following uses, enumerated in Table 4-5-1, Permitted Use Schedule of the Development Ordinance, shall be prohibited:

1. All agricultural uses
2. All residential uses
3. All accessory uses and structures listed in Table 4-5-1, except for customary accessory uses and structures
4. All recreational uses
5. Business, Professional & Personal Services Uses
 - a. Automobile repair services, major
 - b. Automobile repair services, minor
 - c. Automobile towing and storage services (Ref. SIC 7549)
 - d. Boat repairs and boat and ship building (Ref. SIC 3730)
 - e. Truck driving schools (Ref. SIC 8249)
6. All retail trade uses shall be prohibited, except for computer sales (Ref. SIC 5734), office machine sales (Ref. SIC 5999), restaurants (no drive-thru), restaurants serving mixed alcoholic beverages (Ref. SIC 5812), and furniture sales (Ref. SIC 5712). (Refer to restricted uses in Condition I.B below.)
7. Wholesale Trade
 - a. Farm supplied (other (Ref. SIC 5191)
 - b. Forest products (Ref. SIC 5099)
 - c. Lumber and millwork (Ref. SIC 5031)

- d. Lumber and other construction materials (Ref. SIC 5030)
 - e. Motor vehicles (Ref. SIC 5012)
 - 8. Transportation, Warehousing and Utilities Uses
 - a. Demolition debris landfills, minor
 - b. Heliports (Ref SIC 4522)
 - c. Railroad terminals or yards (Ref 4010)
 - d. Recycling processing centers
 - e. Moving and storage services (Ref. SIC 4214)
 - f. Taxi terminals (Ref. SIC 4121)
 - g. Trucking or freight terminals (Ref. SIC 4213)
 - h. Utility equipment and storage yards
 - i. Warehouses (self-storage) (Ref. SIC 4225)
 - 9. Manufacturing and Industrial Uses
 - a. Fats and oils plant (Ref. SIC 2070)
 - b. Manufacturing of manufactured housing and wood buildings (Ref. SIC 2450)
 - c. Motorcycle assembly (Ref. SIC 3751)
 - 10. Other Uses
 - a. Storage trailers as a principal uses
- B. Restricted Uses: The following uses, enumerated in Table 4-5-1, Permitted Use Schedule of the Development Ordinance, shall be permitted subject to the listed restrictions:
- 1. An automobile rental or leasing use (Ref. SIC 7510) shall be permitted subject to being located in a multi-tenant building.
 - 2. Laundry or dry-cleaning substation (Ref. SIC 7212) shall be permitted subject to being located in a multi-tenant building.
 - 3. Computer sales (Ref. SIC 5734) shall be permitted subject to being located in a multi-tenant building.
 - 4. Office machine sales (Ref. SIC 5999) shall be permitted subject to being located in a multi-tenant building.
 - 5. A total of two restaurants (Ref. SIC 5812) shall be permitted, at least one of which shall be located in a multi-tenant building. Restaurants with drive-thru facilities shall not be permitted.

Part II. CONDITIONS:

- A. Development and Dimensional Requirements: All permitted uses shall be subject to the development and dimensional requirements of the Light Industrial District as contained in the Development Ordinance, except as follows:
- 1. A minimum 200-foot principal building setback shall be required from Cedrow Drive.
 - 2. Accessory buildings with a building footprint of 200 square feet or less shall be required to have a minimum 100-foot building setback from Cedrow Drive.

- B. Landscaping, Buffers and Screening: A Type C Planting Yard shall be installed along the Cedrow Drive frontage of the rezoning site. At least 50% of the planting materials shall consist of evergreen plant species.
- C. Other Conditions.
1. Lot Combination - All tax parcels comprising the rezoning site shall be combined into one lot prior to development and/or re-subdivision.
- D. Transportation Conditions.
1. Access: The rezoning site shall be allowed one point of access to Cedrow Drive.
 2. Right-of-way Dedication and Improvements: The property owner shall provide a right and a left turn lane at the access point on Cedrow Drive.
 3. Other Transportation Conditions
The location, design and construction of all driveways and other transportation improvements shall be subject to the requirements of the City of High Point Driveway Ordinance.

DESCRIPTION OF PROPERTY: Approximately 25 acres lying along the south side of Cedrow Drive between Birdwood Way and the east side of the I-74 corridor. The site is also so known as Guilford County Tax Parcels 0181906, 0181907, 0181908, 0181909 and 0181920

Robert A. Team, Jr.
(Manager of Carolina Income Properties VI, LLC)

P.O. Box 1066
Lexington, NC 27293-1066

(County)

(State)

I, _____, a Notary Public for said County and State, do hereby certify that **Robert A. Team, Jr.** personally came before me this day and acknowledged that he is **Manager of Carolina Income Properties VI, LLC**, a corporation; that **Carolina Income Properties VI, LLC**, is the owner of real property described in the foregoing application; and that by authority duly given and as the act of the corporation the foregoing instrument was signed in its name by its **Manager**, sealed with its corporate seal, and attested by himself as **Manager of Carolina Income Properties VI, LLC**.

WITNESS my hand and official seal, this the ____ day of _____, 20__.

(Official Seal)

Notary Public

My commission expires: _____, 20 ____.

March 9, 2012

To: Lee Burnette, Director of Planning and Development
From: Mark McDonald, P.E., Transportation Director 
Subject: Rezoning Case #12-03, Carolina Investment Properties, LLC. Property located in the southeast quadrant of Cedrow Drive and I -74.

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

A traffic impact analysis was 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. This development will add approximately four hundred seven (407) trips in the AM peak hour, four hundred forty three (443) trips in the PM peak hour and a total of 3,035 trips/day. In order to mitigate the development's impact on the surrounding roadway network the following improvements will be required on Cedrow Drive:

Access

- One (1) point of access shall be allowed to Cedrow Drive.

Improvements

- Provide a right and left turn lane at the access point on Cedrow Drive.

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

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

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

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

High Point Distribution Center – Transportation Impact Analysis
Prepared for Carolina Investment Properties
March 1, 2012

Introduction

The proposed High Point Distribution Center is located on the southwest quadrant of the intersection of Cedrow Drive and Pendleton Street in eastern High Point, North Carolina. The site currently has a 330,000 square foot industrial building, and it is accessed by two (2) driveways on Pendleton Street between Cedrow Drive and Kivett Street. The developer proposes to expand the facility by adding 420,000 square feet of industrial building. One (1) new access point is proposed on Cedrow Drive. Figure 1 shows the site plan.

Davenport Transportation Consulting (DTC) was retained to determine the potential traffic impacts of this development and to identify transportation improvements that may be required to accommodate the impacts of both background traffic and new development traffic. The following intersections were included in the study:

- Kivett Drive at Pendleton Street (signalized)
- Pendleton Street at Existing Site Access 1
- Pendleton Street at Existing Site Access 2
- Pendleton Street at Cedrow Drive
- Cedrow Drive at Enterprise Drive
- Cedrow Drive at Birdwood Way
- Cedrow Drive at Proposed Site Access 3

The above-mentioned intersections were analyzed for the following scenarios:

- 2012 Existing Conditions
- 2017 Future No Build Conditions
- 2017 Future Build-Out Conditions

The build-out analysis year for this project was assumed to be 2017. The AM (7-9 am) and PM (4-6 pm) peaks were studied.

The City of High Point (COHP) was contacted to obtain background information and to ascertain the elements to be covered in this Transportation Impact Analysis (TIA). Information regarding the property was provided by the developer, Carolina Investment Properties.

Level of Service Results

The results of the study are discussed by intersection below:

Kivett Drive at Pendleton Street

This signalized intersection currently operates at LOS A during existing AM and PM peaks. In 2017 future no build conditions, LOS A is expected in AM and PM peaks. With the addition of site traffic, LOS A is expected in the AM peak and LOS B in the PM peak. Our Sim Traffic simulation does not indicate any queuing issues at this intersection. No improvements are recommended.

Pendleton Street at Existing Site Access 1

This existing access operates at LOS A during existing and 2017 future no build AM and PM peaks. With the addition of proposed site traffic, LOS A is expected in AM and PM peaks. Based on the traffic counts on Pendleton Street, the existing daily traffic volumes plus proposed development traffic at this location on Pendleton Street is approximately 4,600 vehicles per day. This does not meet or exceed the 5,000 vehicles per day threshold established by City of High Point for consideration of auxiliary turn lanes on secondary roads. No improvements are recommended.

Pendleton Street at Existing Site Access 2

This existing access operates at LOS A during existing and 2017 future no build AM and PM peaks. In future build conditions, LOS A is expected in AM and PM peaks. Based on the traffic counts on Pendleton Street, the existing daily traffic volumes plus proposed development traffic at this location on Pendleton Street is approximately 3,000 vehicles per day. This does not meet or exceed the 5,000 vehicles per day threshold established by City of High Point for consideration of auxiliary turn lanes on secondary roads. No improvements are recommended.

Cedrow Drive at Pendleton Street

This unsignalized intersection operates at LOS A during existing AM and PM peaks. In 2017 future no build conditions, LOS A is expected in AM and PM peaks. With the addition of site traffic, the level of service is expected to remain at LOS A. Separate left and right turn lanes are currently in place at this intersection, which will be adequate to accommodate future traffic. No improvements are recommended.

Cedrow Drive at Enterprise Drive

This unsignalized intersection currently experiences LOS A in AM and PM peaks. In 2017 future no build conditions, LOS A is expected in AM and PM peaks. With the addition of proposed site traffic, LOS A is expected in AM and PM peaks. No improvements are recommended.

Cedrow Drive at Birdwood Way

This unsignalized intersection operates at LOS A during existing AM and PM peaks. In 2017 future no build conditions, LOS A is expected in AM and PM peaks. With the addition of proposed site traffic, the level of service is expected to remain unchanged. No improvements are recommended.

Cedrow Drive at Proposed Site Access 3

In 2017 future build conditions, this proposed site access is expected to operate at LOS A during AM and PM peaks. The need for auxiliary turn lanes was reviewed based on the figure titled

“Warrant for Left and Right-Turn Lanes” found on page 80 of the NCDOT Policy on Street and Driveway Access to North Carolina Highways. Based on projected traffic volumes, this intersection will warrant an eastbound right turn lane and a westbound left turn lane on Cedrow Drive. In order to ensure safety and mobility at this intersection, we recommend the following:

- Provide an eastbound right turn lane on Cedrow Drive with a minimum of 100 feet of storage and 150 feet of taper per City of High Point Driveway Ordinance
- Provide a westbound left turn lane on Cedrow Drive with a minimum of 100 feet of storage and 150 feet of taper per City of High Point Driveway Ordinance

Level of Service Summary

Table A presents the summary of the level of service analysis.

Table A - Level of Service Summary			
AM Peak	2012 Existing	2017 Future No Build	2017 Future Build
Kivett Drive at Pendleton Street	A (6.0)	A (6.6)	A (8.0)
Pendleton Street at Existing Site Access 1	A (8.8) EB Approach	A (8.8) EB Approach	A (9.0) EB Approach
Pendleton Street at Existing Site Access 2	A (9.3) EB Approach	A (9.4) EB Approach	A (9.4) EB Approach
Cedrow Drive at Pendleton Street	A (9.3) NB Approach	A (9.4) NB Approach	A (9.6) NB Approach
Cedrow Drive at Enterprise Drive	A (9.5) SB Approach	A (9.7) SB Approach	A (10.0) SB Approach
Cedrow Drive at Birdwood Way	A (9.4) SB Approach	A (9.6) SB Approach	B (10.2) SB Approach
Cedrow Drive at Proposed Site Access 3			A (9.8) NB Approach
PM Peak	2012 Existing	2017 Future No Build	2017 Future Build
Kivett Drive at Pendleton Street	A (6.8)	A (7.8)	B (12.9)
Pendleton Street at Existing Site Access 1	A (9.0) EB Approach	A (9.1) EB Approach	B (11.0) EB Approach
Pendleton Street at Existing Site Access 2	A (9.6) EB Approach	A (9.7) EB Approach	A (9.7) WB Approach
Cedrow Drive at Pendleton Street	A (9.7) NB Approach	A (9.9) NB Approach	B (10.3) NB Approach
Cedrow Drive at Enterprise Drive	B (10.3) SB Approach	B (10.6) SB Approach	B (11.6) SB Approach
Cedrow Drive at Birdwood Way	A (9.4) SB Approach	A (9.6) SB Approach	A (9.9) SB Approach
Cedrow Drive at Proposed Site Access 3			B (10.5) NB Approach
LOS (delay in seconds)			
Note for unsignalized conditions, LOS and delay indicates only minor street approach with longest delay			

Summary and Conclusion

DTC was retained to determine the potential traffic impacts of the proposed High Point Distribution Center and the transportation improvements that may be required to accommodate these impacts. This analysis has been conducted based on the scope given by the City of High Point. We have identified all areas of deficiency and made recommendations for improvements where necessary.

The proposed High Point Distribution Center is projected to generate a total of 3,035 trips per day. This is based on 420,000 square feet of light industrial space. The site plan proposes one (1) new access on Cedrow Drive, in addition to two (2) existing accesses on Pendleton Drive. Our turn lane warrant analysis shows that based on projected traffic volumes, this site access will warrant an eastbound right turn lane and a westbound left turn lane on Cedrow Drive.

Table B below summarizes the recommended improvements for 2017 for future build conditions. Improvements are illustrated in Figure 9 of the report. In conclusion, this study has determined the potential traffic impacts of this development and identified transportation improvements that will be required to accommodate the impacts of both background traffic and new development traffic.

Table B - Recommended Improvement Summary	
Kivett Drive at Pendleton Street	No improvements recommended
Pendleton Street at Existing Site Access 1	No improvements recommended
Pendleton Street at Existing Site Access 2	No improvements recommended
Cedrow Drive at Pendleton Street	No improvements recommended
Cedrow Drive at Enterprise Drive	No improvements recommended
Cedrow Drive at Birdwood Way	No improvements recommended
Cedrow Drive at Proposed Site Access 3	- Provide an eastbound right turn lane on Cedrow Drive with a minimum of 100 feet of storage and 150 feet of taper per City of High Point Driveway Ordinance - Provide a westbound left turn lane on Cedrow Drive with a minimum of 100 feet of storage and 150 feet of taper per City of High Point Driveway Ordinance

Citizens Information Meeting Report

Zoning Case 12-03

Submitted by: Abigaile Pittman, on behalf of
Carolina Investment Properties.

Report – March 5, 2012
Citizen Information Meeting
City of High Point Rezoning Case 12-03
Carolina Investment Properties

There were two citizen information meetings held for Rezoning Case 12-03, a request for a CZLI District by Carolina Investment Properties. The reason that two meetings were held was that the first notice that was mailed contained an incorrect meeting date. As it was too late to correct this notice, a second later meeting time was scheduled and notices were sent out again. Representatives of the applicant attended both meetings. Both meetings were held at the High Point Public Library at 901 N. Main Street, High Point, NC, in the Morgan Community Room on the First Floor.

The first meeting was held on February 28, 2012 from 6:00 p.m. to 7:30 p.m. The first notice letter was mailed on February 23, 2012 to 39 property owners, and included those adjacent to the site's entire original #07-31 zoning boundary. The notification letters were taken directly to the main Post Office to ensure speedy delivery. Attached to the first notice letter was a copy of the handout entitled 'City of High Point Conditional Zoning District Citizen Information Meetings,' and a map depicting the rezoning site and the notification area for the letter, both of which are included in this report. A copy of this first notification is also attached to this report, and admittedly it has an incorrect meeting time. However, the following five (5) neighboring property owners/neighbors were in attendance at the first meeting:

1. Myrtle Garlington, 1434 Cedrow Drive
2. William Ingram, 1434 Cedrow Drive
3. Louise Martin, 1311 Cedrow Drive
4. Beulah Fair, 1315 Cedrow Drive
5. Gregory Henderson, 3312 Crestview Drive (from the Memorial United Methodist Church located at 1101 Cedrow Drive)

The sign-in sheet for the first meeting is attached to this report.

Also in attendance was Abigaile Pittman, AICP, planner for the applicant.

Each attendee received several handouts: a copy of the existing CUP #07-31, a copy of the 2-23-2013 draft version of the proposed conditions for CZLI 12-03, and a sketch plan of the rezoning site and adjacent Polo property which depicted the proposed access point on Cedrow Drive and the landscaping buffer yard adjacent to the residential properties along Cedrow Drive.

Abigaile Pittman opened with a restatement of the purpose of the meeting, a synopsis of the rezoning process, and encouraged those in attendance to ask any questions or raise any concerns that they might have. She also explained that there had been an error on the first notice letter and that a second citizen meeting would be held on Sunday, March 4 from 4:00-5:00 p.m. and that they were welcome to come to that meeting as well, and/or to contact her later if they had any additional issues to discuss. She then reviewed the handouts with the attendees and explained that the conditions are still in draft form and will be finalized on March 5th.

Myrtle Garlington asked questions about the buffer that would be adjacent to her property and if there would be a fence. She is still considering whether she wants a fence and if so, where it

should be located. She also inquired about the location of the proposed access point on Cedrow and how close it would be from her property line.

Beulah Fair, Louise Martin, Gregory Henderson and Myrtle Garlington all agreed on the following issues: 1) that there should be additional building setback and landscaping on Cedrow Drive; 2) that there should be a turn lane on Cedrow Drive; 3) that the traffic study should have included the intersection of Cedrow Drive and Gordon Road; and 4) that the city and the applicant should collaborate on a sidewalk down Cedrow Drive due to the dangers presented by the increased traffic.

They requested a larger exhibit for the meeting on Sunday with larger font size for the labels, which Abigaile Pittman agreed to provide.

Abigaile Pittman thanked everyone for their attendance and input, and the meeting adjourned around 7:15 p.m. Abigaile stayed in the room until 7:30 p.m., which was the ending time that had been posted.

The second meeting was held on March 4, 2012 from 4:00 p.m. to 5:00 p.m. The second notice letter was mailed on February 28, 2012 to 39 property owners, and included those adjacent to the site's entire original #07-31 zoning boundary. The notification letters were taken directly to the main Post Office to ensure speedy delivery. Attached to the first notice letter was a copy of the handout entitled 'City of High Point Conditional Zoning District Citizen Information Meetings,' and a map depicting the rezoning site, both of which are included in this report. A copy of the second notification is also attached to this report. The following five neighboring property owners/neighbors were in attendance at the first meeting:

1. Myrtle Garlington, 1434 Cedrow Drive
2. William Ingram, 1434 Cedrow Drive
3. Catherine Stubbs, 501 Warbler Court
4. Willie Hailey, 501 Warbler Court
5. Walter Johnson, 1438 Cedrow Drive

The sign-in sheet for the second meeting is attached to this report.

Also in attendance was Abigaile Pittman, AICP, planner for the applicant, Robin Team, and Alston Team, representing Carolina Investment Properties.

Each attendee received several handouts: a copy of the existing CUP #07-31, a copy of the 2-23-2013 draft version of the proposed conditions for CZLI 12-03, a list of the intersections which had been studied in the traffic impact analysis, two small (8.5" x 11") aerials of the rezoning site and surrounding area at different scales, and a sketch plan of the rezoning site and adjacent Polo property which depicted the proposed access point on Cedrow Drive and the landscaping buffer yard adjacent to the residential properties along Cedrow Drive. A 24" x 36" +/- aerial of the site and area was clipped to a foam board and displayed for the attendees.

Robin Team introduced himself as well as Alston Team and Abigaile Pittman, and explained everyone's roles. Robin Team told the attendees about his development company, Carolina Investment Properties, and gave a history of the site's HI and LI zoning, a summary of the proposed light industrial zoning and its purpose, and then asked for questions and comments from the attendees.

Walter Johnson asked about the impact of the rezoning on the buffer around his property located at 1438 Cedrow Drive. Robin Team identified where Mr. Johnson lived on the aerial map. He noted that Mr. Johnson's property adjoined the original Polo site which was not being requested for rezoning, and therefore there would be no impact to any required buffer adjacent to his property.

Walter Johnson then expressed concern about the additional traffic on Cedrow Drive, stating that there is already too much traffic on the road. Robin Team explained that the site's internal design will connect to Pendleton Street through the existing Polo site, and there will be every attempt to direct the truck traffic to Pendleton Street. He further explained that there would be an employee parking lot located off the proposed Cedrow Drive access point, and that the traffic study which is being prepared has accounted for the existing and proposed traffic along Cedrow Drive and other adjacent roadways. He added that they have agreed to construct east-bound and west-bound turn lanes from Cedrow Drive into the site. Walter Johnson asked if the traffic study took the school buses and stops into account, and Robin Team replied that it did. Walter Johnson then suggested that Robin Team construct an access ramp directly off of the 311 Bypass into the rezoning site, which would keep traffic off of Cedrow Drive. Robin Team explained that this would not be possible for several reasons: NCDOT would not allow this on a controlled access roadway; and even if they did the cost would be prohibitive. Walter Johnson then stated that people would be driving to and from the site at all hours of the night, honking their horns.

Myrtle Garlington expressed concerns about the buffer adjacent to her property. Robin Team agreed that Ms. Garlington's lot would be the nearest and most affected. He stated that the Ordinance required a Type A buffer yard and that he would be happy to work with Ms. Garlington to ensure that the buffer yard adjacent to her lot did a good screening job, and saved as many mature trees and shrubbery as possible. Abigaile Pittman told Ms. Garlington that she would mail her the landscaping standards from the Ordinance for her reference.

Myrtle Garlington also expressed concern about the traffic along Cedrow and how dangerous it was for pedestrians to walk down the road. She stated that they have needed sidewalks for years, and have wanted the City to put them in. She pointed out that the 311 Bypass bridge has no pedestrian walkways and is particularly dangerous to cross, and Walter Johnson agreed with this statement.

Catherine Stubbs and Willie Hailey stated that their main purpose in attending was to make sure that the proposal would not be rezoning their property located at 501 Warbler Court. Robin Team assured them that it would not.

Robin Team, Alston Team, and Abigaile Pittman thanked everyone for their attendance and input, and the meeting adjourned around 4:55 p.m.

Submitted by:



Abigaile Pittman, AICP 3/5/2012

Date of 1st meeting: February 28, 2012[illegible]

Date of 1st meeting: May 4, 2012

Attendees

[illegible]

100 NORTH PENDLETON LLC
2701 WILMARCO AVE
BALTIMORE MD 21223

ATLAS NC I SPE LLC
P O BOX 167
WINSTON-SALEM NC 27102

BAKER, SIMPSON SHAWN ; BAKER,
TABBITHA
1811 CEDROW DR
HIGH POINT NC 27260

BRANCH BANKING & TRUST CO
200 W SECOND ST
WINSTON SALEM NC 27104

BULLOCK, GEORGE
1412 CEDROW DR
HIGH POINT NC 27260

CAMERON, SALLY MAE
1384 TANAGER RD
HIGH POINT NC 27260

CAROLINA INCOME PROPERTIES VI LLC
PO BOX 1066
LEXINGTON NC 27292

DANG, RI VAN ; LE, HONG THI
501 BIRDWOOD WAY
HIGH POINT NC 27260

ELLIS, FANNIE LEE ; ELLIS, ANNIE TISDALE
903 ENTERPRISE DR
HIGH POINT NC 27260

ELLISON, KAL VENUS
500 WARBLER CT
HIGH POINT NC 27260

GARLINGTON-WADEN, MYRTLE
1434 CEDROW DR
HIGH POINT NC 27260

GILMORE, VELMA JEAN
505 BIRDWOOD WAY
HIGH POINT NC 27260

GREEN, VALEDA
503 WARBLER CT
HIGH POINT NC 27260

HAIRSTON, DAROLD J ; HAIRSTON, MARVA
509 WARBLER CT
HIGH POINT NC 27260

HOY, MARSHON DEVON
PO BOX 2682
HIGH POINT NC 27261

HUSSAIN, MALIK NIAZ ; HUSSAIN, RIFFAT
502 BIRDWOOD WAY
HIGH POINT NC 27262

JACKSON, BETTY ELIZABETH
506 BIRDWOOD WAY
HIGH POINT NC 27260

JOHNSON, WALTER LEE JR ; JOHNSON,
MARCELLA T
1438 CEDROW DR
HIGH POINT NC 27260

KIBREAB, ZEREMARIAM FISHASTION ;
KELATI, FREWEINI GERESUS
508 BIRDWOOD WAY
HIGH POINT NC 27260

KINDRED GROUP LLC
PO BOX 5272
HIGH POINT NC 27262

LITTLE, JOHN EDWARD
1419 CEDROW DR
HIGH POINT NC 27260

LOWERY, LATOYA N
3801 RAINTREE DR
GREENSBORO NC 27407

MANNINGTON MILLS INC
1327 LINCOLN DR
HIGH POINT NC 27260

MERCER PROPERTIES & ASSOCIATES LLC
6407 IVEYSTONE DR
JAMESTOWN NC 27282

MITCHELL, RAENA D ; MCKINNEY, AARON
WAYNE
1446 CEDROW AVE
HIGH POINT NC 27260

MORGAN, MARY ELIZABETH
500 BIRDWOOD WAY
HIGH POINT NC 27260

OLIVER, LORETTA YVONNE
512 WARBLER CT
HIGH POINT NC 27260

PETTIT, RUBY J ; PETTIT, JOHN ; PETTIT,
VIRGIL JENKINS
1410 BOUNDARY AVE
HIGH POINT NC 27260

QUICK, ASHLEY T
1442 CEDROW DR
HIGH POINT NC 27260

RIZWAN, SOHAIL ; RIZWAN, NUSRAT ARA
504 BIRDWOOD WAY
HIGH POINT NC 27260

STUBBS, CATHERINE M
501 WARBLER CT
HIGH POINT NC 27260

TEMPLE MEMORIAL BAPTIST CHURCH
316 TAYLOR AVE
HIGH POINT NC 27260

THOMAS, TERRY N ; THOMAS, TIFFANNY A
502 WARBLER CT
HIGH POINT NC 27260

TRAN, KINH VAN ; TRAN, KIM THACH
504 WARBLER WAY
HIGH POINT NC 27260

TRAN, TAN ; NGUYEN, ANN THI
1386 TANAGER RD
HIGH POINT NC 27260

VO, EM VAN ; DO, BE THI
1388 TANAGER RD
HIGH POINT NC 27260

VUONG, TIFFANY
1382 TANAGER RD
HIGH POINT NC 27260

WALTERS, JACK R ; WALTERS, NIKKI S
106 KATHLAND DR
THOMASVILLE NC 27360

WATTS, LADONNA P
503 BIRDWOOD WAY
HIGH POINT NC 27260



This letter is a replacement for the previously sent letter which gave an incorrect meeting date

February 28, 2012

Dear Neighbor:

The purpose of this letter is to notify you of a citizen information meeting being held concerning a request for rezoning the following properties, 1412 Cedrow Drive, 1414 Cedrow Drive, 1416 Cedrow Drive, 1418 Cedrow Drive, and 201 N. Pendleton Street. The meeting will be held at the City of High Point Public Library, 901 N. Main Street, High Point, NC, in the Morgan Community Room on the First Floor on **Sunday, March 4, 2012 from 4:00 p.m. to 5:00 p.m.** You are welcome to drop by any time in this time frame.

The applicant, Carolina Investment Properties, who is our firm's client, has applied to rezone approximately 4.4 acres along the frontage of Cedrow Drive from these properties from their current Residential Single Family-9 (RS-9) District to a new Conditional Zoning Light Industrial District (CZLI), and to change the Land Use Plan designation for the Cedrow frontage property from Low Density Residential to Light Industrial. It is also proposed that this 4.4 acres then be combined with the existing 20+/- acre existing light industrial site located to the rear on N. Pendleton Street, which is currently zoned Conditional Use Light Industrial (C.U.LI #07-31), and that they all become a one unified Conditional Zoning Light Industrial District (CZLI). The purpose of the rezoning and land use plan amendment is for additional light industrial development. The permitted uses allowed would be identical to those currently permitted under the existing Conditional Use Permit 07-31. The existing access point to N. Pendleton Street would remain, and one additional driveway access point is proposed to Cedrow Drive. Landscaping/buffering would be provided in accordance with the Development Ordinance, and there are no plans to disturb the existing stream or stream buffer. A copy of the proposed conditions will be provided at the meeting, along with excerpts from the Ordinance to clarify requirements, and maps for use as visual aids.

Enclosed is a required statement provided by the High Point Planning & Development Department outlining the purpose of the citizens information meeting and the rezoning process, and a map depicting the proposed CZLI zoning site.

You will receive another notice letter at a later date, to be mailed on March 12, 2012 by the City of High Point, advising you of the March 27, 2012 Planning & Zoning Commission meeting. The property will be posted on March 16, and the legal ad for the Commission meeting will run in the High Point Enterprise on March 18.

We look forward to seeing you at the meeting on Sunday, March 4, 2012.

Regards,

A handwritten signature in cursive script that reads 'Abigaile Pittman'.

Abigaile Pittman, AICP



February 22, 2012

Dear Neighbor:

The purpose of this letter is to notify you of a citizen information meeting being held concerning a request for rezoning the following properties, 1412 Cedrow Drive, 1414 Cedrow Drive, 1416 Cedrow Drive, 1418 Cedrow Drive, and 201 N. Pendleton Street. The meeting will be held at the City of High Point Public Library, 901 N. Main Street, High Point, NC, in the Morgan Community Room on the First Floor on **Tuesday, September 28, 2012 from 6:00 p.m. to 7:30 p.m.** You are welcome to drop by any time in this time frame.

The applicant, Carolina Investment Properties, who is our firm's client, has applied to rezone approximately 4.4 acres along the frontage of Cedrow Drive from these properties from their current Residential Single Family-9 (RS-9) to a new Conditional Zoning Light Industrial District (CZLI), and to change the Land Use Plan designation for the Cedrow frontage property from Low Density Residential to Light Industrial. It is also proposed that this 4.4 acres then be combined with the existing 20+/- acre existing light industrial site located to the rear on N. Pendleton Street, which is currently zoned Conditional Use Light Industrial (C.U.LI #07-31), and that they all become a one unified Conditional Zoning Light Industrial District (CZLI). The purpose of the rezoning and land use plan amendment is for additional light industrial development. The permitted uses allowed would be identical to those currently permitted under the existing Conditional Use Permit 07-31. The existing access point to N. Pendleton Street would remain, and one additional driveway access point is proposed to Cedrow Drive. Landscaping/buffering would be provided in accordance with the Development Ordinance, and there are no plans to disturb the existing stream or stream buffer. A copy of the proposed conditions will be provided at the meeting, along with excerpts from the Ordinance to clarify requirements, and maps for use as visual aids.

Enclosed is a required statement provided by the High Point Planning & Development Department outlining the purpose of the citizens information meeting and the rezoning process, and a map depicting the notification area for this letter.

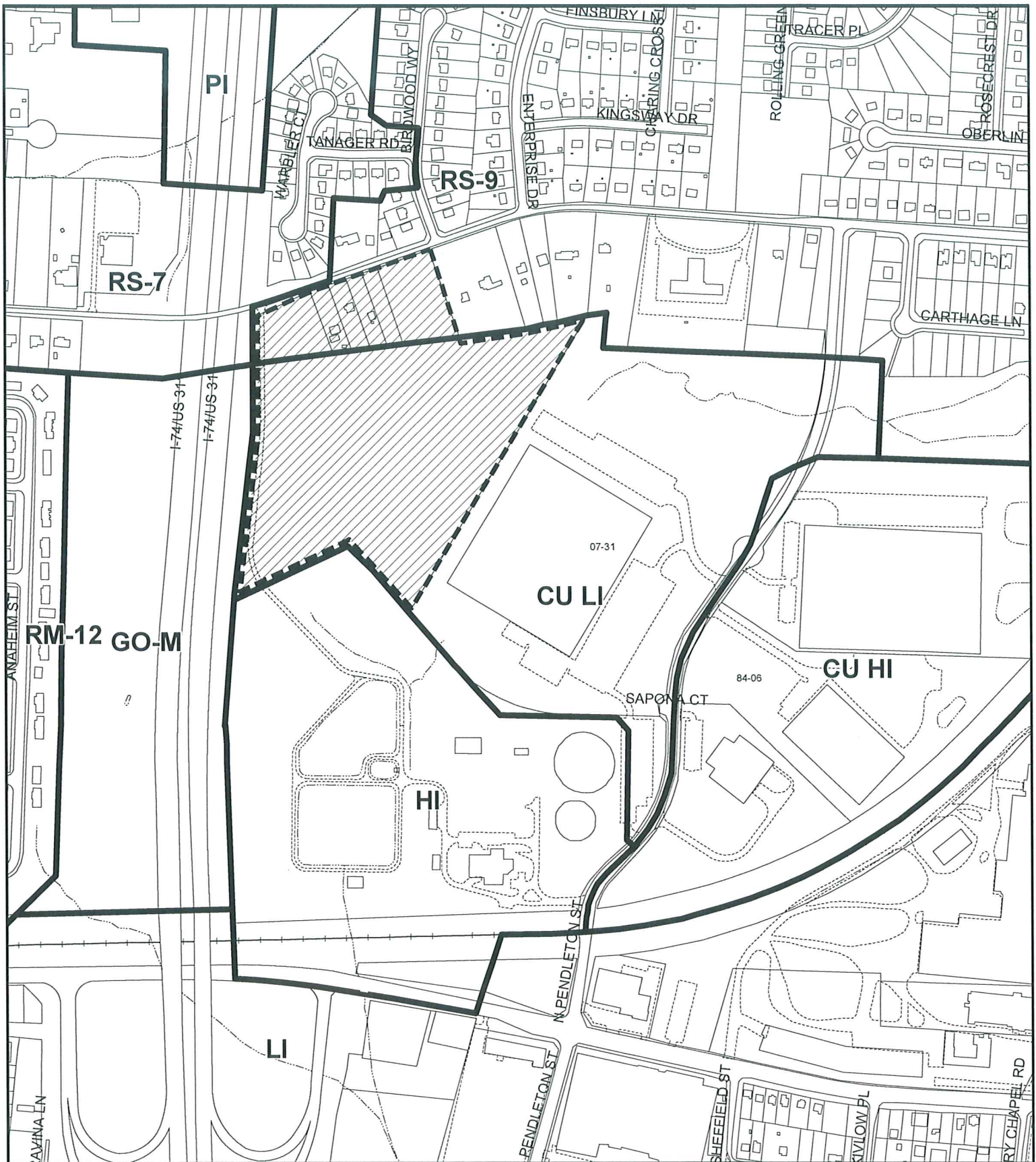
You will receive another notice letter at a later date, to be mailed on March 12, 2012 by the City of High Point, advising you of the March 27, 2012 Planning & Zoning Commission meeting. The property will be posted on March 16, and the legal ad for the Commission meeting will run in the High Point Enterprise on March 18.

We look forward to seeing you at the meeting on Tuesday, September 28, 2012.

Regards,

A handwritten signature in cursive script that reads 'Abigaile Pittman'.

Abigaile Pittman, AICP



ZONING CASE 12-03

From: Residential Single Family-9 and
Conditional Use Light Industrial
To: Conditional Zoning Light Industrial

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

Planning & Development
Department

City of High Point

Date: March 6, 2012



Scale: 1"=500'
y:/ba-pz/2012/pz/z12-03.mxd

APPLICATION FOR A CONDITIONAL USE PERMIT

CITY OF HIGH POINT, NORTH CAROLINA

October 18, 2007
(Adopted)

TO THE CITY COUNCIL OF THE CITY OF HIGH POINT:

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

I. USES:

A. Uses permitted on the rezoning site shall include those land uses allowed in the Light Industrial (LI) District with the exceptions listed below. All permitted uses shall be subject to the development and dimensional requirements of the Light Industrial District as contained in the Development Ordinance.

1. The following uses, enumerated in Table 4-5-1, Permitted Use Schedule, of the Development Ordinance shall be prohibited:

- a. All agricultural uses
- b. All residential uses
- c. All accessory uses and structure listed in Table 4-5-1, except for customary accessory uses and structures
- d. All recreational uses.
- e. Business, Professional & Personal Service Uses
 - i. Automobile repair services, major
 - ii. Automobile repair services, minor
 - iii. Automobile towing and storage services (Ref. SIC 7549)
 - iv. Boat repairs and boat and ship building (Ref. SIC 3730)
 - v. Car washes (Ref. SIC 7542)
 - vi. Equipment Rental & Leasing (no outside storage) (Ref. SIC 7350)
 - vii. Equipment rental & Leasing (with outside storage) (Ref. SIC 7350)
 - viii. Truck driving schools (Ref. SIC 8249)
- f. All retail trade uses shall be prohibited, except for computer sales (Ref. SIC 5734), office machine sales (Ref. SIC 5999), restaurants (no drive-thrus), restaurants serving mixed alcoholic beverages (Ref. SIC 5812), and furniture sales (Ref. SIC 5712). (Refer to restricted uses in Condition I.A.2 below.)

- g. Wholesale Trade
 - i. Farm supplies (other) (Ref. SIC 5191)
 - ii. Forest products (Ref. SIC 5099)
 - iii. Lumber and millwork (Ref. SIC 5031)
 - iv. Lumber and other construction materials (Ref. SIC 5030)
 - v. Motor vehicles (Ref. SIC 5012)
 - h. Transportation, Warehousing and Utilities Uses
 - i. Demolition debris landfills, minor
 - ii. Heliports (Ref SIC 4522)
 - iii. Railroad terminals or yards (Ref 4010)
 - iv. Recycling processing centers
 - v. Moving and storage services (Ref. SIC 4214)
 - vi. Taxi terminals (Ref. SIC 4121)
 - vii. Trucking or freight terminals (Ref. SIC 4213)
 - viii. Utility equipment and storage yards
 - ix. Warehouses (self-storage) (Ref. SIC 4225)
 - i. Manufacturing and Industrial Uses
 - i. Fats and oils plant (Ref. SIC 2070)
 - ii. Manufacturing of manufactured housing and wood buildings (Ref. SIC 2450)
 - iii. Motorcycle assembly (Ref. SIC 3751)
 - j. Other Uses
 - i. Storage trailers as a principal use
2. The following uses, enumerated in Table 4-5-1, Permitted Use Schedule, of the Development Ordinance shall be permitted subject to the listed restrictions:
- a. An automobile rental or leasing use (Ref. SIC 7510) shall be permitted subject to being located in a multi-tenant building.
 - b. Laundry or drycleaning substation (Ref. SIC 7212) shall be permitted subject to being located in a multi-tenant building.
 - c. Computer sales (Ref. SIC 5734) shall be permitted subject to being located in a multi-tenant building.
 - d. Office machine sales (Ref. SIC 5999) shall be permitted subject to being located in a multi-tenant building.
 - e. A total of two restaurants (Ref. SIC 5812) shall be permitted, at least one of which shall be located in a multi-tenant building. Restaurants with drive-thru facilities shall not be permitted.

II. CONDITIONS

- A. Lot Combination: All tax parcels comprising the rezoning site shall be combined into one lot prior to development and re-subdivision.
- B. Transportation
 - 1. Access
 - a. The rezoning site shall be allowed two points of access to North Pendleton Street.
 - b. The location, design and construction of all driveways and other transportation improvements shall be subject to the requirements of the City of High Point Driveway Ordinance and the review and approval of the Director of Transportation and North Carolina Department of Transportation (NCDOT) where applicable.
 - c. Pedestrian Access: A pedestrian/bicycle access plan shall be submitted for review and approval by the Technical Review Committee.

DESCRIPTION OF PROPERTY: Approximately 58 acres lying northwest and southwest of the intersection of N. Pendleton Street and Sapona Court. The site is also so known as Guilford County Tax Parcels 145-2-21, 25, 28 and a small triangular land area lying south of the curve of Sapona Court.

An application has been duly filed requesting that the rezoning site described in this application be rezoned from an Conditional Use Heavy Industrial (CU-HI) District to a Conditional Use Light Industrial (CU-LI) District within the City of High Point's jurisdiction.

It is understood and acknowledged that if the property is rezoned as requested and the Conditional Use Permit authorized, the property described in this request will be perpetually bound by the use(s) authorized and the conditions imposed, unless subsequently changed or amended as provided for a Title 9, Chapter 3, of the City Code.

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

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

**PROPOSED USES AND CONDITIONS FOR A CONDITIONAL ZONING DISTRICT
CITY OF HIGH POINT, NORTH CAROLINA****Zoning Case 12-03**
CZ-LI

Insert Date
(Submitted)

Ordinance # *Insert after approval*

The property owner requests a Conditional Zoning District upon the property described in this document and offers the following conditions be placed upon the property. If adopted by the City Council, then these conditions contained herein will be incorporated into the Conditional Zoning District's ordinance of adoption. These conditions are not valid unless signed and affirmed by the property owner or representative with an approved power of attorney. The City Council and the property owner or authorized representative must agree upon revisions or additional conditions prior to the approval of this Conditional Zoning District.

Part I. **USES:** Any of the land uses allowed in the Light Industrial (LI) District shall be permitted with the exceptions listed below, subject to the development and dimensional requirements of the Development Ordinance and subject to the specific conditions of this ordinance.

A. **Prohibited Uses:** The following uses, enumerated in Table 4-5-1, Permitted Use Schedule of the Development Ordinance, shall be prohibited:

1. All agricultural uses
2. All residential uses
3. All accessory uses and structures listed in Table 4-5-1, except for customary accessory uses and structures
4. All recreational uses
5. Business, Professional & Personal Services Uses
 - a. Automobile repair services, major
 - b. Automobile repair services, minor
 - c. Automobile towing and storage services (Ref. SIC 7549)
 - d. Boat repairs and boat and ship building (Ref. SIC 3730)
 - e. Truck driving schools (Ref. SIC 8249)
6. All retail trade uses shall be prohibited, except for computer sales (Ref. SIC 5734), office machine sales (Ref. SIC 5999), restaurants (no drive-thrus), restaurants serving mixed alcoholic beverages (Ref. SIC 5812), and furniture sales (Ref. SIC 5712). (Refer to restricted uses in Condition I.B below.)
7. Wholesale Trade
 - a. Farm supplied (other (Ref. SIC 5191)
 - b. Forest products (Ref. SIC 5099)
 - c. Lumber and millwork (Ref. SIC 5031)
 - d. Lumber and other construction materials (Ref. SIC 5030)
 - e. Motor vehicles (Ref. SIC 5012)

8. Transportation, Warehousing and Utilities Uses
 - a. Demolition debris landfills, minor
 - b. Heliports (Ref SIC 4522)
 - c. Railroad terminals or yards (Ref 4010)
 - d. Recycling processing centers
 - e. Moving and storage services (Ref. SIC 4214)
 - f. Taxi terminals (Ref. SIC 4121)
 - g. Trucking or freight terminals (Ref. SIC 4213)
 - h. Utility equipment and storage yards
 - i. Warehouses (self-storage) (Ref. SIC 4225)
 9. Manufacturing and Industrial Uses
 - a. Fats and oils plant (Ref. SIC 2070)
 - b. Manufacturing of manufactured housing and wood buildings (Ref. SIC 2450)
 - c. Motorcycle assembly (Ref. SIC 3751)
 10. Other Uses
 - a. Storage trailers as a principal uses
- B. Restricted Uses: The following uses, enumerated in Table 4-5-1, Permitted Use Schedule of the Development Ordinance, shall be permitted subject to the listed restrictions:
1. An automobile rental or leasing use (Ref. SIC 7510) shall be permitted subject to being located in a multi-tenant building.
 2. Laundry or dry-cleaning substation (Ref. SIC 7212) shall be permitted subject to being located in a multi-tenant building.
 3. Computer sales (Ref. SIC 5734) shall be permitted subject to being located in a multi-tenant building.
 4. Office machine sales (Ref. SIC 5999) shall be permitted subject to being located in a multi-tenant building.
 5. A total of two restaurants (Ref. SIC 5812) shall be permitted, at least one of which shall be located in a multi-tenant building. Restaurants with drive-thru facilities shall not be permitted.

Part II. CONDITIONS:

- A. Development and Dimensional Requirements -All permitted uses shall be subject to the development and dimensional requirements of the Light Industrial District as contained in the Development Ordinance.
- B. Landscaping, Buffers and Screening *waiting for feedback from the City of High Point Planning Department*
- C. Other Conditions.
 1. Lot Combination - All tax parcels comprising the rezoning site shall be combined into one lot prior to development and/or re-subdivision

D. Transportation Conditions.

1. Right-of-way Dedication *waiting for feedback from the City of High Point Transportation Department*
2. Access
 - a. The rezoning site shall be allowed two points of access to North Pendleton Street.
 - b. The rezoning site shall be allowed one point of access to Cedrow Drive.
3. Improvements
 - a. *Waiting for feedback from the City of High Point Transportation Department.*
- 2). Other Transportation Conditions
 - a. The location, design and construction of all driveways and other transportation improvements shall be subject to the requirements of the City of High Point Driveway Ordinance and the review and approval of the Director of Transportation and North Carolina Department of Transportation (NCDOT) where applicable.

DESCRIPTION OF PROPERTY: Approximately 24.438 acres lying west and north of N. Pendleton Street and south of Cedrow Drive, and including properties with the following addresses: 201 R-1 N. Pendleton Street, 1412 Cedrow Drive, 1414 Cedrow Drive, 1416 Cedrow Drive, and 1418 Cedrow Drive. The site is also so known as Guilford County Tax Parcels 781120420, 7811200693, 7811201665, 7811202636, and 7811202698.

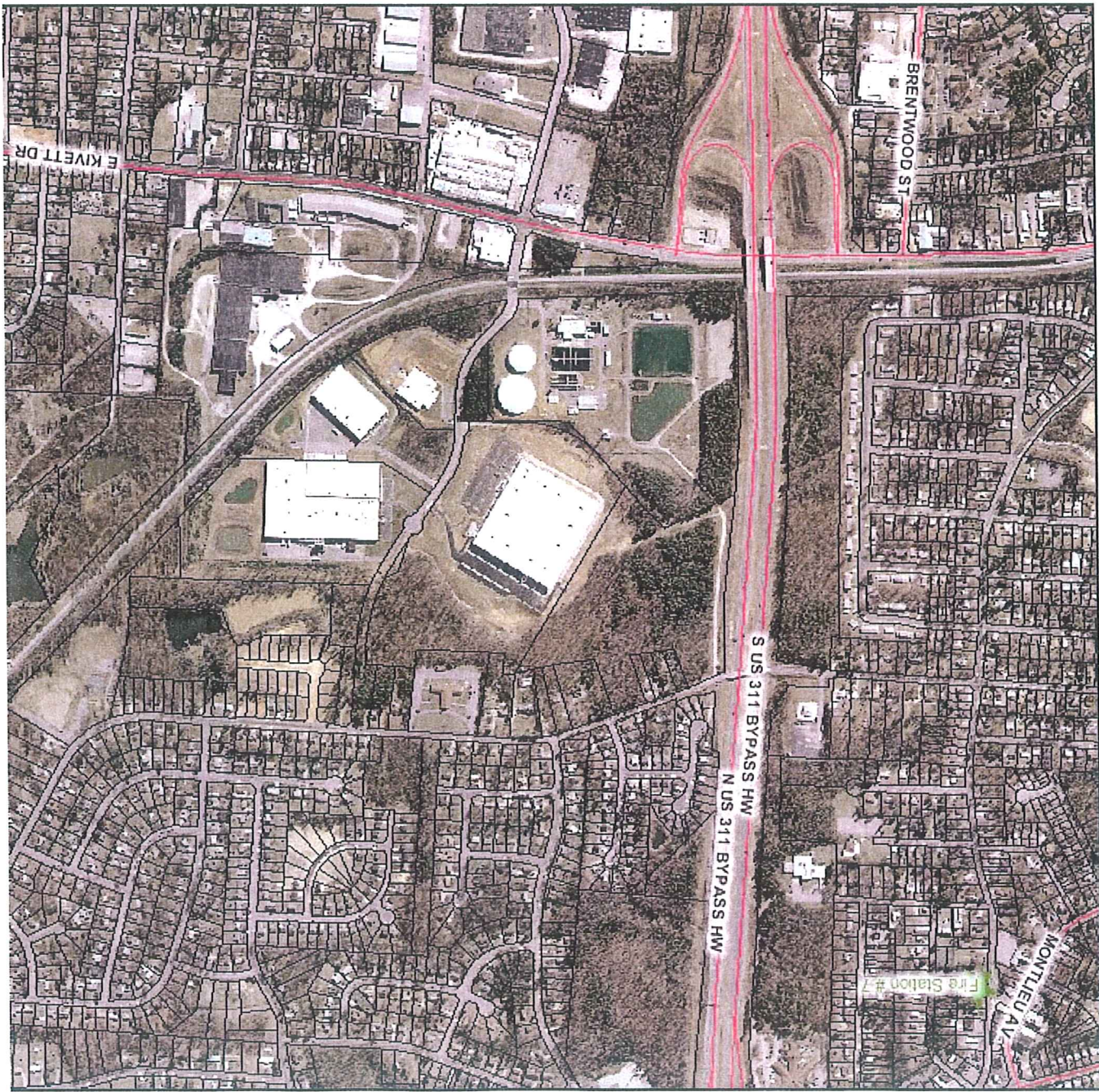
The following intersections are included in the study:

- Kivett Drive at Pendleton Street (signalized)
- Pendleton Street at Existing Site Access 1
- Pendleton Street at Existing Site Access 2
- Pendleton Street at Cedrow Drive
- Cedrow Drive at Enterprise Drive
- Cedrow Drive at Birdwood Way
- Cedrow Drive at Proposed Site Access 3

The above-mentioned intersections were analyzed for the following scenarios:

- 2012 Existing Conditions
- 2017 Future No Build Conditions
- 2017 Future Build-Out Conditions





ORDINANCE ESTABLISHING AN ANNEXATION AGREEMENT BETWEEN THE CITIES OF ARCHDALE, NORTH CAROLINA AND HIGH POINT, NORTH CAROLINA.

WHEREAS, the cities of Archdale and High Point want to encourage the orderly development of the unincorporated areas adjacent to the two municipalities; and

WHEREAS, the cities of Archdale and High Point want to delineate growth boundaries in northwest Randolph County and southwest Guilford County between the two municipalities to promote orderly growth and allow for the efficient provision of municipal services; and

WHEREAS, the two jurisdictions want to reduce the uncertainty among residents and property owners in the potential growth areas of the municipalities, which will improve planning by both public and private interests in such areas; and

WHEREAS, the General Statutes of North Carolina, Chapter 160A, Section 58.21 et seq. authorizes municipalities to enter into agreements designating areas which are not subject to annexation by the participating municipalities; and

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ARCHDALE, NORTH CAROLINA AND THE COUNCIL OF THE CITY OF HIGH POINT, NORTH CAROLINA that the jurisdictions agree as follows:

1. This agreement shall be effective upon the Enactment of House (or Senate) Bill by the General Assembly of North Carolina Entitled: "An Act to exchange certain described territory between the City of High Point and the City of Archdale and to describe the common boundary line" and shall be valid for 20 years as per General Statutes of North Carolina, Chapter 160A-58.23.
2. Attached hereto and incorporated by reference and on file with the City Clerks of Archdale and High Point is Exhibit A, which illustrates Lines 1 and 2 of this agreement that Archdale and High Point agree not to cross with municipal boundaries by voluntary or involuntary annexation during the term of the agreement.
3. Attached hereto and incorporated by reference is Exhibit B, which describes the lines shown on Exhibit A.
4. The City of Archdale and the City of High Point hereby waive the notice provisions in N.C.G.S. 160A-58.24(a)(5) and agree to notice procedure as follows. After Archdale or High Point has annexed within the area included in this agreement, said municipality shall provide written or electronic notice of the annexation to the other municipality within 30 days after to the adoption of any annexation ordinance. The City of High Point and the City of Archdale hereby authorize each other to use whichever of these two forms of notice the city

4/16/12

sending the notice prefers. Such notice shall describe the area that was annexed by a legible map clearly and adequately showing the boundaries of the area that was annexed in relation to: the boundaries of the area which the annexing municipality has agreed not to annex pursuant to the agreement; and roads, streams and other prominent geographical features. Exhibit C illustrates where this notification provision shall apply.

5. This agreement may be modified or terminated by a subsequent agreement entered into by Archdale and High Point, as provided for by the General Statutes of North Carolina Chapter 160A, Section 58.24 (d).
6. A participating city may terminate this annexation agreement unilaterally or withdraw itself from the agreement as provided for by the General Statutes of North Carolina Chapter 160A, Section 58.24 (f).
7. From and after the effective date of this agreement, neither city may consider in any manner the annexation of any area in violation of this agreement. From and after the effective date of this agreement, neither city may annex all or any portion of any area in violation of this agreement.

IN WITNESS THEROF, the parties hereto have caused this agreement to be duly executed by each of their properly authorized officials on the day and year first written below, and this agreement is executed in duplicate.

Adopted by High Point City Council
this 16th day of April 2012

Adopted by Archdale City Council
this 24 day of April 2012

CITY OF HIGH POINT

BY: Rebecca R Smothers
Rebecca R, Smothers, Mayor

ATTEST:

Lisa Vierling
Lisa Vierling, City Clerk



APPROVED AS TO FORM:

John C. Caper
City Attorney

CITY OF ARCHDALE

BY: Bert Lance Stone
Bert Lance-Stone, Mayor

ATTEST:

Susan T. Swaim
Susan T. Swaim, City Clerk



APPROVED AS TO FORM:

W. D. Miller
City Attorney

HIGH POINT AND ARCHDALE ANNEXATION AGREEMENT Legal Map

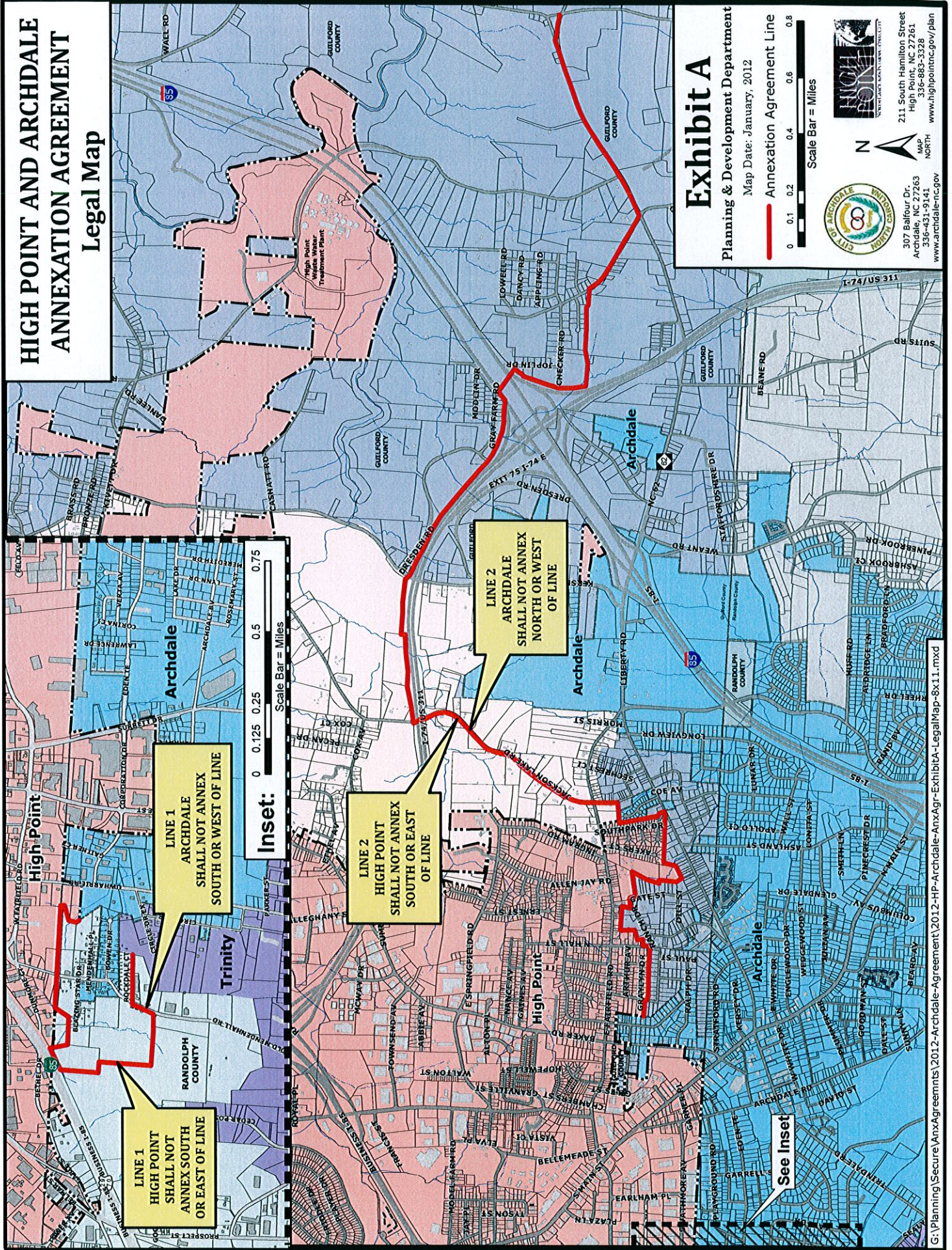


Exhibit A

Planning & Development Department

Map Date: January, 2012

Annexation Agreement Line

Scale Bar = Miles



211 South Hamilton Street
High Point, NC 27261
336-883-3328
www.highpointnc.gov

EXHIBIT B

Line 1

BEGINNING at a point on the southeast corner of Randolph County Tax Parcel 6798995773; thence in a westerly direction for approximately 931 feet along the southern property line of said Tax Parcel 6798995773 to its southwestern property corner, said corner being also a point on the eastern right-of-way of Old Mendenhall Road; thence continuing in a westerly direction across the approximately 50-foot right-of-way of Old Mendenhall Road to a point on its western right-of-way line, said point being also a point on the eastern property line of Randolph County Tax Parcel 6798894568; thence in a southwesterly direction for approximately 426.46 feet along the western right-of-way line of Old Mendenhall Road to the southeast property corner of said Tax Parcel 6798894568; thence in a westerly direction along the southern property line of said Tax Parcel 6798894568 for approximately 957 feet to the southwest property corner of said Tax Parcel 6798894568; thence in a northern direction for approximately 985 feet along the western property line of said Tax Parcel 6798894568 to a northwest property corner of said Tax Parcel 6798894568, said point being also a point on the southern property line of Randolph County Tax Parcel 6799800649; thence in a westerly direction along the southern property line of said Tax Parcel 6799800649 for approximately 201 feet to the southwest property corner of said Tax Parcel 6799800649; thence in a northern direction along the western property line of said Tax Parcel 6799800649 for approximately 707 feet to its northwest property corner, said corner being also a point on the southern right-of-way line of Business 85; thence in a northeasterly direction along the southern right-of-way line of Business 85 for approximately 451 feet to the northeast property corner of said Tax Parcel 6799800649, said corner also being a point on the southern right-of-way line of Business 85; thence in a southeasterly direction along the eastern property line of said Tax Parcel 6799800649 for a distance of approximately 328 feet to a point on its eastern property line, said point being also the northwest property corner of Randolph County Tax Parcel 6799804684; thence in an easterly direction along the southern property line of said Tax Parcel 6799804684 and the southern property line of Randolph County Tax Parcel 6799807975 for a distance of approximately 517 feet, said point being also a point on the northern property line of Randolph County Tax Parcel 6799807725; thence in a northeasterly direction along the eastern property line of said Tax Parcel 6799807975 for approximately 299 feet to its corner, said point being also the northwest property corner of Randolph County Tax Parcel 6799901876; thence in an easterly direction along the northern property line of said Tax Parcel 6799901876 and Randolph County Tax Parcel 6799904947 for approximately 589 feet to the northeast property corner of said Tax parcel 6799904947, said corner being also a point on the western right-of-way of Mendenhall Road, and said line being also the Guilford County/Randolph County line; thence continuing in an easterly direction across the approximately 50-foot wide right-of way of Mendenhall Road to a point on its eastern right-of-way line, said point being also the northwest property corner of Randolph County Tax Parcel 67999008806, and said line being also the Guilford County/Randolph County line, thence continuing in an easterly direction approximately 1,260 feet along the northern property lines of said Tax Parcel 6799908806 and Randolph

County Tax Parcel 7709004803 to the northeast property corner of said Tax Parcel 7709004803, said line being also the Guilford County/Randolph County line; thence in a southerly direction approximately 69 feet along the eastern property boundary of said Tax Parcel 7709004803 to a corner; thence in a southwesterly direction along the southeastern property boundary of said Tax Parcel 7709004803 approximately 288.5 feet to a corner, said corner being also the northwest property corner of Randolph County Tax Parcel 7709008697; thence in a southerly direction approximately 136 feet along the western property boundary of said Tax Parcel 7709008697 to a corner; thence in a southeasterly direction approximately 74 feet along the western property boundary of said Tax Parcel 7709008697 to its southwest property corner and the END.

Line 2

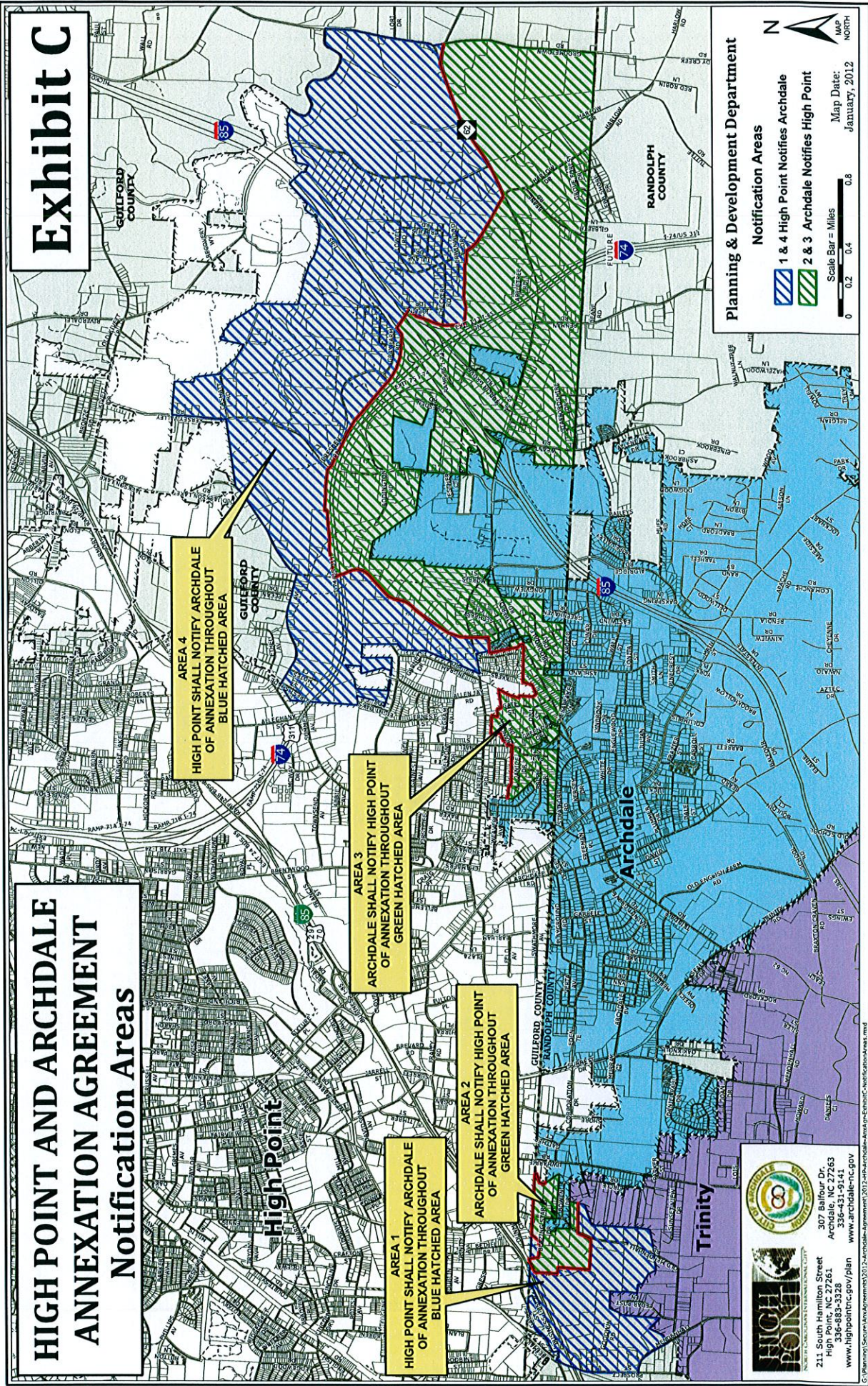
Beginning at the southwest property of Guilford County Tax Parcel 0195946; thence in an easterly direction approximately 351 feet along the southern property line of said Tax Parcel 0195946 to its southeastern property corner, said corner being also the northeast property corner of Guilford County Tax Parcel 0158318 and being also a point on the western right-of-way line of Janice Drive; thence in easterly southeasterly direction for approximately 81 feet across the approximately 50-foot wide right-of-way of Janice Drive to the southwest property corner of Guilford County Tax Parcel 0180610; thence in an easterly direction approximately 1,188 feet along the southern property lines of said Tax Parcel 0180610 and Guilford County Tax Parcels 0180618, 0180609, 0180619, 0180608, 0180607, 0180606, 0217170, 0217168 and 0180611 to the southeast property corner of said Tax Parcel 0186611, said corner being also a point on the western right-of-way line of S. Hall Street; thence in an easterly direction across the approximately 50-foot wide right-of-way of S. Hall Street to a point on the eastern right-of-way line of S. Hall Street, said point being also the southwest property corner of Guilford County Tax Parcel 0158080; thence in a northerly direction approximately 182 feet along the western property line of said Tax Parcel 0158080 to its northwest corner; thence in an easterly direction approximately 140 feet to its northeastern property corner, said corner being also the southeastern property corner of Guilford County Tax Parcel 0196089; thence in a northerly direction approximately 122 feet along the eastern property lines of said Tax Parcel 0196089 and Guilford County Tax Parcels 0190190 and 0196090 to a point on the eastern property line of said Tax Parcel 0196090, said point being also the northwest corner of Guilford County Tax Parcel 0158081; thence approximately 227 feet in a northeasterly direction along the southern property line of said Tax Parcel 0196090 to its southeast property corner, said corner being also the northeast property corner of Guilford County Tax Parcel 0158082; thence approximately 301 feet in a northerly direction along the eastern property lines of Guilford County Tax Parcel 0196090 and Guilford County Tax Parcels 0196088 and 0196188 to the southwest property corner of Guilford County Tax Parcel 0196070; thence in an easterly direction approximately 380 feet along the southern property lines of said Tax Parcel 0196070 and Guilford County Tax Parcels 0196071, 0196085, 0196087 and 0196073 to its southeastern corner; thence continuing in the same easterly direction approximately 141 feet through Guilford County tax Parcel 0196197 same being the current corporate limit line for the City of High Point, said being also a point on the western right-of-way line of Ranch Drive; thence in an easterly direction across the

approximately 50-foot wide right-of-way of Ranch Drive to a point on its eastern right-of-way, said point being also a point on the western property line of Guilford County Tax Parcel 0196191; thence in a southerly direction approximately 220 feet along the western property line of said Tax Parcel 0196191 to its southwest corner; thence in an easterly direction approximately 205 feet along the southern property line of said Tax Parcel 0196191 to its southeast property corner, said corner being also a point on the western property line of Guilford County Tax Parcel 0158087; thence continuing in an easterly direction approximately 47 feet along the southern property line of said tax parcel 0158087 to its corner; thence in a southeasterly direction approximately 134 feet to the southwestern property corner of said Tax Parcel 0158087; thence in an northeasterly direction approximately 585 feet along the southern property line of said Tax Parcel 0158087 to its southeast corner, said corner being also a point on the western property line of Guilford County Tax Parcel 0158030; thence in a southwesterly direction approximately 702 feet to its southwest property corner; thence in an easterly direction approximately 69 feet along the southern property line of said Tax Parcel 0158030 to the northwest property corner of Guilford County Tax Parcel 0158136; thence in a southerly direction approximately 418 feet to a point on the western property line of said Tax Parcel 0158136, said point being also the northeast corner of Guilford County Tax Parcel 0158124; thence in a southeasterly direction approximately 158 feet along the eastern property line of said Tax Parcel 0158124 to its southeast property corner; thence approximately 352 feet in a northeasterly direction to its southeast corner; thence approximately 300 feet in a northeasterly direction to a northeast property corner, said corner being also the northwest property corner of Guilford County Tax Parcel 0158137; thence approximately 1,130 feet in an easterly direction along the northern property lines of said Tax Parcel 0158137 and Guilford County Tax Parcels 0158257, 0158258, 0158260, 0158261, 0158262, 0158263, and 0158264 to its northeast property corner, said corner being also a point on the northern right-of-way line of Liberty Road; thence approximately 70 feet in a northeasterly direction along the northern right-of-way line of Liberty Road, said point being also a point on the eastern right-of-way line of South Tree Lane; thence approximately 18 feet in a northwesterly direction to the southern property corner of Guilford County Tax Parcel 0196187; thence approximately 118 feet in a northwesterly direction to a property corner of said Tax Parcel 0196187; thence approximately 34 feet in a southwesterly direction to another property corner of said Tax Parcel 0196187; thence in a northwesterly direction along the eastern property lines of said Tax Parcel 0196187 and Guilford County Tax Parcels 0196169, 0196170, 0196171, 0196172, 0196173, 0196174, 0196175, 0196176, 0196177, 0196178, 0196179, 0196180, 0196181 to a southwest corner of Guilford County Tax Parcel 0196182; thence approximately 468 feet in an easterly direction along the southern property lines of said Tax Parcel 0196182 and Guilford County Tax Parcels 0158031 and 0158024 to the southeastern property corner of said Tax parcel 0158024, said corner being also a point on the western right-of-way line of Sechrest Circle; thence approximately 517 feet in a northerly direction to the northeast property corner of said Tax parcel 0158024, said property corner being also a point on the southern right-of-way line of E. Fairfield Road; thence across the approximately 60-foot wide right-of-way of E. Fairfield Road to the southeast property corner of Guilford County Tax Parcel 0158022, said property corner being also a point on the western right-of-way line of Jackson Lake Road; thence approximately 4700 feet in a

northeasterly direction along the western right-of-way line of Jackson Lake Road to the southern right-of way line of US 311/I-74; thence across the approximately 300-foot wide right-of-way of US 311/I-74 to a point on its northern right-of-way line, said point being also the western right-of-way of Jackson Lake Road and the southeastern property corner of Guilford County Tax Parcel 0161559; thence approximately 7920 feet in an easterly and southerly direction along the northern right-of-way line of US 311/I-74 to a point on the northern right-of-way line of I-85, said point being also the southeast property corner of Guilford County Tax Parcel 0161864; thence approximately 680 feet across the right-of-way of I-85 to point on its southern right-of-way line, said point being also the northern property corner of Guilford County Tax Parcel 0161635; thence approximately 1,150 feet in a southerly direction along the western property lines of said Tax Parcel 0161635 and Guilford County Tax Parcels 0161651 and 0161638 to the southwest property corner of said Tax Parcel 0161638, said corner being also a point on the northern right-of-way line of Checker Road; thence across the approximately 50-foot wide right-of-way of Checker Road to the northwest property corner of Guilford County Tax Parcel 0161631; thence approximately 660 feet in a southerly direction to the southwest property corner of said Tax Parcel 0161631; thence approximately 750 feet in an easterly direction along the southern property line of said Tax Parcel 0161631 to its southeastern corner, said corner being also the northwest property corner of Guilford County Tax Parcel 0158575; thence approximately 1,420 feet in an easterly direction to the northeastern property corner of said Tax Parcel 0158575, said corner being also a point on the southern property line of Guilford County Tax Parcel 0158663; thence approximately 80 feet in an easterly direction to a point on the western right-of-way line of Harlow Drive; thence across the approximately 50-foot wide right-of-way of Harlow Drive to a point on its eastern right-of-way line, said point being also the northwest property corner of Guilford County Tax Parcel 0158748; thence approximately 2,060 feet in a southeasterly direction along the eastern right-of way line of Harlow Road to a point on the northern right-of-way line of NC 62, said point being also a point on the southern Property line of Guilford County Tax Parcel 0158611; thence approximately 1,000 feet in a northeasterly direction to a point on the western right-of-way line of Riverdale Drive, said point being also the southeast property corner of Guilford County Tax parcel 015861; thence across the 50-foot right-of-way of Riverdale Drive to a point on its eastern right-of-way, said point being also a southwest property corner of Guilford County Tax Parcel 0158526; thence continuing approximately 4,100 feet along the northern right-of-way line of NC 62 to its intersection with Groometown Road, said point being also a point on the eastern property line of Guilford County Tax Parcel 0158530, said point being also the southwest right-of-way corner of the intersection of NC62 and Groometown Road and the END.

HIGH POINT AND ARCHDALE ANNEXATION AGREEMENT Notification Areas

Exhibit C



HIGH POINT
211 South Hamilton Street
High Point, NC 27261
336-883-3328
www.highpointnc.gov/plan

ARCHDALE
307 Balfour Dr
Archdale, NC 27263
336-431-9141
www.archdale-nc.gov

C:\Planning\South AnnAgreement\2012-AnnAgreement\2012-AnnAgreement-ExhibitC-NotificationAreas.mxd



GRADY L. SHIELDS
gshields@wyrick.com

Wyrick Robbins Yates & Ponton LLP
ATTORNEYS AT LAW

4101 Lake Boone Trail, Suite 300, Raleigh, NC 27607
PO Drawer 17803, Raleigh, NC 27619
P: 919.781.4000 F: 919.781.4885 www.wyrick.com

March 21, 2012

VIA FEDERAL EXPRESS

Mr. Pat Pate
Assistant City Manager
City of High Point
211 S. Hamilton, Suite 320
3rd Floor
High Point, NC 27260

RE: WI High Point Landfill, LLC – Transfer of the Franchise for the WCA of High Point Construction and Demolition Debris Landfill and Construction and Demolition Waste Reclamation Pad of 5830 Riverdale Drive (State Road 1145), Jamestown, Guilford County; Our File 18000.350

Dear Mr. Pate:

As we have discussed with Lisa Vierling, this firm represents Waste Industries USA, Inc., and its operating subsidiaries, including WI High Point Landfill, LLC (the "Applicant"). The Applicant is acquiring the assets of WCA of High Point, which currently operates the Construction & Demolition Debris Landfill and Construction & Demolition Reclamation Pad at 5830 Riverdale Drive (State Road 1145) in Jamestown, just east of High Point in Guilford County. The Applicant is seeking to transfer the Franchise for these WCA facilities to the Applicant, pursuant to City Ordinance § 11-8-4, and 20 copies of the Application, with Exhibits, are enclosed. We would appreciate having the Application put on for hearing at the next two regularly-scheduled meetings of the High Point City Council.

Please call if you have questions regarding these materials, or if you need additional information.

Sincerely

WYRICK ROBBINS YATES & PONTON LLP

Grady L. Shields

Pat Pate
March 21, 2012
Page 2

Enclosures

cc: Lisa D. Inman, Esq. (w/ enclosures)
David Pepper (w/ enclosures)

North Carolina

Guilford County

**APPLICATION FOR TRANSFER OF CONSTRUCTION AND DEMOLITION DEBRIS
LANDFILL FRANCHISE**

NOW COMES WI High Point Landfill, LLC (the "Applicant") and submits this Application for a transfer to the Applicant of a Construction and Demolition Debris Landfill Franchise to the City Council of the City of High Point this 21st day of March, 2012. In support of this Application, the Applicant shows the following:

1. The name and address of the Applicant is WI High Point Landfill, LLC, 3301 Benson Drive, Suite 601, Raleigh, North Carolina 27609. The Applicant is a wholly-owned subsidiary of Waste Industries USA, Inc. The Applicant is acquiring the assets of WCA of High Point, LLC. Copies of the 2012 Updated State of North Carolina Compliance Review, and 2012 Updated State of South Carolina Disclosure Statement, addressing the operating history and abilities of Waste Industries USA, Inc. and its operating subsidiaries are attached as Exhibits A and B, respectively.

2. As noted in Exhibits A and B, Waste Industries has an exemplary compliance history. Waste Industries USA, Inc. (the "Company") was incorporated in 1970 and has provided a wide range of solid waste services for private customers, municipalities, states and the federal government. Services include design and implementation of various solid waste collection processing, recycling and disposal programs and ownership and/or operation of landfills, transfer stations and recycling systems. The Company acquired its first landfill in 1998 and now owns a total of 8 landfills throughout the Southeastern United States. It also owns or

operates approximately 19 transfer stations and multiple recycling facilities in addition to over 36 collection operations, approximately 72 county convenience drop-off centers, and 10 landfills, serving more than 1,000,000 municipal, residential, commercial and industrial customer locations. The Company ranked as the thirteenth largest solid waste services provider for 2006, as reported in "Waste News".

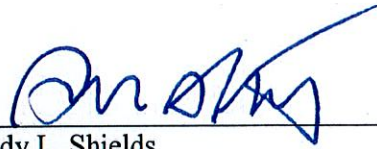
3. WCA of High Point operates the construction and demolition debris landfill and construction & demolition waste reclamation pad at 5830 Riverdale Drive (State Road 1145), Jamestown, just east of High Point in Guilford County. WCA of High Point operates these facilities pursuant to North Carolina Solid Waste Permit No. 41-16-CDLF, a copy of which is attached as Exhibit C. The Applicant has applied to the Solid Waste Division of the North Carolina Department of Environment and Natural Resources for a transfer of Permit No. 41-16-CDLF to the Applicant, and a copy of that Application, without enclosures, is attached as Exhibit D. WCA of High Point previously received a franchise to operate the construction and demolition debris facilities at this location from the City of High Point in May, 2009, and a copy of that Franchise is enclosed as Exhibit E. By this Application, the Applicant seeks to have the Franchise for these construction and demolition facilities transferred to the Applicant.

4. The Applicant expects no significant change in operations at the construction and demolition debris facilities if this transfer application is granted.

WHEREFORE, High Point Landfill, LLC, through its undersigned attorney respectfully requests that the City Council of the City of High Point, after such notices, consideration, and

deliberation, as the Council deems appropriate and in accordance with applicable statutes, ordinances, and regulations, transfer the referenced Franchise as requested by the Applicant.

WYRICK ROBBINS YATES & PONTON LLP

By: 

Grady L. Shields
(NC Bar No. 13101)
4101 Lake Boone Trail, Suite 300
Raleigh, North Carolina 27607
Telephone: (919) 781-4000
Facsimile: (919) 781-4865
gshields@wyrick.com
Attorneys for WI High Point Landfill, LLC



MEMORANDUM

DATE: April 10, 2012

TO: Randy McCaslin, Assistant City Manager

FROM: Michael E. McNair, Director

SUBJECT: Relocation Assistance arising from Minimum Housing Code Enforcement

The provision of relocation assistance in support of minimum housing code enforcement has been recently discussed during meetings of the Public Safety & Community Development Committee. The purpose of the relocation assistance policy is to provide benefits to families and individuals displaced by Minimum Housing Code Enforcement activities. Under this policy, individuals and families residing in housing found to be unfit or unsafe and ordered to be vacated or demolished have been awarded relocation benefits. The initial benefit level was \$500 but was changed in 2007 to provide moving expense benefits identified in the Uniform Relocation Act. Historical assistance levels provided since 2000 are below:

FY	Budget	Actuals	Family	\$/HH
2000/2001	5,000	4,090	9	454.44
2001/2002	5,000	2,970	7	424.29
2002/2003	5,000	410	4	102.50
2003/2004	5,000	920	5	184.00
2004/2005	5,000	910	2	455.00
2005/2006	5,000	1,300	2	650.00
2006/2007	5,000	410	1	410.00
2007/2008	5,000	2,989	3	996.33
2008/2009	5,000	2,324	3	774.67
2009/2010	5,000	6,810	6	1,135.00
2010/2011	10,000	19,000	15	1,266.67
2011/2012	10,000	3,500	3	1,166.67
Totals	70,000	45,633	60	760.55

Families and individuals who are displaced by Minimum Housing Code Enforcement activities must meet criteria specified in the Local Option Plan in order to qualify for Relocation Assistance Payments and Advisory Services.

RELOCATION AND MOVING EXPENSES

Purpose

The purpose of this policy is to provide relocation benefits to families and individuals and businesses displaced by Minimum Housing Code Enforcement activities. Under this policy, individuals and families residing in housing found to be unfit or unsafe and ordered to be vacated or demolished shall be awarded relocation benefits on a city-wide basis.

This policy shall apply to business displacement only when a mixed use structure contains dwelling units determined to be unfit for human habitation.

Eligibility Criteria

Families and individuals who are displaced by Minimum Housing Code Enforcement activities must meet the following criteria in order to qualify for Relocation Assistance Payments and Advisory Services:

- Housing found to be unfit for human habitation.
- Housing found to be unsafe and requiring immediate action (closure) by the Minimum Housing Code Enforcement Officer.
- When it is determined that a family or individual must vacate the structure Occupant must meet the following criteria in order to receive moving expense assistance:
 - Reside in the structure for at least **90 days** prior to issuance of the Order to vacate or emergency closure by the Minimum Housing Code Enforcement.
- A family or individual must move into a standard dwelling unit.
- Relocation assistance payments will be denied to residents of rental housing in cases where housing code enforcement is not the primary cause of relocation, such as when the property owner (landlord) provides the city with documentation showing that he/she has filed for summary ejectment at the property prior to its closure by ordinance.

Assistance to be provided:

- (1) Relocation counseling (Advisory Services) will be made available to individuals and families for determination of their eligibility and needs. Inspection requests, referrals to housing management and other related items necessary to move to a standard dwelling unit.
- (2) Relocation Assistance Payments will be obtained from a current URA Fixed Residential Moving Cost Schedule as shown in Exhibit 1.

EXHIBIT I

FIXED PAYMENT MOVING EXPENSE SCHEDULE

UNFURNISHED HOUSEHOLD UNITS

1 Room---\$500	2 Rooms---\$700	3 Rooms---\$900
4 Rooms---\$1100	5 Rooms---\$1300	6 Rooms---\$1500

FURNISHED UNITS

1 Room Not furnished----\$350	Each additional room not furnished---\$50
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MOBILE HOMES

Under 12 Ft.....\$200.00	6 Ft. & Over\$300.00	Doubles\$175.00
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PERSONALTY ONLY (MOBILE HOMES)

Under 10 ft. \$60	10 ft.-- \$70	12 ft. & Over \$100	Doubles \$175
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By using the fixed rate method, the relocatee may move by any means available and no further documentation is required to be compensated according to the above schedule.

Reference: Department of Transportation Fixed Moving Expense Schedule



2007078438

GUILFORD CO, NC FEE \$24.00

PRESENTED & RECORDED:

09-20-2007 04:01:29 PM

JEFF L. THIGPEN

REGISTER OF DEEDS

BY: HELEN DUNCAN

ASSISTANT-HP

BK: R 6790

PG: 1359-1363

See Exh. A at P 171 P. 20

H. P. King

O-2007-27

**ORDINANCE ESTABLISHING AN ANNEXATION AGREEMENT BETWEEN THE
TOWN OF KERNERSVILLE, NORTH CAROLINA AND THE CITY OF HIGH
POINT, NORTH CAROLINA.**

WHEREAS, the Town of Kernersville and the City of High Point want to encourage the orderly development of the unincorporated areas adjacent to the two municipalities; and

WHEREAS, the Town of Kernersville and the City of High Point want to delineate growth boundaries in southeast Forsyth County and southwest Guilford County between the two municipalities to promote orderly growth and allow for the efficient provision of municipal services; and

WHEREAS, the two jurisdictions want to reduce the uncertainty among residents and property owners in the potential growth areas of the municipalities, which will improve planning by both public and private interests in such areas; and

⑤

WHEREAS, the General Statutes of North Carolina, Chapter 160A, Section 58.21 et seq. authorizes municipalities to enter into agreements designating areas which are not subject to annexation by the participating municipalities; and

WHEREAS, the Town of Kernersville and the City of High Point entered into such an agreement on September 21, 1995 and each municipality has determined that it is in its best interest to terminate the 1995 agreement and replace it with a new agreement that addresses changes that have occurred in the potential growth area during the past twelve years.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF THE TOWN OF KERNERSVILLE, NORTH CAROLINA AND THE COUNCIL OF THE CITY OF HIGH POINT, NORTH CAROLINA that the jurisdictions agree as follows:

1. This agreement is executed pursuant to the authority of the General Statutes of North Carolina, Chapter 160A, Section 58.21 et seq.
2. This agreement shall be effective August 7, 2007 and shall terminate August 7, 2027.
3. Attached hereto and incorporated by reference is Exhibit A, which illustrates the area covered by this agreement and which shows a line in Forsyth and Guilford counties that Kernersville and High Point agree not to cross with municipal boundaries by voluntary or involuntary annexation during the term of the agreement.
4. Attached hereto and incorporated by reference is Exhibit B, which describes the line shown in Exhibit A. In the area covered by this agreement, Kernersville and High Point shall have the responsibilities and authority set forth in Paragraphs 6, 7 and 8 of this agreement.

5. Incorporated herein by reference and on file with the City Clerks of Kernersville and High Point is Exhibit C, which consists of two maps indicating the line described in Exhibits A and B, including tax lots where appropriate.
6. This agreement shall have no effect beyond three miles from the primary corporate limits of Kernersville or High Point until the corporate limits of said municipality are within three miles of the annexation agreement lines described in Exhibits A, B and C, or upon approval by the relevant board of county commissioners, as provided for by the General Statutes of North Carolina Chapter 160A, Section 58.24 (e).
7. Where a specific line used in this agreement bisects an ownership parcel, said parcel in its entirety shall be considered to be included in the area where a majority of the parcel lies.
8. When Kernersville or High Point is considering annexation within the area included in this agreement, said municipality shall provide written notice of the proposed annexation to the other municipality at least 60 days prior to the adoption of any annexation ordinance. Such notice shall describe the area to be annexed by a legible map clearly and adequately showing the boundaries of the area to be annexed in relation to: the boundaries of the area which the annexing municipality has agreed not to annex pursuant to the agreement; and roads, streams and other prominent geographical features. Exhibit D illustrates where this notification provision shall apply. Such notice shall be effective for no more than 180 days. The presiding officer of the governing body of the notified jurisdiction may waive the required 60-day waiting period.
9. This agreement may be modified or terminated by a subsequent agreement entered into by Kernersville and High Point, as provided for by the General Statutes of North Carolina Chapter 160A, Section 58.24 (d).
10. From and after the effective date of this agreement, neither city may consider in any manner the annexation of any area in violation of this agreement. From and after the effective date of this agreement, neither city may annex all or any portion of any area in violation of this agreement.
11. The September 21, 1995 annexation agreement between the Town of Kernersville and the City of High Point is hereby terminated.

IN WITNESS THEREOF, the parties hereto have caused this agreement to be duly executed by each of their properly authorized officials on the day and year first written below, and this agreement is executed in duplicate.

TOWN OF KERNERSVILLE

BY: Curtis L. Swisher
Mayor

APPROVED BY THE KERNERSVILLE
BOARD OF ALDERMEN ON

August 7, 2007

ATTEST:

Jayne Warner
Deputy Town Clerk

APPROVED AS TO FORM:

John S. Myette
Town Attorney



CITY OF HIGH POINT

BY: Rebecca R. Smith
Mayor

APPROVED BY THE HIGH POINT CITY
COUNCIL ON

May 24, 2007

ATTEST:

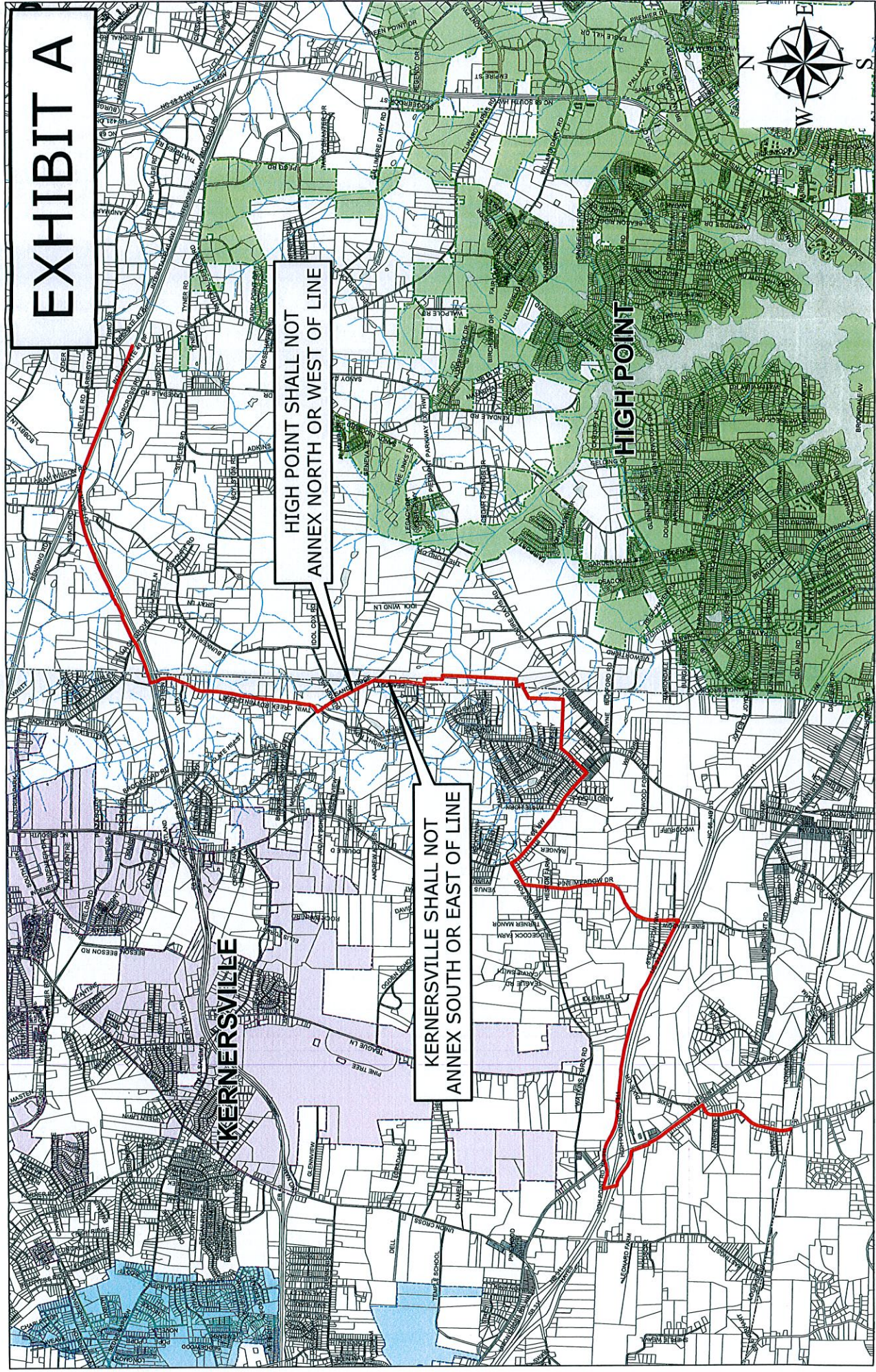
Lisa A. Vintz
City Clerk

APPROVED AS TO FORM:

Fred P. Baggett
City Attorney



EXHIBIT A



HIGH POINT SHALL NOT
ANNEX NORTH OR WEST OF LINE

KERNERSVILLE SHALL NOT
ANNEX SOUTH OR EAST OF LINE

KERNERSVILLE

HIGH POINT

EXHIBIT B

Being a line described by general directions and approximate distances, and calls for road rights-of-way and/or tax lot, block and map numbers of Forsyth County and Guilford County Tax Mapping, as follows:

BEGINNING at a point on the westerly right-of-way line of Sandy Ridge Road, said point being also on the northerly right-of-way line of Interstate 40; thence westerly along the northerly right-of-way line of Interstate 40 approximately 14,420 feet to the southwesterly corner of Forsyth County Tax Lot 433 Block 5644 Map 690850; thence southerly across the approximately 360-foot wide right-of-way of Interstate 40 to the northwesterly corner of Tax Lot 420 Block 5644 Map 690850; thence southerly approximately 6,510 feet along the easterly right-of-way line of Twin Creek Road to the most westerly corner of Tax Lot 132 Block 5630 Map 690846; thence southwesterly across the approximately 60-foot right-of-way of Bunker Hill-Sandy Ridge Road to a point on the northwesterly property line of Forsyth County Tax Lot 30B Block 5630 Map 690846; thence approximately 125 feet southeasterly along said property line to the property's northeasterly corner; thence southeasterly across the approximately 60-foot right-of-way of Knight Road to the northerly corner of Tax Lot 35A Block 5630 Map 690842; thence southeasterly approximately 2,600 feet along the southerly right-of-way lines of Bunker Hill-Sandy Ridge Road and Sandy Ridge Road to the southeasterly corner of Tax Lot 14G Block 5630 Map 690842; thence southeasterly across the approximately 60-foot wide right-of-way of Peabody Road to the northerly corner of Guilford County Tax Lot 7 Block 1223S Map 6950; thence southerly along the easterly right-of-way of Peabody Road approximately 2,000 feet to the southwesterly corner of Tax Lot 19 Block 1222 Map 6950; thence easterly along the southerly line of said Tax Lot 19 to a point in the westerly line of Tax Lot 9 Block 1223S Map 6950; thence southerly approximately 739 feet along the westerly property line of Tax Lot 9 Block 1223S Map 6950 to the property's southwest corner; thence easterly along the southerly line of said Tax Lot 9 to the northwesterly corner of Tax Lot 17 Block 1222 Map 6950; thence southerly approximately 3,317 feet along the western property lines of Tax Lot 17 Block 1222 Map 6950, Tax Lot 12 Block 1221 Map 6950, and Tax Lot 8 Block 1221 Map 6950 to the southeasterly corner of Forsyth County Tax Lot 17E, Block 5616 Map 690838, and in the northerly line of Guilford County Tax Lot 5, Block 1221, Map 6950; thence westerly approximately 281 feet along the northerly property line of Tax Lot 5 Block 1221 Map 6950 to the northeasterly corner of Forsyth County Tax Lot 18B Block 5616 Map 690834; thence southeasterly along the easterly property line of 18B Block 5616 Map 690834 to the property's southeasterly corner; thence southwesterly approximately 661 feet along the line of said Lot 18B to the northeasterly corner of Tax Lot 14 Block 5616 Map 690834; thence southerly along the easterly line of said Tax Lot 14 approximately 1,540 feet to the property's southeasterly corner; thence westerly approximately 1,253 feet along the southerly line of said Tax Lot 14 and now again also said Tax Lot 18B to the southwesterly corner of said Tax Lot 18B, in the northerly line of Tax Lot 9, Block 5615C Map 690834; thence westerly approximately 778 feet along the northerly property lines of Tax Lot 9 Block 5615C Map 690834 and Tax Lot 8 Block 5615C Map 690834 to the most easterly corner of Tax Lot 254 Block 5713 Map 684834, and being also the most northerly corner of Tax Lot 117J Block 5615 Map 684834; thence southwesterly approximately 1,445 feet along the northwesterly property lines of Tax Lot 117J Block 5615 Map 684834, Tax Lot 2 Block 5615D Map 684834, Tax Lot 1 Block 5615D Map 684834, Tax Lot 204 Block 5615 Map 684834, and Tax Lot 11 Block 5615 Map 684834 to the southwesterly corner of said Tax Lot 11; thence southerly

across the approximately 60-foot wide right-of-way of NC Highway 66 to the northwesterly corner of Tax Lot 53 Block 5615 Map 684834; thence northwesterly approximately 4,900 feet along the westerly right-of-way line of NC Highway 66 to a point on the southeasterly right-of-way line of Watkins Ford Road; thence southwesterly approximately 980 feet along the southeasterly right-of-way line of Watkins Ford Road to a point on the easterly right-of-way line of Pine Meadow Road; thence southerly approximately 6,860 feet along the easterly right-of-way line of Pine Meadow Road to the southwesterly corner of Forsyth County Tax Lot 1 Block 5614A Map 678830, in the northerly right-of-way line of US Highway 311; thence crossing the approximately 60-foot right-of-way of Pine Meadow Road, and with said northerly right-of-way of US Highway 311 to the southeasterly corner of Tax Lot 1 Block 5617A Map 678830; thence westerly approximately 11,200 feet along the northerly right-of-way line of US Highway 311 to the southwesterly corner of Tax Lot 120B Block 5618 Map 672834; thence westerly across the approximately 60-foot right-of-way of High Point Road to the southeasterly corner of Tax Lot 33G Block 5618 Map 672834; thence westerly along said northerly right-of-way line of US Highway 311 approximately 1,010 feet to the southwesterly corner of said Tax Lot 33G Block 5618 Map 672834; thence southerly approximately 557 feet across the approximately 400-foot right-of-way of US 311 to the most easterly corner of Tax Lot 127 Block 5618 Map 666834, in the northerly property line of Tax Map 128 Block 5618 Map 672834; thence southeasterly approximately 1,452 feet along the northeasterly property lines of Tax Lot 128 Block 5618 Map 672834 and Tax Lot 125 Block 5618 Map 672834 to a point on the westerly right-of-way line of High Point Road; thence southeasterly approximately 3,500 feet along the southwesterly right-of-way line of High Point Road to the northerly right-of-way line of Abbotts Creek Church Road; thence westerly and southerly approximately 4,060 feet along the northerly and westerly right-of-way line of Abbotts Creek Church Road to the southeasterly corner of Tax Lot 1 Block 5675 Map 672826 and being the **END**, said line being more particularly shown on Exhibit A as recorded in Plat Book 171 Page 70 of the Guilford /~~Forsyth~~ County Registry, reference to which is hereby made.

EXHIBIT C

0 700 1,400 2,800 4,200 Feet

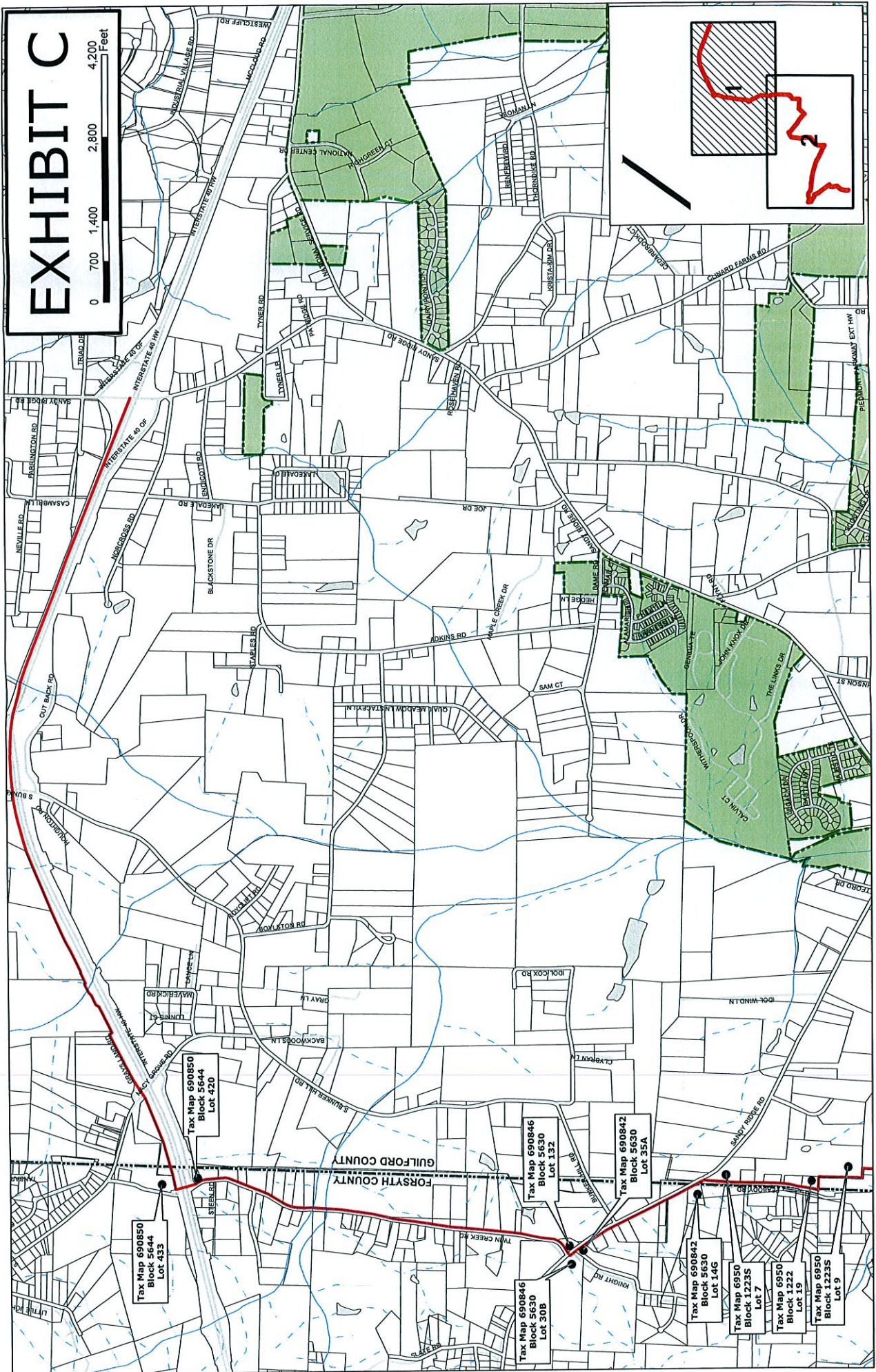


EXHIBIT C

0 700 1,400 2,800 4,200 Feet

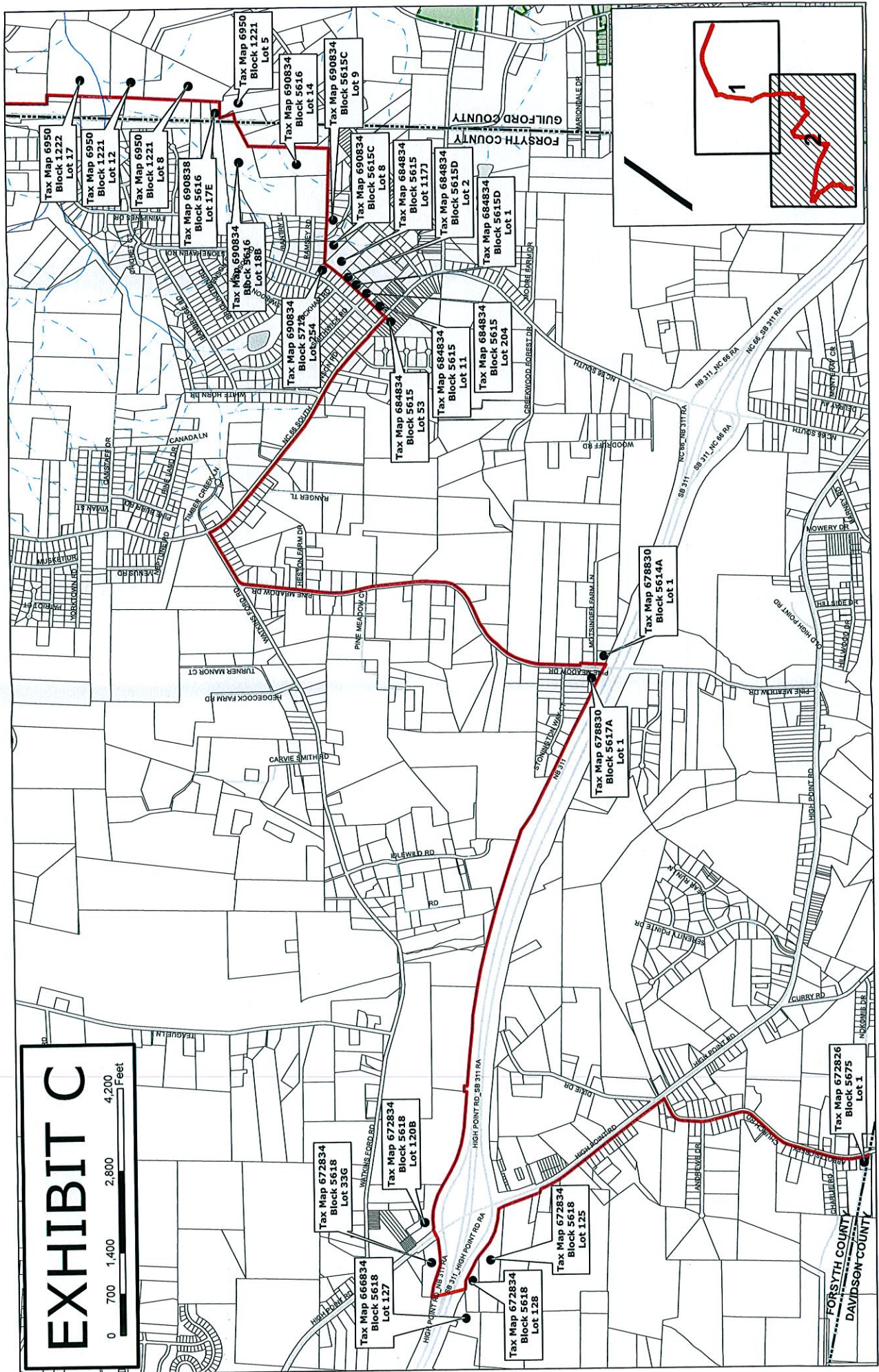
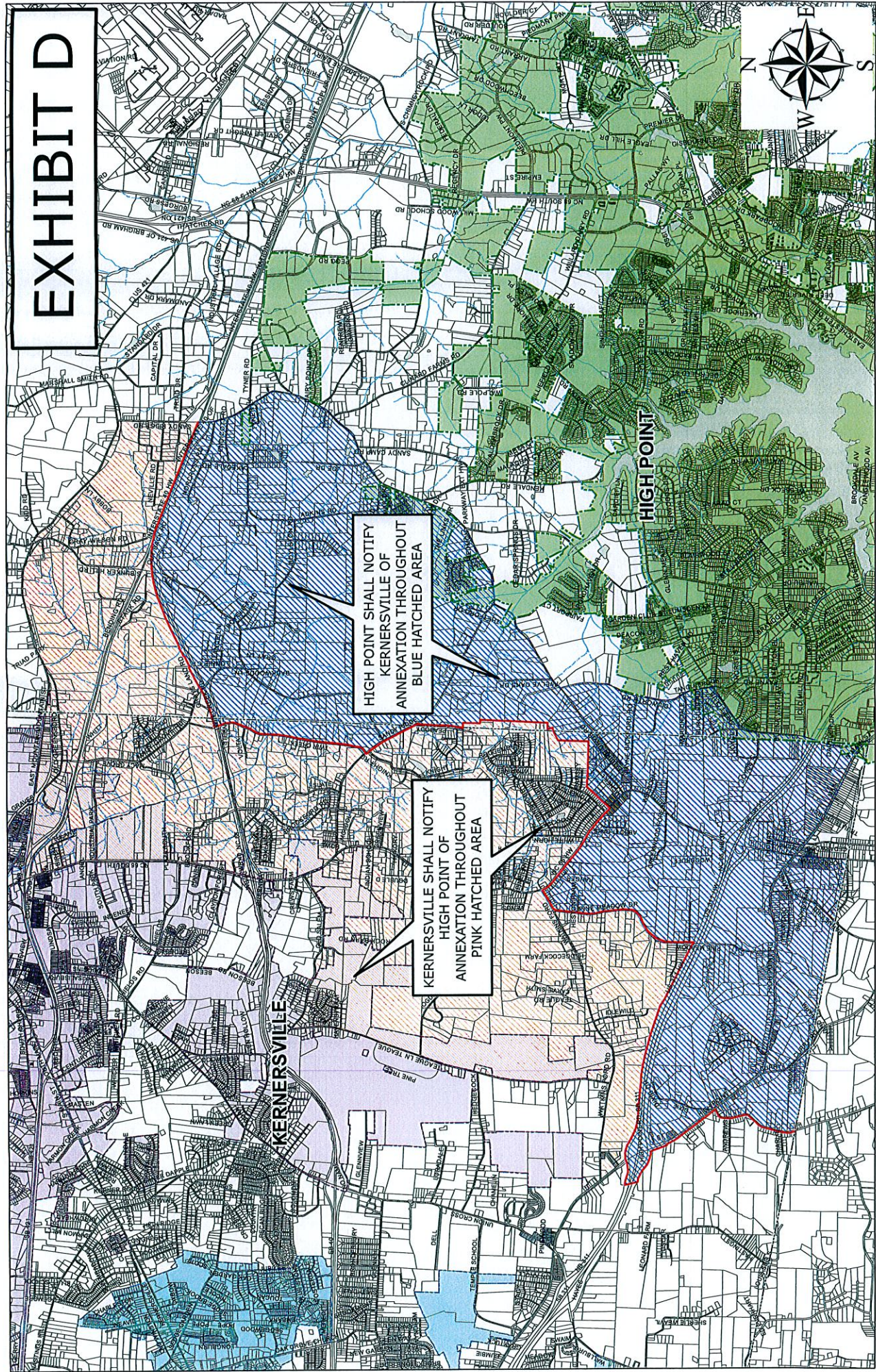


EXHIBIT D



PUBLISH ONCE: Friday, April 20, 2012

**RESOLUTION TO ESTABLISH A
PUBLIC HEARING DATE FOR
VOLUNTARY CONTIGUOUS ANNEXATION
(Case # ANX12-02)**

WHEREAS, the City Council has been petitioned to annex the property of the Greensboro Chinese Christian Church. The proposed annexation site is lying along the south side of Hickswood Road, approximately 1,100 feet east of Deep River Road. The property is addressed as 1910 Hickswood Road, and is also known as Guilford County Tax Parcel 0193150.

WHEREAS, the City Clerk is in receipt of said petition and has determined its sufficiency in accordance with G.S. 160A-31;

NOW, THEREFORE BE IT RESOLVED, THAT THE CITY COUNCIL establishes Monday, May 21, 2012, at 5:30 p.m., in the Council Chambers in the Municipal Building at 211 South Hamilton Street, High Point, North Carolina, as the date for the public hearing regarding the requested annexation.

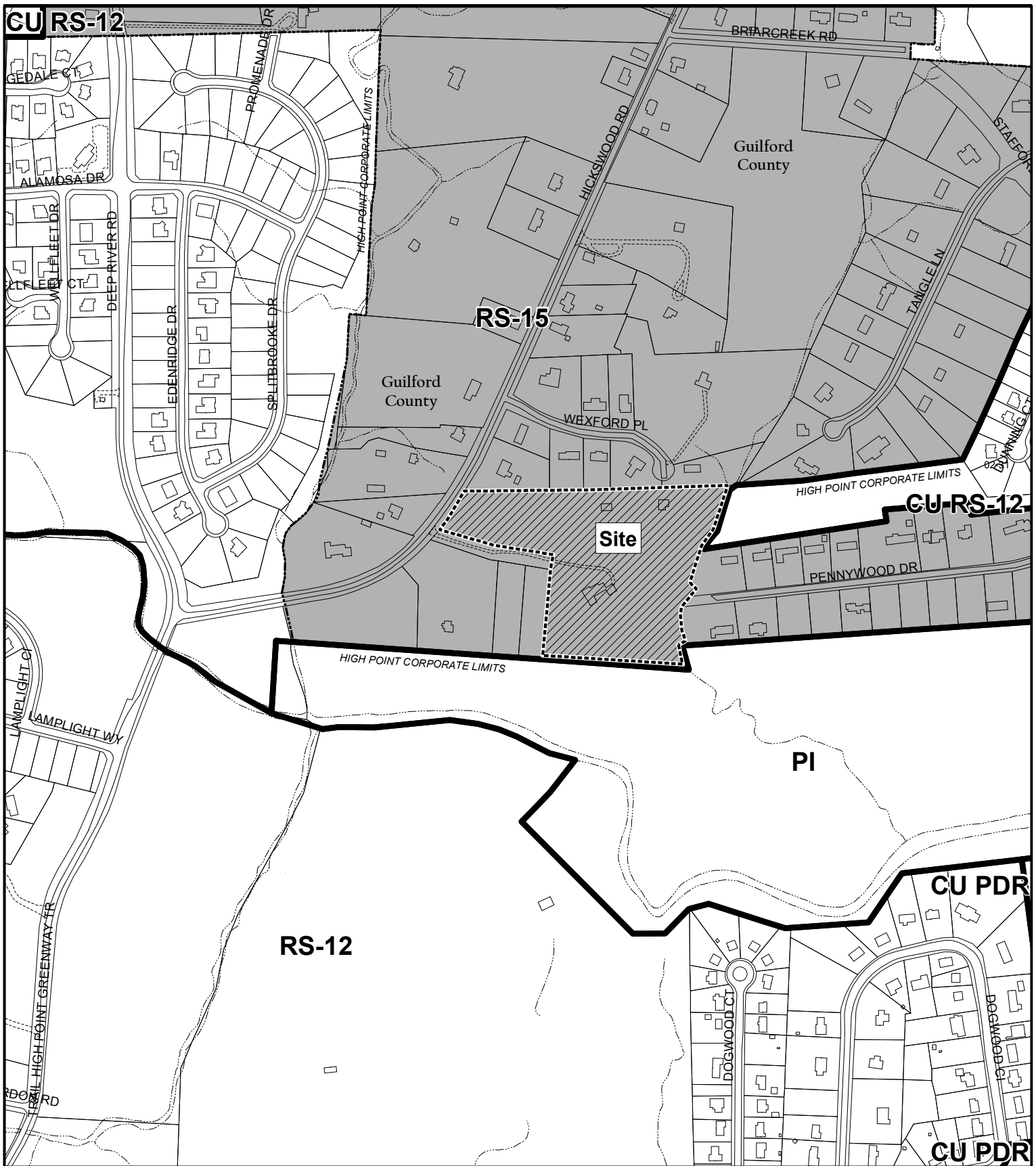
Any interested party will be permitted to be heard at the public hearing. The meeting facilities of the City of High Point are accessible to people with disabilities. If you need a special accommodation, call (336) 883-3298 or the TDD# (336) 883-8517.

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

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

By order of the City Council,
This the 16th day of April, 2012

Lisa B. Vierling, City Clerk



ANNEXATION REQUEST ANX12-02

Applicant: Greensboro Chinese Christian Church
Area: 11.180 acres

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

**Planning & Development
 Department**

City of High Point

Date: March 15, 2012



Scale: 1"=500'
 y:/ba-pz/2012/pz/anx12-02.mxd



**FORMAL BID RECOMMENDATION
REQUEST FOR COUNCIL APPROVAL**

DEPARTMENT: **Public Services**

COUNCIL AGENDA DATE: **Apr 9, 2012**

BID NO.: **67-032812** CONTRACT NO.: **2012-004** DATE OPENED: **Mar 28, 2012**

DESCRIPTION:

Piedmont Parkway Pavement Repair and Resurfacing of Streets.

PURPOSE:

This Contract is for the full depth pavement reclamation on Piedmont Parkway, and the resurfacing of City streets.

COMMENTS:

RECOMMEND AWARD TO: **APAC- Thompson Arthur Paving** AMOUNT: **\$692,887.00**

JUSTIFICATION:

APAC-Thompson Arthur Paving was the lowest responsive bidder of this Contract. APAC has performed similar work for the City in the past, and their full depth reclamation subcontractor has successfully performed similar work in NC and the southeastern US.

ACCOUNTING UNIT	ACCOUNT	ACTIVITY	CATEGORY	BUDGETED AMOUNT
101721	527205			1,000,000
TOTAL BUDGETED AMOUNT				

DEPARTMENT HEAD:

Digitally signed by Richard D. McMillan
DN: cn=Richard D. McMillan, o=City of High Point, ou=Public Services Adm., email=richard.mcmillan@highpointnc.gov, c=US
Date: 2012.04.09 14:58:32 -0400

DATE: **Apr 9, 2012**

The Purchasing Division concurs with recommendation submitted by the **Public Services Dept** and recommends award to the lowest responsible, responsive bidder **APAC-Thompson-Arthur** in the amount of \$ **692,887.00**.

PURCHASING MANAGER: **Patricia H. Sykes**

Digitally signed by Patricia H. Sykes
DN: cn=Patricia H. Sykes, o=City of High Point, ou=Purchasing, email=patty.sykes@highpointnc.gov, c=US
Date: 2012.04.09 15:24:11 -0400

DATE: **Apr 10, 2012**

Approved for Submission to Council

FINANCIAL SERVICES DIRECTOR: **Jeffrey Moore**

20110414-204821

Digitally signed by Jeffrey Moore
DN: cn=Jeffrey Moore, o=City of High Point, ou=Finance & Investment, email=jmoore@highpointnc.gov, c=US
Date: 2012.04.10 14:40:45 -0400

DATE: **Apr 10, 2012**

CITY MANAGER: **Strib Boynton**

Digitally signed by Strib Boynton
DN: cn=Strib Boynton, o=City of High Point, ou=City Manager, email=strib.boynton@highpointnc.gov, c=US
Date: 2012.04.10 14:40:45 -0400

DATE: **Apr 10, 2012**

Public Services Department

Richard D. McMillan, P.E.

ASSISTANT DIRECTOR



MEMORANDUM

DATE: April 9, 2012
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 *Richard D. McMillan*
SUBJECT: Agenda Item – Piedmont Parkway Repair and Resurfacing Recommendation

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

Consideration and approval of Contract for the Piedmont Parkway Repair and Resurfacing of streets by APAC-Thompson Arthur Paving in the amount of \$692,887.00.

This contract will provide the full depth pavement reclamation of Piedmont Parkway from Wendover Avenue to Guilford College Road, and resurfacing of several City streets.

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

Street Maintenance: Street Resurfacing Contract 101721-527205

If you have any questions, please contact me.

pc: Patty Sykes, Purchasing Director
Tracey Adams, Purchasing
File

BID TABULATION
BID # 67-032812-ALTERNATE BID-FLEXIBLE PAVEMENT RECLAMATION

PIEDMONT PARKWAY		APAC		LARCO		SHARPE		YADKIN	
DESCRIPTION	QTY	EACH	TOTAL	EACH	TOTAL	EACH	TOTAL	EACH	TOTAL
Mobilization	1	17,600.00	17,600.00	4,400.00	4,400.00	14,505.00	14,505.00	22,885.00	22,885.00
Flexible Pavement Reclamation	19,500	3.90	76,050.00	3.15	61,425.00	4.10	79,950.00	5.27	102,765.00
Portland Cement	540	115.50	62,370.00	120.00	64,800.00	123.60	66,744.00	145.76	78,710.40
Traffic Control	1	6,000.00	6,000.00	19,600.00	19,600.00	11,600.00	11,600.00	5,520.00	5,520.00
Asphalt Concrete Surface Course, S9.5C	2,200	75.85	166,870.00	79.00	173,800.00	79.05	173,910.00	92.60	203,720.00
Thermoplastic Pavement Marking Lines , 4" , 90	2,020	1.00	2,020.00	1.10	2,222.00	1.50	3,030.00	1.09	2,201.80
Thermoplastic Pavement Marking Symbols, 90	12	80.00	960.00	86.00	1,032.00	135.00	1,620.00	201.25	2,415.00
Remove & Replace 2'-6" Concrete Curb & Gutter	110	48.00	5,280.00	48.00	5,280.00	48.00	5,280.00	40.25	4,427.50
Sub-Total			337,150.00		332,559.00		356,639.00		422,644.70

Other roads									
DESCRIPTION	QTY	EACH	TOTAL	EACH	TOTAL	EACH	TOTAL	EACH	TOTAL
Mobilization	1	3,500.00	3,500.00	5,000.00	5,000.00	11,900.00	11,900.00	4,140.00	4,140.00
Asphalt Concrete Surface Course, Type SF9.5A	1,740	88.30	153,642.00	84.00	146,160.00	92.80	161,472.00	101.23	176,140.20
Asphalt Surface Treatment, Mat Coat	11,000	1.24	13,640.00	1.30	14,300.00	1.45	15,950.00	2.27	24,970.00
Adjustment of Valve Boxes (Rapid set)	32	545.00	17,440.00	590.00	18,880.00	540.00	17,280.00	460.00	14,720.00
Adjustment of Valve Boxes (Rapid set)	16	540.00	8,640.00	580.00	9,280.00	540.00	8,640.00	460.00	7,360.00
Milling Asphalt Pavement, 1"	2,020	2.95	5,959.00	3.50	7,070.00	3.32	6,706.40	4.30	8,686.00
Patching Existing Asphalt Pavement, 4"	6,250	22.00	137,500.00	28.00	175,000.00	27.80	173,750.00	23.63	147,687.50
Thermoplastic Pavement Marking Symbols, 90	40	75.00	3,000.00	81.00	3,240.00	110.00	4,400.00	189.75	7,590.00
Thermoplastic Pavement Marking Lines, 8" , 120	520	2.50	1,300.00	2.70	1,404.00	3.00	1,560.00	4.60	2,392.00
Thermoplastic Pavement Marking Lines, 24" , 90	230	6.00	1,380.00	6.45	1,483.50	8.00	1,840.00	8.63	1,984.90
Thermoplastic Pavement Marking Lines, 4" , 90	12,170	0.80	9,736.00	0.85	10,344.50	0.65	7,910.50	0.81	9,857.70
Sub-Total			355,737.00		392,162.00		411,408.90		405,528.30
TOTAL BID			692,887.00		724,721.00		768,047.90		828,173.00

AN ORDINANCE REQUIRING THE BUILDING INSPECTOR OF THE CITY OF HIGH POINT TO VACATE AND CLOSE CERTAIN PROPERTY PURSUANT TO ARTICLE 19 OF THE GENERAL STATUTES OF NORTH CAROLINA; AND, TITLE 9, CHAPTER 6, ARTICLE E, OF THE MINIMUM HOUSING CODE OF THE CITY OF HIGH POINT.

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

SECTION 1: That the City Council of the City of High Point finds as a fact that the following described property has been ordered to be vacated and closed, and it further finds as a fact that the owner has been ordered to secure said building at his expense and said owner has failed to comply with said order.

SECTION 2: That the Inspector of the City of High Point is hereby authorized and directed to proceed with the securing of the following described buildings in accordance with code of Ordinances; and, Article 19 of Chapter 160A of the General Statutes of North Carolina.

PROPERTY LOCATION

4029 Pump Station Road

OWNER(S)

Darrell K. Jackson
3415 Langsdale Drive
High Point, NC 27265

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

SECTION 4: That this ordinance shall become effective from and after its passage as by law provided.

Adopted by City Council
This the 16th day of April, 2012

Lisa B. Vierling, City Clerk

Public Services Department

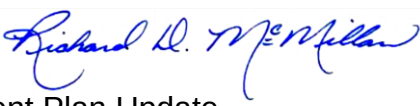
Richard D. McMillan, P.E.
ASSISTANT DIRECTOR



MEMORANDUM

DATE: April 11, 2012

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

FROM: Richard D. McMillan, PE – Assistant Director 

SUBJECT: 2012 Guilford County Solid Waste Management Plan Update

We respectfully request approval and endorsement of the 2012 Guilford County Solid Waste Management Plan Update by City Council.

Every three (3) years, North Carolina Department of Environment and Natural Resources – Waste Management Division (NCDENR–DWM) requires each unit of local government individually or in cooperation with other units of local government to develop a solid waste management plan per North Carolina General Statute 130A-309.09A(b).

The City of High Point has been in cooperation with Guilford County, the City of Greensboro, and other municipalities in Guilford County assembling and reviewing a Draft 2012 Solid Waste Management (SWM) Plan Update.

The 2012 Draft SWM Plan has been out for public comments and is nearly complete. As part of this requirement, each governing body is required to endorse this plan. Once all governing bodies have endorsed the County Plan, it will be sent to the State.

The last Solid Waste Management Plan Update was completed in 2009. If you have any questions, please call.



CITY OF HIGH POINT

RESOLUTION APPROVING AND ENDORSING THE 2012 GUILFORD COUNTY SOLID WASTE MANAGEMENT PLAN UPDATE

WHEREAS, it is a priority of Guilford County to protect the public health and the environment through the safe and effective management of solid waste; and

WHEREAS, better solid waste planning will provide more effective solid waste management, better utilization of natural resources, increased control of the cost of solid waste management; and

WHEREAS, North Carolina General Statute 130A-309.09A(B) requires each unit of local government, either individually or in cooperation with other units of local government, to develop a solid waste management plan, and to update that plan at least every three years; and

WHEREAS, the 2012 update of the Guilford County Solid Waste Management Plan is required to be submitted to the State of North Carolina by June 30, 2012, and must be approved and adopted by resolution prior to being submitted to the State; and

WHEREAS, the City of High Point was represented during the planning process and has been involved with the development of the solid waste management plan;

NOW, THEREFORE, BE IT RESOLVED that the City Council of High Point approves and endorses the 2012 Guilford County Solid Waste Management Plan Update.

Adopted by the High Point City Council this 16th day of April, 2012.

Rebecca R. Smothers, Mayor

ATTEST:

Lisa B. Vierling, City Clerk

Introduction

This Solid Waste Management Plan Update (Update 2012) discusses the current solid waste practices used within Guilford County (County) and possible changes that can be made to improve solid waste management and to reduce solid waste generation over the next ten years. Plan updates will follow at least every three years to allow for improvements and continuous monitoring of the Plan implementation. It is the intention of the municipal representatives who have participated in this planning process to continue to meet regularly and further develop and implement strategies for waste reduction and for future solid waste management alternatives. In light of the current state of the economy, a great deal of emphasis must be placed on providing the maximum benefit and level of service while using the least amount of public funding possible. It is likely that, as budgetary constraints increase and federal and state assistance decrease, non-mandated solid waste programs will be targets of budget cuts. The County and its municipal planning partners have agreed that using solid waste disposal tax distributions to help maintain existing programs and services is the best, and possibly the only viable, course of action. Recommended enhancements to these existing programs, as outlined in Update 2012, will be accomplished largely through the use of staff time and expertise and will focus on public outreach and education.

The planning area includes Guilford County and the following municipalities: Archdale, Gibsonville, Greensboro, High Point, Jamestown, Oak Ridge, Pleasant Garden, Sedalia, Stokesdale, Summerfield, and Whitsett.

Planning Area Goals

Guilford County's long-term goal is to help reduce waste generation within the County and participating municipalities. The County and its municipal partners will strive to educate the entire community about solid waste and recycling, and to make solid waste disposal and recycling easy and accessible to everyone. These efforts will aid in the prevention of improper waste disposal and will provide greater protection for the public health and for the environment. Our goals are summarized as follows:

- ❑ Goal 1 – Develop a Solid Waste Management Plan that is in conformance with state requirements and with local objectives.
- ❑ Goal 2 – Identify any deficiencies in existing solid waste management programs and systems that must be addressed in order to meet local needs and provide protection for the public health and for the environment.

- ❑ Goal 3 – Develop local reduction goals and programs for Guilford County.
- ❑ Goal 4 – Develop and implement a comprehensive, ongoing public education program and encourage public participation in the long-term planning process.
- ❑ Goal 5 – Continue the solid waste management process so that the feasibility of future options can be thoroughly investigated, and recommendations based on those investigations can be presented to the participating jurisdictions for review and adoption.

Waste Quantities and Composition

Guilford County and its municipalities disposed of approximately 565,000 tons of waste in Fiscal Year (FY) 2010-11 (North Carolina Division of Waste Management), not including yard debris or recyclables. The County and municipalities actually managed a total of approximately 670,000 tons of waste including recyclables (60,000 tons) and yard waste materials (45,000 tons) that were diverted from landfilling. Of the total tons of waste managed for the County, it is estimated that 29 percent is residential, 26 percent is commercial waste, 23 percent is industrial waste, and 22 percent is construction and demolition (C&D) waste.

Waste Reduction Goals

Waste reduction is calculated by comparing current figures to the per capita disposal rate established during the baseline fiscal year of 1991-92 of 1.35 tons per person per year. In 2009, Guilford County and its municipalities established a local waste reduction goal of 0% to be reached by FY 2012-13 and to be maintained through FY 2018-19. In FY 2008-09, the County achieved this goal with a disposal rate of 1.33 tons per capita. This waste reduction trend escalated dramatically in FY 2009-10, when the disposal rate dropped to 1.20 tons per capita, and continued to improve in FY 2010-11, when the disposal rate dropped further to 1.15 tons per capita.

It is the belief of the municipal planning partners that this major reduction in waste is due, for the most part, to the state of the economy in North Carolina in particular and in the entire country in general. Although most of the recommended waste reduction actions set forth in the 2009 Update were implemented, it is highly unlikely that they could have produced such a major change in disposal rates. In addition, should the economy rebound, it would be highly unlikely that these reduced disposal rates could be sustained.

Upon careful consideration of these factors in conjunction with future waste projections, the updated reduction goals for Guilford County and its municipal partners are as follows:

- ◆ FY 2015-16 5%
- ◆ FY 2021-22 3%

To maintain a level of 5 percent per capita waste reduction in FY 2015-16 and a level of 3 percent per capita waste reduction in FY 2021-22, Guilford County must hold its per capita disposal rate to 1.28 tons in FY 2015-16 and 1.31 tons in FY 2021-22. Based on population projections and using the new per capita rates, the County's future landfill disposal should be limited to 689,487 tons for FY 2015-16 and 738,195 tons for FY 2021-22.

Assessment of Programs and Services

It is the hope of Guilford County and its municipalities to maintain the ability to fund current solid waste programs and maintain current solid waste services. Through the following efforts, progress will be made towards meeting the goals established within this Solid Waste Management Plan Update.

- **Waste Reduction** – The County and its municipal planning partners intend to develop internal waste reduction and recycling policies and to work to reduce the toxicity of chemicals being used by government agencies and facilities. Current efforts to disseminate information to the public about waste reduction will be expanded to include more web-based content and additional outlets for distribution of the Guilford County Solid Waste Services Guide.
- **Collection** – All households within Guilford County and its municipalities have curbside trash and recycling collection available. Guilford County currently licenses private residential collection services to operate in the unincorporated areas and smaller towns. The County, along with its municipal planning partners, intends to develop and present for adoption a policy requiring licensed garbage collectors to provide recycling collection, with minimum standards, and the option for yard waste collection as part of their license to operate. This policy would support state landfill bans and help increase the County diversion rate. The cities of Greensboro and High Point will continue to examine the potential for additional or expanded multifamily trash and recycling collection services.
- **Recycling and Reuse** – Recycling rates for the entire County remain unpredictable. In 2008, the state announced a new goal of 2 million tons recycled annually by 2012. In order to reach this goal, the Division of Environmental Assistance and Outreach (DEAO) has calculated Guilford County must increase its per capita recycling rate of 337.18 pounds by 34%, or 114.27 pounds to reach a target of 451.45 pounds per person per year. Because of current economic conditions, the County and its municipal planning partners intend to focus on education and outreach efforts to increase the diversion rate, using available staff time to replace dollars when possible. The City of Greensboro/Guilford County residential household hazardous waste disposal program will continue to accept

electronic waste, including computer equipment and televisions, for recycling and disposal. In addition, County staff will continue to work with schools to encourage administrative and classroom recycling and provide assistance in the implementation of recycling programs.

- **Composting and Mulching** – The County and its municipal planning partners share a major concern about the effect of changes in the state rules governing compost facilities. It is anticipated that the implementation of these new rules will place an undue financial burden on municipal composting facilities and make costs associated with their operation prohibitive. It is likely that, if the two existing municipal composting facilities are forced to cease operations, the recovery rate for yard waste will be greatly reduced. It is also likely that the use of burning as a means of yard trash disposal will increase dramatically as a result.
- **Disposal** – The City of High Point’s Kersey Valley landfill, now the only operating MSW landfill in Guilford County, has ample disposal capacity for the planning period at its current disposal rate. The City of Greensboro’s Solid Waste Transfer Station and Republic Waste Services’ Bishop Road Transfer Station transport all of their MSW to Republic Services’ Uwharrie Environmental Landfill in Montgomery County. Life expectancy of this facility is not entirely predictable, and the County and its municipalities intend to continue to engage regional planning partners in discussions about a regional disposal plan. C&D disposal facilities appear to be adequate for the planning period, with the City of Greensboro’s White Street Landfill, WCA, Inc. of High Point and A-1 Sandrock C&D Landfill continuing operations. In addition, there are currently 14 active LCID landfills in operation throughout the County.
- **Education** – Current efforts are being focused on educating the residential, commercial, and industrial sectors about the benefits of recycling. The County intends to continue to promote and expand its public outreach campaign, “For PETE’s Sake Recycle.” The Cooperative Extension Service provides solid waste and recycling educational opportunities for residents, including grass-cycling and composting classes. Information about solid waste and recycling programs is made available to residents and businesses through collection service providers, in County and municipal offices and facilities and on government and corporate websites. Government-sponsored events highlighting Earth Day and America Recycles day have garnered media attention and assisted in community education efforts. The County intends to continue to provide elementary school recycling education programs, to make classroom recycling lessons available to elementary, middle and high school teachers, and to encourage and provide assistance with administrative and classroom recycling programs. In addition, the County and its municipal partners will work to expand public awareness of businesses and service providers that incorporate

substantial “green” procedures and policies into their operations through the development of a recognition program.

- **Special Waste** – The City of Greensboro and Guilford County provide a collection site for residential household hazardous waste and electronics, including computer equipment and televisions. The County developed and opened two new electronics collection sites in advance of the July 2011 landfill ban on computer equipment and televisions. The City of High Point has also begun accepting discarded electronics at their material recovery facility. In addition, the County is working to continue its annual spring clean-up event (HHW, scrap tires and whites goods are accepted from residents), its annual e-waste collection event in cooperation with the Town of Pleasant Garden, and its bi-annual clean-up event (HHW, scrap tires and whites goods are accepted from residents) in partnership with the City of High Point, and to expand special collection events to other areas of the County. A new clean-up event, in cooperation with the Town of Summerfield, was held in June 2011. It is hoped that this successful new event will become an annual program as well. The County also intends to promote and support the activities of private companies that are beginning to process and recycle other special wastes, including asphalt shingles, discarded mattresses, prescription medications, and Styrofoam.
- **Illegal Disposal/Litter** – In an effort to reduce illegal disposal and littering, the County employs enforcement and educational personnel that deal specifically with littering and illegal dumping. The County environmental enforcement officer employs surveillance cameras to monitor illegal dump sites and identify and prosecute violators. A new application for reporting littering, illegal dumping and illegal burning is being added to the County website. When feasible, County environmental services staff partner with the Sheriff’s Prison Farm to assist property owners with the clean-up of illegal dump sites. The cities of Greensboro and High Point and the towns of Jamestown and Pleasant Garden sponsor and promote local events in the spring (Great American Clean-up) and fall (NC Big Sweep) that are designed to enlist the community in efforts to clean up neighborhoods and waterways. During this planning period, the County and its municipal partners intend to support, promote and expand NCDOT’s Adopt-a-Highway program.
- **Purchasing Recycled Products** – The County has expanded its internal recycling program and reaffirmed its Recycling and Waste Reduction policy through all departments. The policy encourages the practice of environmentally preferable purchasing, and provisions for EPP have been included in bid specifications by the County Purchasing Department. In addition, the County Purchasing Department has worked with solid waste staff to develop a listing of recycled content products available for purchase and a list of qualified vendors of recycled products. The Town of

Summerfield has developed and adopted its Recycling and Waste Prevention Policy, and the County continues to encourage other municipalities to adopt similar measures.

- **Disaster Response** – The County has worked with its municipal partners to identify suitable sites for the temporary storage of disaster debris. County staff is working with NC DENR staff to have these sites evaluated and approved for their future use. In addition, the County’s animal mortality emergency response plan is included in the 2012 Update. All of this information is disseminated to emergency management personnel for inclusion in the County’s Emergency Management Plan.
- **Abatement of Abandoned Mobile Homes** – Based on state legislation, the County and its municipal planning partners have evaluated the issue of abandoned mobile homes and determined that the development of an abatement program is not necessary at this time. It is intended that the issue be revisited at least every three years in conjunction with the plan update process.

Plan Implementation

All of the actions recommended in this 2012 Update are scheduled for implementation through the end of FY 2012-13. Because ongoing budget cuts are anticipated as county and municipal governments struggle to maintain core services, no additional expenditures are planned for the remainder of the current 3-year planning period. Should economic conditions improve during this time frame, the County and its municipal planning partners will reopen discussions about the potential for increasing waste reduction and diversion through the addition or expansion of solid waste services and programs.



April 12, 2012

MEMORANDUM

TO: Strib Boynton
City Manager

FROM: Glenda Barnes
Budget Analyst

SUBJECT: Underground Electric Lines and Intersection Improvements

The attached Budget Amendment provides financing for the installation of underground electric distribution lines, intersection signal improvements, and sidewalk and curb improvement, repair and reconstruction along portions of Montlieu Avenue and North College in a cooperative public-private partnership between High Point University (HPU) and the City.

The City will manage and finance the \$2,051,667 project. The City will appropriate fund balance to finance the improvements, and HPU will reimburse the City for one-half of the actual costs of constructing the improvements. The agreement with HPU also provides that any savings or expenses above the estimated costs will be shared equally between the City and HPU.

Amendment for Underground Utilities and Intersection Improvements - \$ 2,051,667
(Along Montlieu Avenue & North College Drive along with High Point University)

*The City's portion of \$1,025,834 will come out of Electric fund balance

*High Point University will reimburse the City \$1,025,833

cc: Pat Pate
Randy McCaslin
Garey Edwards
Louanne Hedrick
Jeff Moore

Attachments: Budget Amendment

"AN ORDINANCE AMENDING THE 2011-2012 BUDGET ORDINANCE
OF THE CITY OF HIGH POINT, NORTH CAROLINA
FUNDING FOR UNDERGROUND UTILITIES, INTERSECTION IMPROVEMENTS AND
SIDEWALKS ALONG PORTIONS OF MONTLIEU AVENUE AND
NORTH COLLEGE DRIVE

Be it ordained by the City Council of the City of High Point, North Carolina,
as follows:

Section 1. The Project provides for the installation of underground electric distribution lines, intersection improvements, and sidewalk and curb improvement, repair and reconstruction along portions of Montlieu Avenue and North College in a cooperative public-private partnership between High Point University and the City of High Point is the owner of the real property. The City will appropriate fund balance to finance the improvements, and High Point University will reimburse the City for one-half of the actual cost of constructing the improvements.

Section 2. The following revenue is available to the City of High Point:

(A) The Electric Fund of the City of High Point, is hereby amended as follows:

Appropriated Fund Balance (631999/490631)	\$ 1,025,834
Contributions – HP Univ (631999/483002)	<u>\$ 1,025,833</u>
	\$ 2,051,667

(B) The following Electric Capital expenditures be amended as follows:

Capital Project Expenditures (631799/533701)	\$ 2,051,667
--	--------------

Section 3. That all ordinances, or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

Section 4. That this ordinance shall be effective from and after its passage."

Adopted this _____ day of April, 2012

A regular meeting of the City Council of the City of High Point, North Carolina was held in the Council Chambers of the Municipal Building at 211 South Hamilton Street in High Point, North Carolina, the regular place of meeting, at 4:45 p.m. on April 16, 2012.

Present: Mayor Rebecca R. Smothers, presiding, and Council Members

Absent: Council Members

Also Present: _____

* * * * *

_____ introduced the following order authorizing bonds the title of which was read and copies of which had been previously distributed to each Council Member:

ORDER AUTHORIZING \$5,785,000 DOWNTOWN IMPROVEMENT BONDS

BE IT ORDERED by the City Council of the City of High Point, North Carolina:

1. That pursuant to the Local Government Bond Act, as amended, the City of High Point, North Carolina is hereby authorized to contract a debt, in addition to any and all other debt which said City may now or hereafter have power and authority to contract, and in evidence thereof to issue downtown improvement bonds in an aggregate principal amount not exceeding \$5,785,000 for the purpose of providing funds, together with any other available funds, for acquiring, constructing and equipping various improvements to said City's downtown area, including, without limitation, streets and streetscape improvements, the conversion of overhead electric lines to underground lines, the installation of street lighting, benches, trees, pedestrian islands and other related improvements and the acquisition of any necessary land and rights of way

2. That taxes shall be levied in an amount sufficient to pay the principal of and the interest on said bonds.

3. That a sworn statement of debt of said City has been filed with the City Clerk and is open to public inspection.

4. That this order shall take effect 30 days after its publication following adoption, unless it is petitioned to a vote of the people within 30 days after the date of its publication as introduced as provided in G.S. 159-60, in which event it will take effect when approved by the voters of said City at a referendum as provided in said Act.

5. That this order is adopted pursuant to the provisions of G.S. 159-49, which authorizes the issuance of bonds without a vote of the people for the purposes specified therein in an amount not exceeding two-thirds of the amount by which the outstanding indebtedness of said City has been reduced in the preceding fiscal year.

The City Council thereupon designated the Financial Services Director of the City to make and file with the City Clerk the sworn statement of debt of the City which is required by The Local Government Bond Act, as amended, to be filed after the bond order has been introduced and before the public hearing thereon.

Thereupon, the Financial Services Director of the City caused to be filed with the City Clerk, in the presence of the City Council, the sworn statement of debt as so required.

Thereupon, the order entitled "ORDER AUTHORIZING \$5,785,000 DOWNTOWN IMPROVEMENT BONDS" was passed upon introduction by the following vote:

Ayes: _____

Noes: _____

On motion duly made, seconded and carried, the City Council fixed 5:30 p.m., May 7, 2012, in the Council Chambers of the Municipal Building located at 211 South Hamilton Street in High Point, North Carolina, as the hour, day and place for the public hearing upon the foregoing order and directed the City Clerk to publish said order as required by The Local Government Bond Act, as amended, once in The High Point Enterprise not later than the sixth day before said date.

* * * * *

I, Lisa B. Vierling, City Clerk of the City of High Point, North Carolina, DO HEREBY CERTIFY that the foregoing is a true copy of so much of the proceedings of the City Council of said City at a regular meeting held on April 16, 2012, as relates in any way to the introduction and passage upon introduction of the foregoing order authorizing general obligation bonds of said City and that said proceedings are recorded in the minutes of said City Council.

I DO HEREBY FURTHER CERTIFY that proper notice of such regular meeting was given as required by North Carolina law.

WITNESS my hand and the official seal of said City this 16th day of April, 2012.

City Clerk

[SEAL]

AN ORDINANCE REQUIRING THE BUILDING INSPECTOR OF THE CITY OF HIGH POINT TO VACATE AND CLOSE CERTAIN PROPERTY PURSUANT TO ARTICLE 19 OF THE GENERAL STATUTES OF NORTH CAROLINA; AND, TITLE 9, CHAPTER 6, ARTICLE E, OF THE MINIMUM HOUSING CODE OF THE CITY OF HIGH POINT.

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

SECTION 1: That the City Council of the City of High Point finds as a fact that the following described property has been ordered to be vacated and closed, and it further finds as a fact that the owner has been ordered to secure said building at his expense and said owner has failed to comply with said order.

SECTION 2: That the Inspector of the City of High Point is hereby authorized and directed to proceed with the securing of the following described buildings in accordance with code of Ordinances; and, Article 19 of Chapter 160A of the General Statutes of North Carolina.

PROPERTY LOCATION

1209 E. Green Drive

OWNER(S)

Managing Investment, Inc.
P.O. Box 79097
Greensboro, NC 27417

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

SECTION 4: That this ordinance shall become effective from and after its passage as by law provided.

Adopted by City Council
This the 16th day of April, 2012

Lisa B. Vierling, City Clerk



MEMORANDUM

DATE: **April 10, 2012**

TO: Randy McCaslin, Assistant City Manager

FROM: Michael E. McNair, Director

SUBJECT: Public Hearing

RE: 2012-13 Annual Action Plan

The Community Development and Housing Department requests a public hearing on the 2012-13 Annual Action plan at Council's regularly scheduled meeting on April 16th. The department has completed necessary activities for preparation and submission of the plan to the Department of Housing and Urban Development (HUD). The final step prior to submission is Council approval. A copy of the plan describing the activities and programs proposed for the 2012-13 program year has been included in the agenda package for Council's review. The plan must be submitted to HUD no later than May 15, 2012.

The action plan describes the proposed projects to be undertaken during the 2012-13 program year with HUD funds and other related activities. It also contains goals and measurable objectives for the proposed projects. The process to develop the plan included the following:

- Two community meetings were held on February 16th and March 1st to discuss programs and seek citizen input;
- The Citizen Advisory Council (CAC) received presentations from public service grant applicants on February 23rd ;
- A draft of the proposed plan was released for public comment for the period of March 13th through April 11th; and
- The CAC conducted a public hearing of the action plan on March 22nd and voted unanimously to recommend Council approval of the plan.

The proposed 2012-13 One Year Action Plan has met HUD citizen participation requirements for action plan development such as public availability of the proposed plan, public hearings on the plan, and the public comment period. We ask Council's favorable consideration to approve the 2012-13 Annual Action Plan.

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

**ORDINANCE
REQUEST:**

Ordinance to Vacate

**PROPERTY
ADDRESS:**

1209 E Green Drive

OWNER:

Managing Investments, Inc

**FIRST
INSPECTION
1-17-2012**

Number of Violations: Major 4 Minor 9
1) missing kitchen sink
2) handrails at the rear steps are not secure
3) rotted floor system at the left front side of dwelling
4) no smoke detectors

**HEARING
RESULTS:
2-1-2012**

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 inspection was in response to the Burns Hill Neighborhood targeted inspection request. At the time of the initial inspection, the dwelling was vacant. The utilities have been placed on hold. The ordinance is requested to allow the inspector to close, vacate and placard the dwelling in accordance with State statutes.

**ORDER(S)
ISSUED:
2-1-2012**

Order to Repair or vacate with a compliance date of 3-1-2012

APPEALS:

No appeals to date.

**OWNER
ACTIONS:**

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

EXTENSIONS:

None requested by the owner.

**CURRENT
STATUS:
4-3-2012**

Conditions still exist. Dwelling is vacant and secure.



1209 East Green Drive

Ordinance to Vacate/Close



Location of subject property

**Department of Planning
and Development**

City of High Point

Date: April 10, 2012



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



1209 E. Green Street

TO THE PUBLISHERS OF THE HIGH POINT ENTERPRISE:

Please publish the following once in the High Point Enterprise on Friday, April 20, 2012:

ORDER AUTHORIZING \$5,785,000 DOWNTOWN IMPROVEMENT BONDS

BE IT ORDERED by the City Council of the City of High Point, North Carolina:

1. That pursuant to the Local Government Bond Act, as amended, the City of High Point, North Carolina is hereby authorized to contract a debt, in addition to any and all other debt which said City may now or hereafter have power and authority to contract, and in evidence thereof to issue downtown improvement bonds in an aggregate principal amount not exceeding \$5,785,000 for the purpose of providing funds, together with any other available funds, for acquiring, constructing and equipping various improvements to said City's downtown area, including, without limitation, streets and streetscape improvements, the conversion of overhead electric lines to underground lines, the installation of street lighting, benches, trees, pedestrian islands and other related improvements and the acquisition of any necessary land and rights of way

2. That taxes shall be levied in an amount sufficient to pay the principal of and the interest on said bonds.

3. That a sworn statement of debt of said City has been filed with the City Clerk and is open to public inspection.

4. That this order shall take effect 30 days after its publication following adoption, unless it is petitioned to a vote of the people within 30 days after the date of its publication as introduced as provided in G.S. 159-60, in which event it will take effect when approved by the voters of said City at a referendum as provided in said Act.

5. That this order is adopted pursuant to the provisions of G.S. 159-49, which authorizes the issuance of bonds without a vote of the people for the purposes specified therein in an amount not exceeding two-thirds of the amount by which the outstanding indebtedness of said City has been reduced in the preceding fiscal year.

The foregoing order has been introduced and a sworn statement of debt has been filed under the Local Government Bond Act, as amended, showing the appraised value of the City of High Point, North Carolina to be \$9,265,155,501 and the net debt thereof, including the proposed bonds, to be \$116,381,886. A tax will be levied to pay the principal of and interest on the bonds if they are issued. Anyone who wishes to be heard on the questions of the validity of the bond order and the advisability of issuing the bonds may appear at a public hearing or an adjournment thereof to be held at 5:30 p.m. on May 7, 2012, in the Council Chambers of the Municipal Building located at 211 South Hamilton Street in High Point, North Carolina.

By: Lisa B. Vierling
City Clerk
City of High Point, North Carolina

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

**ORDINANCE
REQUEST:**

Ordinance to Vacate

**PROPERTY
ADDRESS:**

1014 Meredith Street

OWNER:

Joseph G and Bonita Brooks

**FIRST
INSPECTION
1-30-2012**

Number of Violations: Major 6 Minor 7

- 1) leaking roof at top of interior stairs
- 2) missing guard rails on front porch
- 3) front porch steps are deteriorating and are unstable
- 4) termite damage to the bathroom floor system
- 5) electric riser and service cable near meter base need to be repaired
- 6) missing smoke detectors in bedrooms on both levels of dwelling

**HEARING
RESULTS:
2-15-2012**

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 inspection was in response to the Burns Hill Neighborhood targeted inspection request. At the time of the initial inspection, the dwelling was occupied by 2 adults. The unit is still occupied. The ordinance is requested to allow the inspector to close, vacate and placard the dwelling in accordance with State statutes.

**ORDER(S)
ISSUED:
2-15-2012**

Order to Repair or Vacate with a compliance date of 3-1-2012

APPEALS:

No appeals to date.

**OWNER
ACTIONS:**

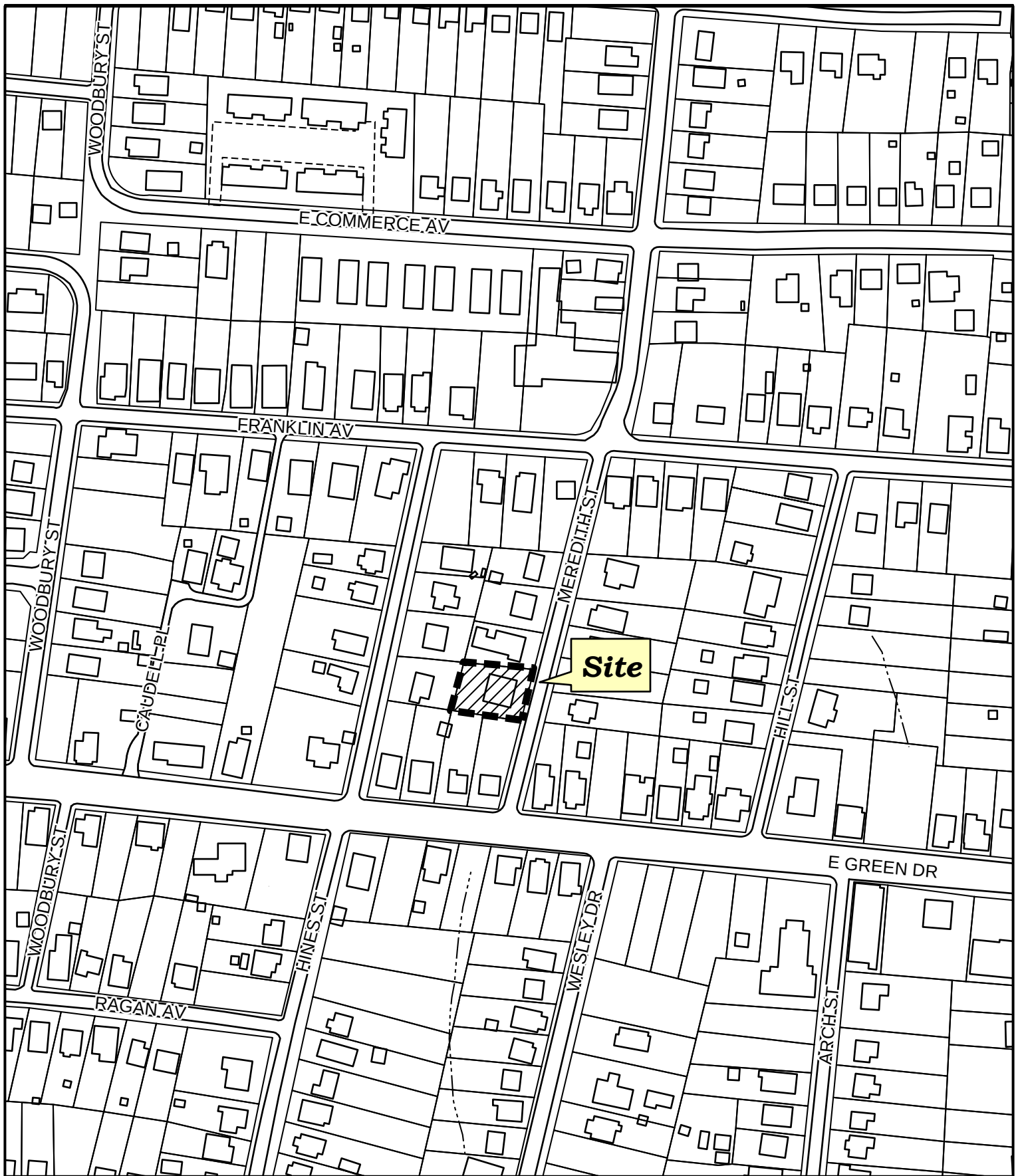
There have been no permits issued and repairs have not started.

EXTENSIONS:

None requested by the owner.

**CURRENT
STATUS:
4-4-2012**

Conditions still exist. Dwelling is occupied.



1014 Meredith Street

Ordinance to Vacate/Close



Location of subject property

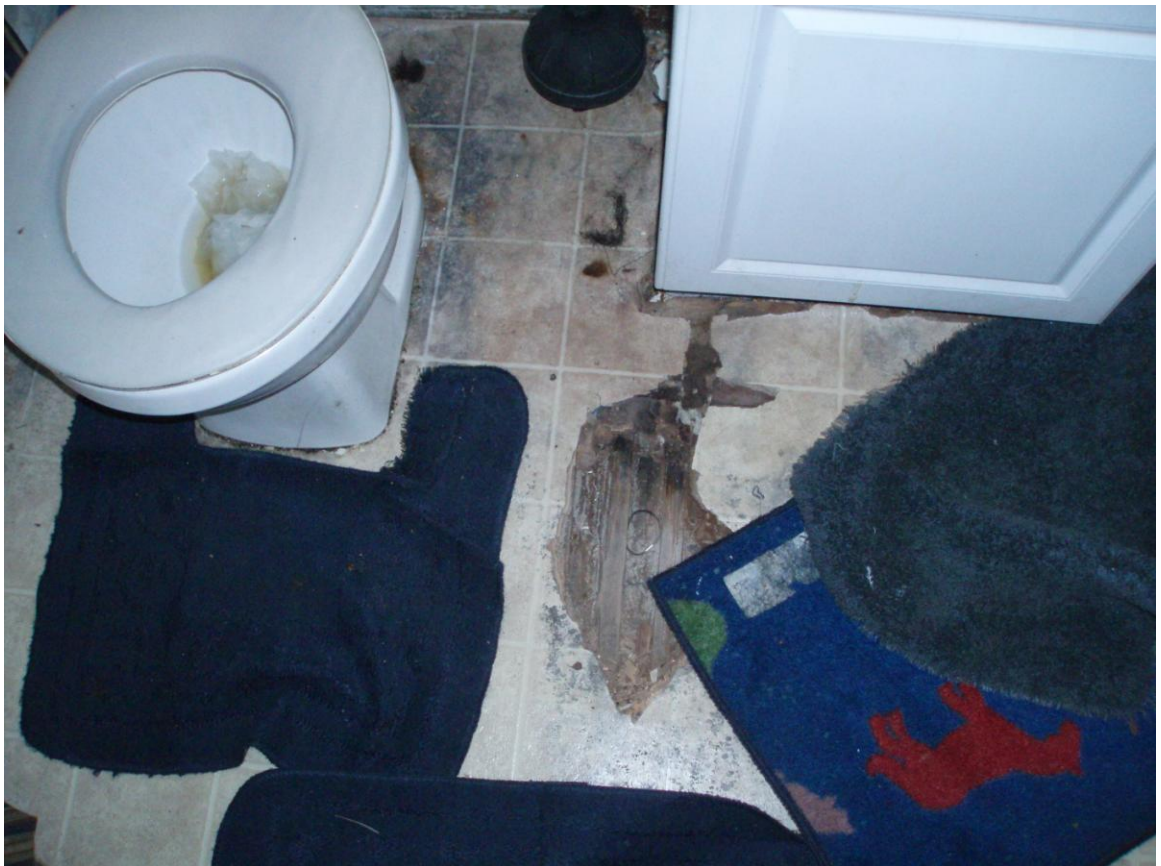
**Department of Planning
and Development**

City of High Point

Date: April 10, 2012



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



1014 Meredith Street



1014 Meredith Street

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

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

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on March 27, 2012 and before the City Council of the City of High Point on April 16, 2012 regarding **Zoning Case 12-03** a proposed amendment to the Official Zoning Map of the “City of High Point Development Ordinance”;

WHEREAS, notice of the public hearings was published in the High Point Enterprise on March 18, 2012, for the Planning and Zoning Commission public hearing and on April 4, 2012 and April 11, 2012, for the City Council public hearing pursuant to Chapter 160A-364 of the General Statutes of North Carolina; and

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

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

SECTION 1

That the Official Zoning Map of the City of High Point be amended to establish the following described area as: **Conditional Use Light Industrial (CZ-LI) District**. The property is approximately 25 acres and lying along the south side of Cedrow Drive, east of I-74. The property is also known as Guilford County Tax Parcels 0181906, 0181907, 0181908, 0181909 and 0181920.

SECTION 2

That the property herein described shall be perpetually bound by the following use(s) authorized and condition(s) imposed, unless subsequently changed or amended as provided for by the Development Ordinance.

Part I. USES:

Any of the land uses allowed in the Light Industrial (LI) District shall be permitted with the exceptions listed below, subject to the development and dimensional requirements of the Development Ordinance and subject to the specific conditions of this ordinance.

A. Prohibited Uses: The following uses, enumerated in Table 4-5-1, Permitted Use Schedule of the Development Ordinance, shall be prohibited:

1. All agricultural uses
2. All residential uses
3. All accessory uses and structures listed in Table 4-5-1, except for customary accessory uses and structures
4. All recreational uses

5. Business, Professional & Personal Services Uses
 - a. Automobile repair services, major
 - b. Automobile repair services, minor
 - c. Automobile towing and storage services (Ref. SIC 7549)
 - d. Boat repairs and boat and ship building (Ref. SIC 3730)
 - e. Truck driving schools (Ref. SIC 8249)
 6. All retail trade uses shall be prohibited, except for computer sales (Ref. SIC 5734), office machine sales (Ref. SIC 5999), restaurants (no drive-thru), restaurants serving mixed alcoholic beverages (Ref. SIC 5812), and furniture sales (Ref. SIC 5712). (Refer to restricted uses in Part I.B below.)
 7. Wholesale Trade
 - a. Farm supplied (other (Ref. SIC 5191)
 - b. Forest products (Ref. SIC 5099)
 - c. Lumber and millwork (Ref. SIC 5031)
 - d. Lumber and other construction materials (Ref. SIC 5030)
 - e. Motor vehicles (Ref. SIC 5012)
 8. Transportation, Warehousing and Utilities Uses
 - a. Demolition debris landfills, minor
 - b. Heliports (Ref SIC 4522)
 - c. Railroad terminals or yards (Ref 4010)
 - d. Recycling processing centers
 - e. Moving and storage services (Ref. SIC 4214)
 - f. Taxi terminals (Ref. SIC 4121)
 - g. Trucking or freight terminals (Ref. SIC 4213)
 - h. Utility equipment and storage yards
 - i. Warehouses (self-storage) (Ref. SIC 4225)
 9. Manufacturing and Industrial Uses
 - a. Fats and oils plant (Ref. SIC 2070)
 - b. Manufacturing of manufactured housing and wood buildings (Ref. SIC 2450)
 - c. Motorcycle assembly (Ref. SIC 3751)
 10. Other Uses
 - a. Storage trailers as a principal uses
- B. Restricted Uses: The following uses, enumerated in Table 4-5-1, Permitted Use Schedule of the Development Ordinance, shall be permitted subject to the listed restrictions:
1. An automobile rental or leasing use (Ref. SIC 7510) shall be permitted subject to being located in a multi-tenant building.
 2. Laundry or dry-cleaning substation (Ref. SIC 7212) shall be permitted subject to being located in a multi-tenant building.

3. Computer sales (Ref. SIC 5734) shall be permitted subject to being located in a multi-tenant building.
4. Office machine sales (Ref. SIC 5999) shall be permitted subject to being located in a multi-tenant building.
5. A total of two restaurants (Ref. SIC 5812) shall be permitted, at least one of which shall be located in a multi-tenant building. Restaurants with drive-thru facilities shall not be permitted.

Part II. CONDITIONS:

- A. Development and Dimensional Requirements: All permitted uses shall be subject to the development and dimensional requirements of the Light Industrial District as contained in the Development Ordinance, except as follows:
 1. A minimum 200-foot principal building setback shall be required from Cedrow Drive.
 2. Accessory buildings with a building footprint of 200 square feet or less shall be required to have a minimum 100-foot building setback from Cedrow Drive.
- B. Landscaping, Buffers and Screening: A Type C Planting Yard shall be installed along the Cedrow Drive frontage of the rezoning site. At least 50% of the planting materials shall consist of evergreen plant species.
- C. Other Conditions.
 1. Lot Combination: All tax parcels comprising the rezoning site shall be combined into one lot prior to development and/or re-subdivision.
- D. Transportation Conditions.
 1. Access: The rezoning site shall be allowed one point of access to Cedrow Drive.
 2. Right-of-way Dedication and Improvements: The property owner shall provide a right and a left turn lane at the access point on Cedrow Drive.
 3. Other Transportation Conditions: The location, design, and construction of all driveways and other transportation improvements shall be subject to the requirements of the City of High Point Driveway Ordinance.

SECTION 3

That plans for any development on the property described herein shall be pursued in accordance with this conditional zoning district and shall be submitted to the City of High Point and other approval authorities for review in the same manner as other such plans now required to be approved by the City of High Point.

SECTION 4

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

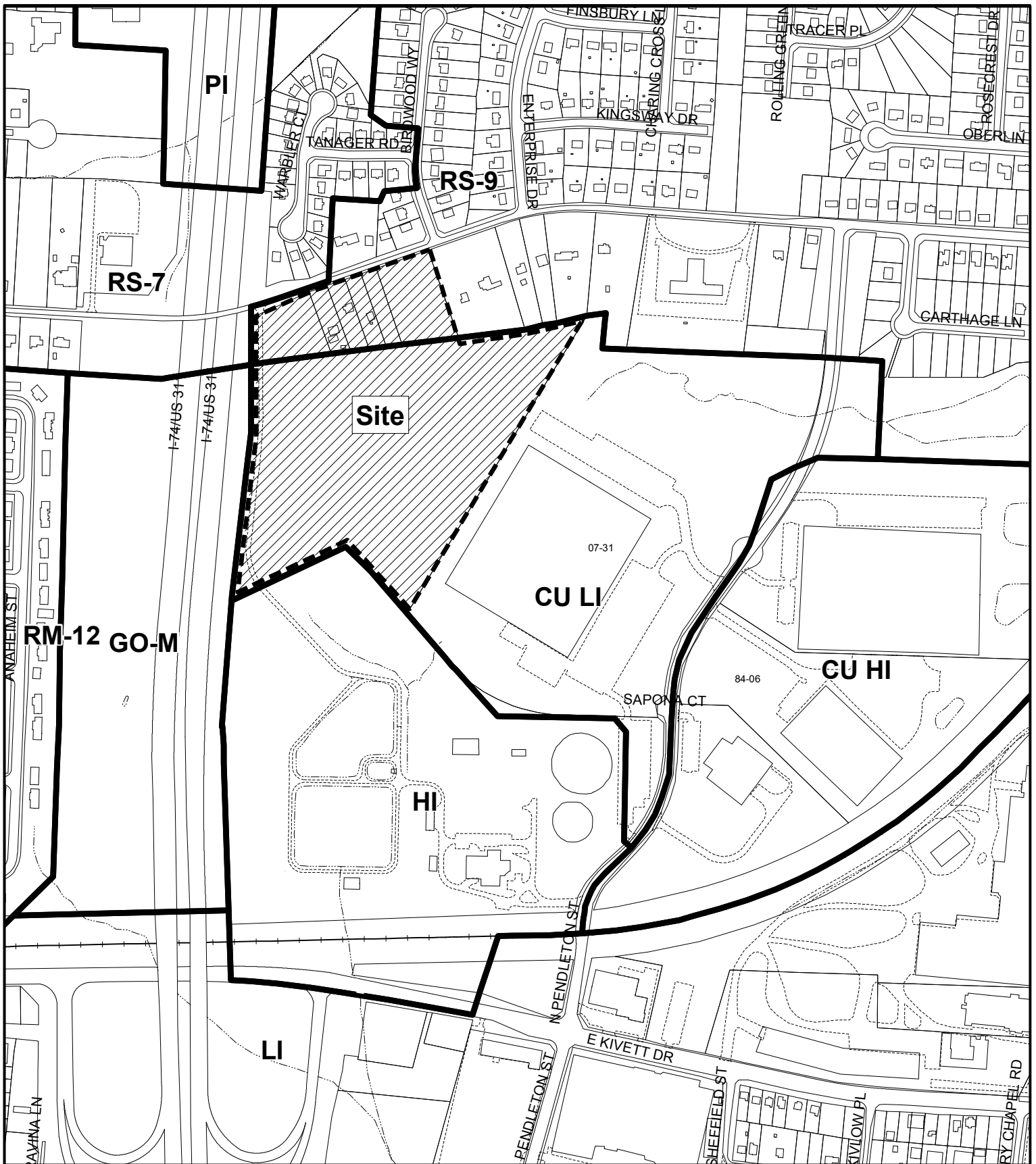
SECTION 5

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

SECTION 6.

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

Lisa B. Vierling, City Clerk



ZONING CASE 12-03

From: Residential Single Family-9 and
Conditional Use Light Industrial
To: Conditional Zoning Light Industrial

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

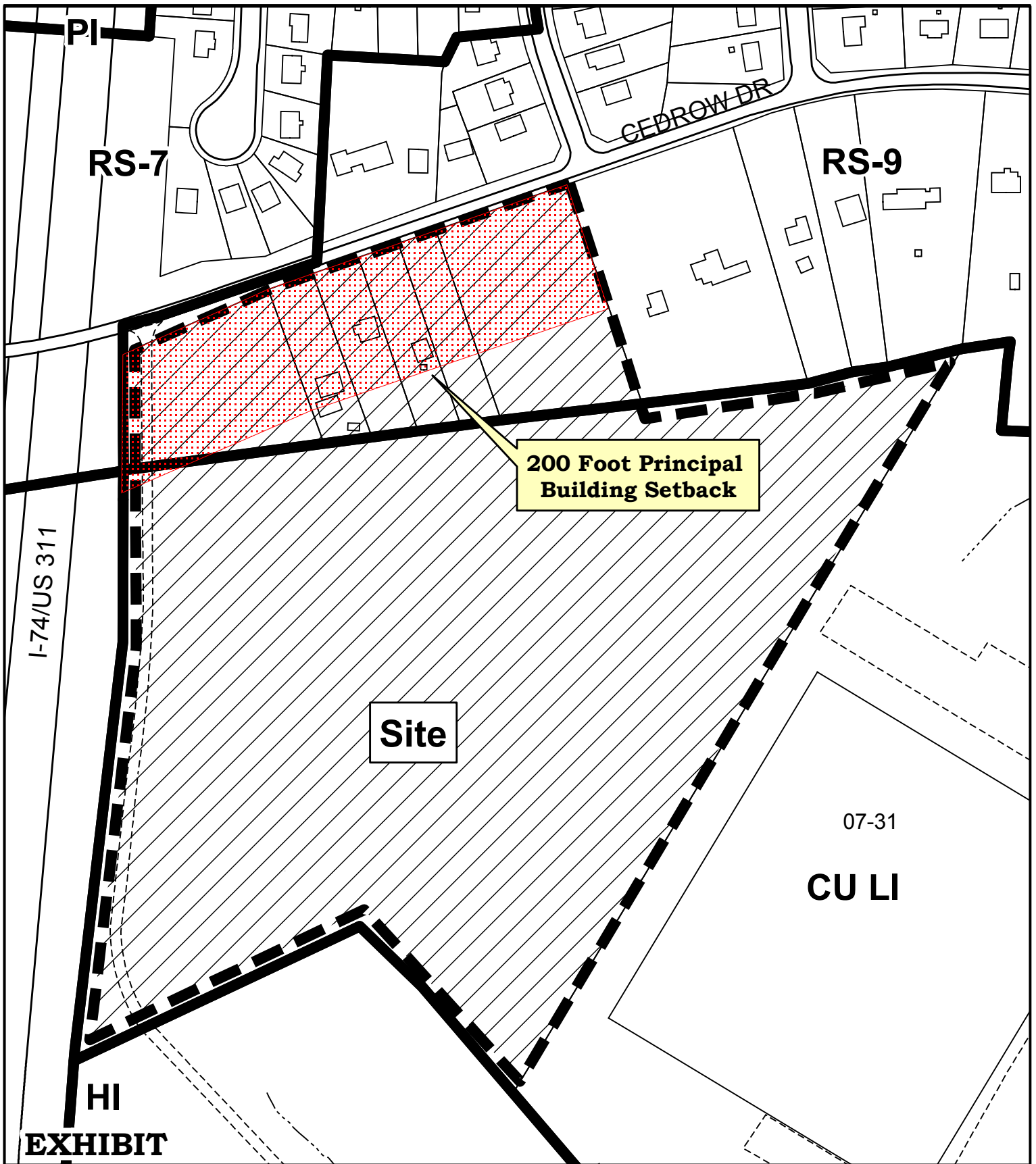
**Planning & Development
Department**

City of High Point

Date: March 6, 2012



Scale: 1"=500'
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EXHIBIT

ZONING CASE 12-03

**From: Residential Single Family-9 and
Conditional Use Light Industrial
To: Conditional Zoning Light Industrial**

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

**Planning & Development
Department**

City of High Point

Date: March 16, 2012



Scale: 1'=200'
y:/ba-pz/2012/pz/z12-03exh.mxd



MEMORANDUM

April 16, 2012

To: Honorable Mayor & City Council
From: G. Lee Burnette, AICP, Director
Subject: **Annexation Agreement with City of Archdale**

The staff of Archdale and High Point have been working together to re-establish a new annexation agreement that indicates those areas that can be annexed into each city. The cities established an original agreement in 1995 and it expired in August of 2010. The proposed new agreement would expire in 2032. Annexation agreements offer a number of benefits to cities and also to the community's citizens. They promote orderly growth and the efficient provision of municipal services like sewer, water and garbage collection; they allow cities to make long-term capital investments and improvements; and they reduce uncertainty among residents and property owners alike about the direction growth will eventually take. The proposed agreement and map illustrating the boundary line are attached.

As a result of this agreement, the two cities have several incorporated areas that would need to transfer from one jurisdiction to the other to be consistent with the new agreement boundary. In order to transfer properties from one jurisdiction to another, the NC General Assembly must approve legislation authorizing the transfer of land from one city to the other. The local act will be introduced during this year's short session and if passed, the annexation agreement will be effective. If the legislation is not passed, then the cities will have to renegotiate a new agreement. The proposed local act and map illustrating the proposed land transfers are attached.

These items are scheduled for consideration by the Archdale City Council on April 24th. If you have any questions, please contact Heidi Galanti or me.

cc: Strib Boynton
Lisa Vierling
Randy McCaslin
Pat Pate

Administration 336.883.3328	Planning Services 336.883.3328	Development Services 336.883.3328	Inspection Services 336.883.3151
City of High Point, P.O. 230, 211 South Hamilton Street, High Point, NC 27261 USA			
Fax: 336.883.3056	www.high-point.net/plan	Permit Fax: 336.883.8518	TDD 336.883.8517

ORDINANCE ESTABLISHING AN ANNEXATION AGREEMENT BETWEEN THE CITIES OF ARCHDALE, NORTH CAROLINA AND HIGH POINT, NORTH CAROLINA.

WHEREAS, the cities of Archdale and High Point want to encourage the orderly development of the unincorporated areas adjacent to the two municipalities; and

WHEREAS, the cities of Archdale and High Point want to delineate growth boundaries in northwest Randolph County and southwest Guilford County between the two municipalities to promote orderly growth and allow for the efficient provision of municipal services; and

WHEREAS, the two jurisdictions want to reduce the uncertainty among residents and property owners in the potential growth areas of the municipalities, which will improve planning by both public and private interests in such areas; and

WHEREAS, the General Statutes of North Carolina, Chapter 160A, Section 58.21 et seq. authorizes municipalities to enter into agreements designating areas which are not subject to annexation by the participating municipalities; and

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ARCHDALE, NORTH CAROLINA AND THE COUNCIL OF THE CITY OF HIGH POINT, NORTH CAROLINA that the jurisdictions agree as follows:

1. This agreement shall be effective upon the Enactment of House (or Senate) Bill by the General Assembly of North Carolina Entitled: "An Act to exchange certain described territory between the City of High Point and the City of Archdale and to describe the common boundary line". The agreement shall terminate _____, **2032**.
2. Attached hereto and incorporated by reference and on file with the City Clerks of Archdale and High Point is Exhibit A, which illustrates Lines 1 and 2 of this agreement that Archdale and High Point agree not to cross with municipal boundaries by voluntary or involuntary annexation during the term of the agreement.
3. Attached hereto and incorporated by reference is Exhibit B, which describes the lines shown on Exhibit A.
4. The City of Archdale and the City of High Point hereby waive the notice provisions in N.C.G.S. 160A-58.24(a)(5) and agree to notice procedure as follows. After Archdale or High Point has annexed within the area included in this agreement, said municipality shall provide written or electronic notice of the annexation to the other municipality within 30 days after to the adoption of any annexation ordinance. The City of High Point and the City of Archdale hereby authorize each other to use whichever of these two forms of notice the city

sending the notice prefers. Such notice shall describe the area that was annexed by a legible map clearly and adequately showing the boundaries of the area that was annexed in relation to: the boundaries of the area which the annexing municipality has agreed not to annex pursuant to the agreement; and roads, streams and other prominent geographical features. Exhibit C illustrates where this notification provision shall apply.

5. This agreement may be modified or terminated by a subsequent agreement entered into by Archdale and High Point, as provided for by the General Statutes of North Carolina Chapter 160A, Section 58.24 (d).
6. A participating city may terminate this annexation agreement unilaterally or withdraw itself from the agreement as provided for by the General Statutes of North Carolina Chapter 160A, Section 58.24 (f).
7. From and after the effective date of this agreement, neither city may consider in any manner the annexation of any area in violation of this agreement. From and after the effective date of this agreement, neither city may annex all or any portion of any area in violation of this agreement.

IN WITNESS THEROF, the parties hereto have caused this agreement to be duly executed by each of their properly authorized officials on the day and year first written below, and this agreement is executed in duplicate.

CITY OF ARCHDALE

BY: _____
Mayor

APPROVED BY THE ARCHDALE
CITY COUNCIL ON

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

3/16/12

CITY OF HIGH POINT

BY: _____
Mayor

APPROVED BY THE HIGH POINT
CITY COUNCIL ON

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

HIGH POINT AND ARCHDALE ANNEXATION AGREEMENT Legal Map

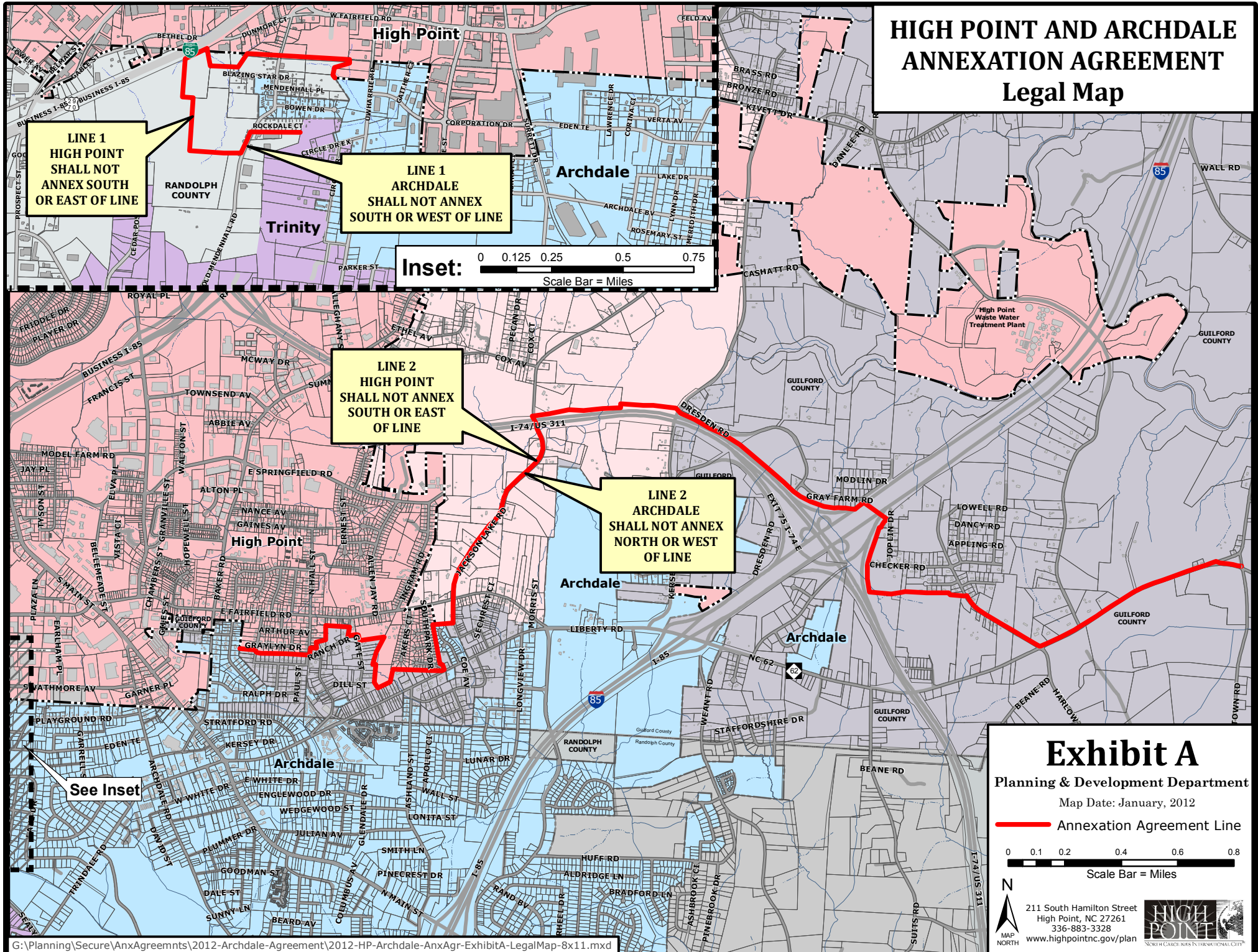


EXHIBIT B

Line 1

BEGINNING at a point on the southeast corner of Randolph County Tax Parcel 6798995773; thence in a westerly direction for approximately 931 feet along the southern property line of said Tax Parcel 6798995773 to its southwestern property corner, said corner being also a point on the eastern right-of-way of Old Mendenhall Road; thence continuing in a westerly direction across the approximately 50-foot right-of-way of Old Mendenhall Road to a point on its western right-of-way line, said point being also a point on the eastern property line of Randolph County Tax Parcel 6798894568; thence in a southwesterly direction for approximately 426.46 feet along the western right-of-way line of Old Mendenhall Road to the southeast property corner of said Tax Parcel 6798894568; thence in a westerly direction along the southern property line of said Tax Parcel 6798894568 for approximately 957 feet to the southwest property corner of said Tax Parcel 6798894568; thence in a northern direction for approximately 985 feet along the western property line of said Tax Parcel 6798894568 to a northwest property corner of said Tax Parcel 6798894568, said point being also a point on the southern property line of Randolph County Tax Parcel 6799800649; thence in a westerly direction along the southern property line of said Tax Parcel 6799800649 for approximately 201 feet to the southwest property corner of said Tax Parcel 6799800649; thence in a northern direction along the western property line of said Tax Parcel 6799800649 for approximately 707 feet to its northwest property corner, said corner being also a point on the southern right-of-way line of Business 85; thence in a northeasterly direction along the southern right-of-way line of Business 85 for approximately 451 feet to the northeast property corner of said Tax Parcel 6799800649, said corner also being a point on the southern right-of-way line of Business 85; thence in a southeasterly direction along the eastern property line of said Tax Parcel 6799800649 for a distance of approximately 328 feet to a point on its eastern property line, said point being also the northwest property corner of Randolph County Tax Parcel 6799804684; thence in an easterly direction along the southern property line of said Tax Parcel 6799804684 and the southern property line of Randolph County Tax Parcel 6799807975 for a distance of approximately 517 feet, said point being also a point on the northern property line of Randolph County Tax Parcel 6799807725; thence in a northeasterly direction along the eastern property line of said Tax Parcel 6799807975 for approximately 299 feet to its corner, said point being also the northwest property corner of Randolph County Tax Parcel 6799901876; thence in an easterly direction along the northern property line of said Tax Parcel 6799901876 and Randolph County Tax Parcel 6799904947 for approximately 589 feet to the northeast property corner of said Tax parcel 6799904947, said corner being also a point on the western right-of-way of Mendenhall Road, and said line being also the Guilford County/Randolph County line; thence continuing in an easterly direction across the approximately 50-foot wide right-of way of Mendenhall Road to a point on its eastern right-of-way line, said point being also the northwest property corner of Randolph County Tax Parcel 67999008806, and said line being also the Guilford County/Randolph County line, thence continuing in an easterly direction approximately 1,260 feet along the northern property lines of said Tax Parcel 6799908806 and Randolph

County Tax Parcel 7709004803 to the northeast property corner of said Tax Parcel 7709004803, said line being also the Guilford County/Randolph County line; thence in a southerly direction approximately 69 feet along the eastern property boundary of said Tax Parcel 7709004803 to a corner; thence in a southwesterly direction along the southeastern property boundary of said Tax Parcel 7709004803 approximately 288.5 feet to a corner, said corner being also the northwest property corner of Randolph County Tax Parcel 7709008697; thence in a southerly direction approximately 136 feet along the western property boundary of said Tax Parcel 7709008697 to a corner; thence in a southeasterly direction approximately 74 feet along the western property boundary of said Tax Parcel 7709008697 to its southwest property corner and the END.

Line 2

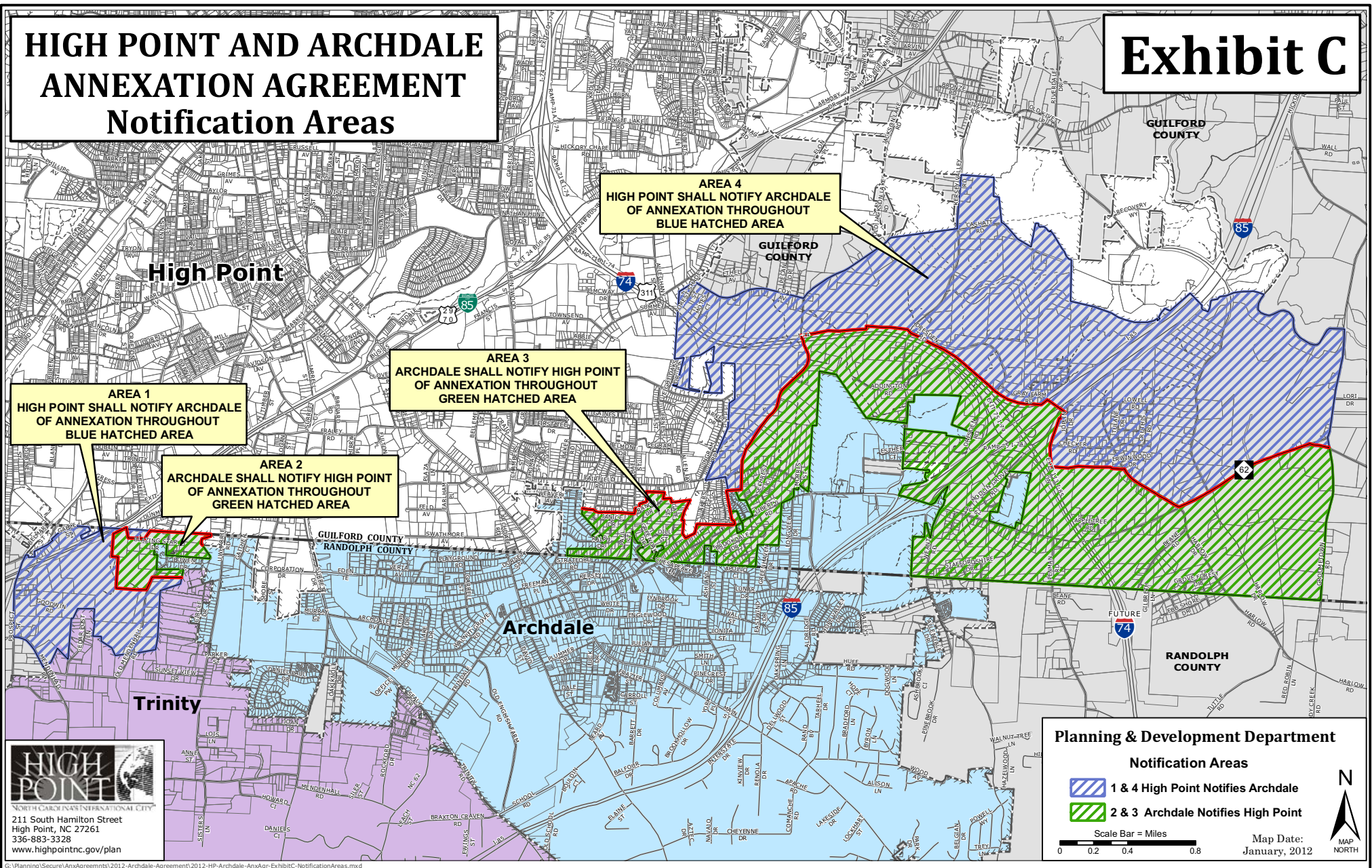
Beginning at the southwest property of Guilford County Tax Parcel 0195946; thence in an easterly direction approximately 351 feet along the southern property line of said Tax Parcel 0195946 to its southeastern property corner, said corner being also the northeast property corner of Guilford County Tax Parcel 0158318 and being also a point on the western right-of-way line of Janice Drive; thence in easterly southeasterly direction for approximately 81 feet across the approximately 50-foot wide right-of-way of Janice Drive to the southwest property corner of Guilford County Tax Parcel 0180610; thence in an easterly direction approximately 1,188 feet along the southern property lines of said Tax Parcel 0180610 and Guilford County Tax Parcels 0180618, 0180609, 0180619, 0180608, 0180607, 0180606, 0217170, 0217168 and 0180611 to the southeast property corner of said Tax Parcel 0186611, said corner being also a point on the western right-of-way line of S. Hall Street; thence in an easterly direction across the approximately 50-foot wide right-of-way of S. Hall Street to a point on the eastern right-of-way line of S. Hall Street, said point being also the southwest property corner of Guilford County Tax Parcel 0158080; thence in a northerly direction approximately 182 feet along the western property line of said Tax Parcel 0158080 to its northwest corner; thence in an easterly direction approximately 140 feet to its northeastern property corner, said corner being also the southeastern property corner of Guilford County Tax Parcel 0196089; thence in a northerly direction approximately 122 feet along the eastern property lines of said Tax Parcel 0196089 and Guilford County Tax Parcels 0190190 and 0196090 to a point on the eastern property line of said Tax Parcel 0196090, said point being also the northwest corner of Guilford County Tax Parcel 0158081; thence approximately 227 feet in a northeasterly direction along the southern property line of said Tax Parcel 0196090 to its southeast property corner, said corner being also the northeast property corner of Guilford County Tax Parcel 0158082; thence approximately 301 feet in a northerly direction along the eastern property lines of Guilford County Tax Parcel 0196090 and Guilford County Tax Parcels 0196088 and 0196188 to the southwest property corner of Guilford County Tax Parcel 0196070; thence in an easterly direction approximately 380 feet along the southern property lines of said Tax Parcel 0196070 and Guilford County Tax Parcels 0196071, 0196085, 0196087 and 0196073 to its southeastern corner; thence continuing in the same easterly direction approximately 141 feet through Guilford County tax Parcel 0196197 same being the current corporate limit line for the City of High Point, said being also a point on the western right-of-way line of Ranch Drive; thence in an easterly direction across the

approximately 50-foot wide right-of-way of Ranch Drive to a point on its eastern right-of-way, said point being also a point on the western property line of Guilford County Tax Parcel 0196191; thence in a southerly direction approximately 220 feet along the western property line of said Tax Parcel 0196191 to its southwest corner; thence in an easterly direction approximately 205 feet along the southern property line of said Tax Parcel 0196191 to its southeast property corner, said corner being also a point on the western property line of Guilford County Tax Parcel 0158087; thence continuing in an easterly direction approximately 47 feet along the southern property line of said tax parcel 0158087 to its corner; thence in a southeasterly direction approximately 134 feet to the southwestern property corner of said Tax Parcel 0158087; thence in an northeasterly direction approximately 585 feet along the southern property line of said Tax Parcel 0158087 to its southeast corner, said corner being also a point on the western property line of Guilford County Tax Parcel 0158030; thence in a southwesterly direction approximately 702 feet to its southwest property corner; thence in an easterly direction approximately 69 feet along the southern property line of said Tax Parcel 0158030 to the northwest property corner of Guilford County Tax Parcel 0158136; thence in a southerly direction approximately 418 feet to a point on the western property line of said Tax Parcel 0158136, said point being also the northeast corner of Guilford County Tax Parcel 0158124; thence in a southeasterly direction approximately 158 feet along the eastern property line of said Tax Parcel 0158124 to its southeast property corner; thence approximately 352 feet in a northeasterly direction to its southeast corner; thence approximately 300 feet in a northeasterly direction to a northeast property corner, said corner being also the northwest property corner of Guilford County Tax Parcel 0158137; thence approximately 1,130 feet in an easterly direction along the northern property lines of said Tax Parcel 0158137 and Guilford County Tax Parcels 0158257, 0158258, 0158260, 0158261, 0158262, 0158263, and 0158264 to its northeast property corner, said corner being also a point on the northern right-of-way line of Liberty Road; thence approximately 70 feet in a northeasterly direction along the northern right-of-way line of Liberty Road, said point being also a point on the eastern right-of-way line of South Tree Lane; thence approximately 18 feet in a northwesterly direction to the southern property corner of Guilford County Tax Parcel 0196187; thence approximately 118 feet in a northwesterly direction to a property corner of said Tax Parcel 0196187; thence approximately 34 feet in a southwesterly direction to another property corner of said Tax Parcel 0196187; thence in a northwesterly direction along the eastern property lines of said Tax Parcel 0196187 and Guilford County Tax Parcels 0196169, 0196170, 0196171, 0196172, 0196173, 0196174, 0196175, 0196176, 0196177, 0196178, 0196179, 0196180, 0196181 to a southwest corner of Guilford County Tax Parcel 0196182; thence approximately 468 feet in an easterly direction along the southern property lines of said Tax Parcel 0196182 and Guilford County Tax Parcels 0158031 and 0158024 to the southeastern property corner of said Tax parcel 0158024, said corner being also a point on the western right-of-way line of Sechrest Circle; thence approximately 517 feet in a northerly direction to the northeast property corner of said Tax parcel 0158024, said property corner being also a point on the southern right-of-way line of E. Fairfield Road; thence across the approximately 60-foot wide right-of-way of E. Fairfield Road to the southeast property corner of Guilford County Tax Parcel 0158022, said property corner being also a point on the western right-of-way line of Jackson Lake Road; thence approximately 4700 feet in a

northeasterly direction along the western right-of-way line of Jackson Lake Road to the southern right-of way line of US 311/I-74; thence across the approximately 300-foot wide right-of-way of US 311/I-74 to a point on its northern right-of-way line, said point being also the western right-of-way of Jackson Lake Road and the southeastern property corner of Guilford County Tax Parcel 0161559; thence approximately 7920 feet in an easterly and southerly direction along the northern right-of-way line of US 311/I-74 to a point on the northern right-of-way line of I-85, said point being also the southeast property corner of Guilford County Tax Parcel 0161864; thence approximately 680 feet across the right-of-way of I-85 to point on its southern right-of-way line, said point being also the northern property corner of Guilford County Tax Parcel 0161635; thence approximately 1,150 feet in a southerly direction along the western property lines of said Tax Parcel 0161635 and Guilford County Tax Parcels 0161651 and 0161638 to the southwest property corner of said Tax Parcel 0161638, said corner being also a point on the northern right-of-way line of Checker Road; thence across the approximately 50-foot wide right-of-way of Checker Road to the northwest property corner of Guilford County Tax Parcel 0161631; thence approximately 660 feet in a southerly direction to the southwest property corner of said Tax Parcel 0161631; thence approximately 750 feet in an easterly direction along the southern property line of said Tax Parcel 0161631 to its southeastern corner, said corner being also the northwest property corner of Guilford County Tax Parcel 0158575; thence approximately 1,420 feet in an easterly direction to the northeastern property corner of said Tax Parcel 0158575, said corner being also a point on the southern property line of Guilford County Tax Parcel 0158663; thence approximately 80 feet in an easterly direction to a point on the western right-of-way line of Harlow Drive; thence across the approximately 50-foot wide right-of-way of Harlow Drive to a point on its eastern right-of-way line, said point being also the northwest property corner of Guilford County Tax Parcel 0158748; thence approximately 2,060 feet in a southeasterly direction along the eastern right-of way line of Harlow Road to a point on the northern right-of-way line of NC 62, said point being also a point on the southern Property line of Guilford County Tax Parcel 0158611; thence approximately 1,000 feet in a northeasterly direction to a point on the western right-of-way line of Riverdale Drive, said point being also the southeast property corner of Guilford County Tax parcel 015861; thence across the 50-foot right-of-way of Riverdale Drive to a point on its eastern right-of-way, said point being also a southwest property corner of Guilford County Tax Parcel 0158526; thence continuing approximately 4,100 feet along the northern right-of-way line of NC 62 to its intersection with Groometown Road, said point being also a point on the eastern property line of Guilford County Tax Parcel 0158530, said point being also the southwest right-of-way corner of the intersection of NC62 and Groometown Road and the END.

HIGH POINT AND ARCHDALE ANNEXATION AGREEMENT Notification Areas

Exhibit C



A RESOLUTION SUPPORTING THE TRANSFER OF INCORPORATED AREAS
BETWEEN THE CITIES OF ARCHDALE, NORTH CAROLINA AND HIGH POINT,
NORTH CAROLINA.

WHEREAS, the General Statutes of North Carolina, Chapter 160A, Section 58.21 et seq. authorize municipalities to enter into agreements designating areas which are not subject to annexation by one of the participating municipalities; and

WHEREAS, the cities of Archdale and High Point had an annexation agreement from 1995 to 2010; and

WHEREAS, the cities of Archdale and High Point have negotiated a new agreement to the satisfaction of both municipalities and have gained the approval from their respective City Councils; and

WHEREAS, the new annexation agreement between the cities of Archdale and High Point proposes the transfer of incorporated areas from one jurisdiction to the other to create more consistent boundaries that will allow for safer and more efficient provision of services for the welfare of both jurisdictions; and

WHEREAS, only a local act by the North Carolina General Assembly can approve the transfer of incorporated areas from one jurisdiction to another; and

WHEREAS, the annexation agreement between the cities of Archdale and High Point will be made effective upon approval of the proposed transfer of incorporated areas from one jurisdiction to the other;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF ARCHDALE, NORTH CAROLINA AND THE COUNCIL OF THE CITY OF HIGH POINT, NORTH CAROLINA THAT THEY SUPPORT THE TRANSFER OF INCORPORATED AREAS BETWEEN THE TWO CITIES AS DESCRIBED IN THE LOCAL ACT.

Adopted by High Point City Council
this ____ day of April 2012

Adopted by Archdale City Council
this ____ day of April 2012

Lisa Vierling, City Clerk

Bert Lance-Stone, Mayor

ATTEST:

Susan T. Swaim, City Clerk

**GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2012**

BILL DRAFT _____

**(THIS IS A DRAFT AND IS NOT READY FOR INTRODUCTION)
XX/XX/2012 _____ PM**

Short Title: High Point/Archdale Boundary Adjustment. (Local)

Sponsors: Representative

Referred to:

A BILL TO BE ENTITLED
AN ACT TO EXCHANGE CERTAIN DESCRIBED TERRITORY BETWEEN THE
CITY OF HIGH POINT AND THE CITY OF ARCHDALE, AND TO
DESCRIBE THE COMMON BOUNDARY LINE.

The General Assembly of North Carolina Enacts:

SECTION 1. The following territory is incorporated into High Point:

Part 1. The following territory is removed from the corporate limits of the City of Archdale and added to the corporate limits of the City of High Point:

Tract 1 [Shown on Exhibit A]

BEGINNING at a point on the Northwest property corner of Guilford County Tax Parcel 0158327, said corner being also the eastern right-of-way of Baker Road; thence in a southerly direction for approximately 447 feet along the eastern right-of-way line of Baker Road to the southwestern property corner of Guilford County Tax Parcel 0158330; thence in a westerly direction across the approximately 50 foot right-of-way of Baker Road to a point on the western right-of-way line, said point being also the southeast property corner of Guilford County Tax Parcel 0158060; thence continuing in a westerly direction for approximately 777 feet along the southern property line of said Tax Parcel 0158060 to its southwest property corner, said point being also a corner of Guilford County Tax Parcel 0200547; thence in a northerly direction for approximately 235 feet, said point being also the southwest corner of Guilford County Tax Parcel 0200543; thence in an easterly direction for approximately 567 feet along the along the northern property line of said Tax Parcel 0158060 to the southwest property corner of Guilford County Tax Parcel 0158067, said point being also the southeast property corner of Guilford County Tax Parcel 0158064; thence in a northerly direction for a distance of approximately 221 feet along the western property lines of Guilford County Tax Parcels 0158067, 0158066, and 0158065 to the northwest property corner of said Tax Parcel 0158065, said point being also a point on the southern right-of-way of Weaver Avenue; thence in an easterly direction for a distance of approximately 24 feet along the southern right-of-way of Weaver Avenue, thence in a

northerly direction across the approximately 50-foot right-of-way of Weaver Avenue to a point on its northern right-of-way line, said point being also the southwest property corner of Guilford County Tax Parcel 0158063; thence continuing in a northerly direction for a distance of approximately 66 feet along the western property line of said Tax Parcel 0158063 to its northwest property corner; thence in an easterly direction for a distance of approximately 162 feet along the northern property line of said Tax Parcel 0158063, said point being also a point on the western right-of-way line of Baker Road; thence in a southerly direction for approximately 62 feet along the western right-of-way line of Baker Road, said point being also the southwest property corner of said Tax parcel 0158063; thence continuing in a southerly direction across the approximately 50-foot right-of-way of Weaver Avenue to the northeast property corner of Guilford County Tax Parcel 0158065; thence in an easterly direction across the approximately 50-foot right-of-way of Baker Road to the northwest property corner of Guilford County Tax Parcel 0158327 and the END.

Tract 2 [Shown on Exhibit A]

BEGINNING at a point on the northwest property corner of Guilford County Tax Parcel 0158079; thence in a easterly direction for approximately 209 feet along the northern property line of said Tax Parcel 0158079 to its northeastern property corner, said corner being also a point on the western right-of-way line of Baker Road; thence continuing in a easterly direction across the approximately 50- foot right-of-way of Baker Road to a point on its eastern right-of-way line, said point being also a point on the western property line of Guilford County Tax Parcel 0158392; thence in a southerly direction for approximately 429 feet along the western property lines of Guilford County Tax Parcels 0158392, 0158393, 0158394, and 0158407; thence in a northwesterly direction across the approximately 50-foot right-of-way of Baker Road to a point on its western right-of-way line, said point being also the southeastern property corner of Guilford County Tax Parcel 0158076; thence continuing in a northwesterly direction for approximately 204 feet along the southern property line of said Tax Parcel 0158076 to its southwest property corner; thence in a northerly direction for approximately 383 feet along the western property lines of Guilford County Tax Parcels 0158076, 0158078, and 0158079, said point being also the northwest property corner of said Tax Parcel 0158079 and the END.

Part 2. The following territory is incorporated into the City of High Point:

Tract 3 [Shown on Exhibit A]

BEGINNING at a point on the northwest property corner of Guilford County Tax Parcel 0200527, said point being also a point on the western property line of Guilford County Tax Parcel 0158079; thence in a southerly direction for approximately 317 feet along the western property lines of Guilford County Tax Parcels 0158079, 0158078, and 0158076, said point being also the southwest property corner of said Tax Parcel 0158076; thence in a southeasterly direction for approximately 204 feet along the southern property line of said Tax Parcel 0158076 to its southeast property corner, said point being also a point on the western right-of-way line of Baker Road; thence continuing in a southeasterly direction across the approximately 50-foot right-of-way of Baker Road to a point on its eastern right-of-way line, said point being also a point on the western property line of Guilford County Tax Parcel 0158407; thence in a southerly direction for approximately 35 feet along the eastern right-of-way line of Baker Road; thence in a westerly direction across the approximately 50-foot right-of-way of Baker Road to a point on

its western right-of-way line, said point being also the southeastern property corner of Guilford County Tax Parcel 0158077; thence in a westerly direction for approximately 198 feet along the southern property line of said Tax Parcel 0158077 to its southwest property corner; thence in a northwesterly direction for approximately 269 feet across Guilford County Tax Parcels 0200529 and 0200527 to a point on the northwestern property line of said Tax Parcel 0200527; thence in a northeasterly direction for approximately 262 feet along the northwestern property line of said Tax Parcel 0200527, said point being the northwest property corner of Guilford County Tax Parcel 0200527 and the END.

SECTION 2. The following territory is removed from the corporate limits of the City of High Point and added to the corporate limits of City of Archdale:

Tract 4 [Shown on Exhibit A]

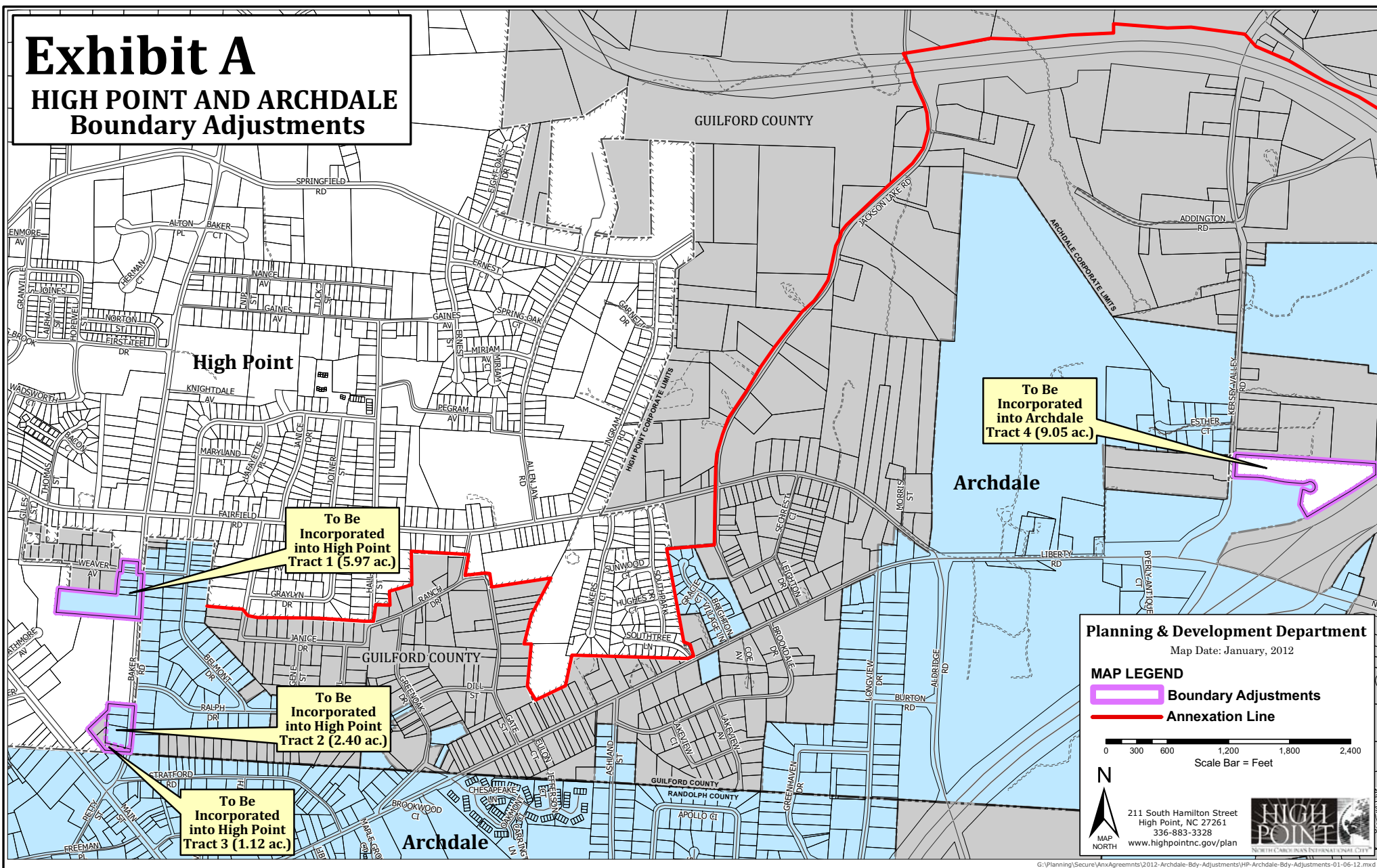
BEGINNING at an existing iron pipe, said point located on the Eastern right-of-way of Kersey Valley Road (S.R. 1154) and North 12 Deg. 17 Min. 31 Sec. East, 259.01 feet from North Carolina Grid monument "HEN"; thence from said point of BEGINNING with the southern line of Lot 1, W. W. Paige Heirs per Plat Book 108 Page 37, South 85 Deg. 31 Min. 42 Sec. East, 404.13 feet to an existing iron pipe; thence with the Southern line of Lot 2, W. W. Paige Heirs as recorded in Plat Book 66 Page 121, South 85 Deg. 30 Min. 34 Sec. East, 523.85 feet to an existing iron pipe; thence with the Southern line of Lot 3, W. W. Paige Heirs as recorded in Plat Book 68 Page 16, South 85 Deg. 30 Min. 42 Sec. East, 465.12 feet to an existing iron pipe, the Southeast corner of said Lot 3 in the West line of Robert L. Conner and wife, Juanita D. Conner as recorded in Deed Book 4309 Page 1020; thence with West line of the Conner property South 06 Deg. 02 Min. 28 Sec. West, 104.36 feet to a right of monument on the Northern right-of-way of Interstate Highway 85; thence with the right-of-way of Interstate Highway 85 the following 3 courses and distances; South 57 Deg. 45 Min. 09 Sec. West, 301.85 feet to a right-of-way monument; thence South 59 Deg. 38 Min. 49 Sec. West, 341.25 feet to a right-of-way monument; thence South 60 Deg. 49 Min. 21 Sec. West, 152.30 feet to a point; thence leaving the right-of-way of Interstate Highway 85, North 29 Deg. 10 Min. 39 Sec. West, 137.71 feet to a point; thence North 09 Deg. 11 Min. 30 Sec. East, 150.61 feet to a point; thence with a curve to the right having a radius of 100.00 feet, an arc of 52.23 feet and a chord of South 71 Deg. 01 Min. 26 Sec. East, 51.64 feet to a point; thence with a curve to the left having a radius of 50.00 feet and arc of 209.31 feet and a chord of North 04 Deg. 00 Min. 46 Sec. East, 86.67 feet to a point; thence with a curve to the right having a radius of 100.00 feet an arc of 52.23 feet and a chord of South 79 Deg. 02 Min. 58 Sec. West, 51.64 feet to a point; thence North 85 Deg. 59 Min. 14 Sec. West, 129.26 feet to a point; thence with a curve to the right having a radius of 420.00 feet and arc of 52.55 feet and a chord of North 82 Deg. 24 Min. 10 Sec. West, 52.51 feet to a point; thence North 78 Deg. 49 Min. 07 Sec. West, 206.97 feet to a point; thence with a curve to the left having a radius of 430.00 feet an arc of 62.91 feet and a chord of North 83 Deg. 00 Min. 36 Sec. West, 62.86 feet to a point; thence North 87 Deg. 12 Min. 05 Sec. West, 220.69 feet to a point on the East right-of-way of Kersey Valley Road; thence with the East right-of-way of Kersey Valley Road North 02 Deg. 47 Min. 55 Sec. East, 217.43 feet to the point and place of BEGINNING. Containing 9.09 acres more or less per a map by Jamestown Engineering Group, Inc. entitled Annexation Map for the City of High Point and designated as Job No. 99038.

SECTION 3. Sections 1 and 2 of this act have no effect upon the validity of any liens of the City of High Point or the City of Archdale for ad valorem taxes or special assessments outstanding before the effective date of this act. Such liens may be collected or foreclosed upon after the effective date of this act as though the property was still within the corporate limits of the municipality from which the property was removed.

SECTION 4. This act becomes effective _____, 2012

Exhibit A

HIGH POINT AND ARCHDALE Boundary Adjustments



**CITY OF HIGH POINT, NORTH CAROLINA
SWORN STATEMENT OF DEBT MADE PURSUANT TO THE
LOCAL GOVERNMENT BOND ACT, AS AMENDED**

I, Jeffrey A. Moore, Financial Services Director of the City of High Point, North Carolina, having been designated by the City Council of said City to make and file with the City Clerk a statement of the debt of said City pursuant to The Local Government Bond Act, as amended, DO HEREBY CERTIFY that the following is a true statement as shown by the books in my office, not taking into consideration any debt incurred or to be incurred in anticipation of the collection of taxes or other revenues or in anticipation of the sale of bonds other than funding and refunding bonds:

(a) GROSS DEBT

a(1) Outstanding debt evidenced by bonds:

Water and Sewer Bonds, Series 2002	\$ 1,500,000
Water and Sewer Bonds, Series 2003	6,930,000
Refunding Bonds, Series 2003	1,770,000
Refunding Bonds, Series 2005	24,545,000
Public Improvement Bonds, Series 2005	11,115,000
Public Improvement Bonds, Series 2006	12,210,000
Public Improvement Bonds, Series 2007A	3,720,000
Public Improvement Bonds, Series 2007B	13,170,000
Public Improvement Bonds, Series 2008	11,715,000
Public Improvement Bonds, Series 2010A	4,985,000
Public Improvement Bonds, Series 2010B	16,580,000
Refunding Bonds, Series 2010C	<u>14,595,000</u>
Total	<u>\$122,835,000</u>

**a(2) Bonds authorized by orders introduced,
but not yet adopted:**

Downtown Improvement Bonds	\$ 5,785,000
Refunding Bonds	<u>30,000,000</u>
Total	<u>\$35,785,000</u>

a(3) Unissued bonds authorized by adopted orders:

Refunding (2010)	\$7,000,000
Total	<u>\$7,000,000</u>

a(4) Outstanding debt, not evidenced by bonds: \$ -0-

**(a) GROSS DEBT, being the sum of a(1), a(2), a(3) and
a(4): \$165,620,000**

(b) DEDUCTIONS

b(1)	Funding and refunding bonds authorized by orders introduced but not yet adopted:	<u>\$30,000,000</u>
b(2)	Funding and refunding bonds authorized but not yet issued:	<u>\$7,000,000</u>
b(3)	The amount of money held in sinking funds or otherwise for the payment of any part of the principal of gross debt other than debt incurred for water, gas, electric light or power purposes or sanitary sewer purposes (to the extent that the bonds are deductible under G.S. 159-55(b)):	<u>\$ -0-</u>
b(4)	Bonded debt included in gross debt and incurred, or to be incurred, for water, gas, electric light or power purposes:	<u>\$12,238,114</u>
b(5)	Bonded debt included in gross debt and incurred, or to be incurred, for sanitary sewer system purposes (to the extent that said debt is made deductible by G.S. 159-55(b)):	<u>\$ -0-</u>
b(6)	Uncollected special assessments heretofore levied for local improvements for which any part of the gross debt (that is not otherwise deducted) was or is to be incurred to the extent that such assessments will be applied, when collected, to the payment of any part of the gross debt:	<u>\$ -0-</u>
b(7)	The amount, as estimated by the Financial Services Director, of special assessments to be levied for local improvements for which any part of the gross debt (that is not otherwise deducted) was or is to be incurred, to the extent that the special assessments, when collected, will be applied to the payment of any part of the gross debt:	<u>\$ -0-</u>
(b)	DEDUCTIONS, being the sum of b(1), b(2), b(3), b(4), b(5), b(6) and b(7):	<u>\$49,238,114</u>

(c) NET DEBT

(c)	NET DEBT, being the difference between the GROSS DEBT (a) and the DEDUCTIONS (b):	<u>\$116,381,886</u>
-----	---	----------------------

(d) ASSESSED VALUE

- (d) ASSESSED VALUE of property subject to taxation by the City, as revealed by the City tax records and certified to the City by the assessor: \$9,265,155,501

(e) PERCENTAGE

- (e) Percentage which the NET DEBT (c) bears to the ASSESSED VALUE (d): 1.26%

The foregoing statement is true.

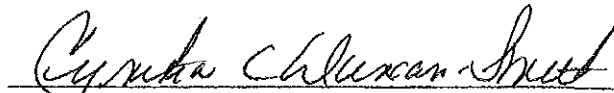


Financial Services Director

STATE OF NORTH CAROLINA)
) ss:
COUNTY OF GUILFORD)

Subscribed and sworn to before me this 16th day of April, 2012.

CYNTHIA C. DUNCAN-SMITH
[SEAL] NOTARY PUBLIC
GUILFORD COUNTY, NC

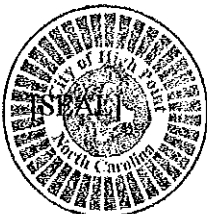

Notary Public

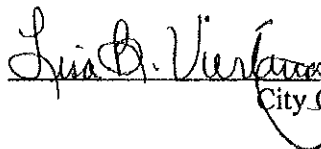
My Commission expires 1/18/2015.

* * * * *

I, Lisa B. Vierling, City Clerk of the City of High Point, North Carolina, DO HEREBY CERTIFY that the foregoing is a true copy of a statement which was filed with me at a meeting of the City Council of said City held on April 16, 2012, after the introduction and, as applicable, before the public hearing on orders authorizing bonds of said City, and that said statement is open to public inspection in my office.

WITNESS my hand and official seal of said City this 16th day of April, 2012.




City Clerk



CITY OF HIGH POINT

RESOLUTION APPROVING AND ENDORSING THE 2012 GUILFORD COUNTY SOLID WASTE MANAGEMENT PLAN UPDATE

WHEREAS, it is a priority of Guilford County to protect the public health and the environment through the safe and effective management of solid waste; and

WHEREAS, better solid waste planning will provide more effective solid waste management, better utilization of natural resources, increased control of the cost of solid waste management; and

WHEREAS, North Carolina General Statute 130A-309.09A(B) requires each unit of local government, either individually or in cooperation with other units of local government, to develop a solid waste management plan, and to update that plan at least every three years; and

WHEREAS, the 2012 update of the Guilford County Solid Waste Management Plan is required to be submitted to the State of North Carolina by June 30, 2012, and must be approved and adopted by resolution prior to being submitted to the State; and

WHEREAS, the City of High Point was represented during the planning process and has been involved with the development of the solid waste management plan;

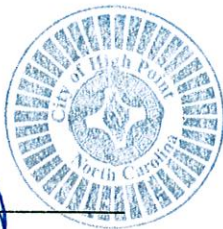
NOW, THEREFORE, BE IT RESOLVED that the City Council of High Point approves and endorses the 2012 Guilford County Solid Waste Management Plan Update.

Adopted by the High Point City Council this 16th day of April, 2012.


Rebecca R. Smothers, Mayor

ATTEST:


Lisa B. Vierling, City Clerk





MEMORANDUM

April 11, 2012

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

FROM: Jeffrey A. Moore, Financial Services Director
Fred Baggett, City Attorney

SUBJECT: Required City Council actions for 2/3 and Refunding Bonds

Please include the following actions by City Council for their April 16, 2012, Council meeting.

1. The City's bond attorney has prepared the attached proposed proceedings and accompanying resolutions for the general obligation refunding bonds and the 2/3 bonds based on the authorization Council provided at our last meeting. City Council is requested to approve the attached bond orders authorizing \$5,785,000 Downtown Improvement Bonds and up to \$30,000,000 General Obligation Refunding Bonds.
2. City Council is requested to establish a public hearing on May 7, 2012 at 5:30pm as required by state law on the issuance of the referenced 2/3 bonds.

These are necessary legal proceedings for the issuance of these bonds. As always, we will be available if you have any questions.

Accounting
336.883.3240

Internal Audit
336.883.3122

Purchasing
336.883.3219

Treasury Services
336.883.3230

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

ORDINANCE

REQUEST: Ordinance to Vacate

PROPERTY

ADDRESS: 4029 Pump Station Road

OWNER: Darrell K. Jackson

FIRST

INSPECTION:

2-8-2012

Number of Violations: Major 5 Minor 11

1) exposed wiring at water heater

2) no smoke detectors in house

3) no heating system in house, heats with portable electrical heaters

4) leaking water heater

5) rotted, weak flooring in bathroom

HEARING

RESULTS:

2-21-2012

The owner did appear for the hearing. All violations were explained to owner but he made no commitment to repair. During the hearing the following findings of fact were established. There are numerous violations of the Minimum Housing Code. The inspection was the result of a complaint from the tenant. The dwelling was occupied by two adults and two children at the time of the inspection and is still occupied. The ordinance is requested to allow the inspector to vacate, close and placard the dwelling as required by state statute.

ORDER(S)

ISSUED:

2-12-2012

Order to Repair or Vacate with a compliance date of 3-26-2012

APPEALS:

No appeals to date.

OWNER

ACTIONS:

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

EXTENSIONS:

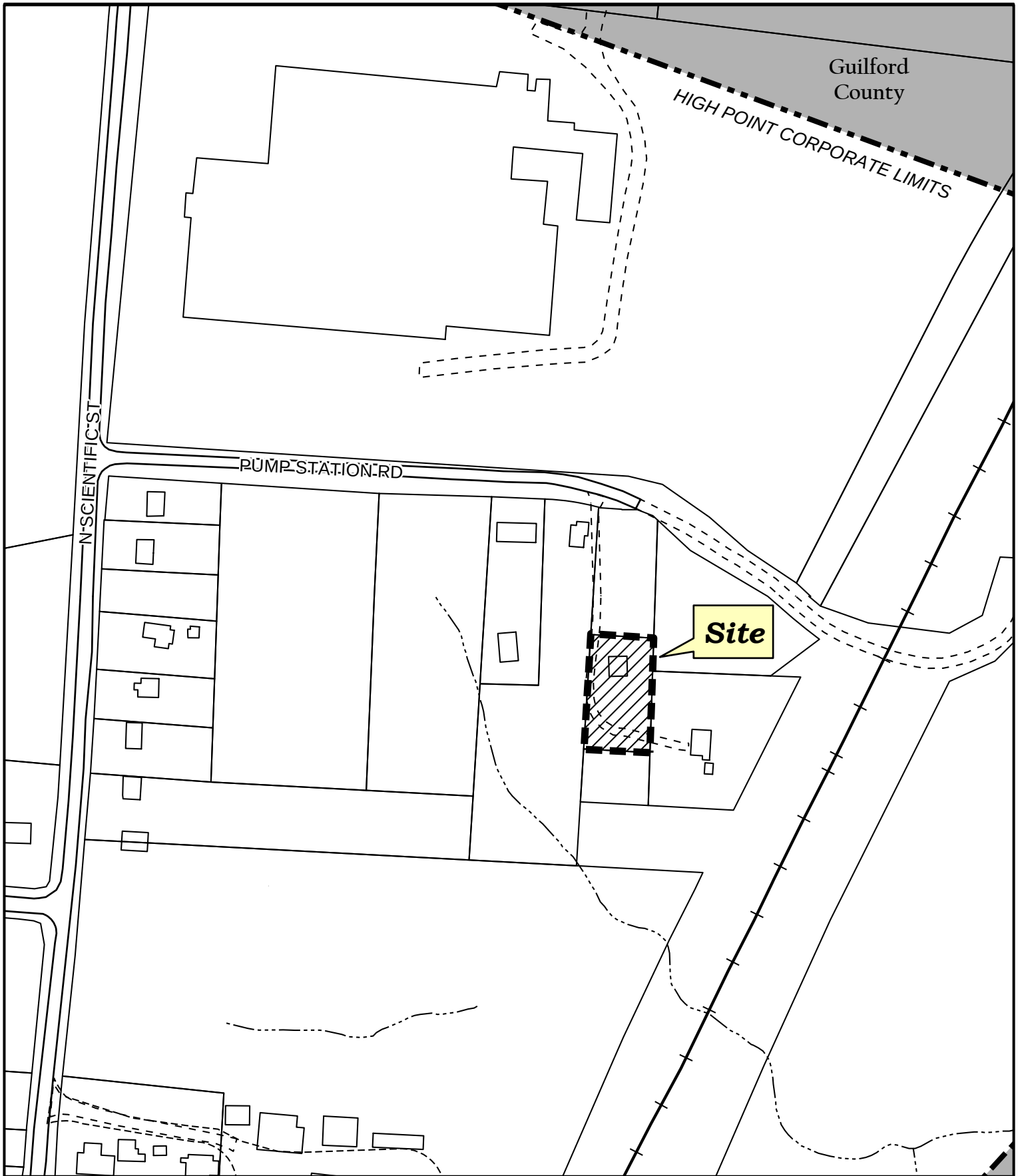
None requested by owner.

CURRENT

STATUS:

3-29-2012

Conditions still exist. Dwelling is occupied.



4029 Pump Station Road

Ordinance to Vacate/Close



Location of subject property

**Department of Planning
and Development**

City of High Point

Date: April 10, 2012



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



4029 Pump Station Road



4029 Pump Station Road

PLANNING AND ZONING COMMISSION RECOMMENDATION

On March 27, 2012, a public hearing was held before the Planning and Zoning Commission regarding the request described below. All members of the Commission were present except Mr. Keith McInnis and Mrs. Marie Stone.

Horace G. Ilderton, LLC

Text Amendment Case 12-01

A request by Horace G. Ilderton, LLC to amend Table 5-16-2 (*Specification of Accessory Freestanding Signs Requiring a Permit*) of the Development Ordinance pertaining to freestanding signs in Sub-Area – C of the Main Street (MS) District. The applicant is requesting to increase the allowable height of freestanding signs from 6 feet to 8 feet.

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

The applicant, Mr. Ilderton, was present but did not speak.

No one spoke in favor nor in opposition to the request.

The Planning & Zoning Commission recommended **approval** of Text Amendment Case 12-01 by a vote of 7-0.

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

**STAFF REPORT
TEXT AMENDMENT CASE 12-01
March 27, 2012**

Request	
Applicant: Horace G. Ilderton Ilderton Dodge Chrysler Jeep	Affected Ordinance Sections: An amendment affecting Table 5-16-2, entitled <i>Specifications For Accessory Freestanding Signs Requiring A Permit</i> ,
Proposal: To amend Table 5-16-2, to increase the allowable height of freestanding signs from 6 feet to 8 feet in Sub-Area C of the MS District.	

Background

This amendment is associated with the construction of improvements to the existing motor vehicle sales establishment at 701 South Main Street, being Ilderton Chrysler, Dodge, Jeep. Construction is presently underway for an addition to the showroom and maintenance facilities. The additions are of sufficient size to trigger a requirement to bring the existing free-standing signs into compliance with the requirements of the zoning district. The applicant desires to place a monument type freestanding sign as allowed by the Development Ordinance, however they wish to have a sign height of up to 8 feet in height, and are therefore proposing to amend the existing height regulation (which allows a maximum 6-foot sign height).

Details of Proposal

This amendment would alter Table 5-16-2 so as to increase the maximum height of freestanding accessory signs in sub-area C of the Main Street (MS) zoning district from 6 feet to 8 feet. Sub-area C of the MS District is located along the South Main Street corridor, from Grimes Avenue on the north end (immediately south of the Central Business District) to Market Center Drive on the southern end.

Analysis

This proposal would permit a 2-foot increase in sign height. One of the objectives of the MS District is to encourage pedestrian scale development, particularly in those areas that are adjacent to the Central Business (CB) District. An important component of a pedestrian scale streetscape is to ensure that sign heights remain close to street level. For instance, the adjoining CB District, an area with a high level of pedestrian activity, has a standard sign height of 6 feet. The maximum sign height in sub-area D of the MS District, which is more vehicular-oriented, is 15 feet. Therefore a maximum sign height of 8 feet is consistent with the height of the adjacent

zoning districts, as well as being consistent with the objective of achieving pedestrian scale development.

Recommendation

Staff recommends approval.

The amendment would result in a maximum height for freestanding signs in sub-area C of the MS District that maintains a pedestrian scale, and is in keeping with the maximum sign height permitted in adjacent districts.

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) the amendment would result in a maximum sign height that maintains a pedestrian scale and is in keeping with the maximum sign height permitted in adjacent zoning districts. 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 G. Lee Burnette, AICP, Director.

**TEXT AMENDMENT 12-01
PROPOSED AMENDMENT TO THE
CITY OF HIGH POINT DEVELOPMENT ORDINANCE**

(An amendment affecting Table 5-16-2, regarding the height of Accessory Freestanding Signs in Sub-Area C of the MS District)

SECTION 1.

Table 5-16-2, entitled *Specifications For Accessory Freestanding Signs Requiring A Permit*, is hereby amended to alter the height requirement for freestanding signs in the MS District as follows:

Zoning District	Number	Area max	Area min(a)	Setback (feet)	Height (feet)	Computation
MS(q)	1/ lot front	150 – A & D 75 – B & C	50	R/W (b)	15- A&D 6- B & C 8- C	1.0 sq ft/linear ft lot front.

**CITY OF HIGH POINT, NORTH CAROLINA
SWORN STATEMENT OF DEBT MADE PURSUANT TO THE
LOCAL GOVERNMENT BOND ACT, AS AMENDED**

I, Jeffrey A. Moore, Financial Services Director of the City of High Point, North Carolina, having been designated by the City Council of said City to make and file with the City Clerk a statement of the debt of said City pursuant to The Local Government Bond Act, as amended, DO HEREBY CERTIFY that the following is a true statement as shown by the books in my office, not taking into consideration any debt incurred or to be incurred in anticipation of the collection of taxes or other revenues or in anticipation of the sale of bonds other than funding and refunding bonds:

(a) GROSS DEBT

a(1) Outstanding debt evidenced by bonds:

Water and Sewer Bonds, Series 2002	\$ 1,500,000
Water and Sewer Bonds, Series 2003	6,930,000
Refunding Bonds, Series 2003	1,770,000
Refunding Bonds, Series 2005	24,545,000
Public Improvement Bonds, Series 2005	11,115,000
Public Improvement Bonds, Series 2006	12,210,000
Public Improvement Bonds, Series 2007A	3,720,000
Public Improvement Bonds, Series 2007B	13,170,000
Public Improvement Bonds, Series 2008	11,715,000
Public Improvement Bonds, Series 2010A	4,985,000
Public Improvement Bonds, Series 2010B	16,580,000
Refunding Bonds, Series 2010C	<u>14,595,000</u>
Total	<u>\$122,835,000</u>

**a(2) Bonds authorized by orders introduced,
but not yet adopted:**

Downtown Improvement Bonds	\$ 5,785,000
Refunding Bonds	<u>30,000,000</u>
Total	<u>\$35,785,000</u>

a(3) Unissued bonds authorized by adopted orders:

Refunding (2010)	\$7,000,000
Total	<u>\$7,000,000</u>

a(4) Outstanding debt, not evidenced by bonds: \$ -0-

**(a) GROSS DEBT, being the sum of a(1), a(2), a(3) and
a(4): \$165,620,000**

(b) DEDUCTIONS

b(1)	Funding and refunding bonds authorized by orders introduced but not yet adopted:	<u>\$30,000,000</u>
b(2)	Funding and refunding bonds authorized but not yet issued:	<u>\$7,000,000</u>
b(3)	The amount of money held in sinking funds or otherwise for the payment of any part of the principal of gross debt other than debt incurred for water, gas, electric light or power purposes or sanitary sewer purposes (to the extent that the bonds are deductible under G.S. 159-55(b)):	<u>\$ -0-</u>
b(4)	Bonded debt included in gross debt and incurred, or to be incurred, for water, gas, electric light or power purposes:	<u>\$12,238,114</u>
b(5)	Bonded debt included in gross debt and incurred, or to be incurred, for sanitary sewer system purposes (to the extent that said debt is made deductible by G.S. 159-55(b)):	<u>\$ -0-</u>
b(6)	Uncollected special assessments heretofore levied for local improvements for which any part of the gross debt (that is not otherwise deducted) was or is to be incurred to the extent that such assessments will be applied, when collected, to the payment of any part of the gross debt:	<u>\$ -0-</u>
b(7)	The amount, as estimated by the Financial Services Director, of special assessments to be levied for local improvements for which any part of the gross debt (that is not otherwise deducted) was or is to be incurred, to the extent that the special assessments, when collected, will be applied to the payment of any part of the gross debt:	<u>\$ -0-</u>
(b)	DEDUCTIONS, being the sum of b(1), b(2), b(3), b(4), b(5), b(6) and b(7):	<u>\$49,238,114</u>

(c) NET DEBT

(c)	NET DEBT, being the difference between the GROSS DEBT (a) and the DEDUCTIONS (b):	<u>\$116,381,886</u>
-----	---	----------------------

(d) ASSESSED VALUE

(d) ASSESSED VALUE of property subject to taxation
by the City, as revealed by the City tax records and
certified to the City by the assessor: \$9,265,155,501

(e) PERCENTAGE

(e) Percentage which the NET DEBT (c) bears to the
ASSESSED VALUE (d): 1.26%

The foregoing statement is true.

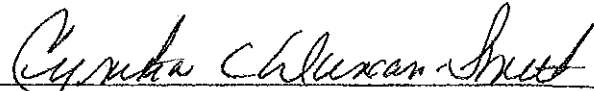


Financial Services Director

STATE OF NORTH CAROLINA)
) ss:
COUNTY OF GUILFORD)

Subscribed and sworn to before me this 16th day of April, 2012.

CYNTHIA C. DUNCAN-SMITH
[SEAL] NOTARY PUBLIC
GUILFORD COUNTY, NC

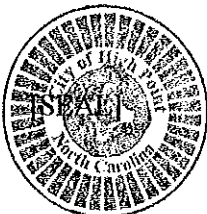

Notary Public

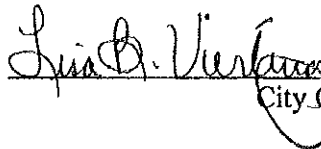
My Commission expires 1/18/2015.

* * * * *

I, Lisa B. Vierling, City Clerk of the City of High Point, North Carolina, DO HEREBY
CERTIFY that the foregoing is a true copy of a statement which was filed with me at a meeting
of the City Council of said City held on April 16, 2012, after the introduction and, as applicable,
before the public hearing on orders authorizing bonds of said City, and that said statement is
open to public inspection in my office.

WITNESS my hand and official seal of said City this 16th day of April, 2012.




City Clerk

AN ORDINANCE REQUIRING THE BUILDING INSPECTOR OF THE CITY OF HIGH POINT TO VACATE AND CLOSE CERTAIN PROPERTY PURSUANT TO ARTICLE 19 OF THE GENERAL STATUTES OF NORTH CAROLINA; AND, TITLE 9, CHAPTER 6, ARTICLE E, OF THE MINIMUM HOUSING CODE OF THE CITY OF HIGH POINT.

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

SECTION 1: That the City Council of the City of High Point finds as a fact that the following described property has been ordered to be vacated and closed, and it further finds as a fact that the owner has been ordered to secure said building at his expense and said owner has failed to comply with said order.

SECTION 2: That the Inspector of the City of High Point is hereby authorized and directed to proceed with the securing of the following described buildings in accordance with code of Ordinances; and, Article 19 of Chapter 160A of the General Statutes of North Carolina.

PROPERTY LOCATION

OWNER(S)

2806 E. Kivett Dr.

Luan M. Ly
1 Round Oak Ct.
Greensboro, NC 27455

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

SECTION 4: That this ordinance shall become effective from and after its passage as by law provided.

Adopted by City Council
This the 16th day of April, 2012

Lisa B. Vierling, City Clerk

TO THE PUBLISHER OF THE HIGH POINT ENTERPRISE:

Please publish the following once in the High Point Enterprise on Friday, April 20, 2012:

**ORDER AUTHORIZING \$30,000,000 GENERAL OBLIGATION
REFUNDING BONDS**

BE IT ORDERED by the City Council of City of High Point, North Carolina:

1. That pursuant to The Local Government Bond Act, as amended, the City of High Point, North Carolina, is hereby authorized to contract a debt, in addition to any and all other debt which said City may now or hereafter have power and authority to contract, and in evidence thereof to issue General Obligation Refunding Bonds in an aggregate principal amount not exceeding \$30,000,000 for the purpose of providing funds, together with any other available funds, to (a) refund all or a portion of the City's outstanding (i) Water and Sewer Bonds, Series 2003, dated May 1, 2003, (ii) Public Improvement Bonds, Series 2005, dated October 1, 2005, and (iii) Public Improvement Bonds, Series 2006, dated June 1, 2006, and (b) pay certain expenses related thereto.
2. That taxes shall be levied in an amount sufficient to pay the principal of and the interest on said bonds.
3. That a sworn statement of debt of said City has been filed with the City Clerk and is open to public inspection.
4. That this order shall take effect upon adoption.

The foregoing order was adopted on the 16th day of April, 2012, and is hereby published this 20th day of April, 2012. Any action or proceeding questioning the validity of the order must be begun within 30 days after the date of publication of this notice.

Lisa B. Vierling
City Clerk of the
City of High Point, North Carolina



April 10, 2012

MEMORANDUM

TO: Strib Boynton
City Manager

FROM: Louanne Hedrick
Budget & Evaluation Officer

SUBJECT: Agenda Item for City Council

The Director of Transportation has advised that the City has received a Supplemental Agreement from NDOT in the amount of \$200,000 which is on the current agenda for approval. The grant will fund an environmental study for the replacement of the I-74/US 311 & NC 68 interchange.

A budget amendment is attached to appropriate these funds for this project. No city match is required for this supplemental agreement.

Mark McDonald will be available if you have any questions concerning the budget amendment, or municipal agreement.

cc: Pat Pate
Randy McCaslin
Mark McDonald
Louanne Hedrick
Jeff Moore

Attachments: Budget Amendment

"AN ORDINANCE AMENDING THE 2011-2012 BUDGET ORDINANCE
OF THE CITY OF HIGH POINT, NORTH CAROLINA
SUPPLEMENTAL AGREEMENT FOR I-74/US 311 & NC68 INTERCHANGE

Be it ordained by the City Council of the City of High Point, North Carolina,
as follows:

Section 1. The Project is an environmental study for the replacement of the I-74/US 311 & NC 68 interchange as described in NCDOT Municipal Agreement U-5169.

Section 2. The following revenue is available to the City of High Point:

(A) The Special Grants Fund revenues of the City of High Point, is hereby amended as follows:

Federal Grant Revenues (301610/412999)	\$ 160,000
State Grant Revenues (301610/411999)	<u>40,000</u>
	\$200,000

The following Special Grants Fund expenditures to be amended as follows:

Consulting & Professional (301610/527101)	\$ 200,000
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Section 3. That all ordinances, or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

Section 4. That this ordinance shall be effective from and after its passage."

Adopted this _____ day of April, 2012

Department of Transportation



April 10, 2012

MEMORANDUM

AGENDA ITEM

TO: Randy McCaslin
Assistant City Manager

FROM: Mark McDonald, P.E. 
Transportation Director

RE: Supplemental Agreement with the North Carolina Department of Transportation (NCDOT)
U-5169: I-74/US 311 & NC 68 (Eastchester Drive) Interchange Replacement Study

The City of High Point has been working with NCDOT to complete an environmental study for the replacement of the I-74/US 311 & NC 68 interchange. This project, initially funded through American Recovery and Reinvestment Act (ARRA), was originally budgeted for \$475,000 and was scheduled for completion in April 2012.

Justification for this project stems from congested traffic conditions on Eastchester Drive and the I-74 ramps. A feasibility study funded by the City several years ago led to modified signal timing and phasing, and restriping the southbound approach of Eastchester to provide a third lane travel lane entering the interchange. These changes have helped to keep traffic flowing between the ramps, but have not fully remedied the problem. A more permanent solution must also consider an expanded interchange, the relocation of Gordon Road and Cypress Court on the north side of the interchange to improve the spacing and operation of signalized intersections, and to better manage access to and from Eastchester Drive within the area influenced by the interchange.

The feasibility study evaluated several preliminary concepts and provided much of the information necessary to begin the NEPA-compliant environmental document that is now in progress. However, following a review meeting last year, it was determined that the scope of work was not sufficient to address impacts to a broader study area, and that additional data collection, traffic analysis, environmental evaluation, and functional planning would be required to satisfy the reviewing agencies. The costs associated with these tasks now exceed the amount authorized by the original municipal agreement for ARRA funding. Staffs from NCDOT, the City, and the consultant have been working together for several months to revise the project scope and secure the funding and time extension necessary to complete the report.

The attached Supplemental Agreement with NCDOT increases the budget for this project by \$200,000. This amount is a combination of Federal and State funding, with no local match required. The new grant total will be \$675,000 with this increase. The agreement also extends the completion date to December 31, 2012.

Department of Transportation



April 10, 2012

Recommendation

This project is of great importance to High Point. The City has made a significant investment in its development and has actively promoted its value not only locally, but on a regional scale. To keep the project on track, the Department of Transportation respectfully recommends City Council's favorable consideration of this Supplemental Agreement with NCDOT, and the associated budget amendment. I will be available to address questions from the Finance Committee and the full Council on April 16.

Please advise if further information is desired.

c	Mike Mills, P.E.	NCDOT Division 7 Engineer
	John Hunsinger	NCDOT Project Manager
	Jeff Moore	Financial Services Director
	Lou Hedrick	Budget & Evaluation Officer
	Glenda Barnes	Budget Analyst
	David Hyder, P.E.	Transportation Planning Administrator
	Greg Venable	Transportation Planner
	File	



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

BEVERLY EAVES PERDUE
GOVERNOR

EUGENE A. CONTI, JR.
SECRETARY

March 28, 2012

Mr. Mark V. McDonald, PE
Director of Transportation
City of High Point
PO Box 230
High Point, NC 27261

Subject: **Locally Administered Project
2nd Supplemental Agreement
TIP#: U-5169
WBS: 45220.1.ST1
Guilford County**

Dear Mr. McDonald:

Enclosed are two (2) duplicate originals of a Municipal Agreement to increase the funding and to extend the completion date of the project to December 31, 2012.

Please review the agreements and, if satisfactory, have the copies executed by the City of High Point and return to me for execution by the Department of Transportation within sixty (60) days.

If you have any questions, please advise.

Sincerely,

J. M. Mills
J. M. Mills, P.E.
DIVISION ENGINEER

JMM/jbh
Enclosures

NORTH CAROLINA
GUILFORD COUNTY

2nd SUPPLEMENTAL AGREEMENT

DATE: 3/28/2012

NORTH CAROLINA DEPARTMENT OF
TRANSPORTATION

TIP #: U-5169

AND

WBS ELEMENTS: PE 45220.1.ST1

ROW _____

CITY OF HIGH POINT

CON _____

OTHER FUNDING:

FEDERAL-AID #: STM-0311(26)

CFDA #: 20.205

TOTAL SUPPLEMENTAL FUNDS [NCDOT PARTICIPATION] \$200,000

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."

WITNESSETH:

WHEREAS, the Department and the Municipality, on 8/11/2009, entered into a certain Locally Administered Project Agreement for the original scope: preparing a NEPA document, interchange justification study, and preliminary engineering necessary to replace the existing interchange that is operating at a poor level of service, programmed under Project U-5169; and,

WHEREAS, the Department and the Municipality, on 8/9/2010, entered into a Supplemental Agreement for additional ARRA funds and to extend the completion date of the Project; and,

WHEREAS, the Department and the Municipality have agreed to supplement the Agreement for additional funding and to extend the completion date of the Project.

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

FUNDING

The Department's original participation was \$475,000. The Department agrees to reimburse the Municipality an additional \$160,000 of STP funds with a state match of \$40,000.

RESPONSIBILITIES

The Municipality shall complete the Project by December 31, 2012.

RETAINAGE

The Municipality shall not retain any portion of a payment due the contractor.

TITLE VI

The Municipality shall comply with Title VI of the Civil Rights Act of 1964 (Title 49 CFR, Subtitle A, Part 21). Title VI prohibits discrimination on the basis of race, color, national origin, disability, gender, and age in all programs and activities of any recipient of Federal assistance.

Except as hereinabove provided, the Agreement heretofore executed by the Department and the Municipality on 8/11/2009 and 8/9/2010 are 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:

CITY OF HIGH POINT

BY: _____

BY: _____

TITLE: _____

TITLE: _____

DATE: _____

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)

A RESOLUTION AMENDING THE LAND USE PLAN FOR THE HIGH POINT PLANNING AREA

WHEREAS, the City Council of the City of High Point adopted the *Land Use Plan for the High Point Planning Area* on April 6, 2000, and

WHEREAS, changing circumstances may warrant that from time to time a particular land use designation be changed from one classification to another; and

WHEREAS, public hearings were held before the High Point Planning and Zoning Commission on March 27, 2012, and before the City Council of the City of High Point on April 16, 2012, regarding this proposed amendment (LUPA 12-01) to said *Land Use Plan for the High Point Planning Area*.

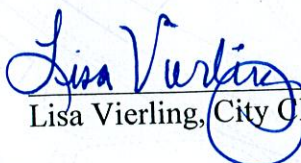
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT, NORTH CAROLINA:

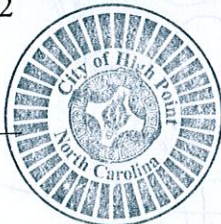
SECTION 1. That the *Land Use Plan for the High Point Planning Area* be amended by redesignating approximately 16.5 acres (Guilford County Tax Parcels 0181906 through 0181909, 0181920 and a portion of 0181921) from Low-Density Residential and Institutional to Light Industrial.

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

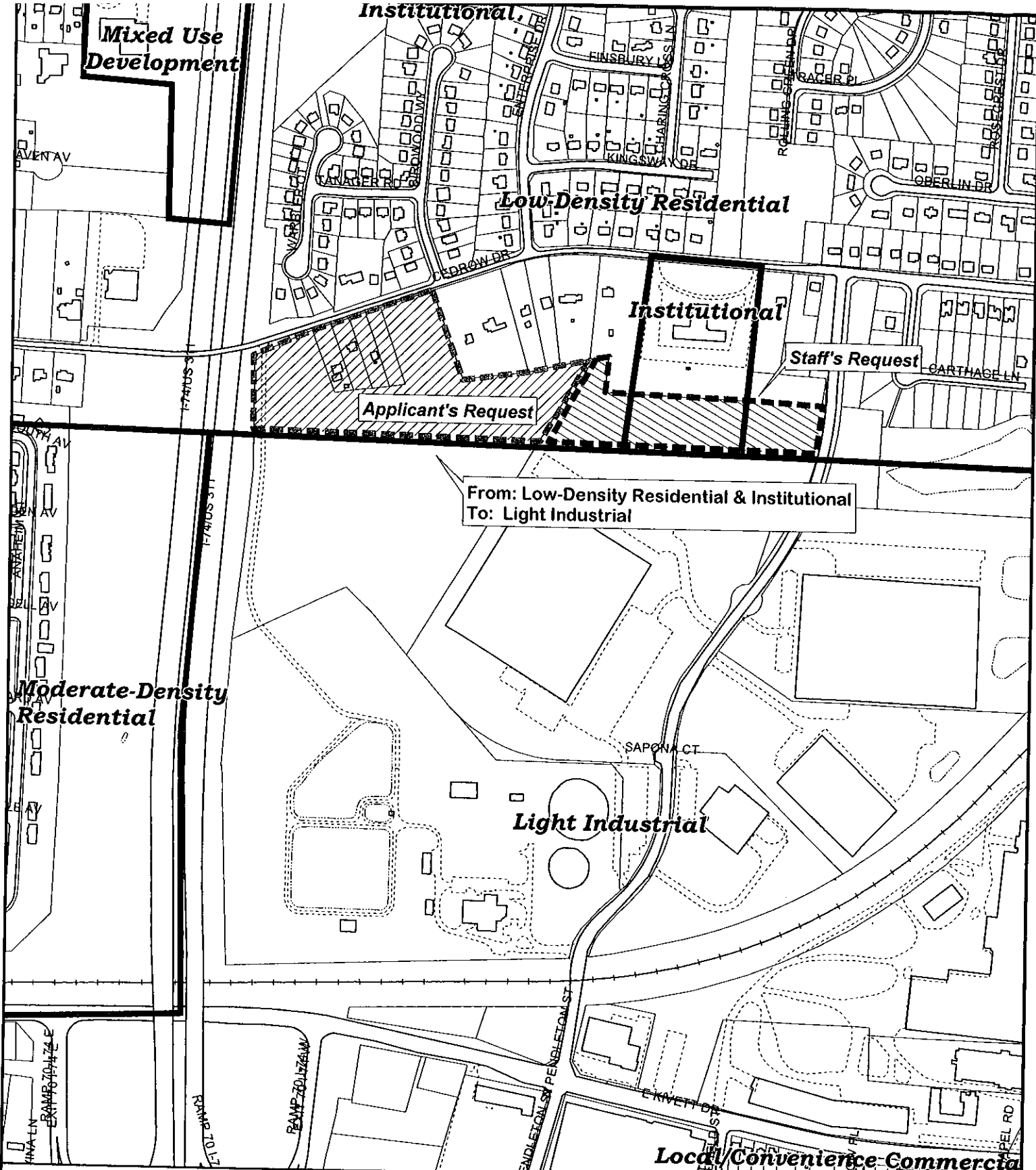
SECTION 3. This resolution shall become effective immediately upon adoption.

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


Lisa Vierling, City Clerk



The complete file for this Land Use Plan Map Amendment may be inspected at the City of High Point Department of Planning and Development, Municipal Office Building, 211 South Hamilton Street, High Point, North Carolina.



Land Use Plan Amendment 12-01 Request: From: Low-Density Residential & Institutional To: Light Industrial Existing Land Use Plan  Subject Property Boundary 	Planning & Development Department City of High Point Date: March 16, 2012	N Scale: 1"=500' y:\ba-pz\2012\pz\lupa12-01.mxd
--	--	--



MEMORANDUM

April 10, 2012

MEMO TO: Pat Pate, Assistant City Manager
FROM: Jeffrey A. Moore, Financial Services Director
SUBJECT: Recommendation for Sole Source Authorization

Please place the following item for City Council's consideration at their April 16, 2012, Council meeting:

The City has reliably utilized the standby generator at the Westside Wastewater Treatment Plant for several years. A recent maintenance check revealed specialized parts that require replacement and repair. Because the generator parts need to be of similar type and manufacture in order to remain compatible with the generator housing and measurement software, the City needs to acquire the new parts from Carolina Caterpillar. A memo from Garey Edwards in the Electric Utilities Department is attached for additional justification of the request.

In order to complete the purchase, the following actions are requested from City Council to authorize the exception to the bid laws and approve the purchase of the replacement equipment, parts, and related installation services from Carolina Caterpillar.

1. City Council is requested to approve an exception to the bid laws under the "sole source qualification" for the purchase of equipment by the Electric Utilities Department.

State statute (G.S. 143.129(f)) requires City Council to specifically authorize "qualified sole source" exceptions to the bid laws prior to awarding the contract. Based on the letter of justification, the Electric Utilities Department appears to have met the standard for "standardization considerations" as a qualified exemption. Representatives of the Electric Utilities Department will be present to answer any questions which may arise.

2. City Council is requested to approve the acquisition of the equipment and related services from Carolina Caterpillar. The required funds of \$127,527.04 for the purchase are budgeted in the Electric Fund.

Accounting
336.883.3240

Internal Audit
336.883.3122

Purchasing
336.883.3219

Treasury Services
336.883.3230

April 10, 2012

To: Randy McCaslin, Assistant City Manager

From: Garey Edwards, Director of Electric Utilities

Subject: Sole Source Justification for Generator Repair
Carolina Cat

I am recommending that we sole source justify the repair of one generator located at the Westside Treatment Plant from Carolina Cat. The reasons for using Carolina Cat are as follows:

- They are the original manufacturer/provider of the unit and there are no other providers.
- The repair part is not interchangeable with parts from another manufacturer.

I recommend that the City Council authorize the repair of one (1) generator from **Carolina Cat** for the total price of **\$127,527.04**.

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



April 10, 2012

MEMORANDUM

TO: Strib Boynton
City Manager

FROM: Louanne Hedrick
Budget & Evaluation Officer

SUBJECT: Agenda Item for City Council

As part of the Municipal Agreement approved by City Council in March, the Department of Transportation has requested a budget amendment to appropriate NCDOT funding in the amount of \$125,000. The funds are for building repairs and improvements for the Depot Restoration Project as described in the attached memo from Mark McDonald.

A contract is on the current agenda for these services. A budget amendment for the repairs and general Maintenance is attached for City Council's consideration.

Mark McDonald will be available if you have any questions concerning the budget amendment, contract, or municipal agreement.

cc: Pat Pate
Randy McCaslin
Mark McDonald
Louanne Hedrick
Jeff Moore

Attachments: Budget Amendment

"AN ORDINANCE AMENDING THE 2011-2012 BUDGET ORDINANCE
OF THE CITY OF HIGH POINT, NORTH CAROLINA
REPAIRS & GENERAL MAINTENANCE AT THE HIGH POINT DEPOT

Be it ordained by the City Council of the City of High Point, North Carolina,
as follows:

Section 1. The Project is for Repairs and General Maintenance at the High Point Train Station described in NCDOT Municipal Agreement P-2912A to provide reimbursement to the City for qualifying expenditures to The Depot.

Section 2. The following revenue is available to the City of High Point:

(A) The Special Grants Fund revenues of the City of High Point, is hereby amended as follows:

Federal Grant Revenues (301610/412999)	\$ 125,000
--	------------

(B) The following Special Grants Fund expenditures to be amended as follows:

Building Repairs & Maintenance (301610/525101)	\$ 125,000
--	------------

Section 3. That all ordinances, or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

Section 4. That this ordinance shall be effective from and after its passage."

Department of Transportation



March 14, 2012

MEMORANDUM

AGENDA ITEM

TO: Randy McCaslin
Assistant City Manager

FROM: Mark McDonald, P.E. 
Transportation Director

RE: Supplemental Agreement with the North Carolina Department of Transportation (NCDOT)
Repairs and General Maintenance at the High Point Train Station ("the Depot")
P-2912 A

The attached Supplemental Agreement with NCDOT addresses the use of Enhancement Funds remaining from the Depot restoration project. Several maintenance issues have been identified for repair, and the agreement will permit the City to engage contract services and recover qualifying expenditures through reimbursement from NCDOT. Items may include but are not limited to repairs to gutters and downspouts, roofing, replacement of water-damaged wood (underlayment, decking, fascia boards, etc.) and defective lighting fixtures, and exterior and interior painting of walls, ceilings, handrails, columns, beams, truss supports, and trim features.

NCDOT has estimated the available funding at approximately \$125,000. Any costs beyond this amount would be the City's responsibility. While we do not expect to exceed the amount of state funding made available for the project, our current fund balance for participation in the Depot renovation project is \$104,956.

Engineering Services is currently preparing a contract for these services. Work is expected to begin in May and will be completed by the end of July.

Recommendation

The NC Board of Transportation approved this Supplemental Agreement at their meeting on March 1. The Department of Transportation respectfully recommends City Council's favorable consideration of this agreement. I will be available to address questions regarding the agreement and the proposed maintenance from the Finance Committee and the full Council on Monday March 19. Please advise if further information is desired.

c Craig Newton, P.E. Facilities Engineer, NCDOT Rail Division
Jeff Moore Financial Services Director
Keith Pugh, P.E. Engineering Services Director
Leon Adams Adams & Clark Enterprises, Inc.
Amandeep Mann, P.E. Transportation Engineer
File

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

ORDINANCE

REQUEST: Ordinance to Vacate

PROPERTY

ADDRESS: 2806 E. Kivett Drive

OWNER:

Luan M. Ly

**FIRST
INSPECTION:**
2-8-2012

Number of Violations: Major 3 Minor 4
1) broken floor joist in bathroom near toilet
2) rotted flooring bath room floor near toilet
3) smoke detectors missing throughout house

**HEARING
RESULTS:**

2-23-2012

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 inspection was the result of a complaint from the tenant. The dwelling was occupied by one adult and three children at the time of the inspection and is still occupied. The ordinance is requested to allow the inspector to close, vacate and placard the dwelling in accordance with State statutes.

**ORDER(S)
ISSUED:**

2-23-2012

Order to Repair or Vacate with a compliance date of 3-27-2012

APPEALS:

No appeals to date.

**OWNER
ACTIONS:**

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

EXTENSIONS:

None requested by owner.

**CURRENT
STATUS:**

3-28-2012

Conditions still exist. Dwelling is occupied.



2806 East Kivett Drive

Ordinance to Vacate/Close



Location of subject property

**Department of Planning
and Development**

City of High Point

Date: April 10, 2012



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



2806 E. Kivett Drive



2806 E. Kivett Drive

Publish four (4) consecutive weeks: April 27, May 4, 11, & 18, 2012

RESOLUTION OF INTENT TO CONSIDER A
STREET ABANDONMENT
(Case # SA12-03)

WHEREAS, the City Council is requested to abandon a portion of King Road (unimproved) located between East Springfield Road and Brentwood Street;

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, May 21, 2012, at 5:30 p.m. as the date for said public hearing before the Council of the City of High Point, in the Council Chambers of the Municipal Building in High Point, on the abandonment of said street.

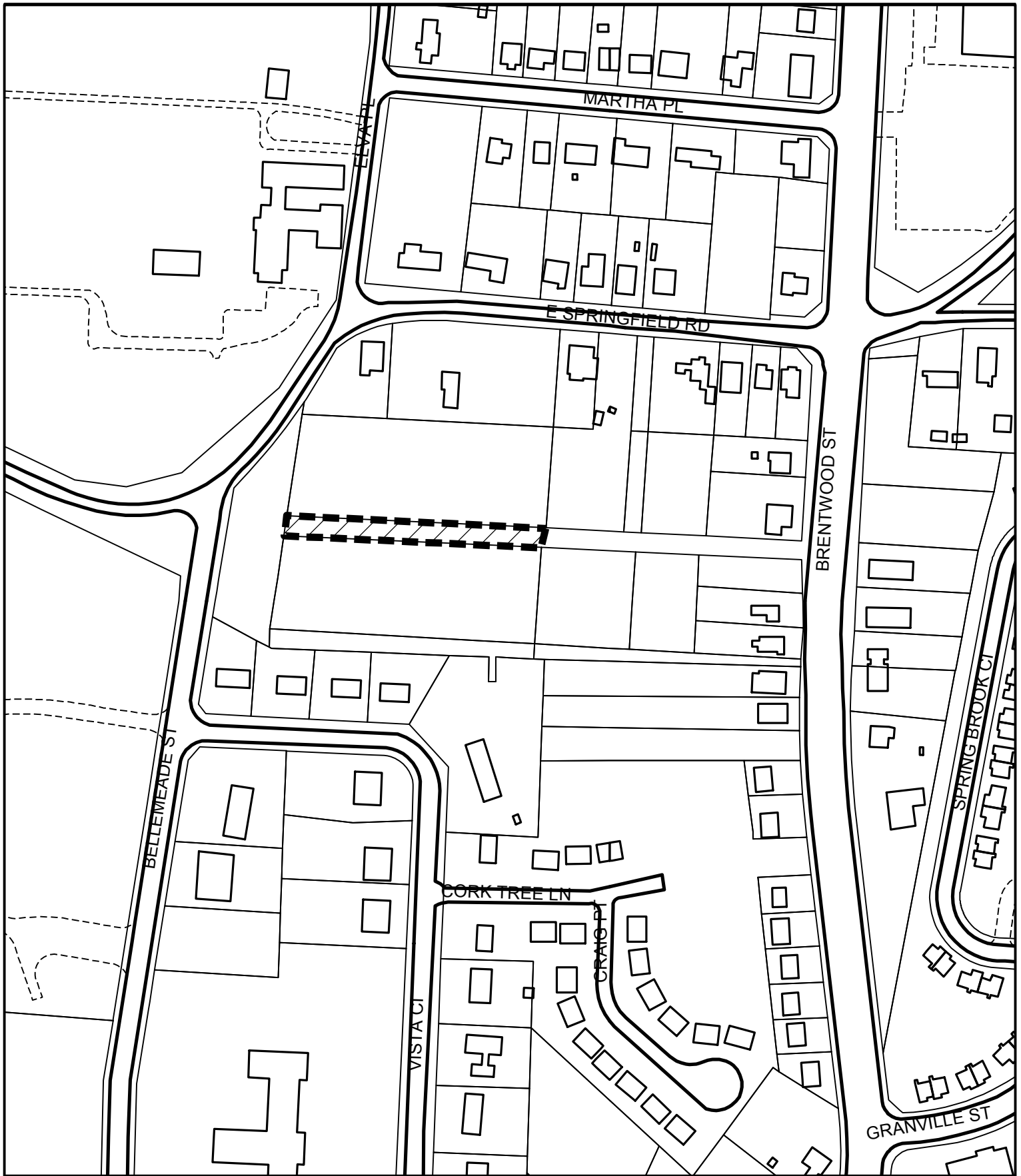
Persons wishing to be heard either for or against the said street abandonment are asked to be present for the hearing. The meeting facilities of the City of High Point are accessible to people with disabilities. If you need a special accommodation, call 336/883-3298 or TDD# 336/883-8517.

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

By Order of the City Council
This the 16th day of April, 2012.

Lisa B. Vierling, City Clerk

Petition Submitted By: Technical Review Committee



STREET ABANDONMENT REQUEST SA12-03

Applicant: City of High Point

Area: 0.290 acres



Location of requested street abandonment



Previously abandoned right-of-ways

**Department of Planning
and Development**

City of High Point

Date: April 10, 2012



Scale: 1"=200'

y:/ba-pz/2012/pz/sa12-03.mxd



FORMAL BID RECOMMENDATION
REQUEST FOR COUNCIL APPROVAL

DEPARTMENT: Engineering Services

COUNCIL AGENDA DATE: April 16, 2012

BID NO.: 69-040412

CONTRACT NO.: 2012-002

DATE OPENED: April 4, 2012

DESCRIPTION:

High Point Station Repairs

PURPOSE:

Perform maintenance and repair work at the High Point Depot. The work will include: various lighting system changes, various interior and exterior painting, roof repairs on track level canopy, and down spout repairs/replacement.

COMMENTS:

this work is being funded through the NCDOT Rail Division.

RECOMMEND AWARD TO: Wishon & Carter Builders, Inc.

AMOUNT: \$108,021.44

JUSTIFICATION:

ACCOUNTING UNIT	ACCOUNT	ACTIVITY	CATEGORY	BUDGETED AMOUNT
301610	525101	301121291205	53110	125,000.00
TOTAL BUDGETED AMOUNT				125,000.00

DEPARTMENT HEAD: B.K. Pugh

Digitally signed by B.K. Pugh
DN: cn=B.K. Pugh, c=US, o=City of High Point,
ou=Engineering Services, email=keith.pugh@highpointnc.gov
Date: 2012.04.09 10:41:29 -0400

DATE: Apr 9, 2012

The Purchasing Division concurs with recommendation submitted by the Engineering Dept. and recommends award to the lowest responsible, responsive bidder Wishon & Carter Builders in the amount of \$ 108,021.44.

PURCHASING MANAGER: Patricia H. Sykes

Digitally signed by Patricia H. Sykes
DN: cn=Patricia H. Sykes, o=City of High Point,
ou=Purchasing, email=patty.sykes@highpointnc.gov, c=US
Date: 2012.04.10 08:24:11 -0400

DATE: Apr 10, 2012

Approved for Submission to Council

FINANCIAL SERVICES DIRECTOR: Jeffrey Moore

20110414-204821

Digitally signed by Jeffrey Moore 20110414-204821
DN: cn=Jeffrey Moore, o=City of High Point, ou=City Manager,
email=jeff.moore@highpointnc.gov, c=US
Date: 2012.04.10 14:37:25 -0400

DATE: Apr 10, 2012

CITY MANAGER: Strib Boynton

Digitally signed by Strib Boynton
DN: cn=Strib Boynton, o=City of High Point, ou=City Manager,
email=strib.boynton@highpointnc.gov, c=US
Date: 2012.04.10 14:37:25 -0400

DATE: Apr 10, 2012

Bidders List

Contract Number ENG 2012-002
 Bid Number 69-040412
 High Point Station Repairs
 Date: April 04, 2012 @ 2:00 P.M.

<u>BIDDERS</u>	<u>BID</u>	<u>BOND – DBE - Addendum</u>
ASJ Wilson Construction LLC 415 Pisgah Church Road PMB 128 Greensboro, NC 27455		Bid Bond: DBE: Addendum:
Dunbar & Smith, Inc. 628 Greensboro Road P.O. Box 5823 High Point, NC 27262		Bid Bond: DBE: Addendum:
Fabco Construction 116-a South Cherry St. Kernersville, NC 27284		Bid Bond: DBE: Addendum:
H.M. Kern Corporation 160 Thatcher Rd. Greensboro, NC 27419	\$243,411.38	Bid Bond: X DBE: X Addendum: X
Hodgin Construction Co. 3226 Pinecroft Court Greensboro, NC 27407		Bid Bond: DBE: Addendum:
LCM Builders, Inc. 822 Hasty Road Peachland, NC 28133		Bid Bond: DBE: Addendum:
Premier Design Builders, Inc. 214 Mountain St. Kernersville, NC 27284		Bid Bond: DBE: Addendum:
Progressive Contracting Co., Inc. 143 Charlotte Ave. Suite 201 Sanford, NC 27330		Bid Bond: DBE: Addendum:
Reed Construction Data 30 Technology Parkway Suite 100 Norcross, GA 30092		Bid Bond: DBE: Addendum:

[illegible]

**CITY OF HIGH POINT, NORTH CAROLINA
SWORN STATEMENT OF DEBT MADE PURSUANT TO THE
LOCAL GOVERNMENT BOND ACT, AS AMENDED**

I, Jeffrey A. Moore, Financial Services Director of the City of High Point, North Carolina, having been designated by the City Council of said City to make and file with the City Clerk a statement of the debt of said City pursuant to The Local Government Bond Act, as amended, DO HEREBY CERTIFY that the following is a true statement as shown by the books in my office, not taking into consideration any debt incurred or to be incurred in anticipation of the collection of taxes or other revenues or in anticipation of the sale of bonds other than funding and refunding bonds:

(a) GROSS DEBT

a(1) Outstanding debt evidenced by bonds:

Water and Sewer Bonds, Series 2002	\$ 1,500,000
Water and Sewer Bonds, Series 2003	6,930,000
Refunding Bonds, Series 2003	1,770,000
Refunding Bonds, Series 2005	24,545,000
Public Improvement Bonds, Series 2005	11,115,000
Public Improvement Bonds, Series 2006	12,210,000
Public Improvement Bonds, Series 2007A	3,720,000
Public Improvement Bonds, Series 2007B	13,170,000
Public Improvement Bonds, Series 2008	11,715,000
Public Improvement Bonds, Series 2010A	4,985,000
Public Improvement Bonds, Series 2010B	16,580,000
Refunding Bonds, Series 2010C	<u>14,595,000</u>
Total	<u>\$122,835,000</u>

**a(2) Bonds authorized by orders introduced,
but not yet adopted:**

Downtown Improvement Bonds	\$ 5,785,000
Refunding Bonds	<u>30,000,000</u>
Total	<u>\$35,785,000</u>

a(3) Unissued bonds authorized by adopted orders:

Refunding (2010)	<u>\$7,000,000</u>
Total	<u>\$7,000,000</u>

a(4) Outstanding debt, not evidenced by bonds: \$ -0-

**(a) GROSS DEBT, being the sum of a(1), a(2), a(3) and
a(4): \$165,620,000**

(b) DEDUCTIONS

b(1)	Funding and refunding bonds authorized by orders introduced but not yet adopted:	<u>\$30,000,000</u>
b(2)	Funding and refunding bonds authorized but not yet issued:	<u>\$7,000,000</u>
b(3)	The amount of money held in sinking funds or otherwise for the payment of any part of the principal of gross debt other than debt incurred for water, gas, electric light or power purposes or sanitary sewer purposes (to the extent that the bonds are deductible under G.S. 159-55(b)):	<u>\$ -0-</u>
b(4)	Bonded debt included in gross debt and incurred, or to be incurred, for water, gas, electric light or power purposes:	<u>\$12,238,114</u>
b(5)	Bonded debt included in gross debt and incurred, or to be incurred, for sanitary sewer system purposes (to the extent that said debt is made deductible by G.S. 159-55(b)):	<u>\$ -0-</u>
b(6)	Uncollected special assessments heretofore levied for local improvements for which any part of the gross debt (that is not otherwise deducted) was or is to be incurred to the extent that such assessments will be applied, when collected, to the payment of any part of the gross debt:	<u>\$ -0-</u>
b(7)	The amount, as estimated by the Financial Services Director, of special assessments to be levied for local improvements for which any part of the gross debt (that is not otherwise deducted) was or is to be incurred, to the extent that the special assessments, when collected, will be applied to the payment of any part of the gross debt:	<u>\$ -0-</u>
(b)	DEDUCTIONS, being the sum of b(1), b(2), b(3), b(4), b(5), b(6) and b(7):	<u>\$49,238,114</u>

(c) NET DEBT

(c)	NET DEBT, being the difference between the GROSS DEBT (a) and the DEDUCTIONS (b):	<u>\$116,381,886</u>
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(d) ASSESSED VALUE

- (d) ASSESSED VALUE of property subject to taxation by the City, as revealed by the City tax records and certified to the City by the assessor: \$9,265,155,501

(e) PERCENTAGE

- (e) Percentage which the NET DEBT (c) bears to the ASSESSED VALUE (d): 1.26%

The foregoing statement is true.

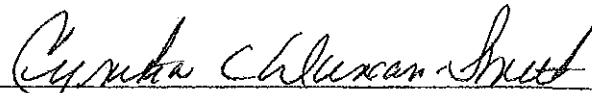


Financial Services Director

STATE OF NORTH CAROLINA)
) ss:
COUNTY OF GUILFORD)

Subscribed and sworn to before me this 16th day of April, 2012.

CYNTHIA C. DUNCAN-SMITH
[SEAL] NOTARY PUBLIC
GUILFORD COUNTY, NC

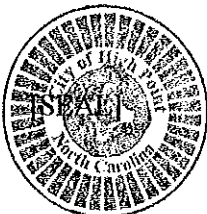

Notary Public

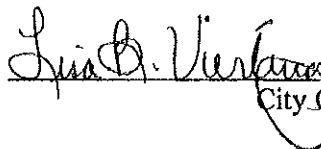
My Commission expires 1/18/2015.

* * * * *

I, Lisa B. Vierling, City Clerk of the City of High Point, North Carolina, DO HEREBY CERTIFY that the foregoing is a true copy of a statement which was filed with me at a meeting of the City Council of said City held on April 16, 2012, after the introduction and, as applicable, before the public hearing on orders authorizing bonds of said City, and that said statement is open to public inspection in my office.

WITNESS my hand and official seal of said City this 16th day of April, 2012.




City Clerk

PLANNING AND ZONING COMMISSION RECOMMENDATION

On March 27, 2012, staff made a presentation to the Planning and Zoning Commission regarding the request described below. All members of the Commission were present except Mr. Keith McInnis and Mrs. Marie Stone.

Washington Street Mixed Use Center Overlay District Map Revisions

Request to initiate zoning map amendments to amend the boundary of the Washington Street Mixed Use Center Overlay District (WMX) and to change the underlying zoning of the property to Central Business (CB) District where applicable.

Mr. Andy Piper presented the request and recommended initiation of the zoning map amendments as outlined in the attached memorandum.

Commission members questioned whether the east end of the overlay district was the same area that was the subject of a street abandonment case last year and asked what comments or concerns were expressed by the Washington Street Business Association when staff presented this proposal to them. Mr. Piper stated that there was a street abandonment case for Gaylord Court last year, this request was withdrawn. He also stated that the Washington Street Business Association indicated that the changes were minor and they did not express any concerns.

This was not a public hearing, should this zoning map amendment be initiated, public hearing dates will be set and notices will be mailed to adjacent property owners within 300 feet of the overlay district.

The Planning & Zoning Commission recommended initiation of the zoning map amendments by a vote of 7-0.



MEMORANDUM

April 3, 2012

To: Honorable Mayor and City Council
From: G. Lee Burnette, AICP, Director
Subject: **Requested Washington Street Mixed Use Center Overlay District Map Amendments**

The Washington Street Mixed Use Center Overlay District (WMX) is an overlay zoning district that was adopted in March 2008 and revised in August 2010. The regulations are intended to help create a compact, pedestrian-oriented mixed-use center in accordance with the Core City Plan. It overlays the Central Business (CB) District and is solely intended for the Washington Street commercial area.

The purpose of this memo is to outline the following requested changes to the current WMX boundary, along with the underlying zoning district where applicable:

1. The property located at 213 Hobson Street, which is zoned Residential Single Family-7 (RS-7), should be included in the WMX district and rezoned to CB due to the characteristics of the existing one-story brick commercial building with attached two-story apartment (see photo). Its architecture is similar to other buildings located on Washington Street, and it is a contributing building in the Washington Street National Register Historic District. The commercial portion of the building sits close to the street, which is consistent with the WMX site standards. Rezoning this currently vacant property owned by Schwarz Properties LLC from RS-7 to CB will also allow for more potential uses.
2. Two areas near the east end of the WMX overlay district do not line up with the underlying CB zoning district. The property lines used to create the WMX overlay boundary are incorrectly shown on the county's GIS tax parcel maps and they should instead correspond to the existing CB zoning boundary. Since the intent was always for the overlay to follow the parcel lines and the CB boundary, these two areas, which are actually owned by the Guilford County Board of Education, should be removed from the WMX district.

Administration
336.883.3328

Planning Services
336.883.3328

Development Services
336.883.3328

Inspection Services
336.883.3151

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

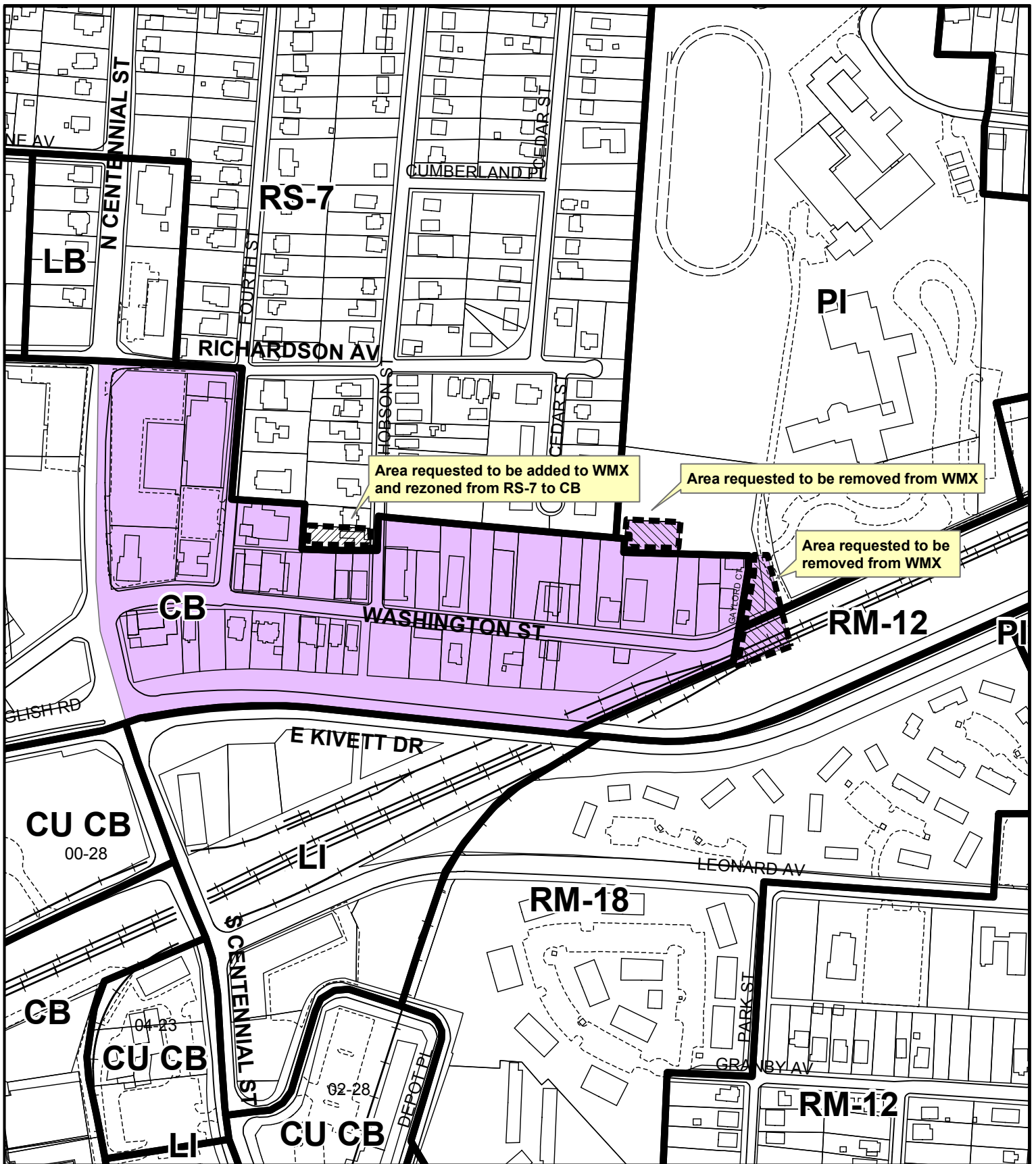
Staff requests that the Planning & Zoning Commission recommend to City Council the initiation of a map amendment to implement the requested changes. If that occurs, public hearings will be held before the Planning & Zoning Commission and City Council as is standard procedure for any map amendment (i.e. rezoning). Notices will be mailed to the property owners and to all property owners within 300 feet of the requested changes prior to any public hearings.

Staff met with the Washington Street Business Association on March 8 to explain the changes and answered any questions they had about the requested changes.

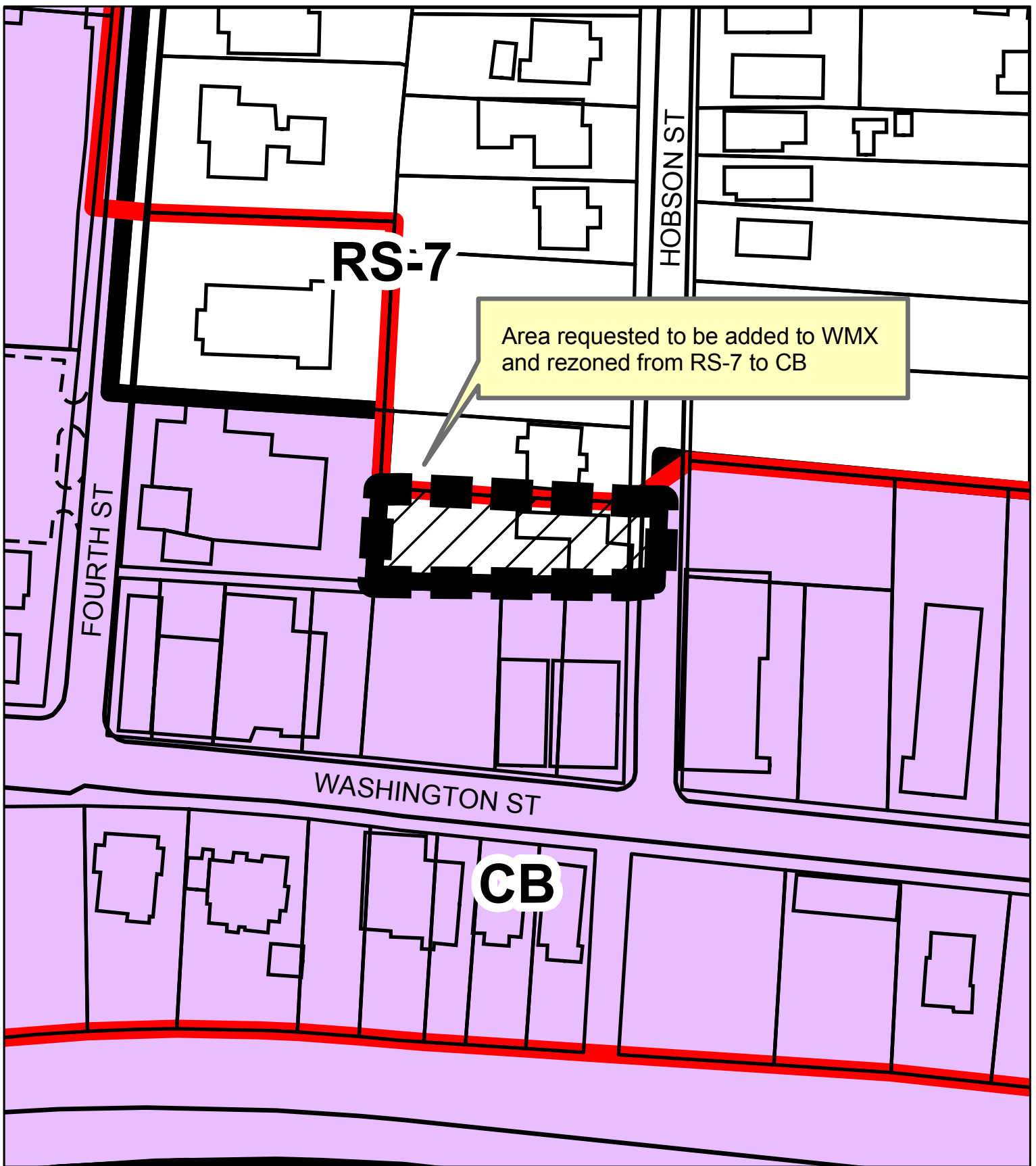
If you have any questions, please do not hesitate to contact me or Andy Piper.



Photo of building located at 213 Hobson St.

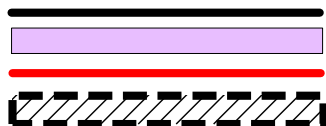


Requested Washington St Mixed Use Center (WMX) Overlay District Map Amendments		Planning & Development Department	N ↑ Scale: 1"=300' y:/ba-pz/2012/pz/z08-04.mxd
Existing Zoning Boundary ————— Existing WMX Overlay District ————— Areas of Proposed Changes		City of High Point	
Add Remove		Date: March 19, 2012	



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

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



**Planning & Development
Department**

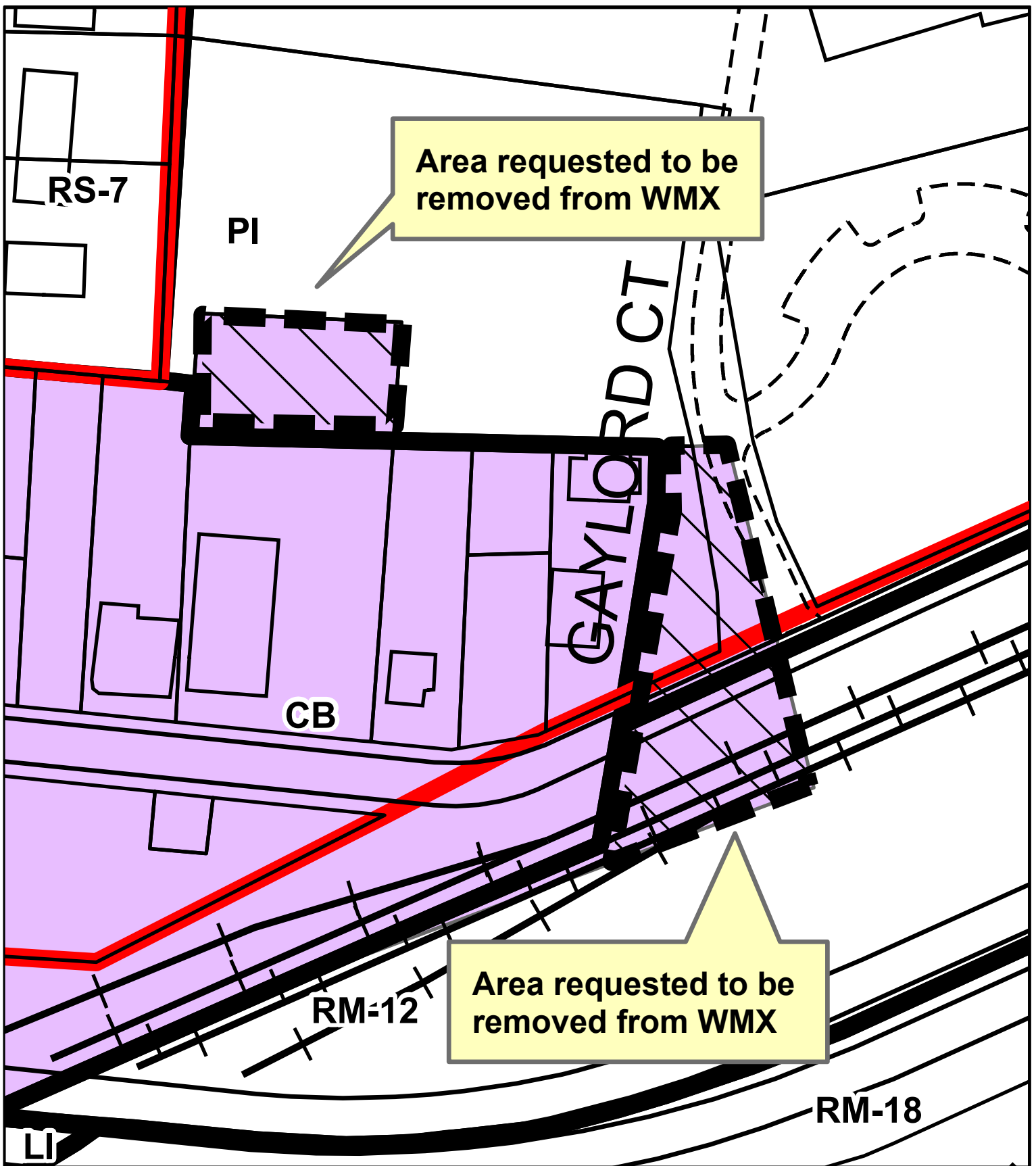
City of High Point

Date: March 19, 2012



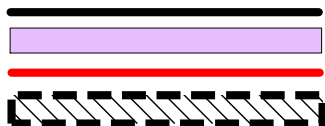
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**Requested Washington St Mixed Use Center (WMX)
Overlay District Map Amendments -
Areas to be removed**

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



**Planning & Development
Department**

City of High Point

Date: March 19, 2012



Scale: 1"=80'

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A RESOLUTION SUPPORTING THE TRANSFER OF INCORPORATED AREAS
BETWEEN THE CITIES OF ARCHDALE, NORTH CAROLINA AND HIGH POINT,
NORTH CAROLINA.

WHEREAS, the General Statutes of North Carolina, Chapter 160A, Section 58.21 et seq. authorize municipalities to enter into agreements designating areas which are not subject to annexation by one of the participating municipalities; and

WHEREAS, the cities of Archdale and High Point had an annexation agreement from 1995 to 2010; and

WHEREAS, the cities of Archdale and High Point have negotiated a new agreement to the satisfaction of both municipalities and have gained the approval from their respective City Councils; and

WHEREAS, the new annexation agreement between the cities of Archdale and High Point proposes the transfer of incorporated areas from one jurisdiction to the other to create more consistent boundaries that will allow for safer and more efficient provision of services for the welfare of both jurisdictions; and

WHEREAS, only a local act by the North Carolina General Assembly can approve the transfer of incorporated areas from one jurisdiction to another; and

WHEREAS, the annexation agreement between the cities of Archdale and High Point will be made effective upon approval of the proposed transfer of incorporated areas from one jurisdiction to the other;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF ARCHDALE, NORTH CAROLINA AND THE COUNCIL OF THE CITY OF HIGH POINT, NORTH CAROLINA THAT THEY SUPPORT THE TRANSFER OF INCORPORATED AREAS BETWEEN THE TWO CITIES AS DESCRIBED IN THE LOCAL ACT.

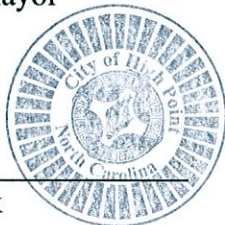
Adopted by High Point City Council
this 16th day of April 2012



Rebecca R. Smothers, Mayor

ATTEST:


Lisa Vierling, City Clerk

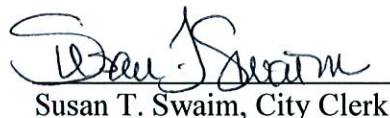


Adopted by Archdale City Council
this 24th day of April 2012



Bert Lance-Stone, Mayor

ATTEST:


Susan T. Swaim, City Clerk



**GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2012**

BILL DRAFT _____

(THIS IS A DRAFT AND IS NOT READY FOR INTRODUCTION)

XX/XX/2012 _____ PM

Short Title: High Point/Archdale Boundary Adjustment. (Local)

Sponsors: Representative

Referred to:

A BILL TO BE ENTITLED
AN ACT TO EXCHANGE CERTAIN DESCRIBED TERRITORY BETWEEN THE
CITY OF HIGH POINT AND THE CITY OF ARCHDALE, AND TO
DESCRIBE THE COMMON BOUNDARY LINE.

The General Assembly of North Carolina Enacts:

SECTION 1. The following territory is incorporated into High Point:

Part 1. The following territory is removed from the corporate limits of the City of Archdale and added to the corporate limits of the City of High Point:

Tract 1 [Shown on Exhibit A]

BEGINNING at a point on the Northwest property corner of Guilford County Tax Parcel 0158327, said corner being also the eastern right-of-way of Baker Road; thence in a southerly direction for approximately 447 feet along the eastern right-of-way line of Baker Road to the southwestern property corner of Guilford County Tax Parcel 0158330; thence in a westerly direction across the approximately 50 foot right-of-way of Baker Road to a point on the western right-of-way line, said point being also the southeast property corner of Guilford County Tax Parcel 0158060; thence continuing in a westerly direction for approximately 777 feet along the southern property line of said Tax Parcel 0158060 to its southwest property corner, said point being also a corner of Guilford County Tax Parcel 0200547; thence in a northerly direction for approximately 235 feet, said point being also the southwest corner of Guilford County Tax Parcel 0200543; thence in an easterly direction for approximately 567 feet along the along the northern property line of said Tax Parcel 0158060 to the southwest property corner of Guilford County Tax Parcel 0158067, said point being also the southeast property corner of Guilford County Tax Parcel 0158064; thence in a northerly direction for a distance of approximately 221 feet along the western property lines of Guilford County Tax Parcels 0158067, 0158066, and 0158065 to the northwest property corner of said Tax Parcel 0158065, said point being also a point on the southern right-of-way of Weaver Avenue; thence in an easterly direction for a distance of approximately 24 feet along the southern right-of-way of Weaver Avenue, thence in a

northerly direction across the approximately 50-foot right-of-way of Weaver Avenue to a point on its northern right-of-way line, said point being also the southwest property corner of Guilford County Tax Parcel 0158063; thence continuing in a northerly direction for a distance of approximately 66 feet along the western property line of said Tax Parcel 0158063 to its northwest property corner; thence in an easterly direction for a distance of approximately 162 feet along the northern property line of said Tax Parcel 0158063, said point being also a point on the western right-of-way line of Baker Road; thence in a southerly direction for approximately 62 feet along the western right-of-way line of Baker Road, said point being also the southwest property corner of said Tax parcel 0158063; thence continuing in a southerly direction across the approximately 50-foot right-of-way of Weaver Avenue to the northeast property corner of Guilford County Tax Parcel 0158065; thence in an easterly direction across the approximately 50-foot right-of-way of Baker Road to the northwest property corner of Guilford County Tax Parcel 0158327 and the END.

Tract 2 [Shown on Exhibit A]

BEGINNING at a point on the northwest property corner of Guilford County Tax Parcel 0158079; thence in a easterly direction for approximately 209 feet along the northern property line of said Tax Parcel 0158079 to its northeastern property corner, said corner being also a point on the western right-of-way line of Baker Road; thence continuing in a easterly direction across the approximately 50- foot right-of-way of Baker Road to a point on its eastern right-of-way line, said point being also a point on the western property line of Guilford County Tax Parcel 0158392; thence in a southerly direction for approximately 429 feet along the western property lines of Guilford County Tax Parcels 0158392, 0158393, 0158394, and 0158407; thence in a northwesterly direction across the approximately 50-foot right-of-way of Baker Road to a point on its western right-of-way line, said point being also the southeastern property corner of Guilford County Tax Parcel 0158076; thence continuing in a northwesterly direction for approximately 204 feet along the southern property line of said Tax Parcel 0158076 to its southwest property corner; thence in a northerly direction for approximately 383 feet along the western property lines of Guilford County Tax Parcels 0158076, 0158078, and 0158079, said point being also the northwest property corner of said Tax Parcel 0158079 and the END.

Part 2. The following territory is incorporated into the City of High Point:

Tract 3 [Shown on Exhibit A]

BEGINNING at a point on the northwest property corner of Guilford County Tax Parcel 0200527, said point being also a point on the western property line of Guilford County Tax Parcel 0158079; thence in a southerly direction for approximately 317 feet along the western property lines of Guilford County Tax Parcels 0158079, 0158078, and 0158076, said point being also the southwest property corner of said Tax Parcel 0158076; thence in a southeasterly direction for approximately 204 feet along the southern property line of said Tax Parcel 0158076 to its southeast property corner, said point being also a point on the western right-of-way line of Baker Road; thence continuing in a southeasterly direction across the approximately 50-foot right-of-way of Baker Road to a point on its eastern right-of-way line, said point being also a point on the western property line of Guilford County Tax Parcel 0158407; thence in a southerly direction for approximately 35 feet along the eastern right-of-way line of Baker Road; thence in a westerly direction across the approximately 50-foot right-of-way of Baker Road to a point on

its western right-of-way line, said point being also the southeastern property corner of Guilford County Tax Parcel 0158077; thence in a westerly direction for approximately 198 feet along the southern property line of said Tax Parcel 0158077 to its southwest property corner; thence in a northwesterly direction for approximately 269 feet across Guilford County Tax Parcels 0200529 and 0200527 to a point on the northwestern property line of said Tax Parcel 0200527; thence in a northeasterly direction for approximately 262 feet along the northwestern property line of said Tax Parcel 0200527, said point being the northwest property corner of Guilford County Tax Parcel 0200527 and the END.

SECTION 2. The following territory is removed from the corporate limits of the City of High Point and added to the corporate limits of City of Archdale:

Tract 4 [Shown on Exhibit A]

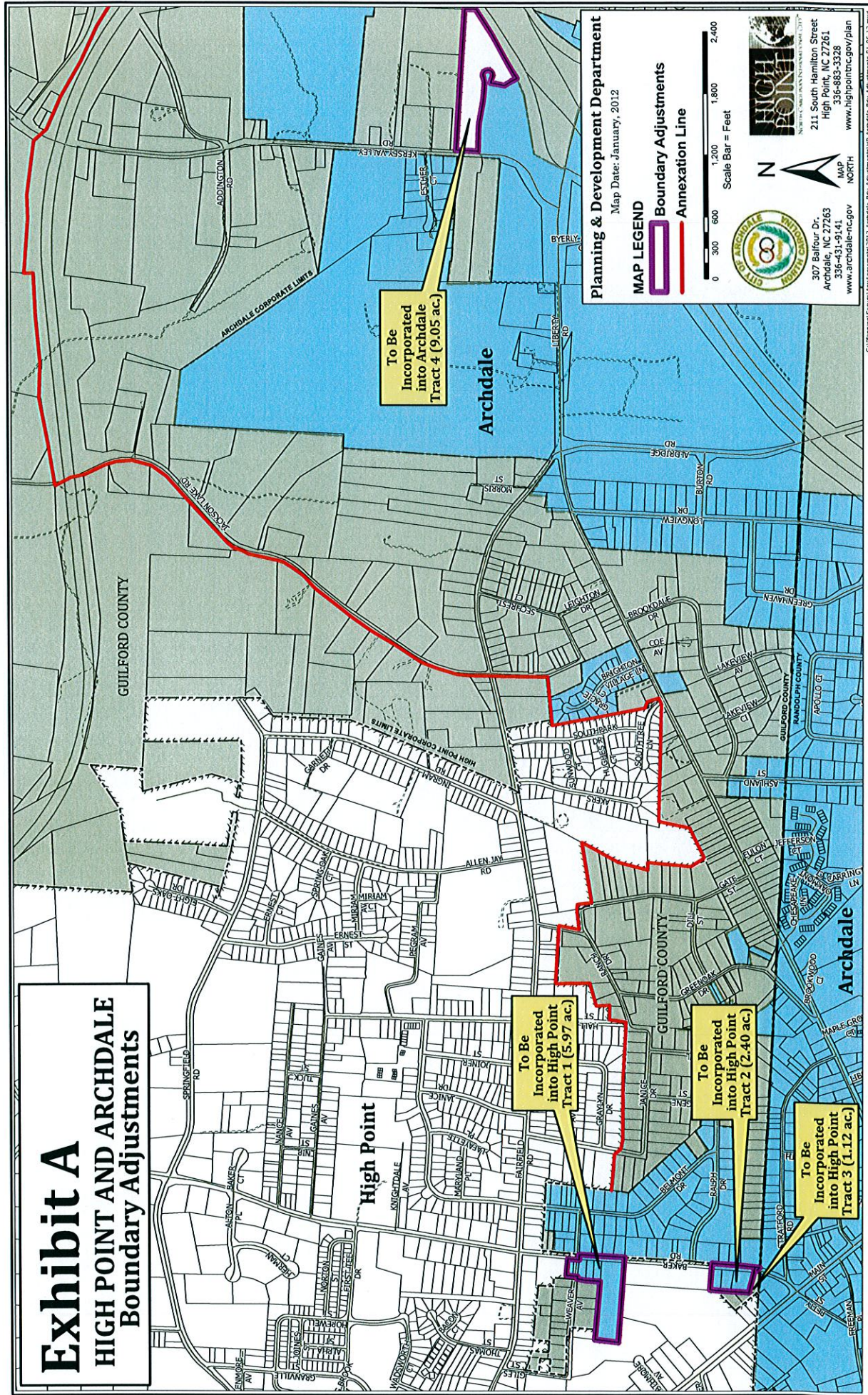
BEGINNING at an existing iron pipe, said point located on the Eastern right-of-way of Kersey Valley Road (S.R. 1154) and North 12 Deg. 17 Min. 31 Sec. East, 259.01 feet from North Carolina Grid monument "HEN"; thence from said point of BEGINNING with the southern line of Lot 1, W. W. Paige Heirs per Plat Book 108 Page 37, South 85 Deg. 31 Min. 42 Sec. East, 404.13 feet to an existing iron pipe; thence with the Southern line of Lot 2, W. W. Paige Heirs as recorded in Plat Book 66 Page 121, South 85 Deg. 30 Min. 34 Sec. East, 523.85 feet to an existing iron pipe; thence with the Southern line of Lot 3, W. W. Paige Heirs as recorded in Plat Book 68 Page 16, South 85 Deg. 30 Min. 42 Sec. East, 465.12 feet to an existing iron pipe, the Southeast corner of said Lot 3 in the West line of Robert L. Conner and wife, Juanita D. Conner as recorded in Deed Book 4309 Page 1020; thence with West line of the Conner property South 06 Deg. 02 Min. 28 Sec. West, 104.36 feet to a right of monument on the Northern right-of-way of Interstate Highway 85; thence with the right-of-way of Interstate Highway 85 the following 3 courses and distances; South 57 Deg. 45 Min. 09 Sec. West, 301.85 feet to a right-of-way monument; thence South 59 Deg. 38 Min. 49 Sec. West, 341.25 feet to a right-of-way monument; thence South 60 Deg. 49 Min. 21 Sec. West, 152.30 feet to a point; thence leaving the right-of-way of Interstate Highway 85, North 29 Deg. 10 Min. 39 Sec. West, 137.71 feet to a point; thence North 09 Deg. 11 Min. 30 Sec. East, 150.61 feet to a point; thence with a curve to the right having a radius of 100.00 feet, an arc of 52.23 feet and a chord of South 71 Deg. 01 Min. 26 Sec. East, 51.64 feet to a point; thence with a curve to the left having a radius of 50.00 feet and arc of 209.31 feet and a chord of North 04 Deg. 00 Min. 46 Sec. East, 86.67 feet to a point; thence with a curve to the right having a radius of 100.00 feet an arc of 52.23 feet and a chord of South 79 Deg. 02 Min. 58 Sec. West, 51.64 feet to a point; thence North 85 Deg. 59 Min. 14 Sec. West, 129.26 feet to a point; thence with a curve to the right having a radius of 420.00 feet and arc of 52.55 feet and a chord of North 82 Deg. 24 Min. 10 Sec. West, 52.51 feet to a point; thence North 78 Deg. 49 Min. 07 Sec. West, 206.97 feet to a point; thence with a curve to the left having a radius of 430.00 feet an arc of 62.91 feet and a chord of North 83 Deg. 00 Min. 36 Sec. West, 62.86 feet to a point; thence North 87 Deg. 12 Min. 05 Sec. West, 220.69 feet to a point on the East right-of-way of Kersey Valley Road; thence with the East right-of-way of Kersey Valley Road North 02 Deg. 47 Min. 55 Sec. East, 217.43 feet to the point and place of BEGINNING. Containing 9.09 acres more or less per a map by Jamestown Engineering Group, Inc. entitled Annexation Map for the City of High Point and designated as Job No. 99038.

SECTION 3. Sections 1 and 2 of this act have no effect upon the validity of any liens of the City of High Point or the City of Archdale for ad valorem taxes or special assessments outstanding before the effective date of this act. Such liens may be collected or foreclosed upon after the effective date of this act as though the property was still within the corporate limits of the municipality from which the property was removed.

SECTION 4. This act becomes effective _____, 2012

Exhibit A

HIGH POINT AND ARCHDALE Boundary Adjustments





Community Development & Housing Department

Public Hearing 2012-13 Annual Action Plan April 16, 2012



Annual Action Plan & Consolidated Plan

Programs and activities in the action plan reflect:

- Citizen input;
- Guidance from Council;
- Guidance from the City Manager;
- Input from the Citizens Advisory Council;
- Staff analysis and observation; and
- HUD regulatory requirements.



HUD Income Guidelines

2012 INCOME LIMITS				
FAMILY SIZE	VERY LOW INCOME (30% MEDIAN)	LOW INCOME (50% MEDIAN)	MODERATE INCOME (80% MEDIAN)	MEDIAN
1	\$11,650	\$19,400	\$31,000	\$38,750
2	\$13,300	\$22,150	\$35,400	\$44,250
3	\$14,950	\$24,900	\$39,850	\$49,813
4	\$16,600	\$27,650	\$44,250	\$55,300
5	\$17,950	\$29,900	\$47,800	\$59,750
6	\$19,300	\$32,100	\$51,350	\$64,188
7	\$20,600	\$34,300	\$54,900	\$68,625
8	\$21,950	\$36,500	\$58,450	\$73,063



2012-13 Projected Action Plan Resources

Anticipated Funding & Sources:

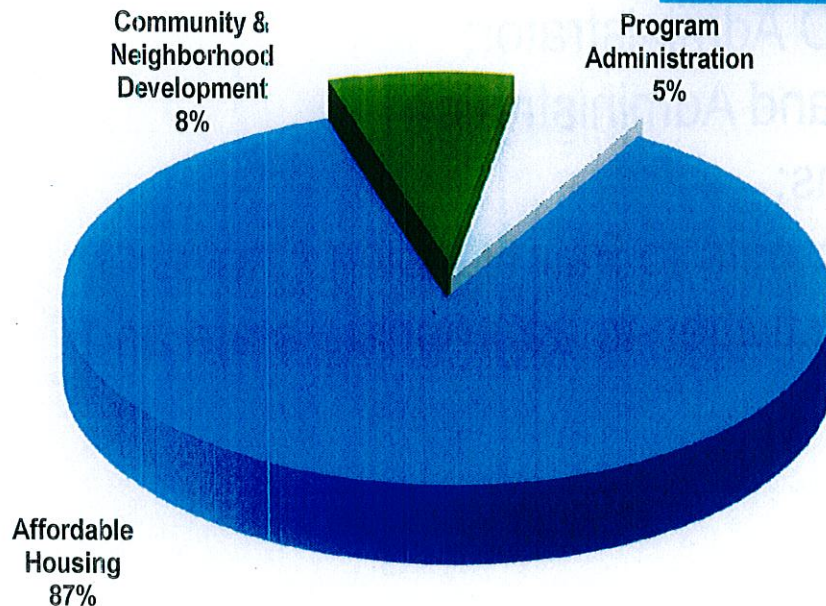
<u>Program</u>	<u>Amount</u>	<u>Percent</u>
CDBG Program Funds	\$795,362	18%
CDBG Program Income	135,000	3%
City Local Funds (HOME match)	120,000	3%
City Local Funds (EAC)	66,876	2%
Health & Human Services	40,000	1%
HOME Program Funds	735,703	17%
HOME Program Income	70,000	2%
Lead Hazard Control	2,000,000	45%
Neighborhood Stabilization Program Income	356,000	8%
Shelter Plus Care	77,352	2%
TOTAL	\$4,396,293	100%



2012-13 Action Plan

Expenditures by type:

Affordable Housing	\$3,834,361
Community & Neighborhood Development	340,290
Program Administration	221,642
Total	\$4,396,293



Program Administration

<u>Activity</u>	<u>HOME</u>	<u>CDBG</u>	<u>TOTAL</u>
Operating Costs	<u>\$35,570</u>	<u>\$186,072</u>	<u>\$221,642</u>
Total	\$35,570	\$186,072	\$221,642

- Salaries & benefits Director & CD Administrator;
- General Program Management and Administration
 - Preparation of required plans;
 - Prepare Analysis of Impediments to Fair Housing Choice; &
 - Performance reporting for activities to appropriate state and federal agencies.



Community & Neighborhood Development Programs

<u>Description</u>	<u>Cost</u>	<u>Type of Activity</u>
Costs	\$233,456	Personnel & operating costs
Shelter Plus Care	\$77,352	Housing and Care for the homeless
Public Service Grants	30,360	Assist public service agencies
Assistance	10,000	Assistance due to housing code enforcement
Total	\$351,168	

- CD&H has partnered with Family Service of the Piedmont to implement the Harmony House project.





Public Service Grants

CAC Public Service Grant Evaluations

Applicant	Amount Requested	CAC Allocated	Activity
Family Service of Piedmont	\$2,000	\$2,000	Youth enrichment program (after school/summer)
Green Street Baptist Church	\$5,500	\$5,500	Home repair materials for World Changers project
Helping Hands Ministry	\$4,860	\$4,860	Assist with operating cost for the provision of food
Macedonia Family Resource Center	\$4,000	\$4,000	Assist with Brother's Keeper feeding program
Mary's House	\$2,500	\$2,500	Assist High Mothers in Recovery project
Reading Connections	\$5,000	\$5,000	Assist High Point Detention Center Literacy Program
Salvation Army of high Point	\$2,000	\$2,000	Purchase single ride bus passes
YWCA of High Point	\$4,500	\$4,500	After school program for middle school youth
TOTAL REQUESTS	\$30,360	\$30,360	

- CAC received 13 public service grant applications totaling \$59,760.

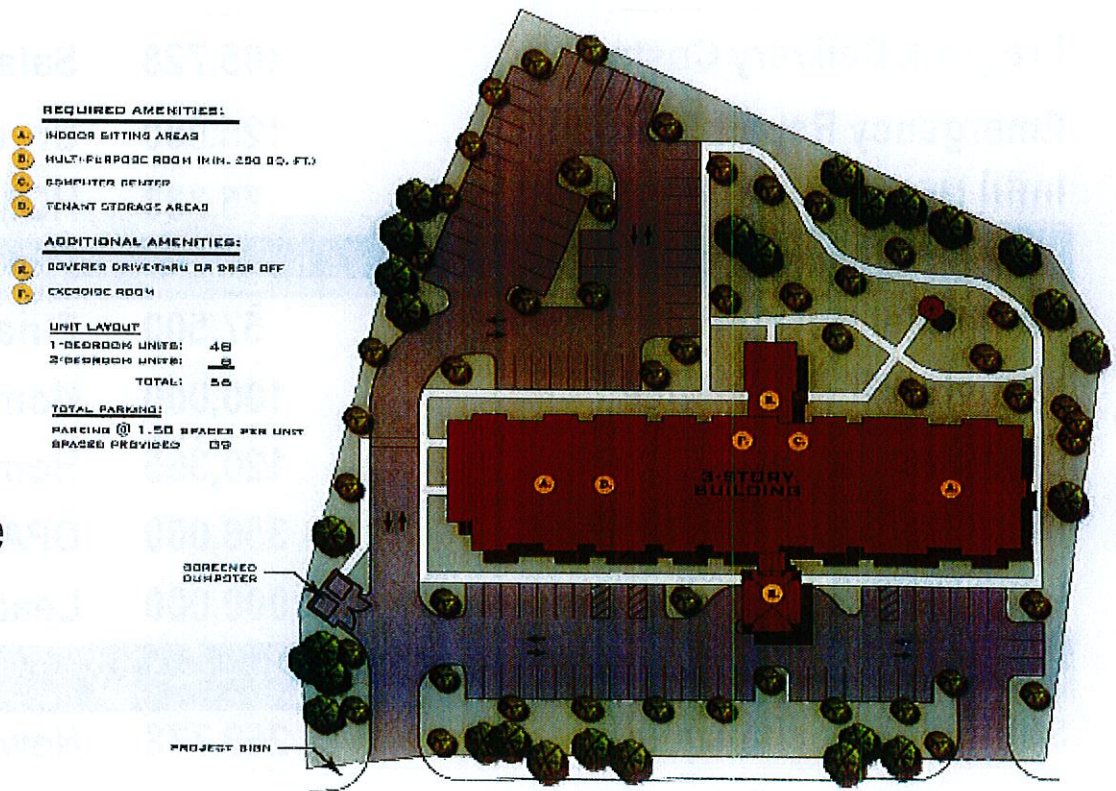


Affordable Housing Programs

<u>Description</u>	<u>Cost</u>	<u>Type of Activity</u>
Program Delivery Costs	405,728	Salaries/supplies/training
Emergency Repair Program	125,000	Urgent repairs
Infill Housing (HOME Match)	75,333	HOME Match
Infill Housing (Park Terrace)	44,467	Property acquisition
Individual Development Accounts	57,500	Financial mgt for homeownership
Homebuyer Assistance	100,000	Homes purchased
CHDO Activities	120,355	Homes built and sold
Neighborhood Stabilization	356,000	DPA, redevelopment, repair & acquisition
Lead Hazard Control	2,000,000	Lead remediation
Admiral Pointe Elderly Housing	280,000	Participation in a LIHTC development
Southside Revitalization	269,778	New construction/property acquisition
Total	\$3,834,161	

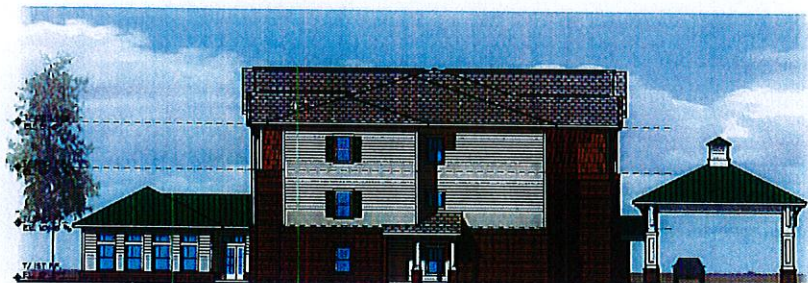
Admiral Pointe

- Est. funding = \$5,411,059:
 - LIHTC Equity 3,314,375
 - RPP (NCHFA) 840,000
 - CHP (HOME) 560,000
 - Bank Loan 546,864
 - Deferred Developer Fees 150,000
- 54 units of elderly rental hsg;
- Rents from \$421 to \$595
based on bedrooms & income
- Located on Admiral Drive off
Samet Drive.
- Construction to begin in April





4 REAR ELEVATION
352' x 1'-0"



3 LEFT SIDE ELEVATION
352' x 1'-0"



2 RIGHT SIDE ELEVATION
352' x 1'-0"



1 FRONT ELEVATION
352' x 1'-0"

SCALE: 1/8" = 1'-0"

DATE	2/10/2013
BY	1/1/2011
FOR	1/1/2011
BY	1/1/2011
FOR	1/1/2011

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
25 CHURCH STREET, SUITE 200 DECATUR, GEORGIA 30033-3339 404-577-2000
ADMIRAL POINTE APARTMENTS
HEIST POINT, NORTH CAROLINA

MARNA
A3.01

NOT FOR CONSTRUCTION



Community Development & Housing Department

Questions or comments:

- City Hall
 - Beth Workman, CD Administrator 883-3351
 - Michael E. McNair, Director 883-3676
- Community & Neighborhood Development Center 883-3041
 - Michelle McNair, Community Resource Manager

A regular meeting of the City Council of the City of High Point, North Carolina was held in the Council Chambers of the Municipal Building at 211 South Hamilton Street in High Point, North Carolina, the regular place of meeting, at 4:45 p.m. on April 16, 2012.

Present: Mayor Rebecca R. Smothers, presiding, and Council Members

Absent: Council Members

Also Present: _____

* * * * *

_____ introduced the following resolution the title of which was read and copies of which had been previously distributed to each Council Member:

RESOLUTION MAKING CERTAIN FINDINGS AND DETERMINATIONS AND AUTHORIZING THE FILING OF AN APPLICATION WITH THE LOCAL GOVERNMENT COMMISSION IN CONNECTION WITH THE PROPOSED ISSUANCE OF GENERAL OBLIGATION REFUNDING BONDS BY THE CITY OF HIGH POINT, NORTH CAROLINA

BE IT RESOLVED by the City Council (the “City Council”) of the City of High Point, North Carolina (the “City”):

Section 1. The City Council does hereby determine that:

(a) Preliminary analysis has been completed to demonstrate a benefit of refunding all or a portion of the City’s outstanding (i) Water and Sewer Bonds, Series 2003, dated May 1, 2003 (the “2003 Water and Sewer Bonds”), (ii) Public Improvement Bonds, Series 2005, dated October 1, 2005 (the “2005 Public Improvement Bonds”) and (iii) Public Improvement Bonds, Series 2006, dated June 1, 2006 (the “2006 Public Improvement Bonds”).

(b)The City Council wishes to commence the procedures for the issuance of not to exceed \$30,000,000 General Obligation Refunding Bonds of the City (the “Bonds”) for the purpose of providing funds, together with any other available funds, to refund all or a portion of the outstanding 2003 Water and Sewer Bonds, the 2005 Public Improvement Bonds and the 2006 Public Improvement Bonds.

(c) The annual audits of the City show the City to be in strict compliance with debt management policies and that the budgetary and fiscal management policies are in compliance with law.

Section 2. The filing by the City of an application with the North Carolina Local Government Commission for approval of the issuance of the Bonds in an aggregate principal amount not to exceed \$30,000,000 is hereby authorized, ratified and approved.

Section 3. The law firm of Womble Carlyle Sandridge & Rice, LLP is hereby appointed to serve, but solely at the pleasure of the City Council, as bond counsel to the City in connection with the issuance of the said bonds.

Section 4. Davenport & Company LLC is hereby appointed to serve, but solely at the pleasure of the City Council, as financial advisor to the City in connection with the issuance of the said bonds.

Section 5. This resolution shall take effect immediately upon its passage.

Thereupon, the resolution entitled: “RESOLUTION MAKING CERTAIN FINDINGS AND DETERMINATIONS AND AUTHORIZING THE FILING OF AN APPLICATION WITH THE LOCAL GOVERNMENT COMMISSION IN CONNECTION WITH THE PROPOSED ISSUANCE OF GENERAL OBLIGATION REFUNDING BONDS BY THE CITY OF HIGH POINT, NORTH CAROLINA” was passed by the following vote:

Ayes: _____

Noes: _____

Thereupon, _____ introduced the following order authorizing bonds the title of which was read and copies of which had been previously distributed to each Council Member:

**ORDER AUTHORIZING \$30,000,000 GENERAL OBLIGATION
REFUNDING BONDS**

BE IT ORDERED by the City Council of City of High Point, North Carolina:

1. That pursuant to The Local Government Bond Act, as amended, the City of High Point, North Carolina, is hereby authorized to contract a debt, in addition to any and all other debt which said City may now or hereafter have power and authority to contract, and in evidence thereof to issue General Obligation Refunding Bonds in an aggregate principal amount not exceeding \$30,000,000 for the purpose of providing funds, together with any other available funds, to (a) refund all or a portion of the City's outstanding (i) Water and Sewer Bonds, Series 2003, dated May 1, 2003, (ii) Public Improvement Bonds, Series 2005, dated October 1, 2005, and (iii) Public Improvement Bonds, Series 2006, dated June 1, 2006, and (b) pay certain expenses related thereto.

2. That taxes shall be levied in an amount sufficient to pay the principal of and the interest on said bonds.

3. That a sworn statement of debt of said City has been filed with the City Clerk and is open to public inspection.

4. That this order shall take effect upon adoption.

The City Council thereupon designated the Financial Services Director of the City to make and file with the City Clerk the sworn statement of debt of the City which is required by The Local Government Bond Act, as amended, to be filed after the bond order has been introduced.

Thereupon, the Financial Services Director of the City caused to be filed with the City Clerk, in the presence of the City Council, the sworn statement of debt as so required.

Thereupon, the order entitled "ORDER AUTHORIZING \$_____ GENERAL OBLIGATION REFUNDING BONDS" was adopted by the following vote:

Ayes:_____

Noes:_____

The City Clerk was thereupon directed to publish the aforementioned order, together with the appended statement as required by The Local Government Bond Act, as amended, once in The High Point Enterprise.

* * * * *

I, Lisa B. Vierling, City Clerk of the City of High Point, North Carolina, DO HEREBY CERTIFY that the foregoing is a true copy of so much of the proceedings of said City Council at a regular meeting held on April 16, 2012, as relates in any way to the passage of the foregoing resolutions and the adoption of the foregoing order authorizing general obligation refunding bonds of said City and that said proceedings are recorded in the minutes of said City Council.

I DO HEREBY FURTHER CERTIFY that proper notice of such regular meeting was given as required by North Carolina law.

WITNESS my hand and the official seal of said City 16th day of April, 2012.

City Clerk

[SEAL]

**NOTICE OF APPROVED AMENDMENT
TO THE CODE OF ORDINANCES
OF THE CITY OF HIGH POINT, NORTH CAROLINA**

TEXT AMENDMENT: 12-01

Ordinance # – 6914/12-31

APPLICANT: Horace G. Ilderton
Ilderton Dodge Chrysler Jeep

AN ORDINANCE AMENDING TITLE 9 OF THE CODE OF ORDINANCES, PURSUANT TO SECTION 9-3-15, TEXT AMENDMENTS, OF THE DEVELOPMENT ORDINANCE.

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

WHEREAS, public hearings were held before the Planning and Zoning Commission on March 27, 2012 and before the City Council on April 16, 2012, regarding **Text Amendment 12-01**;

WHEREAS, notice of the public hearings was published in the High Point Enterprise on March 18, 2012 for the Planning and Zoning Commission public hearing and April 4, 2012 and April 11, 2012, for the City Council public hearing pursuant to Chapter 160A-364 of the General Statutes of North Carolina; and

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

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

SECTION 1. Table 5-16-2, entitled *Specifications For Accessory Freestanding Signs Requiring A Permit*, is hereby amended to alter the height requirement for freestanding signs in the MS District as follows:

Zoning District	Number	Area max	Area min (a)	Setback (feet)	Height (feet)	Computation
MS(q)	1 / lot front	150 – A & D 75 – B & C	50	R/W (b)	15- A&D 6- B & C <u>8- C</u>	1.0 sq ft/ linear ft lot front.

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

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

SECTION 4. This ordinance shall become effective upon adoption.

Adopted By City Council,
The 16th day of April, 2012
Lisa B. Vierling, City Clerk

AN ORDINANCE REQUIRING THE BUILDING INSPECTOR OF THE CITY OF HIGH POINT TO VACATE AND CLOSE CERTAIN PROPERTY PURSUANT TO ARTICLE 19 OF THE GENERAL STATUTES OF NORTH CAROLINA; AND, TITLE 9, CHAPTER 6, ARTICLE E, OF THE MINIMUM HOUSING CODE OF THE CITY OF HIGH POINT.

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

SECTION 1: That the City Council of the City of High Point finds as a fact that the following described property has been ordered to be vacated and closed, and it further finds as a fact that the owner has been ordered to secure said building at his expense and said owner has failed to comply with said order.

SECTION 2: That the Inspector of the City of High Point is hereby authorized and directed to proceed with the securing of the following described buildings in accordance with code of Ordinances; and, Article 19 of Chapter 160A of the General Statutes of North Carolina.

PROPERTY LOCATION

1014 Meredith St.

OWNER(S)

Joseph G. & Bonita Brooks
411 Farris Ave.
High Point, NC 27260

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

SECTION 4: That this ordinance shall become effective from and after its passage as by law provided.

Adopted by City Council
This the 16th day of April, 2012

Lisa B. Vierling, City Clerk

Public Services Department

Richard D. McMillan, P.E.
ASSISTANT DIRECTOR



MEMORANDUM

DATE: April 11, 2012

TO: Pat Pate, Assistant City Manager
W. Chris Thompson, PE, Director Public Services
Jeff Moore, Director Finance

FROM: Richard D. McMillan, PE – Assistant Director 

SUBJECT: Requested Change Order Forrest-Farriss Stormwater Project

Council is requested to approve a change order to the Sealand Contractors Corporation in the amount of \$1,300,000.00 for the Forrest-Farriss Stormwater Project (aka Hamilton-Montlieu Project). The original contract for the project was in the amount of \$4,473,242.00.

This project began in 2004 as a stormwater project which included installing culverts under key roads to mitigate flooding issues. However, many changes were implemented during the design process. A number of these changes made major improvements to several neighborhood streets in conjunction with the stormwater project.

Forrest-Farriss Area:

- Two culverts were replaced, stream improvements made, and the City removed a failing culvert for the school system.
- In cooperation with High Point Department of Transportation, the intersections of Farriss/Forrest/Putnam/Brookside were improved and realigned.
- In addition to improving the intersection geometry, the entire roadbed was raised by 2+ feet in part to prevent the road from overtopping during a significant rain event, which was very common before the project. This also allowed for better utility relocation during construction.

Parkway Avenue:

- A major culvert and pipe was installed from Armstrong Park, up Parkway Avenue, to Hamilton Street to collect stormwater.
- Parkway Avenue needed to be completely rebuilt. The existing road was a ribbon pavement with no drainage along the street.
- As part of this project, curb & gutter was installed on the street, along with a sidewalk, retaining walls, concrete driveway aprons, and completely resurfaced from Hamilton to Blain (Armstrong Park).
- The flooding issues residents on Parkway have been dealing with for years behind their houses have been remedied with the new culverts/pipes in the roadway.

Public Services Department

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ASSISTANT DIRECTOR



Montlieu Avenue:

- A large culvert was placed under Montlieu Ave and continued into the cemetery, which will better control flooding on Montlieu.
- Drainage was also installed on Montlieu to Forrest.
- With the drainage installation, NCDOT required large patches where crossings took place. Field conditions during construction required a complete milling of the roadway and resurfacing to provide a more acceptable roadway when complete.
- Hamilton Avenue was improved and completely resurfaced from Forrest Street to the cemetery drive.
- Flooding issues and pipe failures along Montlieu toward Forrest were also addressed as part of this project.

Parkway & Woodrow at Brookside:

Culverts were replaced at both intersections. Decorative guardrail is being installed as part of the project to satisfy Historic Preservation requirements.

Quantity Overruns:

During construction, there were a number of quantity overruns as a result of unforeseen or changed field conditions.

- A significant amount of rock was blasted and removed on this project for culvert installation and utility relocation, much more than expected or estimated.
- Additional stone and asphalt was used in many areas to improve subgrade conditions and make a better finished product.
- Additional dirt was brought in due to unsuitable ground conditions.
- As on many projects, existing underground utilities are frequently not as mapped and changes have to be made in the field to allow for improvements with minimal downtime.
- Some quantity overruns were the result of errors and miscalculations in quantity estimation during the bid process by the engineering firm. This oversight did not change construction conditions.

It is requested that this contract be amended in the amount of \$1,300,000 to accommodate the changes referenced above. Stormwater Bond Funds will be used to fund these contract changes.