City of High Point

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

Meeting Agenda

Monday, April 6, 2009

4:45:00 PM

Council Chambers

Committee of the Whole

Rebecca R. Smothers, Mayor
William S. Bencini, Mayor Pro Tem
Latimer B. Alexander, IV, Mary Lou Blakeney,
Foster Douglas, John Faircloth, Michael D. Pugh,
Bernita Sims, M. Christopher Whitley

ROLL CALL, PRAYER, PLEDGE OF ALLEGIANCE

PRESENTATION OF ITEMS

FINANCE COMMITTEE - Council Member Whitley, Chair

Committee Members - Bencini, Douglas, Alexander

090053 **Contract - Bid No. 1250 - Soft Drink Vending Contract**

Approval of contract awarding Bid No. 1250 for the Soft Drink Vending Contract for re-sale of soft drink products at multiple City of High Point locations. Purchasing and the Parks & Recreation Department recommends that the contract be awarded to Pepsi with a first year estimeated cost of $80,431.12 which is the lowest responsible and responsive bidder meeting specifications.

090063 **Contract - Bid No. 34 - Special Transportation Services for the Elderly and Disabled**

Approval of contract awarding Bid No. 34 to provide special transportation services for the elderly and disabled. Purchasing and Transportation Services recommends that contract be awarded to MV Transportation, Inc. in the amount of $170,000.00 which is the lowest responsive and responsible bid meeting specifications.

090064 **Contract - Bid No. 42 - Wire**

Approval of contract awarding Bid No. 42 for the purchase of Wire to replenish stock. Purchasing and the Electric Department recommends that contact be awarded to Stuart Irby in the amount of $198,200.00 which is the lowest responsive and responsible bidder meeting specifications.

090072 **Municipal Agreements - NCDOT - Traffic Control Maintenance**

Council is requested to approve Municipal Agreements from the North Carolina Department of Transportation (NCDOT) renewing reimbursement schedules for maintenance services provided by the City for various traffic control measures.

090079 **Core City Branding and Marketing Plan**

Consideration of Core City Branding and Marketing Plan in the amount of $35,000.00.

Pending Items

090050 **Revised Economic Incentive Policy**

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

3/5/2009	**Committee of the Whole**	**referred**	**Committee of the Whole**

PUBLIC SAFETY COMMITTEE - Council Member Faircloth, Chair

Committee Members - Douglas, Pugh, Alexander

090067 **No Left Turn Restrictions - Montlieu Avenue School**

The Department of Transportation requests that City Council approved the following addition to Article P of the City ordinance:

Schedule IV. Turn Control, Section A
NO LEFT TURN, exiting Montlieu Elementary School driveway to Montlieu Avenue, School Days only from 7:15 a.m. to 8:00 a.m. and from 2:30 p.m. to 3:00 p.m.

090069 **Ordinance - Demolition of Structure - 1012 Asheboro Street**

Council is requested to adopt an ordinance ordering the housing inspector to effectuate the demolition of a structure located at 1012 Asheboro Street belonging to Wesley Norris and Francis B. Norris, Heirs c/o Lounette Bridgeman.

090070 **Ordinance - Vacate/Close Dwelling - 908 Randolph Street**

Council is requested to adopt an ordinance ordering the housing inspector to effectuate the vacating and closing of a dwelling located at 908 Randolph Street belonging to Schwarz Properties, LLC.

PUBLIC SERVICES COMMITTEE - Council Member Sims, Chair

Committee Members - Blakeney, Faircloth, Whitley, Alexander

090068 **Resolution - 2009 Guilford County Solid Waste Management Plan Update**

Council is requested to adopt a Resolution approving and endorsing the 2009 Guilford County Solid Waste Management Plan Update.

PLANNING & DEVELOPMENT COMMITTEE - Council Member Whitley, Chair

Committee Members - Blakeney, Pugh, Sims, Faircloth

090073 **Minor Amendment - Conditional Use Permit 98-20 - Westchester Christian Center, Inc.**

A request by Westchester Christian Center, Inc., to amend Condition II.A.2 of the permit in regards to allowable number of access points to Edgedale Drive. This site is approximately 50.7 acres and lying along the east side of Westchester Drive, north of Whittier Avenue, west of Edgedale Drive and approximately 1,500 feet south of Phillips Avenue.

PUBLIC HEARINGS ON ITEMS - 5:30 P.M.

090065 **Public Hearing - Outside Agency Funding Requests**

Monday, April 6, 2009 at 5:30 p.m. is the date established to receive public comment for Outside Agency funding for the City of High Point 2009-2010 Annual Budget.

Planning & Development Committee - Council Member Bencini, Chair

090045 **Ordinance - Annexation 09-02 - Vernon & Lois Shivers - Hedgecock Road**

Consideration of a voluntary contiguous annexation for approximately 3 acres. The site is lying along the north side of Hedgecock Road, opposite Hedgewood Lane (864 Hedgecock Road), and also known as Davidson County Tax Parcel 01-07-73.

090046 **Ordinance - Rezoning Case 09-02 - Hedgecock Road - Vernon & Lois Shivers**

a. Conditional Use Residential Multifmaily-12 (CU RM-12) District.
A request by Hedgecock Road, LLC, to rezone approximately 5.6 acres from the Residential Agricultural-3 (RA-3) District, within Davidson County's zoning jurisdiction, and from a Conditional Use Residential Multifamily-8 (CU RM-8) District, to a Conditional Use Residential Multifamily -12 (CU RM-12) District. The site is lying along the north side of Hedgecock Road, opposite Hedgewood Lane. Approval of this rezoning request is contingent upon City Council approval of a voluntary annexation request.

b. Conditional Use Permit 09-02
A request by Hedgecock Road, LLC, for approval of an accompanying Conditional Use Permit with conditions pertaining to permitted uses, development/dimensional/architectural standards, landscaping, fencing & screening, right-of-way dedication, vehicular access, and transportation improvements.

090074 **Ordinance - Text Amendment 09-02 - Eastchester Park Partners, LLC - Off Street Parking Requirements**
A request by Eastchester Park Partners, LLC to amend Table 5-6-1 entitled Off Street Parking Requirements of the Development Ordinance pertaining to reducing the minimum required parking for office use.

090075 **Resolution - Street Abandonment 09-05 - Westchester Christian Center, Inc.**

a request by Westchester Christian Center, Inc. to abandon the unimproved portion of right of way known as Edgewood Drive, lying east of Westchester Drive, between Whittier Avenue and Phillips Avenue.

090076 **Resolution - Street Abandonment 09-02 - City of High Point**

A request by the City of High Point to abandon unimproved right of ways known as Southview Street and Prinston Street, lying east of Bennett Place, between Starr Drive and Amherst Avenue.

090077 **Resolution - Street Abandonment 09-03 - City of High Point**

A request by the City of High Point to abandon an unimproved portion of right of way known as Moffitt Drive, lying north of Welch Drive, between Druid Street and Snider Street.

090078 **Resolution - Street Abandonment 09-04 - City of High Point**

A request by the City of High Point to abandon an improved portion of right of way known as Beddington Street, lying west of Woodbine Street, between Blake Avenue and West Market Center Drive.

ADJOURNMENT

PLANNING AND ZONING COMMISSION RECOMMENDATION

On February 24, 2009, a public hearing was held before the Planning and Zoning Commission regarding the request described below. All members of the Commission were present except for Mr. Jay Wagner and Mark Walsh.

City of High Point Street Abandonment Case 09-04

A request by the City of High Point to abandon an improved portion of right-of-way known as Beddington Street, lying west of Woodbine Street, between Blake Avenue and West Market Center Drive.

Mr. Schroeder presented this request and recommended approval of the case as outlined in the staff report.

No one spoke in favor or in opposition.

The Planning & Zoning Commission recommended ***approval***, by a vote of 7-0, of Street Abandonment Case 09-04, with retention of a utility easement, as recommended by staff.

CITY OF HIGH POINT
PLANNING AND DEVELOPMENT DEPARTMENT

STAFF REPORT
STREET ABANDONMENT CASE 09-04
February 24, 2009

Request	
Applicant: City of High Point Technical Review Committee	**Proposal:** Abandonment of an improved portion of right-of-way known as Beddington Street, lying west of Woodbine Street, between Blake Avenue and West Market Center Drive.

Adjacent Streets		
Name:	**Classification:**	**R/W and Pavement Width:**
Blake Street	Local Street	50ft. R/W & 24ft. Ribbon
West Market Center Drive	Major Thoroughfare	120ft. R/W and 28ft. Curb & Gutter (east bound lane)
Beddington Street	Local Street	50ft. R/W and 18ft. Ribbon

Adjacent Property Zoning and Current Land Use		
North:	Heavy Industrial (HI)	Major Thoroughfare (divided roadway)
South:	Heavy Industrial (HI)	Single-Family home / Warehouse
East:	Heavy Industrial (HI)	Recycling Center
West:	Heavy Industrial (HI)	Vacant / Cleared

Analysis

The Beddington Street right-of-way considered for abandonment contains approximately 0.34 acres in area (approximately 50 feet wide by 300 feet in length). The three (3) lots that abut the right-of-way are owned by the same individuals. The right-of-way is not necessary to provide access to the abutting lots. The lots will have accessible frontage remaining on Woodbine Street, Blake Avenue, and Westview Place. No vehicular access to West Market Center Drive is permitted. The right-of-way contains several utilities, including, overhead electric, phone, cable television, sanitary sewer, and water. A 50-foot wide utility easement centered on the existing right-of-way shall be retained for all utilities present. There is a gate installed on the north side of Blake Avenue preventing access to this portion of Beddington Street. If the right-of-way is abandoned the gate may remain.

Findings

The TRC reviewed this request on May 30, 2007 and identified no issues that would prevent its abandonment. The retention of an easement is necessary for the existing utilities.

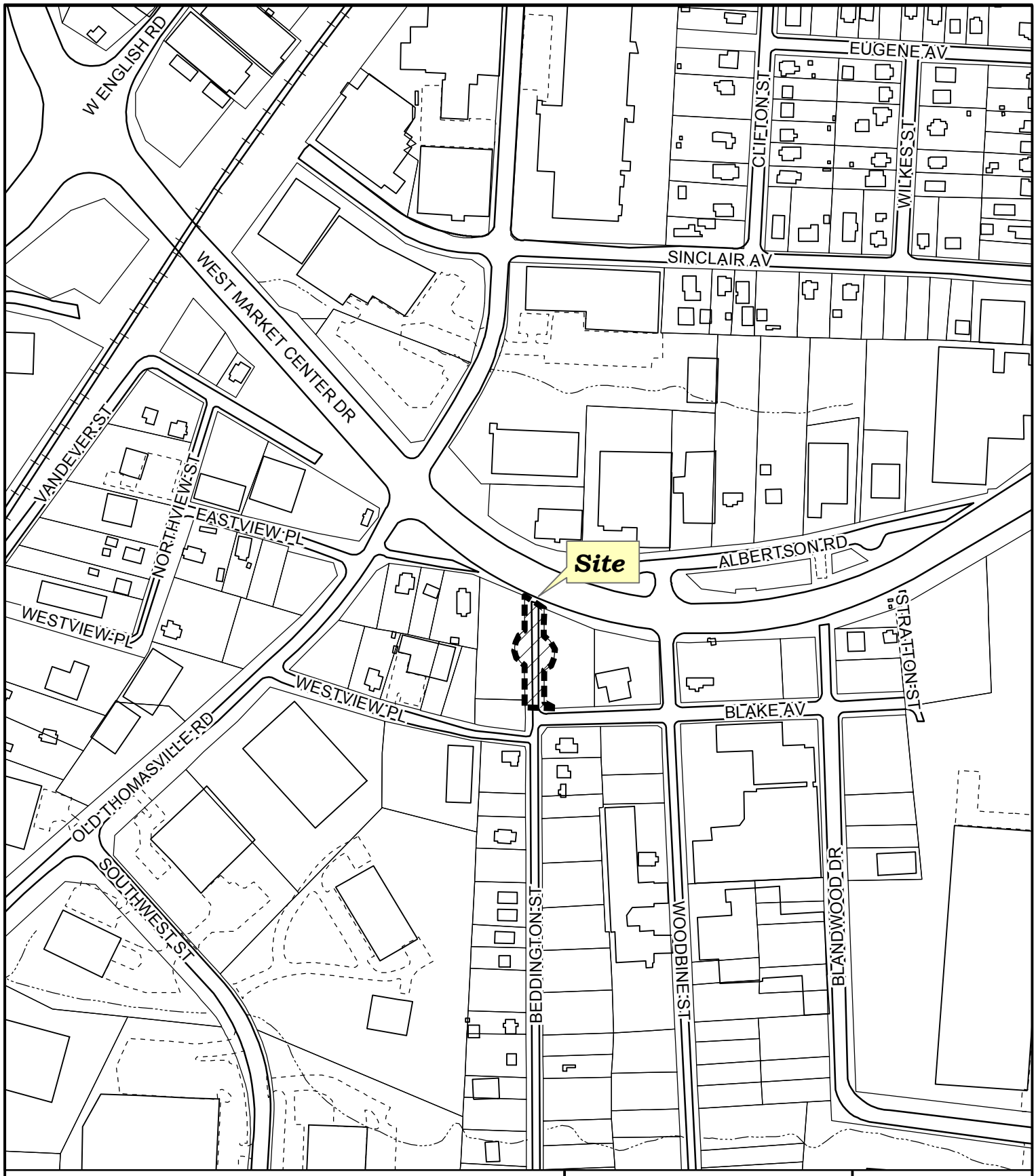
The abandonment of the public's interest and conveyance of the right-of-way to the abutting property owner as regulated will not deny the abutting property owner reasonable access to their property.

Recommendation

The Planning and Development Department recommends approval of the requested street right-of-way abandonment with the retention of a 50 foot utility easement (for all utilities present) based on preliminary findings that it is not contrary to the public interest, and that no property in the vicinity of the street abandonment would be deprived of reasonable means of ingress or egress.

Report Preparation

This report was prepared by Planning and Development Department staff member Mark Schroeder AICP, and reviewed by Bob Robbins AICP and Lee Burnette AICP.



STREET ABANDONMENT REQUEST SA09-04

Applicant: City of High Point
Area: 0.32 acres

Location of proposed street abandonment

Planning & Development Department

City of High Point

Date: January 23, 2009

N

Scale: 1'=300'
y:/ba-pz/2009/pz/a09-04.mxd

Looking North from intersection of Westview Place & Beddington Street towards W. Market Center Drive.

Looking north toward West Market Center Drive

Department of Transportation

March 26, 2009

MEMORANDUM

TO: Randy McCaslin
Assistant City Manager

FROM: Mark McDonald, P.E.
Transportation Director

SUBJECT: No Left Turn Restrictions Exiting Montlieu Elementary School

The Department of Transportation recommends the following addition to Article P of the City ordinance:

Schedule IV. Turn Control, Section A

NO LEFT TURN, exiting Montlieu Elementary School driveway to Montlieu Avenue, School Days Only from 7:15 to 8:00 am, and from 2:30 to 3:00 pm.

This restriction has been requested by the administration of Montlieu Elementary School and the High Point Police Department, noting that left turning traffic exiting the school site creates significant queuing, congestion and delays. As school traffic mixes with normal peak hour commuter traffic on Montlieu Avenue, this movement also affects traffic safety. Transportation staff members have met with school leaders and HPPD to observe conditions, and concur with the time-of-day turn restriction requested for this location.

With City Council approval, HPDOT Traffic Services staff will install appropriate conforming signs advising motorist of the restriction. Enforcement will be provided by HPPD.

If you have any questions regarding this recommendation, please give me a call at x3225.

c	Lt. Walter Heaviland	HPPD
	Amandeep Mann, EI	HPDOT Traffic Engineering
	Chris Nelson	HPDOT Traffic Services
	File	

City of High Point, P.O. Box 230, 211 South Hamilton Street, High Point, NC 27261 USA
Phone: 336.883.3225/3226 Fax: 336.883.8568 TDD: 336.883.8517

From the Traffic Desk of Lt. Walter Heaviland

3-18-09

Mark McDonald
City Transportation Director

RE: Enforcement signage placed at Montlieu Elementary School

Mark:

I have met with representatives from Guilford County Schools over their concerns regarding the traffic situation that they face on a daily basis. I agree with them that the situation would be addressed if parents exiting the school only made right turns. They followed my suggestions regarding placement of the signs, and I was hoping that there would be voluntary compliance with the sign instructions.

However, they still find that there is a significant number of parents who do not obey the signage instructions. It is my belief that should the police department be empowered to enforce the no left turn sign, it would increase the efficiency of the traffic flow as well as increase child safety within the confines of their public vehicular area.

As such, I would recommend that appropriate action be taken to officially recognize the sign so that it can be enforced by our department. There certainly are other precedents throughout the city where traffic control devices are managed in areas intersecting city streets to promote the safety and benefit of our citizens. This is an example of such a situation. The hours listed in the school's request seem very reasonable, and so should not be burdensome to daytime visitors to the school.

Please let me know if you need any further information or have any questions.

Walter

Lieutenant Walter M. Heaviland
High Point Police Department
Traffic Unit
High Point, North Carolina

Guilford County Schools

R. Folice Bailey
Principal

Lamont McMillan
Assistant Principal

February 17, 2009

Lt. Walter M. Havilland,

Since the beginning of the 2008-2009 school years, we have been encountering several problems where car riders are being dropped off. This impacts students' and staffs' safety. Due to the amount of students being dropped off, the parking lot becomes congested hindering traffic flow. This not only impacts our instructional day, it poses safety concerns. Parents have begun letting students off in unauthorized locations where there is a lack of supervision, turning in areas marked one way, and speeding through the parking lot. To address some of these concerns we implemented a No Left Turn sign and sent out connect-ed telephone messages informing all parent about the no left turn sign. From this point some parents still fail to comply with the No Left Turn sign that was put into place by Guilford County Schools. At this point I contacted the High Point Police Department (Lt. Walter M. Heaviland) to come out to see if they could enforce the No Left Turn sign and to gather information as to what we could do to make our student drop off procedures safer and smoother for our students, staff, and parents.

We would like the No Left Turn sign to be enforced from 7:15am until 8:00am and from 2:30pm until 3:00pm.

Educationally Yours,

R. Folice Bailey

MIGHTY MUSTANGS!!!

1105 Montlieu Avenue High Point, NC 27262
Phone: 336.819.2910 Fax: 336.819.2915

SCHOOL DAYS ONLY
7:15am to 8:00am
2:30 pm to 3:00 pm
MONTLIEU AVE.
MONTLIEU AVE. SCHOOL

City of High Point

Strib Boynton
CITY MANAGER

HIGH POINT
NORTH CAROLINA'S INTERNATIONAL CITY™

Memo To: Mayor Smothers and City Council Members

From: Strib Boynton

Date: April 1, 2009

Subject: Core City Branding and Marketing Plan

Monday's agenda includes the consideration and recommended approval of consultant services to develop a branding and marketing plan for the Core City.

Attached is a detailed explanation and summary of the $35,500 proposal prepared by Wendy Fuscoe. The public-private funding sources are summarized below:

$15,000	Hayden-Harman Foundation
$15,000	High Point Community Foundation
$ 5,500	Core City Budget (funds are available)
$35,500	

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

Strib

Cc: Tom Terrell
Wendy Fuscoe

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

TO: Strib Boynton, City Manager

FROM: Wendy Fuscoe, Executive Director, Core City High Point

SUBJECT: Selection of Marketing Firm for Core City High Point, Inc.

DATE: March 31, 2009

At the January 5th, 2009 Board meeting, Core City High Point, Inc. agreed to request funds from the Hayden-Harman Foundation for the creation of a branding/marketing plan for Core City High Point. Costs for creating a branding/marketing plan were estimated at $40,000, and this amount was requested from the Hayden-Harman Foundation. In March, the Hayden-Harman Foundation donated $15,000 towards this project. On March 30, the High Point Community Foundation committed another $15,000 towards this project.

The Financial Services Department's Purchasing Division assisted us in developing the request for proposal (RFP) that was sent to seven (7) local marketing/advertising firms: Studio East, C2, McNeill Communications Group, Marty Designs, The Marketing Box, Ed Kemp Associates, and McNeill Lehman. A pre-submittal meeting was held on Friday, February 27th at 9am, and five (5) firms were in attendance (neither Marty Designs nor McNeill Lehman chose to attend or submit proposals).

Core City High Point and the Purchasing Division of the Financial Services Department have on file the request for proposals received from each company.

Applicants were instructed to provide the following:

1. **Branding**: Develop a logo and tagline that communicates the mission and vision of Core City High Point.

2. **Marketing Strategy:** Create a strategy for how to best promote the revitalization of the core city. What is the most effective, efficient way to get the broader High Point community excited about revitalizing the urban core of High Point – for High Point and Triad citizens to envision a revitalized core and want to be a part of it.

3. **Marketing Tools:** Develop a toolbox of materials that can be used to "sell" the Core City. These can be such things as media tools, brochures, pamphlets, handouts or other reproducible materials that can be tailored to address the concerns and interests of a diverse audience. For example, presentation materials used when talking to a foundation may be different than the materials used when talking to a real estate council.

At the pre-submittal meeting, applicants were told that while $15,000 had been donated from the Hayden-Harman Foundation, there was a possibility that further funds would be donated through the High Point Community Foundation (a representative from both foundations were in attendance) so that the range of funds available would be between $15,000 - $40,000 (Core City High Point, Inc has also set aside $20,000 to match if needed).

The Core City Board established a Selection Committee – Leah Price, Jay Wagner and Wendy Fuscoe. Because of a potential conflict of interest with an applicant, Jay Wagner appointed Aaron Clinard to replace him. The unanimous recommendation of the Selection Committee was award to McNeill Communications. This was recommended to the Executive Board, who also approved. A summary of the applicants is below:

Studio East quoted $28,500-$33,500 for Phase 1 and 2, but they did not present a timeline or project milestones and it was unclear what they would accomplish within the 3 months target time frame. References were mentioned, but not provided. A "dynamic website" which appeared to be a centerpiece of the proposal, was not going to be created until Phase 3 (an additional $71,000-$77,000).

Marketing Box quoted $14,758. Although the lowest bid, they simply listed what they would develop, and no strategy was outlined in the proposal. Focus in proposal seemed to be on stating their qualifications. Reference from The Mall at Stonecrest was excellent.

Ed Kemp Associates quoted $40,000. They were the highest bidder, but like Marketing Box, simply listed what they would develop, and no strategy was outlined in the proposal. References were mentioned, but not provided.

C2 quoted $32,500. They outlined their strategy, which was heavy on knowledge-based marketing ($12,000 for developing a database). Reference from Greensboro Community Foundation was excellent. At this point, we did not feel the best use of our resources was to build a database.

McNeill Communications Group quoted $35,500 - $39,750. Their process and strategy for developing both a brand and market was clearly and logically presented – and corresponded to a detailed timeline with milestones. Reference from HB2 was excellent.

I respectfully request your approval of our recommendation to retain McNeill Communications Group for $35,500 – understanding that a total of $30,000 is contributed from two foundations and $5,500 is from the City of High Point.

CITY OF HIGH POINT

NORTH CAROLINA

NORTH CAROLINA'S INTERNATIONAL CITY™

"SHAPING A MORE LIVABLE HIGH POINT"

REQUEST FOR PROPOSALS – CONSULTANT SERVICES TO DEVELOP A BRANDING AND MARKETING PLAN FOR CORE CITY HIGH POINT, INC.

Request for Proposals RFP# 1263-031309
Issued: February 18, 2009

Proposals Due: Friday, March 13, 2009 by 5:00 PM (EST)

Optional Pre-Submittal Meeting
Friday, February 27 at 1:00 PM
High Point Chamber of Commerce
1634 North Main Street
High Point, NC 27262

Project Contact: Wendy Fuscoe
Executive Director
Core City High Point, Inc.
1634 North Main Street
High Point, NC 27262

(336) 883-8547 (phone)
(336) 905-4224 (cell)
Wendy.fuscoe@highpointnc.gov

core city high point

Request for Proposals
Develop a Branding and Marketing Plan for Core City High Point, Inc.

The mission of Core City High Point, Inc. is to spearhead the revitalization of the Core City (see attached map) - an eleven square mile area surrounding and including downtown High Point. Our strategies for carrying out this mission are three-fold:

1. Actively engage in promoting the return of people, businesses and services to the core city
2. Identify and develop incentives, initiatives and funding mechanisms that encourage public and private partnerships.
3. Serve as a resource to energize neighborhood reinvestment

In order to successfully build a core city that symbolizes economic health, local quality of life and community pride (the vision), it will take the participation of all sections of the community: governments, citizens, real estate developers, banks, businesses and foundations. Therefore, we need to develop a branding and marketing strategy to get people excited about moving back to the core, starting businesses in the core, investing in the core, developing properties in the core and beginning to take pride in their core city. Core City High Point, Inc. is seeking the expertise from a local firm to assist in the creation of the following:

1. **Branding**: Develop a logo and tagline that communicates the mission and vision of Core City High Point.

2. **Marketing Strategy:** Create a strategy for how to best promote the revitalization of the core city. What is the most effective, efficient way to get the broader High Point community excited about revitalizing the urban core of High Point – for High Point and Triad citizens to envision a revitalized core and want to be a part of it.

3. **Marketing Tools:** Develop a toolbox of materials that can be used to "sell" the Core City. These can be such things as media tools, brochures, pamphlets, handouts or other reproducible materials that can be tailored to address the concerns and interests of a diverse audience. For example, presentation materials used when talking to a foundation may be different than the materials used when talking to a real estate council.

Because there are multiple approaches to creating a branding and marketing strategy, please be sure to explain the approach you have chosen and the associated costs. In order to ensure a fair competition, a **time for questions and answers has been scheduled for a pre-submittal meeting on Friday, February 27 at 1pm at the High Point Chamber of Commerce offices at 1634 North Main Street.**

Time Frame: It is envisioned that completion of the project will take three (3) months.
Proposals should not exceed 7 pages. Funding is through the City of High Point and therefore shall follow the <u>Proposal Requirements as outlined on the following pages.</u>
Please submit three (3) references of similar type projects

PROPOSAL REQUIREMENTS

The submitted proposal shall provide the necessary information to appropriately describe the consultant's or consultant team's approach to developing a branding and marketing plan for Core City High Point, Inc. Submitted proposals shall include the following:

1. ***Summary of Statement of Qualifications***
   Please provide a brief summary of qualifications to develop a branding and marketing plan for Core City High Point including background on the firm and sub-consultants. In addition, include three (3) references for similar type projects.

2. ***Contact Person***
   The submitted proposal shall identify a contact for all communications between the consultant and Core City High Point.

3. ***Understanding of Project Goals***
   A statement of understanding of the project goals as stated in this RFP shall be provided.

4. ***Project Process***
   The proposal shall include a description of how the firm or team will go about creating a logo and tagline, and an explanation for the approach taken for the proposed marketing strategy. Explain why your firm or team has selected to develop certain marketing tools and why they are effective.

5. ***Project Schedule***
   The proposal shall include the anticipated project timeline based on the elements of the proposal. The timeline shall identify the overall length of the project and key milestones, meetings, objectives, and/or deadlines within the project timeline.

6. ***Deliverables and Associated Costs***
   Because approaches and materials may widely vary, costs shall be broken down as follows:

Task	Cost
Branding	
Marketing Strategy	
Marketing Material (total)	
a. material	
b. material	
c. material	

The proposal shall include an estimate of cost for the specific proposal being submitted. The cost estimate shall be provided in a sealed envelope label with "Branding and Marketing Plan, Core City High Point, Inc., RFP# 1263-031309, Proposal Cost Estimate" and indicate the firm name, contact person, and date.

7. *Optional Pre-Submittal Meeting*

A pre-submittal meeting has been scheduled for:

Friday, February 27 at 1pm
High Point Chamber of Commerce
1634 North Main St.
High Point, NC 27262

While attendance at the pre-submittal meeting is optional, this meeting is intended to provide the opportunity to ask questions pertaining to the Core City Plan project and the RFP process. Any cost associated with attendance at the pre-submittal meeting is the responsibility of the firm.

Consultants may submit questions in writing either via mail, fax or e-mail. Questions must be posed in writing; verbal inquiries will not be accepted. All questions must be posed by the firm's contact person and shall be directed to the Project Contact as indicated on the cover page of this Request for Proposals.

Answers to questions received through mail, fax or e-mail, along with the posed questions, will be provided to the contact person of all firms submitting proposals so that each firm is aware of the questions that have been posed and the answers. All responses to questions posed will be provided to the firm's contact person either via e-mail or fax.

8. *Submittal Requirements*

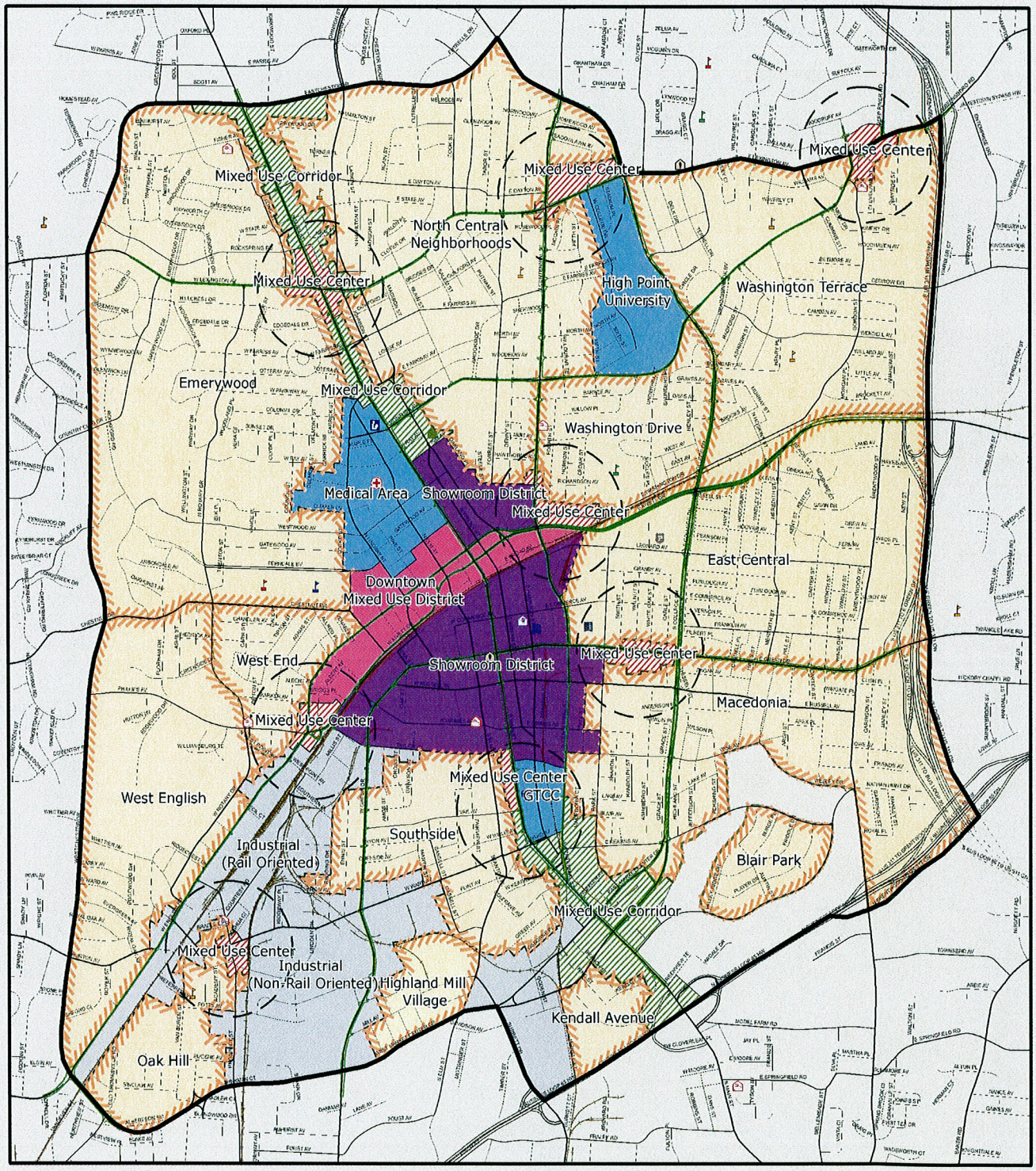
All submitted proposals shall contain the following information:

- Name, address, telephone number and fax number of the firm and any sub-consultants
- Contact person including a phone number and e-mail address. This person shall be the only contact person for correspondence between the city and firm during the proposal process.
- Cover letter
- Response to all components as required per PART VIII – PROPOSAL REQUIREMENTS.

9. Four (4) copies of your firm or team proposal by no later than 5:00 PM (EST), March 13, 2009 to the following:

Wendy Fuscoe
Core City High Point, Inc.
1634 North Main Street
High Point, NC 27262

Submittals received after the deadline will not be considered. The City of High Point reserves the right to reject any or all of the submissions on any basis and without disclosure of a reason.



Core City High Point

the McNeill
communications group, inc.

March 13, 2009

Ms. Wendy Fuscoe
Executive Director
Core City High Point, Inc.
1634 North Main Street
High Point, NC 27262

Dear Wendy,
Thank you for including us in the Request for Proposal for the marketing of Core City High Point. We would love to be a partner in this project.

We have outlined our approach and explained the process, as requested. The timeline includes a budget with cost ranges. For a project of this scope it is plausible that after further discussion and exploration, you will decide to do certain elements yourself and there will be other ideas generated by the process. The budget provides the flexibility for easy revision.

Regarding the marketing tool kit, our thought is to create marketing pieces designed for modification to suit multiple purposes and events. Over the next several years, the Core City Project will be involved in many activities and hold many of its own events. Our goal is to provide a foundation of design appropriate for the years ahead. Samples of our work can be found on our Web site, mcneillcommunications.com.

The aim of the master marketing plan is to not only provide the details but to include implementation guides for future reference. We want to create a document that others can follow because our ultimate goal is to see Core City High Point flourish.

That would give us the greatest pleasure.

Should you have any questions, we are just a phone call away, 884.8700.

Again, thank you for including us.

Sincerely,

Karen McNeill Harris
President

202 neal place po box 6114 high point, nc 27262 phone: 336.884.8700 fax: 336.884.4141 www.mcneillcommunications.com

the McNeill
communications group, inc.

BRANDING, MARKETING AND PUBLIC RELATIONS PROPOSAL
FOR
CORE CITY HIGH POINT, INC.

Submitted by
McNeill Communications Group, Inc.

Contact:
Karen McNeill Harris
Phone: 336.884.8700 Fax: 336.884.4141
kmcneill@mcneillcommunications.com

March 13, 2009

Overview

The City of High Point is at a crossroads. Aggressive urban development in Greensboro and Winston-Salem has impacted commerce in our city, topped by the most difficult economy we've experienced in decades. The younger populations of Gen-X and Gen-Y are drawn to other areas designed to appeal to young professionals. The Core City strategies for restoration and expansion will revitalize not only the landscape but our reputation throughout the Triad as a desirable community and the city of choice for our current citizens as well as young couples and their families.

The Core City Plan has the potential of becoming our defining moment.

Cities across the country have found renewed economic life in existing districts, corridors and neighborhoods revitalized with the same beauty and zoning standards required of new developments. Commerce follows when value is placed on quality of life and community pride intermixed with amenities that meet the physical, economic and social needs of its residents.

The mission of Core City High Point, Inc. is to spearhead the revitalization of an eleven-square mile area that will foster a return of people, businesses and services to the core city. The process is complicated and will take years to accomplish. It will require cooperation and collaboration between many governing groups, municipal infrastructures, private investment and public-private partnerships infused with economic incentives and loan consortiums to transform the landscape and stimulate entrepreneurial development. The people of High Point are an integral element of the equation.

As the phases of the plan's incentives, initiatives and funding unfold, the success of Core City High Point will require a strong marketing blueprint to inspire partnership of public and private investment and must be embraced by the citizens of High Point across all socioeconomic and demographic lines.

The goals for this marketing project, as we understand it, are as follows:

1. To heighten awareness of the plan and its successes in order to build momentum and ownership.

2. To create a distinctive brand that is aspirational and a call to action.

3. To create marketing materials that will establish credibility, provide flexibility and meet functional needs.

202 neal place po box 6114 high point, nc 27262 phone: 336.884.8700 fax: 336.884.4141 www.mcneillcommunications.com

Anticipation builds participation™

We know from experience that anticipation builds participation. Involvement in the process through layers of targeted communications generates interest, builds relationships and results in participation in the project.

What is relevant and meaningful to one stakeholder may not be effective with another. For example, what we discuss with developers and bankers is different than how we might interact with residents of the Washington Drive area or the GTCC area. The keys to any marketing program are to first:

- Identify the audiences.
- Determine the key messages and voice of the Core City Plan.
- Package the messages as a call to action which speaks to the interests of each audience.
- Develop a 360° master marketing plan.
- Create a marketing tool kit.

The above would be accomplished in a five-step process.

Recommended Approach

Step 1: Identify and define the target audiences.

Identify the roles and requirements of each target audience. We need to clearly determine what we are asking each group to do.

- Governments (city, state, federal)
- Foundations (local, regional, federal)
- Investors (local and regional banks)
- Real Estate Developers (local, regional, national)
- Business Owners (retail, restaurants, entertainment, healthcare, services)
- Citizens (by neighborhood and diverse socioeconomic backgrounds)

Process: This will involve the help of the Executive Director and others on her team. Upfront thinking will prevent costly add-ons as the marketing materials are developed. This list of targets (and their goals) will then be put in writing for agreement and approval.

Step 2: Create a marketing positioning statement with project goals.

A one-page marketing positioning statement of the project – its purposes, goals and essence – provides direction and serves as an anchor for all elements of the campaign. It also determines the key marketing verbiage. The goals will keep all parties on target throughout the project.

Process: In a 2-hour guided discussion and creative session, we will gather their thoughts on what they think the branding should convey, not only visually but relationally. We also will address branding expectations and needs. The positioning statement will be presented for approval and adoption by the marketing team entrusted with this decision.

Step 3: Visualize the brand.

The most visible element is the branding and corresponding collateral materials. The right graphics instantly establish credibility and can communicate enthusiasm, excitement and energy. Just as with a name, a logo can stimulate ... or squelch ... interest because as humans, we react and form opinions based on visual images. Does it spark interest? Does it look like something I want to be involved with? Does it look professional? Does it energize the process?

Concurrently, we will develop a tagline to succinctly capture the purpose and spirit of the campaign and serve as a call to action.

The branding package will include graphic guidelines and specifications for use for all of its formats for future reproduction.

Process: The design will be based on the input of the first creative meeting and resulting positioning statement. We will present a choice of logo designs in black and white, with taglines, to the marketing team for its feedback. We then will make revisions and when approved, apply color options. The creative process generally requires two or three additional meetings, each lasting under an hour, to achieve adoption of the logo and tagline. Examples of branding and graphic design can be found on our Web site, www.mcneillcommunications.com.

Step 4: Develop a comprehensive marketing strategy.

Because it will be necessary to build consensus and support among diverse groups that may not otherwise be connected, communications will need to be layered, tailored and targeted. To heighten awareness and build engagement, the media mix will include a schedule of implementation for the various elements:

- Editorial Print: Newspaper and Business Publications
- Editorial Media: Radio and TV
- PSAs: Print, Radio, TV
- Billboards, Banners and Signage
- Web site Revisions
- Social Media: Facebook
- Brochures/Promotional Folder
- Letters
- Events
- Contests
- PR Campaign

Web site: While the current Web site is extensive, it is not user friendly. In addition to a re-design that presents the new branding, we would suggest re-organization with introductory copy (based on the positioning statement) that is inspirational and aspirational. Additional pages would provide a simple, quick read, with

the full report available for deeper questions. The menu tabs, for example, are an opportunity to send marketing messages such as Living Well (neighborhoods), Fun (activities), See (points of interest), Action (the Core City Plan), Success (developments), or Join (how to get involved). A greater use of menus and links will also make it easier to navigate.

Events and Collaboration: An effective means for building citizen ownership, creating excitement and maintaining visibility is through events, contests and awards. Projects associated with a good experience create a personal connection which generates interest and commitment. High Point offers many activities and organizations looking for partners, including the following:

- High Point Library
- High Point University
- Summer Outdoor Concerts
- 4th of July Celebration
- High Point Arts Council Events
- High Point Museum Events
- Hospice Taste of the Town
- Sesquicentennial Events

The Launch: At some point, there should be a big launch event complete with community bands, bells and whistles to announce that the project has moved from planning into implementation. It should be fun and inclusive, for example, possibly a "progressive dinner" that moves from core city area to core city area. The entertainment could be local groups (music and dance) in a performance dubbed "Core City Live". The opening act would be a brief, but enthusiastic description of the Core City Project in a celebration of the future of High Point, coordinating with our Sesquicentennial.

PR Campaign: Suggestions for ongoing public relations opportunities will be woven throughout the marketing plan. It will be an essential element to sharing information among all stakeholders.

The Process: Based on the first three steps, we will write an extensive marketing plan that will serve as a guideline and resource for the next several years.

Step 5: Create the Marketing Tool Kit of Needed Materials.

Collateral materials will be created based on the approved master marketing plan. This will include, but not be limited to, print advertisements, billboard and signage, PSAs, revisions to the Web site, creation of a Facebook page, brochures and inserts, letters, press releases and suggested events, as specifically outlined in the budget and timeline below.

Once the marketing plan is outlined, development of the materials follows. A project of this scale and duration will naturally evolve and develop. Care will be taken to develop flexible materials that can easily be adjusted as the project is implemented over the next several years.

Process: The list of design projects will be determined, followed by a clear set of guidelines for each element.

BUDGET AND TIMELINE		
Timeline	**Project/Item**	**Cost**
April 1 – 10	**Step 1:** Confirm the Target Audiences ▪ Determine Requirements	$1,500
April 10 – 21	**Step 2:** Positioning Statement of the Brand ▪ Goals ▪ Branding Expectations ▪ Marketing Verbiage	$2,500
April 21 – May 21	**Step 3:** Visualize the Brand ▪ Design of Logo ▪ Tagline ▪ Design of Letterhead Package ▪ Graphic Files for Other Applications	$7,500
April 15 – June 15	**Step 4:** Develop an integrated, comprehensive marketing strategy and communications plan across all mediums ▪ Web site ▪ Social Media ▪ Advertising ▪ Marketing Tool Kit ▪ Events and Collaboration ▪ Stakeholder Communications ▪ PR Campaign	$5,000
May 1 – 15	Stakeholder Involvement: ▪ Compile List of Government and NGO partners ▪ Sample Letters	$1,000
May 1 – June 15	PSAs: ▪ Creative ▪ Radio Copy ▪ TV Copy ▪ Print Ad ▪ Billboard Design	$1,500-2,500
May 15 – June 30	Events, Community Collaborations, Contests, Awards: ▪ Launch Concept ▪ Master Plan ▪ Sample Schedule ▪ Identify Community Partners	$5,000

May 21 – June 30	**Step 5:** Create the Marketing Tool Kit Plan ▪ Overall Concept ▪ Design Themes and Specifications ▪ Design Schedule ▪ Design of Elements	Itemized Below
June 1 – 15	Social Media: ▪ Training ▪ Develop a Facebook Page ▪ Suggestions for Ongoing Updates ▪ Casual Photography and Graphics ▪ Consider a Twitter Campaign	$2,500
June 1 – 30	Update Web site: (current supplier programs site) ▪ Re-Organization ▪ Update Copy ▪ Direction for Re-design Based on New Branding	$1,500-2,500
June 1 – 30	Media Relations: ▪ Media List (Print, Radio, TV, Web) ▪ Boilerplate Copy ▪ Suggested Editorial Calendar ▪ Timeline for Announcement of Phases ▪ Media Training	$3,500
June 1 – 30	Design of Brochures/Promotional Folder: ▪ Pocket Folder ▪ Five Single Sheet Inserts (About the Core City Plan, Housing, Retail, Services, Other) ▪ Two-sided Community Flyer Template (one side describing the Plan, the other blank to change for the neighborhood) ▪ Simple Announcement/Invitation Template	$3,500-5,000
June 1 – 30	Design of Signage: ▪ Street Sign Design ▪ Flag Design ▪ Banner Design	$500-1,250
June 15 – July 1	Printing: Letterhead, Business Cards, Mailing Labels	TBD by Quantities
July 1 – 15	Introduce New Branding at Event	NC
Total		$35,500-$39,750

CITY OF HIGH POINT
PLANNING AND DEVELOPMENT DEPARTMENT

STAFF REPORT
MINOR AMENDMENT TO CONDITIONAL USE PERMIT 98-20
April 6, 2009

Request	
Applicant: Westchester Christian Center, Inc.	**Owner(s):** Westchester Christian Center, Inc.
Proposal: To amend Condition II.A.2 of CUP 98-20 (Transportation) to allow two (2) points of access to Edgewood Drive, instead of the one (1) point of access currently allowed.	

Site Information	
Location:	Lying along the east side of Westchester Drive, north of Whittier Avenue, west of Edgewood Drive and approximately 1,500 feet south of Phillips Avenue.
Tax Parcel Numbers:	Guilford County Tax Parcels 258-1-31 thru 38 and 50 & 51.
Site Acreage:	Approximately 50.73 acres.
Current Land Use:	In 1998 the site was rezoned to its current Planned United Development (PUD) district in order to permit a mixed use development. The site was divided into two tracts which permits the following uses: **Tract 1:** Approximately 5.6 acres fronting along Westchester Drive. This area consists of outparcels developed with retail uses. The Conditional Use Permit allows those uses permitted in the Shopping Center (SC) zoning district. **Tract 2:** Approximately 45 acres consisting of the remaining land area of the site. The Conditional Use Permit allows those uses permitted in the Shopping Center (SC) District; skilled nursing facility; congregate care living facility; assisted living facility; auditorium; church administration building; communication tower and day care center (adult - 30 or more). Current uses upon the northern half of Tract 2 (former mall structure) are the church and its associated accessory uses, an adult day care facility and office suites. The southern portion of this tract is developed with various elder care uses (nursing facility; congregate care living facility; assisted living facility).

Details of Proposal

The applicant is requesting to amend the access condition of the permit in regards to Edgewood Drive, which is lying along the eastern boundary of the site. The applicant is leasing part of the structure upon the northern portion of the site (former mall structure) for offices and desires that a second point of access be permitted from Edgewood Drive so that the access to the offices will be separate from the access used by the church. To accommodate a separate access point to

where the offices are to be located, the applicant has submitted a street abandonment application to close the unimproved portion of the Edgewood Drive right-of-way. However, the Conditional Use Permit currently restricts the site to only one (1) point of access to Edgewood Drive; therefore, the applicant has submitted this minor amendment application to allow two (2) points of access from this roadway.

Analysis

The Development Ordinance states that amendments to the conditions of a Conditional Use Permit which will result in equal or better performance and which do not alter the objectives and purposes of the requirements and conditions of the Conditional Use Permit shall be considered minor amendments. The City Council may approve minor amendments without a recommendation from the Planning and Zoning Commission and without a public hearing. In granting minor amendments, the City Council may require such conditions as will secure the objectives of those requirements or conditions amended.

Adjacent uses consist of office and retail uses to the north, and a cemetery, city park and electrical sub-station along east side of Edgewood Drive. The allowance of an additional access point to this roadway would not negatively impact these uses and would allow for alternate access options without having to direct traffic toward Westchester Drive or Whittier Avenue. The Transportation Department reviewed this request and noted no objections.

While reviewing this proposal, staff discovered that the applicant's request made other portions of the permit confusing. Thus, in addition to the applicant's request, staff is recommending the following additional changes so that the permit is clear as to its intent:

- Delete portion of Condition II.A.2 pertaining to temporary location of access to Edgewood Drive. All access will be to the existing improved segments of Edgewood Drive, there is no need to have language pertaining to temporary access.

- Delete all of Condition II.A.3. This condition speaks to the property owner improving the unimproved portion of Edgewood Drive in the future. If the proposed street abandonment (SA09-05) for the unimproved portion of Edgewood Drive is approved, this condition is no longer needed.

- Amend Condition II.D.2 (setbacks). With the proposal to abandon a portion of Edgewood Drive, the building setback standards for the easternmost property line needs to be clarified.

Recommendation

Staff recommends approval of the applicant's minor amendment request. The Planning and Development Department finds no evidence that the allowance of an additional access point from Edgewood Drive would negatively impact adjacent property owners or that the request would alter the objectives and purposes of the initial zoning approval.

In addition, based upon the applicant's minor amendment and street abandonment applications, staff also recommends amendment to transportation and setback conditions in order to clarify the intent of these conditions. An overview of the changes is outlined below.

Amendment #1 Amend Condition II.A.2 (Vehicular Access) to allow two point of access *(applicant's request)* and remove reference to temporary access to Edgewood Drive, *(staff's recommended additional amendment)*:

Condition II.A.2 The property shall have a maximum of three (3) points of vehicular access to Westchester Drive. One (1) of these points shall be the existing signalized intersection on Westchester Drive. One (1) point of access shall be permitted to Whittier Avenue. **Two (2) points of access shall be permitted to Edgewood Drive.** ~~One (1) point of access to the existing section on Edgewood Drive may be in a temporary location due to future development of the site.~~ A pedestrian access plan, parking layout, and internal traffic circulation plan shall also be submitted for approval. All improvements and construction shall be approved by the Director of Transportation and the NCDOT.

Amendment #2 Delete Condition II.A.3 *(staff's recommended additional amendment)*:

Condition II.A.3 ~~Based on the recommendations of the TIA, Edgewood Drive shall be improved to provide access to Phillips Avenue and Whittier Avenue should the intensity or density of the permitted land uses increase from those approved with this Conditional Use Permit.~~

Amendment #3 Amend Condition II.D.2 (Setbacks) *(staff's recommended additional amendment)*:

Condition II.D.2 Tract 2 - Fifty (50) feet on Westchester Drive; Thirty (30) feet on Whittier Drive; ~~and~~ twenty (20) feet on the northern **& eastern** property line; and **twenty (20) feet on** Edgewood Drive.

Report Preparation

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

Transportation

NORTH CAROLINA'S INTERNATIONAL CITY™

March 25, 2009

To: Lee Burnette, Director of Planning and Development

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

Subject: **Minor Amendment Rezoning Case #98-20,** Westchester Christian Center, Inc. **Property located along the east side of Westchester Drive between Phillips Avenue and Whittier Avenue.**

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

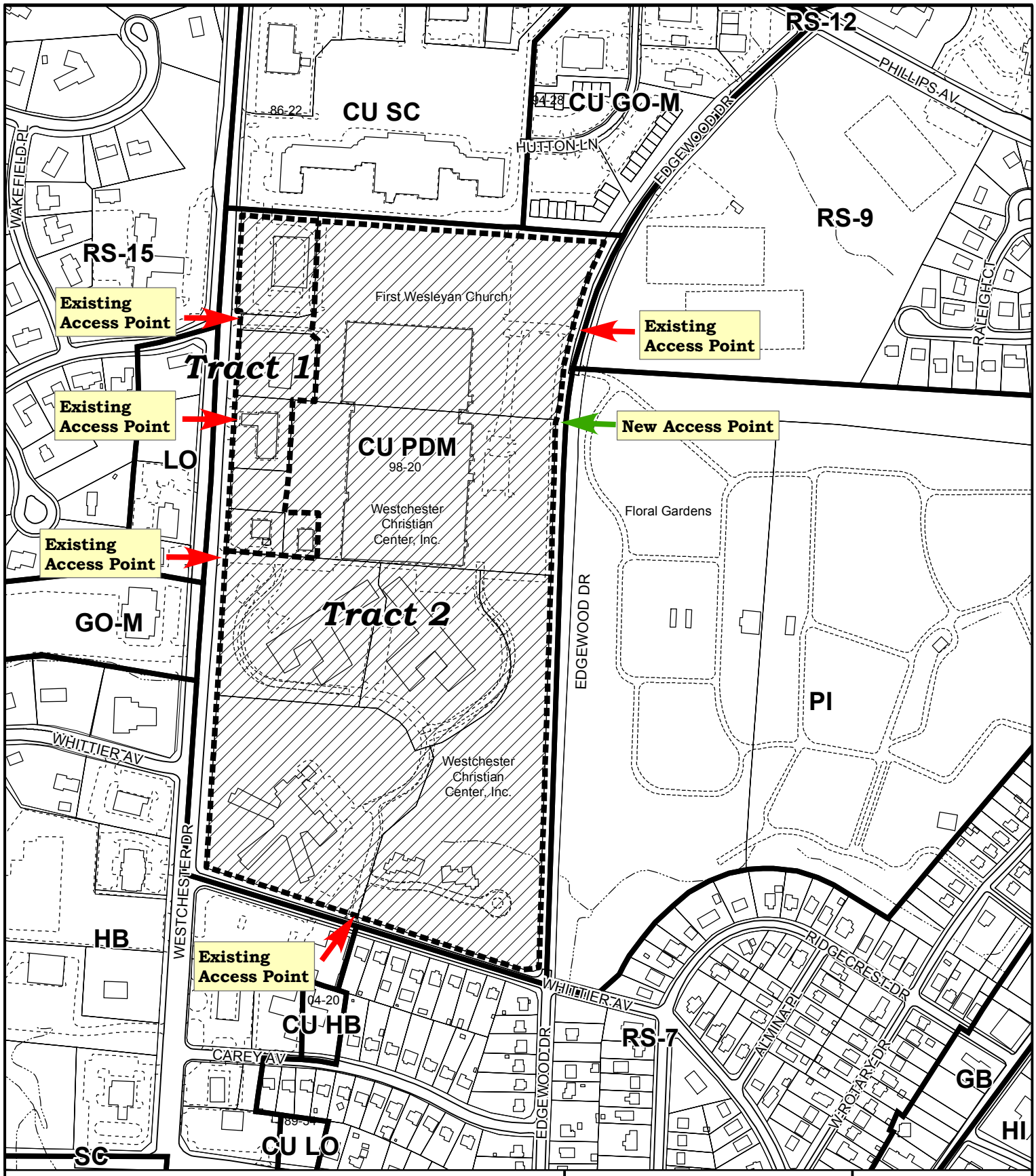
In order to mitigate the development's impact on the surrounding roadway network the following improvements will be required:

Access
Two points of access shall be allowed to Edgewood Drive.

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

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

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



MINOR AMENDMENT CUP98-20

(April 2009)

Request to allow two access points to Edgewood Drive

Existing Zoning Boundary ———

Subject Property Boundary - - - - - -

Planning & Development Department

City of High Point

Date: March 26, 2009

N

Scale: 1"=400'

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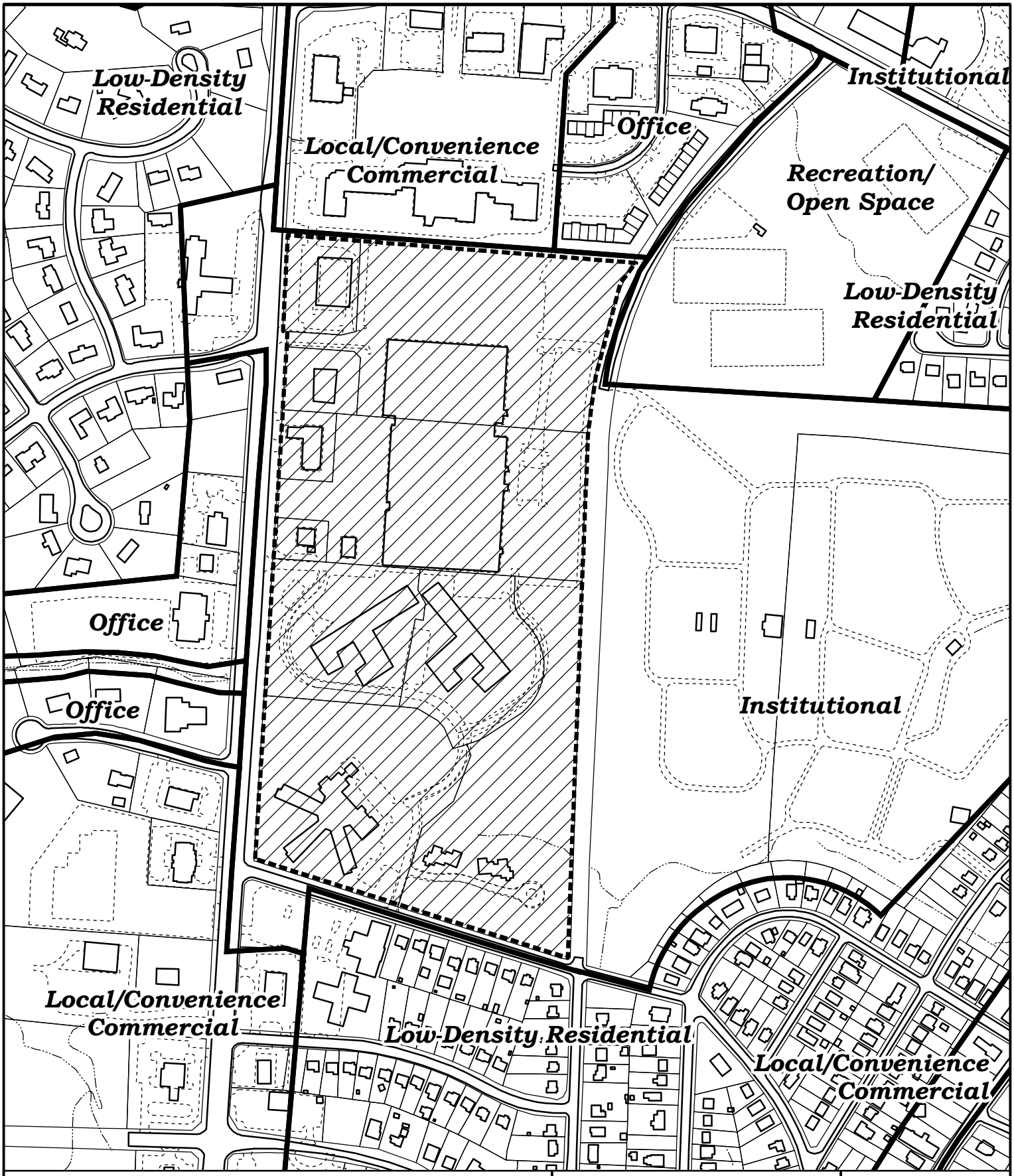

MINOR AMENDMENT CUP98-20

Land Use Plan

Existing Land Use Plan
Subject Property Boundary

Department of Planning and Development

City of High Point

Date: March 26, 2009

N

Scale: 1'=400'

y:/ba-pz/2009/pz/ma98-20lu.mxd

MINOR AMENDMENT CUP98-20

Topography

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

Department of Planning and Development

City of High Point

Date: March 26, 2009

N

Scale: 1'=400'

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PLANNING AND ZONING COMMISSION RECOMMENDATION

On February 24, 2009, a public hearing was held before the Planning and Zoning Commission regarding the request described below. All members of the Commission were present except for Mr. Jay Wagner and Mark Walsh.

Eastchester Park Partners, LLC Text Amendment Case 09-02

A request by Eastchester Park Partners, LLC to amend Table 5-6-1 entitled *Off-Street Parking Requirements* of the Development Ordinance pertaining to reducing the minimum required parking for office uses.

Mr. Loveland presented this request and recommended approval of the case as outlined in the staff report.

Speaking in favor of the request was Mr. R. W. Hamlett, Jr. of 5501 Guida Drive in Greensboro, representing Eastchester Park Partners. Mr. Hamlett explained the basis of the request. He assured the Commission that their intention was not to overdevelop the land and that stormwater runoff and retention efforts would be consistent with the Ordinance.

No one spoke in opposition.

The Planning & Zoning Commission recommended ***approval***, by a vote of 7-0, of Text Amendment Case 09-02.

CITY OF HIGH POINT
PLANNING AND DEVELOPMENT DEPARTMENT

STAFF REPORT
TEXT AMENDMENT CASE 09-02
February 24, 2009

Request	
Applicant: Eastchester Park Partners, LLC	**Affected Ordinance Sections:** Table 5-6-1, entitled *Off-Street Parking Requirements*
Proposal: A request from Eastchester Park Partners, LLC to amend Table 5-6-1 of the Development Ordinance pertaining off-street parking requirements**.**	

Background

The applicant in this request is represented by Mr. Woody Hamlet, who is one of the owners comprising Eastchester Park Partners and the developer of the two recently constructed office buildings in the Eastchester Park development. Eastchester Park is an integrated office park on Eastchester Drive that currently is comprised of three separate buildings on multiple properties, with a total gross floor area of approximately 28,000 square feet - although through future construction Mr. Hamlet intends to increase this office space to approximately 162,000 square feet. Mr. Hamlet stated to staff that he and his partners find that the City's required minimum parking rate for office uses is too high, particularly for larger developments that can share spaces such as the one that he is constructing.

The City's current minimum parking rate for general office uses is one parking space for every 250 square feet of gross floor area. The minimum required parking for medical or dental offices is based on the number of exam rooms and the number of employees. Last year City Council approved an amendment to the parking requirements for retail sales to require a minimum of one parking space for every 250 square feet of gross floor area, a change from the previous requirement of one parking space for every 200 square feet – thereby matching the current office requirement.

Details of Proposal

The proposed amendment would alter three of the existing parking requirements listed under the Business, Professional and Personal Services section of Table 5-6-1, which provides the minimum off street parking requirements for all uses. This amendment would remove the separate parking requirement of medical, dental or related office uses. The parking requirement for Office Uses not otherwise classified would be amended to include medical, dental and related

offices, and would lower that parking requirement using a ratio based upon the overall square footage of an office development. This graduated rate would require 1 parking space for every 300 square feet of gross floor area (g.f.a.) of office space less than 10,000 square feet of g.f.a, the rate declines to 1 space for every 400 square feet of g.f.a for office space between 10,001 square feet and 100,000 square feet, and further declines to 1 space for every 500 square feet for that area above 100,000 square feet. Lastly, the parking requirement for Vocational, Business or Secretarial schools would be slightly amended so as to reflect this new parking minimum for office uses. The parking requirements of the Ordinance are only required minimums and aside from limits on the amount of impervious surface area there are no regulations that prevent the provision of a greater amount of parking.

Analysis

Based upon the observations of recent office developments in the area the Planning and Development staff is in agreement with the applicant that the current required minimum parking for office uses is too high for the majority of office developments. Research into the parking requirements of other municipalities, both local and national, found that most jurisdictions require a lower amount parking for office uses than the City, and that the City parking requirement for office uses actually is one of the highest in the state. Retail floor space requires a higher amount of parking per square foot than office space, and the Development Ordinance (until the recent retail parking amendment) reflected that by requiring a slightly lower amount of parking for office uses than for an equivalent amount of retail space.

Requiring a site to provide parking in excess of the actual parking need is an unnecessary burden to property owners in the actual expense of paving, and more importantly in the consumption of otherwise buildable space of a site. Excess parking also creates an unnecessary increase of impervious surface area, a source of storm water runoff, which is particularly important in High Point as the entire city is located within a regulated watershed (with much of that draining into our water supply).

The parking requirements of the Development Ordinance are minimum requirements, and they do not prevent or penalize a property owner from providing more parking than is required. The optimum amount of parking for any particular office tenant is best left for tenants and owners to determine however, as they are most aware of their own parking needs and stand to suffer negative impacts if the resulting parking is insufficient, regardless of whether City requirements have been met. Since the City requirement is a minimum standard it should therefore be slightly below the generally anticipated parking need for a use.

The proposed minimum parking requirements will better enable developers of office properties to determine their own ideal provision of parking while still requiring an appropriate minimum. The amendment represents a minor decrease in the parking requirement for office uses with a total square footage under 10,000 square feet, but requires a much lower parking ratio as the total square footage of an office development increases – allowing a developer to take advantage of the more efficient use of parking that larger office buildings or developments often have.

In addition to reducing the general office parking rate staff has found that it not necessary to have a separate parking rate for medical and dental office uses. The actual parking need for medical and dental offices can vary greatly depending on the particular office, and the current parking requirements of the Ordinance on occasion require an inordinately large amount of parking. In staff's observation, medical and dental offices usually have a very good idea of their optimum parking need and are very determined to ensure the provision of that parking. Furthermore, since it is often difficult for a developer to predict the future tenants of a pending development many multi-tenant office buildings are currently built citing the general office parking minimum, which makes the tracking of the parking provisions for individual tenants difficult when tenant spaces are subsequently filled by medical or dental uses. This amendment would reduce the complexity of the current requirement by merging the parking requirement for medical and generic office uses, and allow individual medical and dental uses to determine whether or not their individual use requires more parking than a generic office use.

Recommendation

Staff recommends approval.

The City's current minimum parking requirement for office uses appear to be excessive based upon the observations of the Planning and Development Department, and also in comparison to the requirements of many of the other cities and towns in the state. This amendment would therefore reduce the minimum parking requirements for office uses to a more appropriate minimum rate.

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. After review, staff suggests in this case, that there is insufficient direction from the Land Use Plan or from the Core City Plan with regard to office parking rates, and therefore it may be stated that the amendment is not inconsistent therewith.

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, and in this case the Core City 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. After review, staff suggests in this case, that there is insufficient direction from the Land Use Plan or from the

Core City Plan with regard to office parking rates, and therefore it may be stated that the amendment is not inconsistent therewith.

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 may be deemed reasonable and in the public interest because: 1) the current parking requirement for office uses appears to be too high and is therefore requiring property owners an unnecessary expense and use of land; and 2) the reduction of paved area within the water-supply watersheds (in which almost the entire City is located) is beneficial to water quality. 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, Senior Planner and reviewed by Robert Robbins, AICP, Development Services Administrator, and G. Lee Burnette, AICP Planning and Development Department Director.

TEXT AMENDMENT 09-02
PROPOSED AMENDMENTS TO THE CITY OF HIGH POINT
DEVELOPMENT ORDINANCE

(Changes to Table 5-6-1, *Off-Street Parking Requirements* to reduce the minimum required parking for office uses.)

Section 1.

Table 5-6-1 entitled *Off-Street Parking Requirements*, shall be amended as follows:

Business, Professional, and Personal Services		
	Uses	**Spaces Required**
~~14)~~	~~Medical, dental, or related offices~~	~~2/examining room plus 1/employees including doctors~~
16)	Office Uses ~~not otherwise classified~~ **10,000 sq ft or less gross floor area** **10,001 sq ft to 100,000 sq ft** **more than 100,000 sq ft**	~~1/250 sq ft gross floor area~~ **1/300 sq ft gross floor area** **33 spaces plus 1/400 sq ft gross floor area between 10,001 sq ft and 100,000 sq ft** **258 spaces plus 1/500 sq ft gross floor area above 100,000 sq ft**
22)	Vocational, business or secretarial schools	1/100 sq ft of classroom space plus ~~1/250~~ **1/300** sq ft of office space

Renumber uses in this section as required.

BID INFORMATION AND RECOMMENDATION

BID: #1250-022509 **DATE OPENED:** 02-25-09

DESCRIPTION: Soft Drink Contract

BID PACKAGES DISTRIBUTED: 2 **DEPARTMENT:** Parks & Recreation

SOURCE OF FUNDS: Multiple Accounting Units & Accounts **BUDGETED AMOUNT:** $85,800.

RECOMMENDED AWARD

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
1 LT	**Soft Drink Contract**	**$ 80,431.12**	**$ 80,431.12**

PURPOSE: Soft drink products for re-sale at multiple City of High Point locations such as Oak Hollow/Blair Park Grillrooms, Parks & Recreation Rec Centers, Hi-Tran and other locations. This contract covers an 8 year period with price adjustments every two years.

BID TABULATION

CONTRACTOR	YEAR ONE BID AMOUNT
Pepsi	**$ 80,431.12**
Coke	$ 84,352.37

The **PARKS & RECREATION DEPARTMENT** and the **PURCHASING DIVISION** recommend that the contract for **SOFT DRINK CONTRACT** be awarded to **PEPSI,** the lowest responsible and responsive bidder meeting specifications, for the budgeted amount of **$ 80,431.12.**

DATE OF RECOMMENDATION: March 31, 2009.

_____

Strib Boynton, CITY MANAGER

Parks & Recreation Department

Allen Oliver
Director

HIGH POINT
NORTH CAROLINA'S INTERNATIONAL CITY™

MEMORANDUM

To: Pat Pate
Assistant City Manager

From: Allen Oliver
Parks and Recreation Director

Date: March 31, 2009

Subject: Soft Drink Vending Contract

I am recommending the approval of the Soft Drink Contract for the purchase of soft drinks for the parks and recreation facilities, city hall and Hi-Tran. The annual cost of the contract is estimated to be $80,431.12. We estimate the revenue generated on the sale of the product to be $116,625.13 during the first year of the contract. The contract allows for increases every two years over the life of the 8 year contract.

The following information was provided to me by staff concerning the history of the vending services that have been provided to the department over the past few years. I think this will give you a better understanding of our beverage sales and the benefits we receive from the beverage vendor.

A recommendation to award the Soft Drink Contract, bid #1250-022509 to Pepsi Bottling Ventures was sent to purchasing on March 10, 2009. The following information is being provided to support our recommendation.

The Parks and Recreation Department sells concession related products on a year round and seasonal basis. The purpose of the vending contract is to obtain commodities for resale at the lowest possible cost. All the equipment needed to dispense the products is provided to the City at no charge.

Prior to 1982 commodities for resale were purchased from multiple vendors and/or provided on a commission basis by a concessionaire. In 1982 we began consolidating the purchase of supplies into one contract. We also determined that our existing Parks and Recreation staff could stock vending machines previously operated by outside venders.

Purchasing the products directly from the bottler allowed us to average 40-50% profit while maintaining low retail prices to our parks and facility users. We were also able to place vending equipment at low volume locations that commission venders would not service.

Perhaps the name of the contract is misleading and outdated. The number of products sold in vending machines is approximately 30%. The majority are sold over the counter out of merchandizing refrigerators, and soda fountains.

Concession venders will not provide this type of refrigeration equipment. To maintain our present level of service we would have to purchase and maintain approximately $26,200 worth of equipment to dispense products at Oak Hollow Golf Course, Blair Park Golf course, City Lake Park and Pool, Oak Hollow Tennis Center and Oak Hollow Campground. Under the recommended contract all equipment will be provided and maintained at no cost and operating energy costs will be reduced by 50%.

Currently the average cost of product is .50 cent per item and the average selling price is 1.02 per item. With the new contract the average cost of product will be .58 cents per item and the average selling price will be 1.17 per item.

Call me if you need further information.

BID INFORMATION AND RECOMMENDATION

BID: #34-030409 **DATE OPENED:** 03/04/09

DESCRIPTION: Special Transportation Services for the Elderly & Disabled

BID PACKAGES DISTRIBUTED: 16 **DEPARTMENT:** Transportation

SOURCE OF FUNDS: 641623-527110 **BUDGETED AMOUNT:** $297,186.

RECOMMENDED AWARD

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
1 LT	SPECIAL TRANSPORTATION SERVICES	$165,330.00	$165,330.00

PURPOSE: To enter into a three-year contract to provide transportation services to the elderly and disabled for trips that cannot be handled using in-house vehicles. Contract has the option to renew for two additional one-year periods.

COMMENTS: Based on proposals submitted, it was determined that MV Transportation has the potential to take the Dial-A-Lift Service to the next level from a customer service standpoint and would best serve the program users.

BID TABULATION

VENDOR NAME	Year 1	Year 2	Year 3	Year 4	Year 5
J & R Transport #2, Inc. PO Box 775 Randleman, NC 27317	$ 132,000.00	$ 132,825.00	$ 133,650.00	$ 134,475.00	$ 135,305.00
MV Contract Transportation, Inc. 360 Campus Lane, Suite 201 Fairfield, CA 94543	**$ 165,330.00**	**$ 164,010.00**	**$ 159,060.00**	**$ 141,405.00**	**$ 146,520.00**
Bankhead Transportation 1202 E. Maintain St., Unit C Kernersville, NC 27284	$ 189,750.00	$ 198,000.00	$ 203,775.00	$ 210,375.00	$ 217,800.00
Community Transportation, Inc. 3282 Farlow Pines Dr. Sophia, NC 27350	$ 198,000.00	$ 198,000.00	$ 198,000.00	$ 214,500.00	$ 214,500.00
LeFlenr Transportation 219 Industrial Drive Ridgeland, MS 39157	$ 198,000.00	$ 198,000.00	$ 214,500.00	$ 214,500.00	$ 214,000.00
Gate City Transportation, Inc, PO Box 4751 Greensboro, NC 27402	$ 218,625.00	$ 218,625.00	$ 243,375.00	$ 255,750.00	$ 255,750.00
Key Valet Services 203 S. Elm St., Ste. 103 Greensboro, NC 27401	$ 231,000.00	$ 231,000.00	$ 231,000.00	$ 264,000.00	$ 264,000.00

The **TRANSPORTATION DEPARTMENT** and the **PURCHASING DIVISION** recommend that the contract for **SPECIAL TRANSPORTATION SERVICES FOR THE ELDERLY AND DISABLED** be awarded to **MV TRANSPORTATION, INC.,** the lowest responsible and responsive bidder meeting specifications, in the amount of **$165,330.00.**

DATE OF RECOMMENDATION: March 30, 2009.

Strib Boynton, CITY MANAGER

Department of Transportation

March 30, 2009

NORTH CAROLINA'S INTERNATIONAL CITY™

MEMORANDUM

AGENDA ITEM

TO: Randy McCaslin
Assistant City Manager

FROM: Mark McDonald, P.E.
Transportation Director

SUBJECT: Dial-A-Lift Contract Award Recommendation

Please refer to the attached memorandum from Buddy Cox, Transit Manager, for details regarding the award of a new service contract for Hitran's Dial-A-Lift program. In summary, Mr. Cox and his staff have reviewed proposals and conducted interviews with qualified firms for future Dial-A-Lift contract services. The selection team has recommended that a three (3) year contract for these services be awarded to **MV Transportation, Inc**. The estimated first-year cost of this contract, which is based on average annual ridership and a fixed cost per ride, is $170,000. Funding for these services are including in Hitran's proposed budget for FY 2009-10.

Subject to satisfactory performance and available funding, the contract may be extended by two (2) one-year options. Should both extensions be used, the effective end date for the contract would be June 30, 2014.

Mr. Cox and I will attend both the Finance Committee meeting and the City Council's regular session on Monday April 6 to address questions regarding this recommendation.

c	Jeff Moore	Finance Director
	Buddy Cox	Transit Manager
	File	

City of High Point, P.O. Box 230, 211 South Hamilton Street, High Point, NC 27261 USA
Phone: 336.883.3225/3226 Fax: 336.883.8568 TDD: 336.883.8517

CITY OF HIGH POINT
NORTH CAROLINA

Hi tran

DEPARTMENT OF TRANSPORTATION

PUBLIC TRANSPORTATION DIVISION

AGENDA ITEM

To: Mark McDonald, Transportation Director

From: Buddy Cox, Transit Manager BC

Approved MVM 04-01-09

Date: March 30, 2009

Subject: Dial-A-Lift Contract Award Recommendation

On January 18, 2009 the City of High Point advertised that it was requesting proposals from companies to perform supplemental transportation services (approximately 17,000 trips) for elderly and disabled individuals. We mailed copies of the request for proposals to 16 companies. We chose to seek proposals instead of bids based on a previous recommendation of the City Attorney in order to take into account a company's experience and reliability as well as price.

On March 4, 2009, we opened seven proposals that had been submitted by the following companies:

Company	Price Per Trip
J.R.'s Transport #2	$8.00
MV Transportation, Inc.	$10.02
Bankhead Transportation	$11.50
Community Transportation, Inc.	$12.00
Lefleur Transportation	$12.00
Gate City Transportation	$13.25
Key Valet	$14.00

The evaluation committee thoroughly evaluated and scored all of the proposals. J.R.'s Transport #2, who had the lowest price per trip, submitted the weakest proposal of those submitted. The company has limited paratransit experience and their proposal was incomplete. Requested items such as resumes of key personnel and a detailed implementation plan were not submitted. The information that was provided was inadequate.

Interviews were then conducted with the four top scoring submittals. These included Bankhead Transportation, Community Transportation, Inc., Lefleur Transportation and MV Transportation, Inc. After the interviews and reference checks, MV Transportation was rated the highest and recommended to me by the committee. After reviewing all the proposals and sitting in on the interviews, I concurred with their recommendation.

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

Even though not a local company, MV Transportation has been operating in the Triad under contract with Guilford County for nearly 3 years. They also are operating in 6 other locations in North Carolina. MV Transportation has stringent criteria that all applicants must pass in order to be hired, and an excellent training program for new hires that includes not only vehicle and equipment operation, but how to interact with and assist persons with special needs. The company's local drivers and office staff are trained professionals who are dedicated to providing excellent service to the individuals they transport. In addition, the local staff has excellent support from the regional and corporate levels. The staff is well versed in the federal guidelines for drug and alcohol testing, and cognizant of the unique characteristics of transporting the elderly and disabled. MV Transportation also has access to and its staff has even developed some impressive technology to assist itself as well as its clients in providing and monitoring service.

MV Transportation has adequate vehicles to perform the service, and all of the lift-equipped vehicles meet the requirements of the Americans with Disabilities Act for accessibility. The vehicles receive routine preventive maintenance, in addition to the daily pre-trip inspections that the drivers perform. Preventive maintenance and repairs are performed on-site at the MV Transportation facility located in Greensboro.

The evaluation committee believes that MV Transportation has the potential to take the Dial-A-Lift service to the next level from a customer service standpoint and would best serve the program users. As such, I am recommending that the City of High Point award the contract to perform the overflow Dial-A-Lift trips for the period July 1, 2009 until June 30, 2012 to MV Transportation per their submitted pricing. The transit division has budgeted enough money to cover this cost for the anticipated 17,000 trips for fiscal year 2010.

If you have any questions or need additional information, please advise.

RECOMMENDATION

RFP # 34-030409	**DATE OF BID OPENING:** 03/04/2009
DESCRIPTION: Special Transportation Services for the Elderly and Disabled	
DEPARTMENT: Transportation/Mass Transit	
SOURCE OF FUNDS: 641623 527110	**BUDGETED AMOUNT:** $297,186

PURPOSE: To provide transportation services to the elderly and disabled for trips that can not be handled using in-house vehicles.

COMMENTS: Seven companies submitted proposals. The committee evaluated all seven proposals The committee conducted interviews on March 18 and March 20 with top 4 companies for additional information and clarification.

RECOMMENDATION: Award contract to MV Transportation, Inc of Fairfield, CA.

DEPARTMENT HEAD

DATE 03-30-09

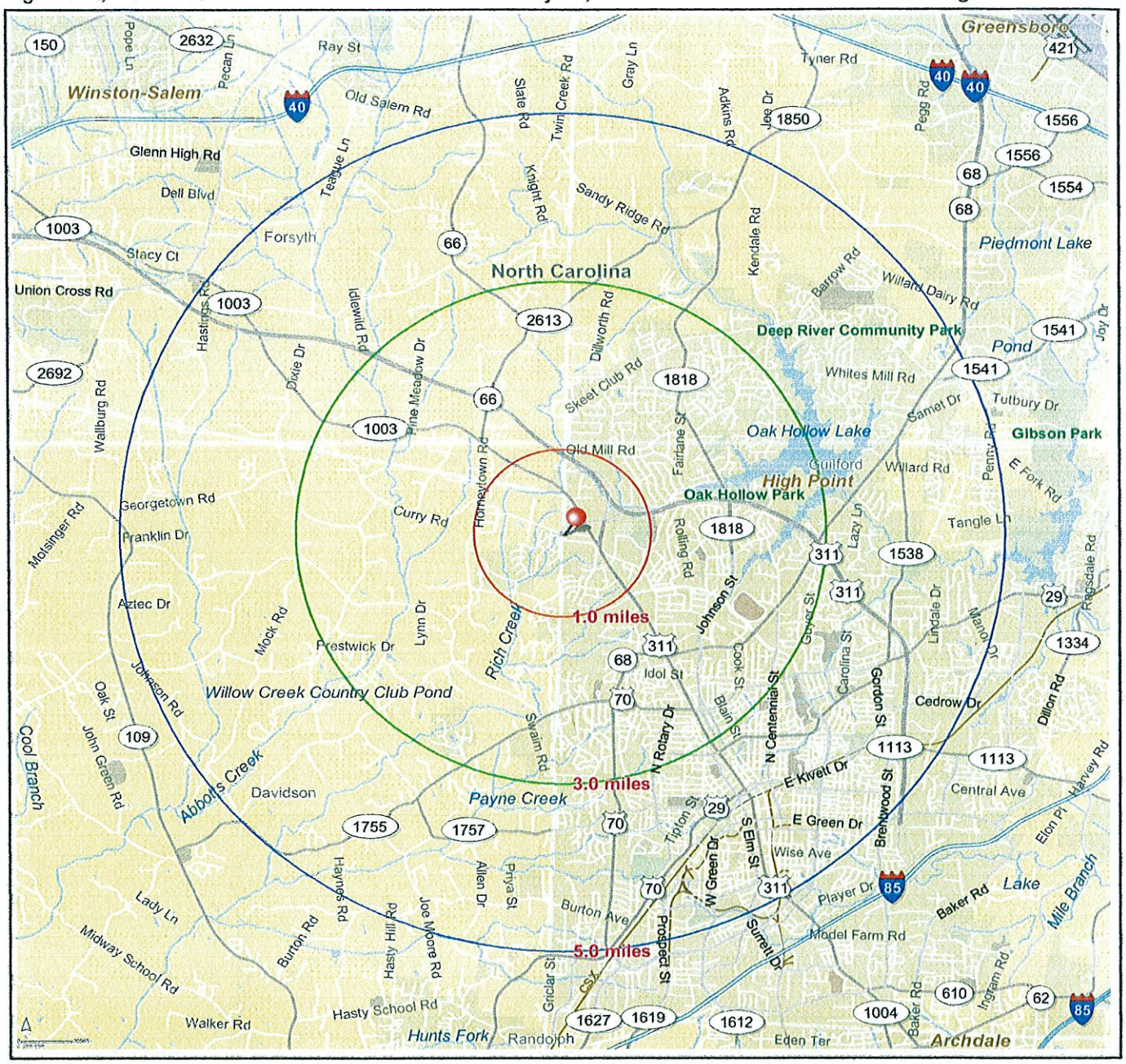
4-6-09

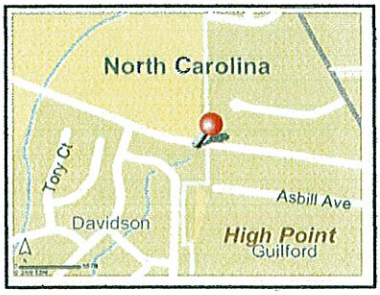
Site Map

308 Hedgecock Rd
High Point, NC 27265

Prepared By: STDBonline.com
January 16, 2009

Latitude 36.0037
Longitude -80.0437





CITY OF HIGH POINT
PLANNING AND DEVELOPMENT DEPARTMENT

STAFF REPORT
ZONING CASE 09-02
January 27, 2009

Request	
Applicant: Hedgecock Road, LLC	**Owner(s):** Hedgecock Road, LLC Vernon and Lois Shivers
Proposal: To rezone a 5.6 acre parcel. An annexation request is associated with a portion of this zoning site.	**From:** RA-3 - Residential Agricultureal-3 District (Davidson County) CU RM-8 - Conditional Use Residential Multifmaily-8 District
	To: CU RM-12 - Conditional Use Residential Multifmaily-12 District

Site Information	
Location:	Lying along the north side of Hedgecock Road, opposite Hedgewood Lane.
Tax Parcel Numbers:	555-1-7 (City of High Point Tax Parcel). 01-07-73 (Davidson County Tax Parcel).
Site Acreage:	Approximately 5.6 acres.
Current Land Use:	Undeveloped parcel and single family dwelling.
Physical Characteristics:	The site has a gentle to moderately sloping terrain.
Water and Sewer Proximity:	A 12 inch sewer line runs through the eastern portion of the site. Also, there are sewer lines within the public streets of the residential subdivision opposite the site along the south side of Hedgecock Road. A 12 inch water line runs along the entire site frontage within the Hedgecock Road right-of-way.
General Drainage and Watershed:	The site is upon the top of a gentle to moderately sloping hill and generally drains to the east and west. Based upon the size of the site and its potential development intensity, the watershed regulations will require stormwater controls to be provided.
Overlay District(s):	None

Adjacent Property Zoning and Current Land Use		
North:	CU RM-8 - Conditional Use Residential Multifamily-8 District.	Townhome subdivision
	CU-PI - Conditional Use Public & Institutional District	City of High Point soccer fields
South:	CU-PDR - Conditional Use Planned Unit Development – Residential District	Single family subdivision
East:	CU-PI - Conditional Use Public & Institutional District	City of High Point soccer fields
West:	CU RM-8 - Conditional Use Residential Multifmaily-8 District.	Townhome subdivision

Relevant Land Use Policies and Related Zoning History	
Relevant Community Growth Vision Statement Goals & Objectives	None
Land Use Plan Map Classification:	The site has a Moderate-Density Residential land use designation. This classification is intended for a variety of detached or attached dwelling units, generally including single family homes, cluster homes, duplexes and townhouses with densities ranging from five to eight dwelling units per acre.
Land Use Plan Goals, Objectives and Policies:	The following goals and objectives of the Land Use Plan are relevant to this request: 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. #5: Maintain an appropriate balance between the size, location and density of new development and the availability and demands upon the public services and facilities required to serve that development; Ob. #8: Stimulate more efficient use of the City's land resources by encouraging in-fill, mixed-use, cluster development and higher residential densities at appropriate locations;
Relevant Area Plan(s):	Northeast Davidson Area Plan: This plan, adopted in Dec. 2002, provides guidelines for considering the appropriateness of higher density development. These include the proximity to commercial development, parks and recreation facilities and developments with similar densities; the adequacy of public facilities; access to major thoroughfares; the level of amenities; and site design.
Zoning History:	The western portion of the zoning site was annexed in 2004 as part of the townhome subdivision to the north, and was granted a CU RM-8 District zoning.

Transportation Information			
Adjacent Streets:	**Name**	**Classification**	**Approx. Frontage**
	Hedgecock Road	Local Street	1,090 feet
	Lying northwest of the site is a 200 foot wide unimproved road right-of-way.		
Vehicular Access:	Via private drive or private roadway from Hedgecock Road. If more than 50 dwelling units are developed, 2 access points shall be required.		
Traffic Counts:	Hedgecock Road (near N. Main St) 2,700 ADT *(2007 traffic counts)* Hedgecock Road (near SR 66) 2,200 ADT *(2007 traffic counts)*		
Estimated Trip Generation:	Approximately 450 ADT at build out.		
Traffic Impact Analysis:	**Required**		**Comment**
	Yes	**No X**	None
Pedestrian Access:	Currently, sidewalks have been installed along the western 700 feet of the site's road frontage and upon the opposite side of Hedgecock Road. At the time the eastern portion of the site is developed, sidewalks shall be required to be installed along the eastern portion of the site's Hedgecock Road frontage.		

School District Comment				
School District:	Davidson County School District			
Local Schools:	**Enrollment: (Fall 2008)**	**Capacity:**	**Mobile Classrooms:**	**Projected Additional Students:**
Wallburg Elementary	850	907	11	34
Ledford Middle	627	949	7	20
Ledford High School	846	1,108	2	27
School District Remarks:	The City of High Point's continued approval of annexation and development requests which places additional students in Davidson County's Ledford area schools, is irresponsible, at best. Instructional quality is negatively impacted with each additional student. The impact on total school operations, including roads and transportation, is beyond disastrous. For the sake of education and the children in the Ledford community, I respectfully request that this application be denied. Space for expansion has been exhausted. I will be happy to lead a tour of the impacted schools. *(Comments from Buddy Kiger, Assist. Superintendent, Davidson County Schools).*			

Details of Proposal

The applicant is requesting rezoning to a CU RM-12 District in order to allow higher density multifamily development upon this 5.6 acre site. The western half of the site was annexed by the City of High Point in 2004 and granted a CU RM-8 District zoning (max. 8 units per acre). The eastern half of the site is proposed to be annexed and the entire site is proposed to be developed

with multifamily uses with a density up to 12 units per acre. This density would permit a maximum of 67 dwelling units.

Along the north side of Hedgecock Road, from the Guilford/Davidson County line, zoning and land use patterns consist of CU RM-12, CU-PI and CU RM-8 Districts that have multifamily, recreational and townhome uses. The applicant is proposing to develop the site in two phases; the western half is proposed to be developed first with one building consisting of a 3-story 24-unit multifamily structure. The eastern portion of the site is proposed for development at a later date with similar 3-story multifamily structures.

Identified Issues

Major Issues:

- None.

Minor Issues:

- Land Use Map classification for the site

  The City's Land Use Plan contains three classifications that promote multifamily development:

  - Moderate-Density Residential which is intended for a variety of detached or attached dwellings, generally including single family homes, cluster homes, duplexes and townhouses at a density of 5 to 8 dwelling units per gross acre.
  - Medium-Density Residential which is intended for a variety of attached dwellings, generally including higher density townhouses and less land-intensive multi-family housing such as garden apartments at a density of 8 to 16 dwellings units per gross acre.
  - High-Density Residential which involves all types of land-intensive multi-family housing including mid-rise and high-rise apartment buildings at a density of 16 to 26 dwelling units per gross acre.

  The applicant is requesting zoning approval for a maximum of 12 dwelling units per acre in an area designated as moderate density. In reviewing this zoning request, staff examined the overall impact it would have upon the land use pattern of this area. The area lying west of the Guilford/Davidson County line, between Hedgecock Road and N. Main Street (Old U.S.311), contains approximately 190 acres that is designation for Moderate Density, Medium Density and Recreational land uses. The northern portion of these 190 acres, along N. Main Street, is undeveloped or underdeveloped with low intensity uses. The southern portion of these 190 acres, along Hedgecock Road, is fully developed with moderate density, medium density and recreational uses, except for the zoning site. The site in question is the last developable parcel in this southern area. Due to the limited land area of the site and it being the last developable parcel in the Hedgecock Road area designated for multifamily uses, the requested CU RM-12 District is not expected to significantly change the overall land use pattern of the area or to increase the development intensity so as to negatively impact the area.

Findings

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

That the development of the property in accordance with the proposed conditions will not materially endanger the public health or safety; staff finds	
Compliance	❖ To address public safety concerns, the applicant has offered to restrict the location of access points, provide a turn lane and dedicate right-of-way for future road improvements.

That the development of the property in accordance with the proposed conditions will not substantially injure the value of the adjoining or abutting property; or that the development is a public necessity; staff finds	
Compliance	❖ The city's Land Use Plan designates this area along the north side of Hedgecock Road for multifamily uses. To ensure the requested RM-12 District uses are be compatible with adjacent single family and multifamily residential subdivisions, the applicant has offered to impose the following conditions upon the site: ➢ Increase required building setback from Hedgecock Road from local street to a minor thoroughfare standard (i.e. from 25 to a 35 foot building setback). ➢ The requested RM-12 district permits building heights up to 80 feet which is generally a 5 to 6 story structure. The applicant has restricted building height to 3 stories which is generally around 45-60 feet of height depending upon the angle of a structure's roof pitch. ➢ No parking is permitted between the Hedgecock Road right-of-way and buildings. Thus all parking lots are to be located to the rear or side of buildings upon the site. ➢ A higher landscaping planting rate is to be provided along the site's Hedgecock Road frontage. Instead of the required 8 foot wide street planting yard with 2 trees and 17 shrubs every 100 linear feet, the applicant has offered to provide a minimum 20 foot wide Type C planting yard which will require three additional trees (total of 5) every 100 linear feet.

That the location and character of the development, in accordance with the proposed conditions, will be in harmony with the area in which it is to be located and in general conformity with the plan of development of the City of High Point and its environs; staff finds	
Compliance	❖ The site has a Moderate-Density Residential land use designation which is intended for a variety of multifamily uses with densities ranging for 5 to 8 units per acre. Staff finds that the requested CU RM-12 District, as

	conditioned, is generally in keeping with the Land Use Plan for this area because: ➢ The land use plan supports multifamily development, both moderate and medium density, in the area lying north of Hedgecock Road; ➢ The land area lying north of Hedgecock Road has been developed with corresponding RM-8 and RM-12 zoning, and the requested district will permit similar uses; ➢ The surrounding area along the north side of Hedgecock Road is already built-out; this request will not set a precedent for additional higher density development in this area; and ➢ The density of the proposed development, under the conditions imposed in the permit, will produce a multifamily development in character with the surrounding area. ❖ Based upon conditions offered by the applicant in regards to limiting building height, location of parking and greater building setbacks, the request is not expected to negatively impact adjacent property owners and would be in harmony with the area.

Recommendation

Staff Recommends Approval
Based upon above noted findings, staff recommends approval of the request to rezone these parcels to a CU RM-12 District and Conditional Use Permit 09-02.

Required Action

Planning and Zoning Commission:

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

City Council:

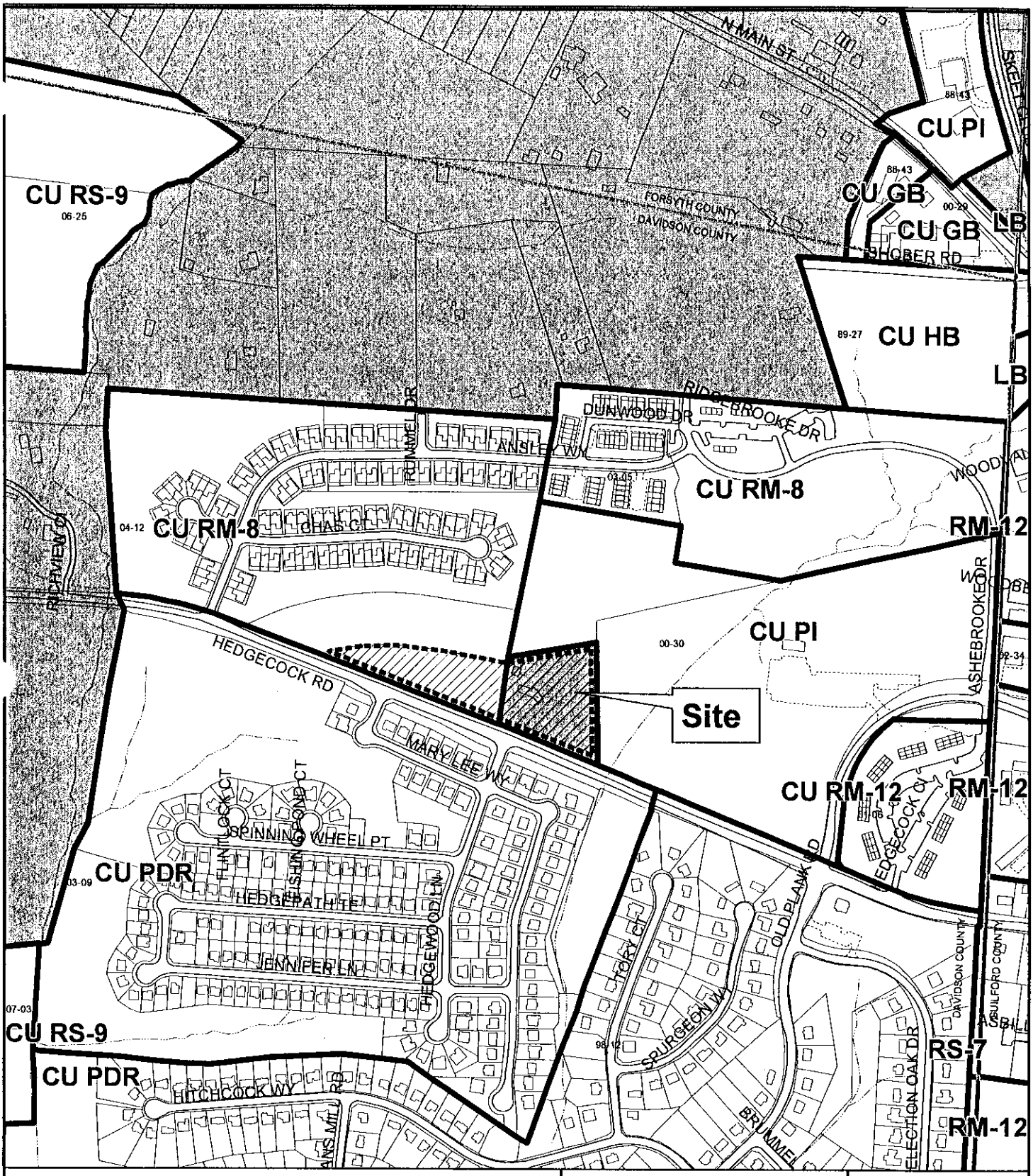
Upon rendering its decision in this case, the High Point City Council also must place in the official record a statement of consistency with the City's Land Use Plan. This may be done by adopting the staff's findings as written in this report, by adopting the staff's findings with additions or changes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

In addition, the City Council must, prior to adopting or rejecting any zoning amendment, explain why it considers the action taken to be reasonable and in the public interest. In this case, staff suggests that the approval of the applicant's request is reasonable and in the public interest

because: 1) it meets the required findings for a conditional use zoning district as written in this report; 2) the Land Use Plan designates the area north of Hedgecock Road for multifamily type uses, the zoning site is relatively small and the proposed development is similar to other existing developments in the area, and the surrounding area is already built out, so it would not set a precedent for additional higher density development in the area, 3) conditions offered by the applicant pertaining to limiting building height, location of parking and greater building setbacks from Hedgecock Road will assist in ensuring development will be in harmony with area; and 4) conditions offered by the applicant pertaining to access and the installation of a turning lanes will insure development of the site will not negatively impact safety of the motoring public. The City Council may adopt this statement, it may add to or change this statement, or, if the Council is in disagreement with the above statement it will need to formulate its own reasonableness / public interest statement.

Report Preparation

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



REZONING CASE 09-02

From: Residential Agricultural-3 (Davidson Co) and Conditional Use Residential Multifamily-8

To: Conditional Use Residential Multifamily-12

Existing Zoning Boundary ———

Subject Property Boundary - - - - - - -

Planning & Development Department

City of High Point

Date: January 12, 2009

N

Scale: 1'=500'

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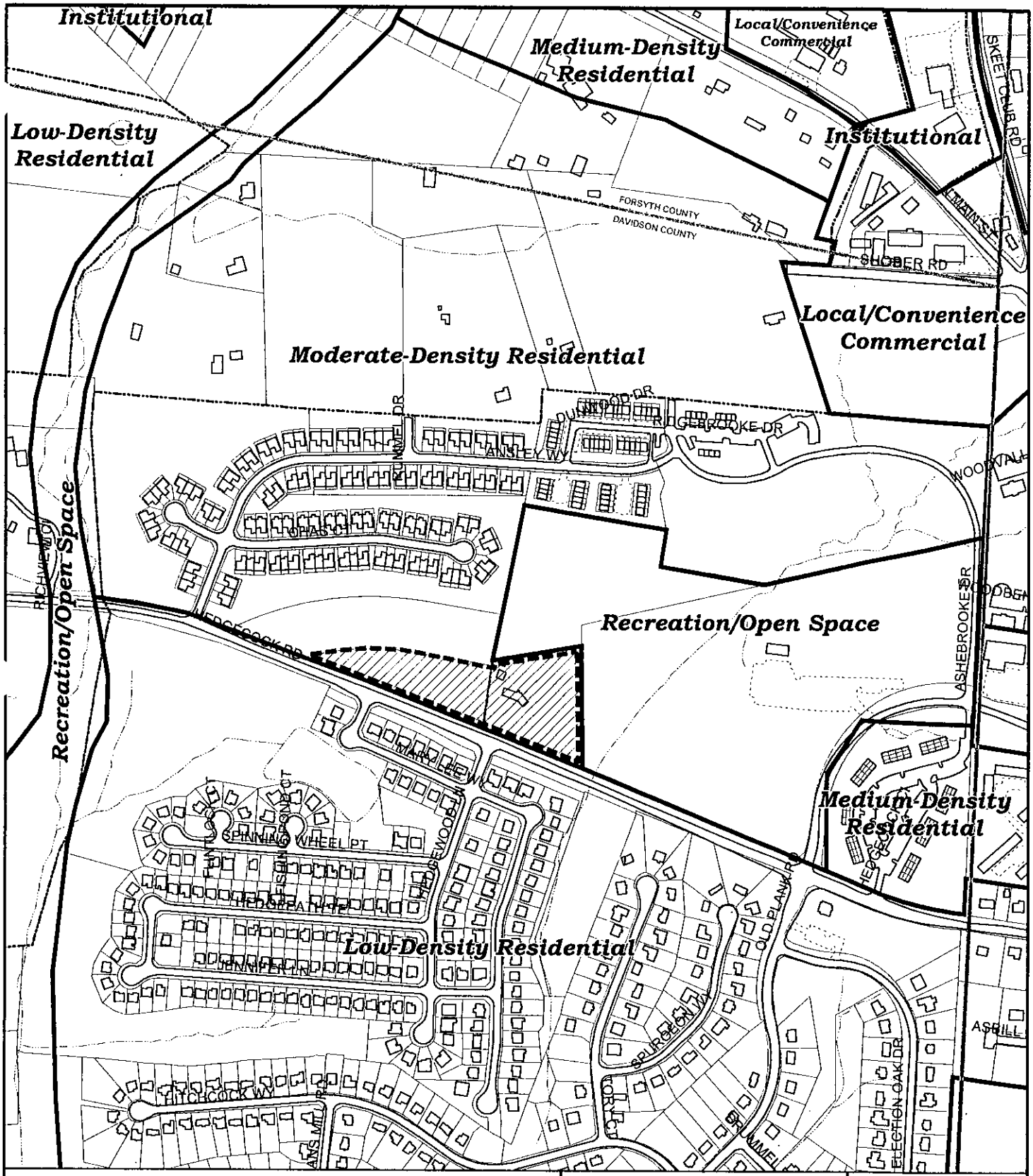


REZONING CASE 09-02

Land Use Plan

Existing Land Use Plan
Subject Property Boundary

Planning & Development Department

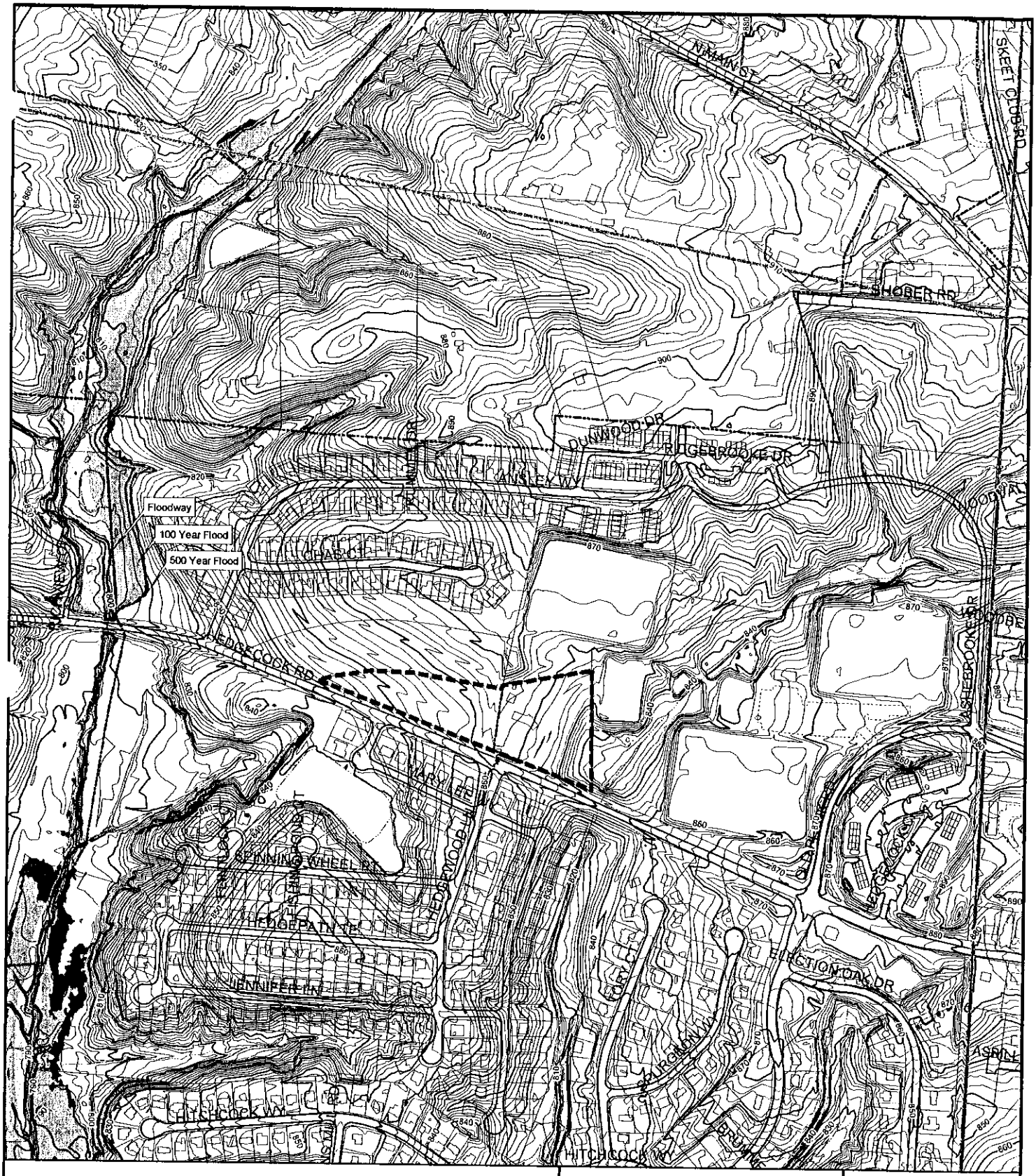
City of High Point

Date: January 14, 2009

N

Scale: 1'=500'

y:/ba-pz/2009/pz/z09-02lu.mxd



REZONING CASE 09-02

Topography

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

Planning & Development Department

City of High Point

Date: January 14, 2009

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Scale: 1'=500'

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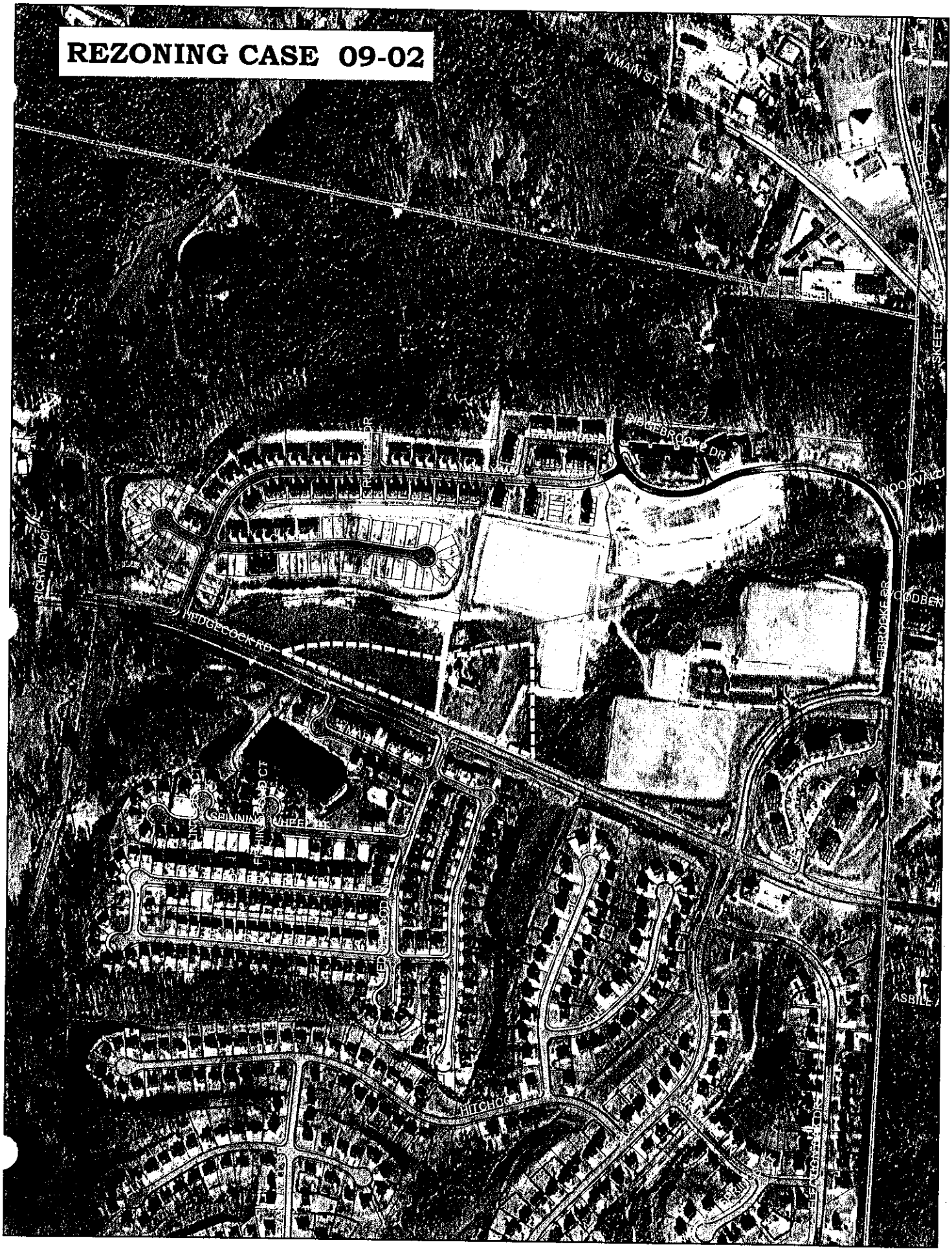
REZONING CASE 09-02



APPLICATION FOR A CONDITIONAL USE PERMIT

CITY OF HIGH POINT, NORTH CAROLINA
Conditional Use Residential Multifamily-12 (CU RM-12) District

January 15, 2009
(Submitted)

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 City Code, grant a Conditional Use Permit for the following use(s), subject to the following conditions:

I. USES: Any of the land uses allowed in the Residential Multifamily-12 (RM-12) District shall be permitted, subject to the development and dimensional requirements of the Development Ordinance and subject to the specific conditions of this Permit.

II. CONDITIONS:

A. Development, Dimensional and Architectural Design Standards:
1. Minimum building setback from Hedgecock Road to meet Minor Thoroughfare requirements (35 feet from property line or 70 feet from the centerline of Hedgecock Road; whichever is greater).
2. Maximum three story building height.
3. No parking shall be permitted between the Hedgecock Road right-of-way and buildings.
4. The developer shall note the following upon all recorded plats and within any homeowners association documents, *"The location of the Westside Thoroughfare has not been determined by the City of High Point Department of Transportation and the North Carolina Department of Transportation (NCDOT), but could be located directly north of this parcel. Land has been reserved (i.e.200 foot wide right-of-way dedication) north of this parcel for this future roadway".*

B. Landscaping:
1. A minimum 20 foot wide planting yard planted at a Type C rate shall be provided along the Hedgecock Road frontage of the zoning site. This planting yard shall be exclusive of any utility easements, except for perpendicular crossings by utilities and roadways.
2. If attached dwelling units (townhomes or twin homes) are developed upon the site, each grouping of structures shall provide landscaping with planting adjacent to the front of the buildings. This additional landscaping shall consist of a minimum eight (8) foot wide planting yard at a Type D rate.

C. Fencing & Screening: In the event fencing is erected along or within the vicinity of Hedgecock Road, a common fencing plan shall be provided. The common fencing plan shall be provided prior to Preliminary Plat approval on the rezoning site.

D. Transportation:
   1. Right-of-way dedication:
      a. Whenever parcel 03110-010-09-03 (Davidson County tax parcel Dec. 2008) is developed, the property owner shall dedicate a minimum of forty-two (42) feet of right-of-way as measured from the existing centerline of Hedgecock Road.
      b. In addition to the above noted right-of-way dedication, and additional twelve (12) feet of right-of-way dedication shall be provided along Hedgecock Road for the installation of a turn lane.

   2. Vehicular Access: One (1) point of access shall be allowed to Hedgecock Road. Whenever parcel 03110-010-09-03 (Davidson County tax parcel Dec. 2008) is developed, the approved access point for parcel 555-01-7 (City of High Point tax parcel) must be relocated to be opposite Hedgewood Lane. If the developer proposes more than 50 dwelling units then a second point of access to Hedgecock Road will be allowed. This second point of access shall be right in/right out and be located at least 200 feet west of Hedgewood Lane. This shall require the extension of the existing median on Hedgecock Road opposite Mary Lee Way.

   3. Improvements: The property owner shall install an eastbound left turn lane and westbound right turn lane at the access point on Hedgecock Road that is nearest to Hedgewood Lane.

   4. The City of High Point Transportation Director and the North Carolina Department of Transportation (NCDOT) shall approve all construction and improvements.

DESCRIPTION OF PROPERTY: Being a total of two (2) lots totaling approximately 5.6 acres lying along the north side of Hedgecock Road, opposite Hedgewood Lane. The site is also known as Davidson County Tax Parcel 03110-010-09-03 and City of High Point Tax Parcel 555-01-7.

An application has been duly filed requesting that the property involved in this application be rezoned from the Residential Agriculture-3 (RA-3), in Davidson County's zoning jurisdiction, and from the Conditional Use Residential Multifmaily-8 (CU RM-8) District, to Conditional Use Residential Multifmaily-12 (CU RM-12) District. It is understood and acknowledged that if the property is rezoned as requested and the Conditional Use Permit authorized, the property described in this request will be perpetually bound by the use(s) authorized and the conditions imposed, unless subsequently changed or amended as provided for a Title 9, Chapter 3, of the City Code.

Transportation

HIGH POINT
NORTH CAROLINA'S INTERNATIONAL CITY™

January 5, 2009

To: Lee Burnette, Director of Planning and Development

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

Subject: **Rezoning Case #09-02, Hedgecock Road, LLC. Property located north side of Hedgecock Road, opposite Hedgewood Lane.**

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

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

Access
One (1) point of access shall be allowed to Hedgecock Road. Whenever parcel 03110-010-09-03 is developed, the approved access point for parcel 18-0555-01-070 must be relocated opposite Hedgewood Lane. If the developer proposes more than 50 dwelling units then a second point of access to Hedgecock Road will be allowed. This second point of access shall be right in/right out and be located at least 200 feet west of Hedgewood Lane. This shall require the extension of the existing median on Hedgecock Road opposite Mary Lee Way.

Right-of-Way
The property owner shall dedicate a minimum of forty-two (42) ft of right-of-way from the centerline along Hedgecock Road and an additional twelve (12) ft of right of way to allow for the installation of a turn lane.

Improvements
Install an eastbound left turn lane and westbound right turn lane at the access point on Hedgecock Road that is nearest to Hedgewood Lane.

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

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

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

Citizens Information Meeting Report
Zoning Case 09-02

Submitted by: Hedgecock Road, LLC

January 5, 2009

To: Planning & Development Office, City of High Point, NC
From: Hedgecock Rd. LLC

RE: Citizen's Information Meeting Report

Hedgecock Rd. LLC held a Citizen Information Meeting in support of our application for a rezoning on Monday, December 29, 2008 at 6:30pm in the Fellowship Hall of Greenwood Hills Wesleyan Church. Letters were mailed to 54 citizens on December 19, 2008 informing them of the meeting. **Approximately 10** individuals attended the meeting.

A copy of the City of High Point Conditional Use District Zoning Citizen Information Meeting sheet and a copy of Hedgecock Rd. LLC Development Proposal were given out to all attendants. A site plan was displayed showing the proposed zoning changes, foot print of building, parking area and landscaping. A colored image of the elevation of the multi-family building was presented to the citizens. Jim Morgan, attorney at law, Chuck Overby and Brandon Turner representatives from Hedgecock Rd. LLC.

During the citizen information meeting there was discussion from neighbors on the items listed below.

1. **Where the lot was located**
2. **Would or could fencing or landscaping be used as buffers**
3. **What was the difference between the zoning requirement RM-8 & RM-12**

Attached are copies of individuals that attended the meeting.

December 19, 2008

Dear Neighbor:

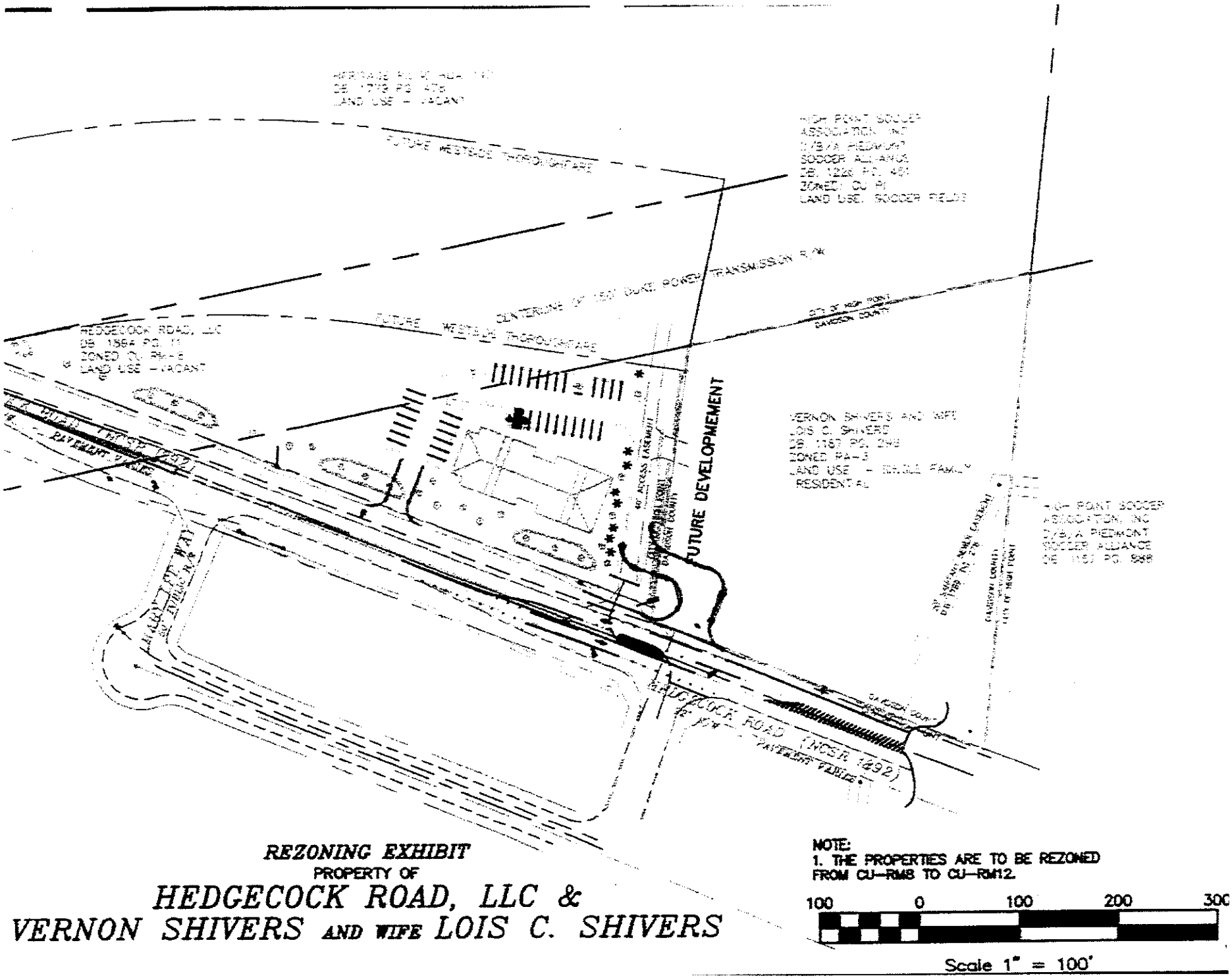
RE: **Citizen Information Meeting, December 29, 2008**
6:30pm, Fellowship Hall, Greenwood Hills Wesleyan Church (2937 N. Main St. High Point, NC 27265 / west corner of N. Main St. & W. Bellevue)

Hedgecock Rd. LLC is filing an application with the City of High Point for a rezoning request for two parcels of property consisting of 308 & 684 Hedgecock Rd from CU RM-8 & RA-3 to CU RM-12 zoning district. The property consists of approximately 5.46 acres, located ¼ mile west of the intersection of Old Plank Road and Hedgecock Road.

A Citizen Information Meeting will be held on December 29th at 6:30pm in the Fellowship Hall of Greenwood Hills Wesleyan Church for the sole purpose to allow us to inform surrounding neighbors about the development plan, project and zoning proposal. We look forward to answering any and all questions pertaining to the proposal and desire your input.

Please note that this matter is currently scheduled to be heard by the City of High Point's Planning and Zoning commission at City Hall on January 27, 2009 at 6:00pm.

Hedgecock Rd. LLC, 1800 Spring Garden St. Greensboro, NC 27403 (336) 337-0186



REZONING EXHIBIT

PROPERTY OF

HEDGECOCK ROAD, LLC &

VERNON SHIVERS AND WIFE *LOIS C. SHIVERS*

NOTE:
1. THE PROPERTIES ARE TO BE REZONED FROM CU-RM8 TO CU-RM12.

100 0 100 200 300

Scale 1" = 100'

FRONT ELEVATION

HEDGECOCK APARTMENTS

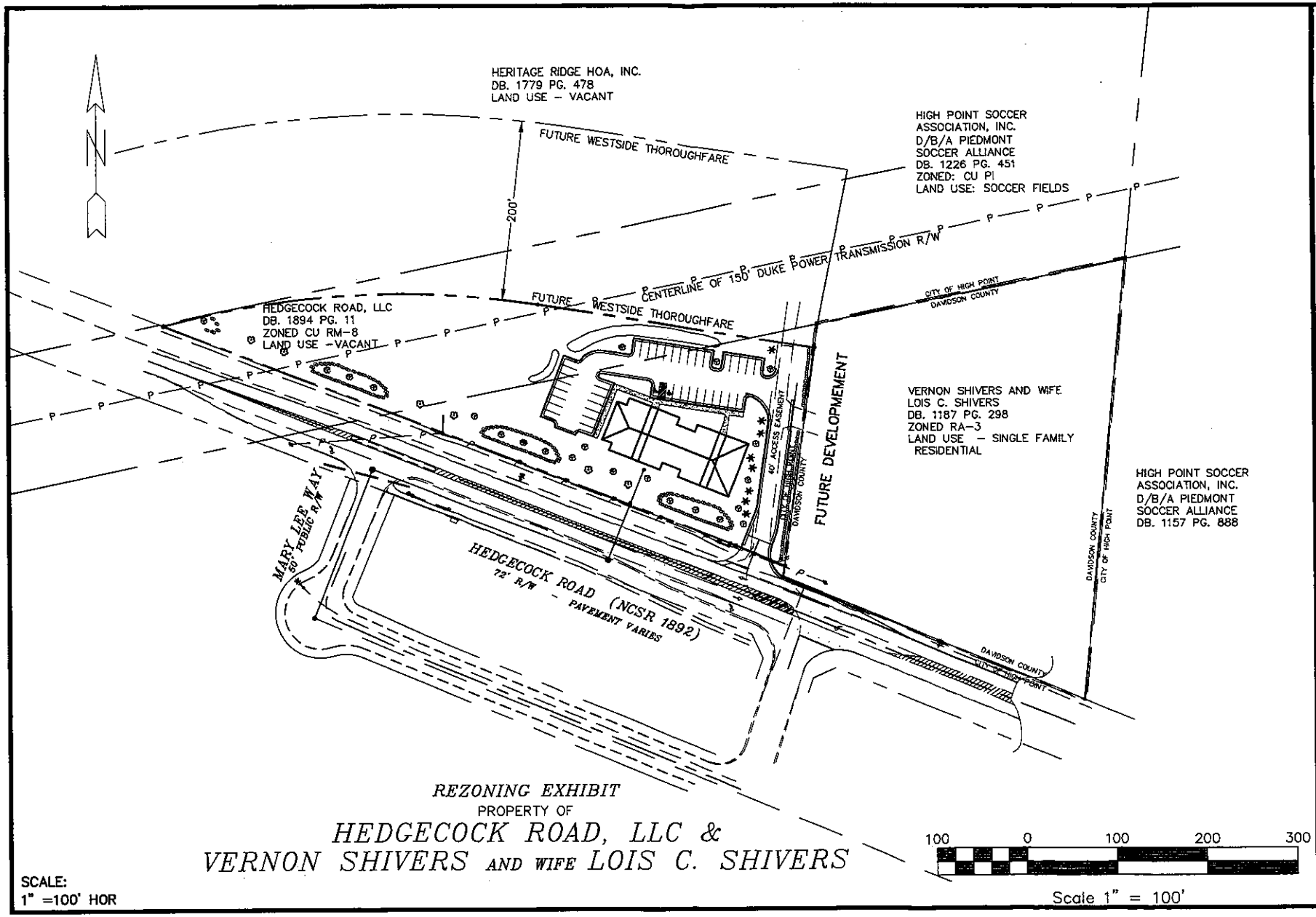
HIGH POINT, NORTH CAROLINA

CHARLES M. HILL, AIA
ARCHITECT
GREENSBORO, NC
(336) 230-0153

HEDGECOCK RD, LLC
916 S. LINDELL RD.
GREENSBORO, NC
(336) 337-0186

Hedgecock Road Citizen Information meeting

	Name	Address
1	John Harkey	681 Chas Ct. HP, NC 27265
2	Rhonda Hoffman	677 Chas Ct. HP NC 27265
3	Chris Hoffman	677 Chas Ct. HP NC 27265
4	ERIC DICKINSON	6309 MARY LEE WAY, HP, NC 27265
5	Bob Hudson	678 Chas Ct. HP NC 27265
6	Aubrey Irene Flagg	668 Chas Ct HP NC 27265
7	Herbert & Carolyn Huggins	684 Chas Ct, HP, NC 27265
8	Robert & Dorothy EVANS	6415 Mary Lee Way 27265
9		
10		
11		



REZONING EXHIBIT

PROPERTY OF

HEDGECOCK ROAD, LLC &

VERNON SHIVERS AND WIFE LOIS C. SHIVERS

SCALE:
1" =100' HOR

Deep River
ENGINEERING, PLLC
Civil Engineering & Land Planning
110 Scott Avenue
Suite 3
High Point, NC 27262
Phone: (336) 887-6009
Fax: (336) 887-5174
E-mail: deepriverengr@northstate.net

PRELIMINARY EXHIBIT FOR REZONING

HEDGECOCK ROAD APARTMENTS

OWNER / DEVELOPER:
HEDGECOCK ROAD, LLC

850 HEDGECOCK ROAD

ABBOTS CREEK TOWNSHIP – DAVIDSON COUNTY – NORTH CAROLINA

FRONT ELEVATION

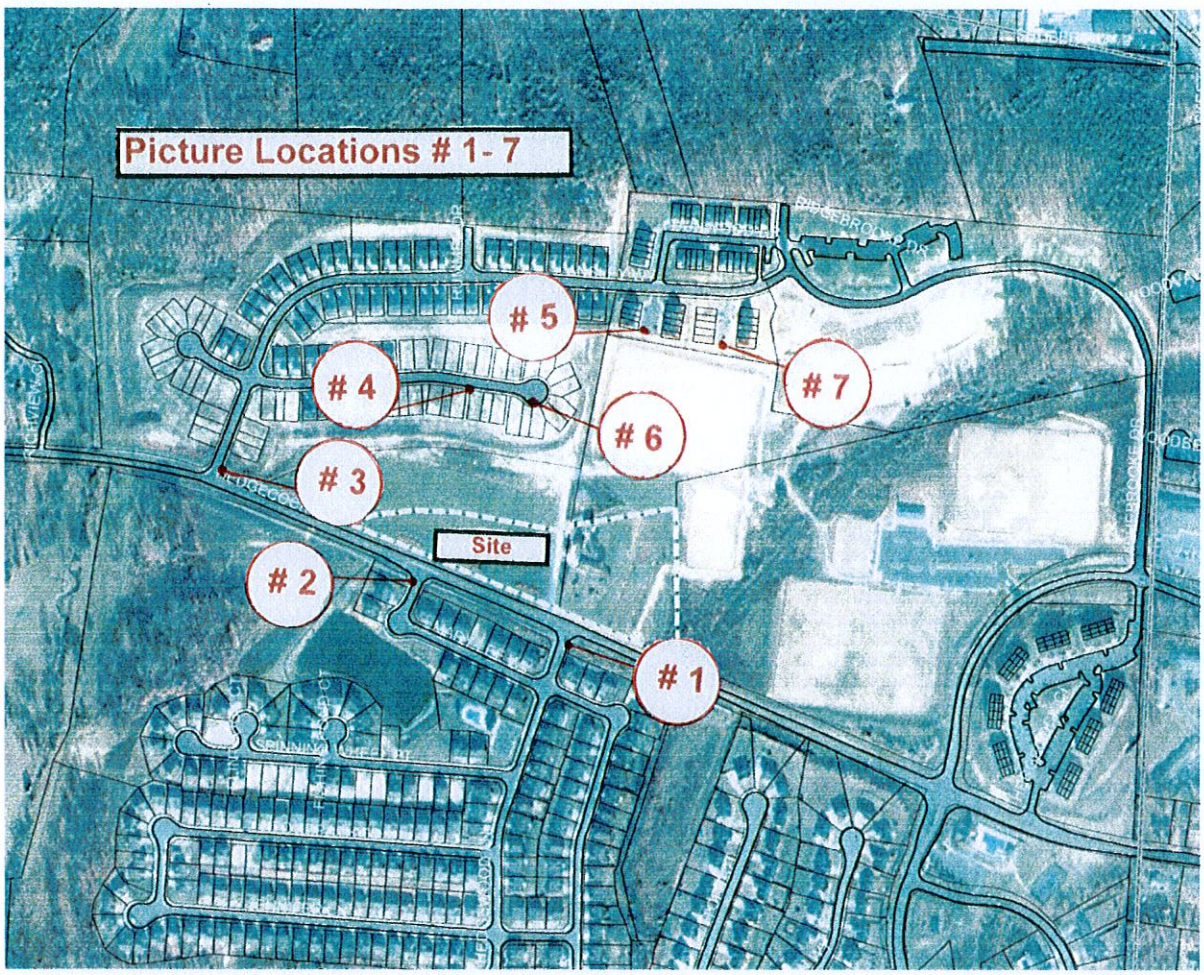
HEDGECOCK APARTMENTS

HIGH POINT, NORTH CAROLINA

CHARLES M. HILL, AIA
ARCHITECT
GREENSBORO, NC
(336) 230-0153

HEDGECOCK RD, LLC
916 S. LINDELL RD.
GREENSBORO, NC
(336) 337-0186

Picture Location # 1



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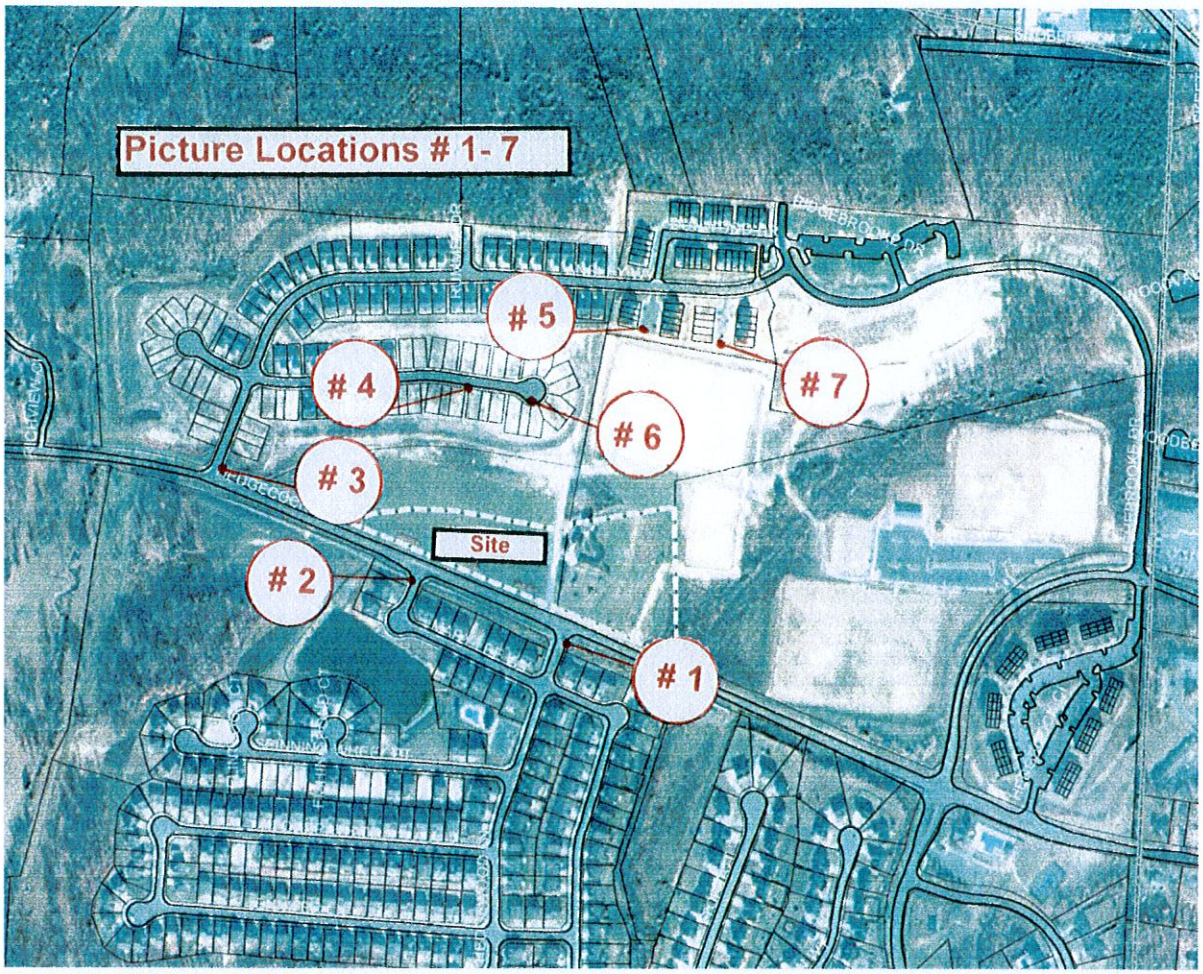
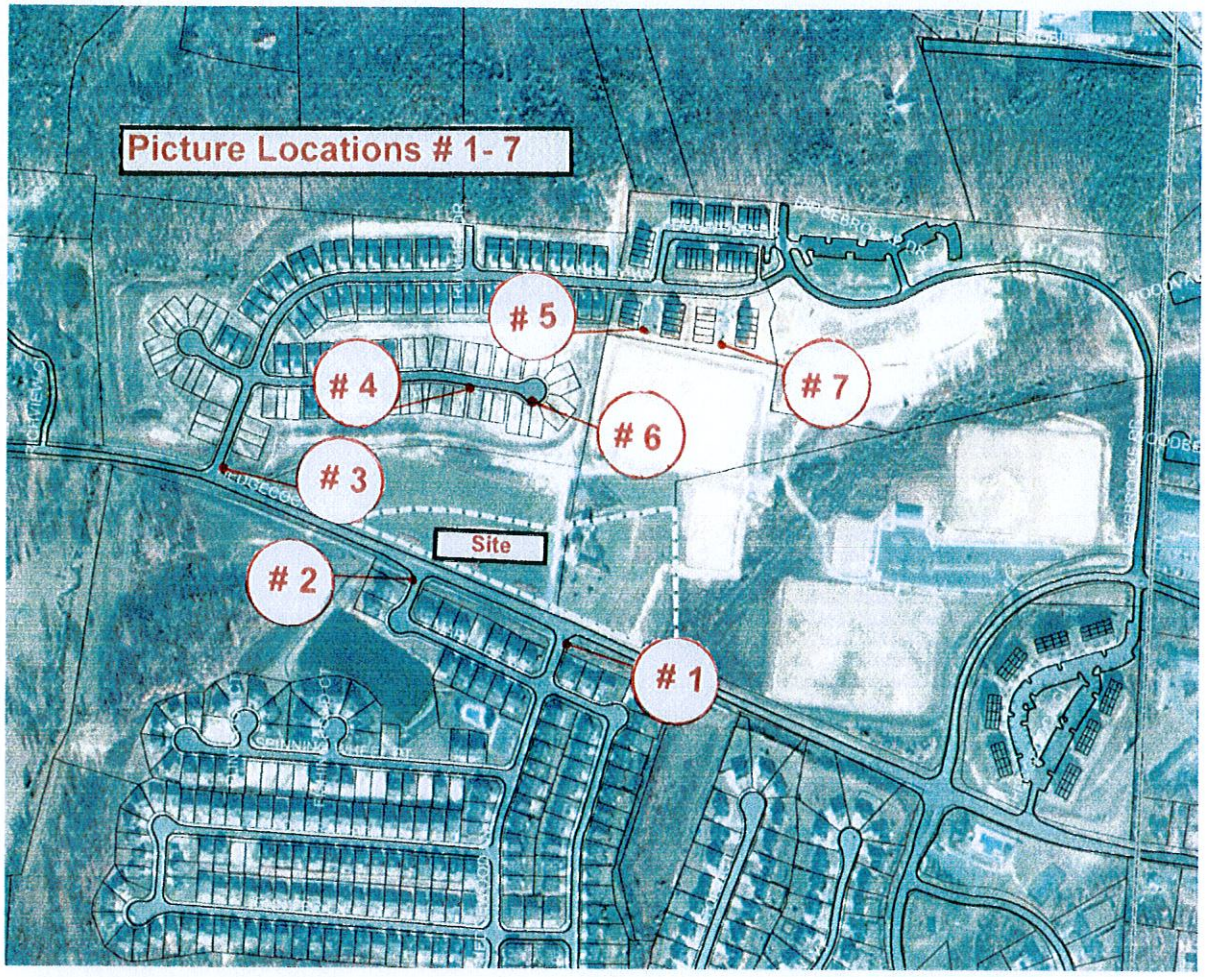
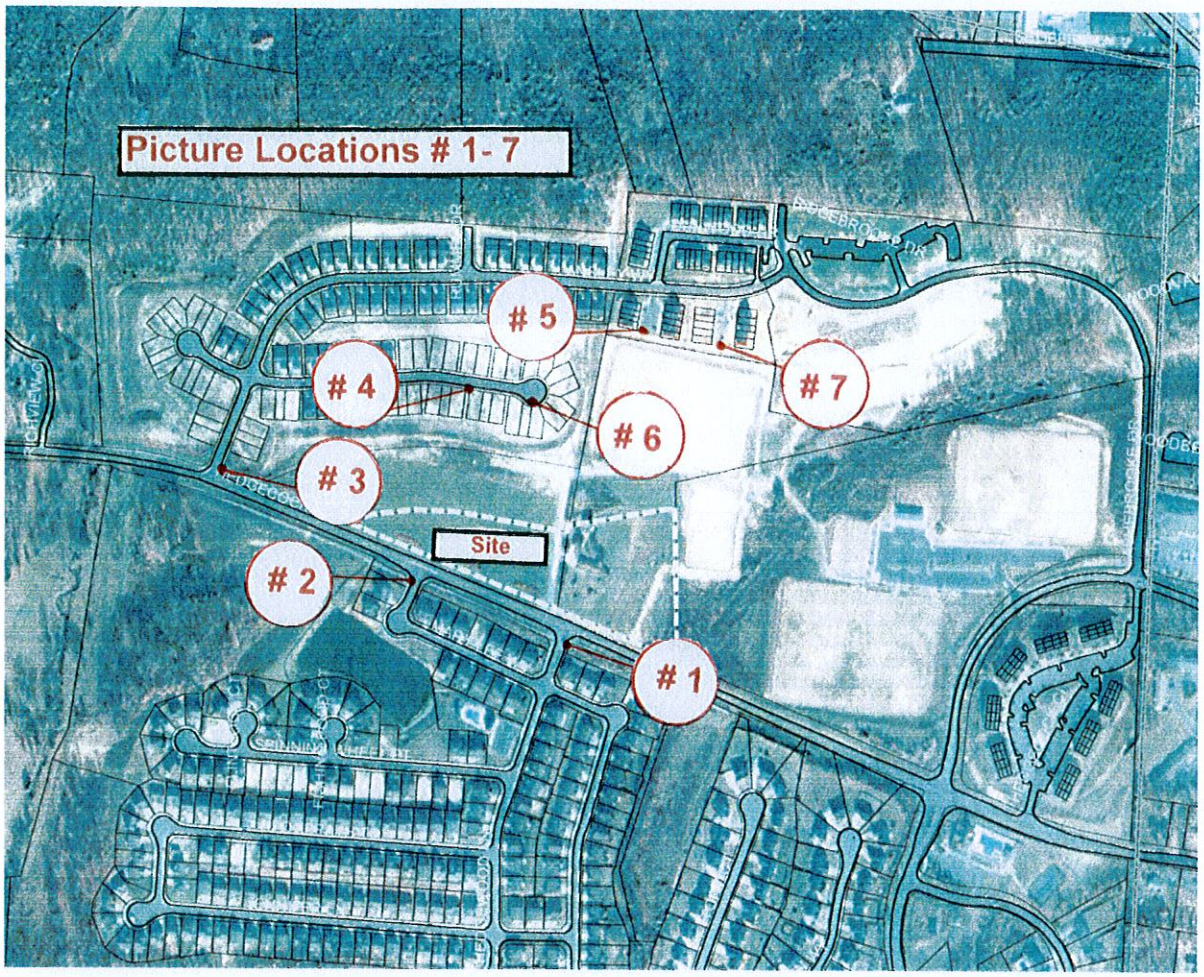


Picture Location # 3

Picture Location # 4



Picture Location # 5



Picture Location # 6

Picture Location # 7

City of High Point
Budget & Evaluation Office

March 25, 2009

MEMORANDUM

TO: Strib Boynton
City Manager

FROM: Louanne C. Hedrick
Budget & Evaluation Officer

SUBJECT: Agenda Item - Public Hearing for Outside Agencies

Please place on the next agenda, the public hearing for the Outside Agencies. The date and time for the hearing is April 6, 2009 at 5:30 p.m.

Each agency has been sent a reminder of the opportunity to present their 2009-10 budget requests to Council at this hearing.

Let me know if you have any questions.

cc: Pat Pate

P.O. 230, 211 South Hamilton Street, High Point, NC 27261 USA
Fax: 336.883.3052 Phone: 336.883.3296 TDD: 336.883.8517

OUTSIDE AGENCIES
2009-2010 Funding Requests

	FY 04-05	FY 05-06	Approved FY 07-08	Added In 07-08		Revised FY 07-08		FY 08-09		Request for 09-10	$ Incr/Decr	% Incr/Decr
PIEDMONT TRIAD AMBULANCE & RESCUE SQUAD	1,620	1,620	$3,000			$3,000		$3,000		$3,000	$0	0.0%
NATIONAL GUARD	2,000	2,000	2,000			2,000		2,500		2,500	$0	0.0%
GUILFORD CO.HISTORIC PRESERVATION COM	120,000	120,000	2,000			2,000		2,000		2,000	$0	0.0%
THEATRE ART GALLERY	26,650	26,650	30,000			30,000		31,000		31,000	$0	0.0%
HIGH POINT ARTS COUNCIL	4,000	4,000	125,000	$58,500	(a)	183,500		183,500	(a)	173,224	($10,276)	-5.6%
HIGH POINT HISTORICAL MUSEUM			312,600	62,216	(b)	374,816	(b)	320,000		335,143	$15,143	4.7%
PIEDMONT TRIAD PARTNERSHIP	6,000	6,000	6,000			6,000		6,000		6,000	$0	0.0%
ROSETTA C. BALDWIN FOUNDATION/MUSEUM	-	-	-		-	-		-		75,000	$75,000	
TOTALS	154,270	154,270	$661,600	$170,716		$832,316		$548,000		$627,867	$79,867	31.9%

(a) City Council approved extra $58,500 for building expense; the Arts Council is asking for the extra to be continued in 2008-09

(b) City Council approved extra $62,216 for FY 07-08 operating expenses; $374,816 total for operating expenses; an additional $50,000 was used to purchase of 1420 Bragg Street; total FY 07-08 Museum support is $424,816.

City of High Point

Strib Boynton
CITY MANAGER

HIGH POINT
NORTH CAROLINA'S INTERNATIONAL CITY™

Memo To: Mayor Smothers and City Council Members

From: Strib Boynton

Date: February 26, 2009

Subject: Revised Economic Incentive Policy

Attached is a copy of the revised Economic Incentive Policy that we discussed during our February 17, 2009 retreat.

The revisions that we discussed during the retreat are highlighted in yellow. I think it is accurate, however if we missed something, please call me at your convenience.

If you concur, approval on Monday is recommended.

Thanks,
Strib

Cc: Loren Hill
Wendy Fuscoe

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

City of High Point Economic Development Incentives Policy

Draft: March 2, 2009

In order to increase the tax base and create quality, head-of-household jobs, the City of High Point may provide financial incentives for companies meeting certain criteria. The granting of incentives is subject to a public hearing and approval by the High Point City Council.

Geographic area *(please see map on Page 2)*		**For an existing High Point company** [1] amount of capital investment – that increases the City tax base – needed to qualify for incentives[2]	**For a company** [1] **new to High Point** amount of capital investment – that increases the City tax base – needed to qualify for incentives[2]	**Types of operations eligible**	**Minimum average wage of jobs created** [3]	**Minimum # of fulltime jobs created**	**Maximum incentive** *(as a percentage of the capital investment made)*	**Other assistance**
Targeted Core City districts *(Washington Drive, Five Points, East Green Drive, West End, Macedonia)*		$75,000	$85,000	retail, services, office, industrial	60% of annual county wage	5	up to 20%	City's permit fees, business license fees, and utility deposits waived
Core City		$250,000	$500,000	retail, services, office, industrial	60% of annual county wage	10	up to 10.0%	City's permit fees, business license fees, and utility deposits waived
South High Point		$500,000	$1 million	office, industrial	75% of annual county wage	20	up to 10.0%	--
North High Point		$10 million	$25 million	office, industrial	100% of annual county wage	40	up to 1.785%	--

[1]Any company located in the city limits of the City of High Point – which accepts financial incentives authorized by the High Point City Council – shall use a High Point address publicly and officially and refer to itself publicly and officially as a High Point business. In those areas of the City of High Point that do not have a High Point street address assigned by the US Postal Service, the use of a High Point-addressed post office box address shall meet the address requirement. This provision does not prevent the company from using its US Postal Service-assigned street address for deliveries and other site-specific uses.

[2]Capital investment qualifier may be waived for a corporate / division headquarters, a research and development project, an emerging-growth industry, or a project anticipated to spur significant additional investment in a desired location.

[3]The minimum wage necessary to qualify is the most recent annual average hourly wage for all industries in the county in which the project is located – as provided by the N.C. Employment Security Commission.

PLANNING AND ZONING COMMISSION RECOMMENDATION

On January 27, 2009, a public hearing was held before the Planning and Zoning Commission regarding the request described below. All members of the Commission were present except for Ms. Marilyn DeBerry.

Hedgecock Road, LLC. Zoning Case 09-02

a. Conditional Use Residential Multifmaily-12 (CU RM-12) District.

A request by Hedgecock Road, LLC, to rezone approximately 5.6 acres from the Residential Agricultural-3 (RA-3) District, within Davidson County's zoning jurisdiction, and from a Conditional Use Residential Multifamily-8 (CU RM-8) District, to a Conditional Use Residential Multifamily -12 (CU RM-12) District. The site is lying along the north side of Hedgecock Road, opposite Hedgewood Lane. Approval of this rezoning request is contingent upon City Council approval of a voluntary annexation request.

b. Conditional Use Permit 09-02

A request by Hedgecock Road, LLC, for approval of an accompanying Conditional Use Permit with conditions pertaining to permitted uses, development/dimensional/ architectural standards, landscaping, fencing & screening, right-of-way dedication, vehicular access, and transportation improvements.

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

Speaking in favor of the request were Mr. Jim Morgan, attorney representing Hedgecock Road LLC and Vernon & Lois Shiver, and Mr. Brian Craven of 916 S. Lowell Road in High Point, Manager of Hedgecock Road LLC. Mr. Morgan and Mr. Craven provided an overview of the request and highlighted conditions offered in the Conditional Use Permit to ensure development of the site will be in harmony with the area. They noted that the western half of zoning site is owned by Hedgecock Road LLC and already zoned for multi-family uses. They are requesting to increase the density for this lot to add 6 additional dwelling units (to allow a 24 unit multifamily structure) to make it economically feasible to build. Based upon recommendation of the Planning staff they have also include the Shiver's property (eastern half of zoning site) for cohesion purposes and Hedgecock Road LLC hopes to develop that parcel in the future.

Speaking in opposition of the request were Mr. Lew Russo of 666 Chas Court (speaking on behalf of property owners within the adjacent Heritage Ridge subdivision); Mrs. Pat Colonna of 635 Colonial, on-site real-estate agent in Heritage Ridge subdivision and Mr. Jason Cox of 1381 Bayswater Drive (property owner in the adjacent Laurel Oak Ranch subdivision). These speakers noted the following concerns:

- Proposed increase density and development of so many units in a small area.
- Concerns that a 3-story 24-unit rental building will negatively impact the neighborhood.
- There is an existing 500-unit apartment complex approximately 2 miles south of this zoning site within the Laurel Oak Ranch development. Additional multifamily units may flood the

rental market in this area and drive down rental prices, which may negatively impact this area.

After a lengthy discussion the Planning & Zoning Commission recommended ***approval*** of Zoning Case 09-02 and Conditional Use Permit 09-02 by a vote of 8-0.

A protest petition has been filed with the Planning and Development Department opposing this request. This petition has been determined to be valid, as defined by NCGS 160A-385 and the Development Ordinance, and requires a favorable vote of 3/4's of all City Council members (7 members) to approve this rezoning request.

CITY OF HIGH POINT
PLANNING AND DEVELOPMENT DEPARTMENT

STAFF REPORT
ZONING CASE 09-02
January 27, 2009

Request	
Applicant: Hedgecock Road, LLC	**Owner(s):** Hedgecock Road, LLC Vernon and Lois Shivers
Proposal: To rezone a 5.6 acre parcel. An annexation request is associated with a portion of this zoning site.	**From:** RA-3 - Residential Agricultureal-3 District (Davidson County) CU RM-8 - Conditional Use Residential Multifmaily-8 District
	To: CU RM-12 - Conditional Use Residential Multifmaily-12 District

Site Information	
Location:	Lying along the north side of Hedgecock Road, opposite Hedgewood Lane.
Tax Parcel Numbers:	555-1-7 (City of High Point Tax Parcel). 01-07-73 (Davidson County Tax Parcel).
Site Acreage:	Approximately 5.6 acres.
Current Land Use:	Undeveloped parcel and single family dwelling.
Physical Characteristics:	The site has a gentle to moderately sloping terrain.
Water and Sewer Proximity:	A 12 inch sewer line runs through the eastern portion of the site. Also, there are sewer lines within the public streets of the residential subdivision opposite the site along the south side of Hedgecock Road. A 12 inch water line runs along the entire site frontage within the Hedgecock Road right-of-way.
General Drainage and Watershed:	The site is upon the top of a gentle to moderately sloping hill and generally drains to the east and west. Based upon the size of the site and its potential development intensity, the watershed regulations will require stormwater controls to be provided.
Overlay District(s):	None

Adjacent Property Zoning and Current Land Use		
North:	CU RM-8 - Conditional Use Residential Multifamily-8 District. CU-PI - Conditional Use Public & Institutional District	Townhome subdivision City of High Point soccer fields
South:	CU-PDR - Conditional Use Planned Unit Development – Residential District	Single family subdivision
East:	CU-PI - Conditional Use Public & Institutional District	City of High Point soccer fields
West:	CU RM-8 - Conditional Use Residential Multifmaily-8 District.	Townhome subdivision

Relevant Land Use Policies and Related Zoning History	
Relevant Community Growth Vision Statement Goals & Objectives	None
Land Use Plan Map Classification:	The site has a Moderate-Density Residential land use designation. This classification is intended for a variety of detached or attached dwelling units, generally including single family homes, cluster homes, duplexes and townhouses with densities ranging from five to eight dwelling units per acre.
Land Use Plan Goals, Objectives and Policies:	The following goals and objectives of the Land Use Plan are relevant to this request: 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. #5: Maintain an appropriate balance between the size, location and density of new development and the availability and demands upon the public services and facilities required to serve that development; Ob. #8: Stimulate more efficient use of the City's land resources by encouraging in-fill, mixed-use, cluster development and higher residential densities at appropriate locations;
Relevant Area Plan(s):	Northeast Davidson Area Plan: This plan, adopted in Dec. 2002, provides guidelines for considering the appropriateness of higher density development. These include the proximity to commercial development, parks and recreation facilities and developments with similar densities; the adequacy of public facilities; access to major thoroughfares; the level of amenities; and site design.
Zoning History:	The western portion of the zoning site was annexed in 2004 as part of the townhome subdivision to the north, and was granted a CU RM-8 District zoning.

Transportation Information			
Adjacent Streets:	**Name**	**Classification**	**Approx. Frontage**
	Hedgecock Road	Local Street	1,090 feet
	Lying northwest of the site is a 200 foot wide unimproved road right-of-way.		
Vehicular Access:	Via private drive or private roadway from Hedgecock Road. If more than 50 dwelling units are developed, 2 access points shall be required.		
Traffic Counts:	Hedgecock Road (near N. Main St) 2,700 ADT *(2007 traffic counts)* Hedgecock Road (near SR 66) 2,200 ADT *(2007 traffic counts)*		
Estimated Trip Generation:	Approximately 450 ADT at build out.		
Traffic Impact Analysis:	**Required**		**Comment**
	Yes	**No X**	None
Pedestrian Access:	Currently, sidewalks have been installed along the western 700 feet of the site's road frontage and upon the opposite side of Hedgecock Road. At the time the eastern portion of the site is developed, sidewalks shall be required to be installed along the eastern portion of the site's Hedgecock Road frontage.		

School District Comment				
School District:	Davidson County School District			
Local Schools:	**Enrollment: (Fall 2008)**	**Capacity:**	**Mobile Classrooms:**	**Projected Additional Students:**
Wallburg Elementary	850	907	11	34
Ledford Middle	627	949	7	20
Ledford High School	846	1,108	2	27
School District Remarks:	The City of High Point's continued approval of annexation and development requests which places additional students in Davidson County's Ledford area schools, is irresponsible, at best. Instructional quality is negatively impacted with each additional student. The impact on total school operations, including roads and transportation, is beyond disastrous. For the sake of education and the children in the Ledford community, I respectfully request that this application be denied. Space for expansion has been exhausted. I will be happy to lead a tour of the impacted schools. (*Comments from Buddy Kiger, Assist. Superintendent, Davidson County Schools).*			

Details of Proposal

The applicant is requesting rezoning to a CU RM-12 District in order to allow higher density multifamily development upon this 5.6 acre site. The western half of the site was annexed by the City of High Point in 2004 and granted a CU RM-8 District zoning (max. 8 units per acre). The eastern half of the site is proposed to be annexed and the entire site is proposed to be developed

with multifamily uses with a density up to 12 units per acre. This density would permit a maximum of 67 dwelling units.

Along the north side of Hedgecock Road, from the Guilford/Davidson County line, zoning and land use patterns consist of CU RM-12, CU-PI and CU RM-8 Districts that have multifamily, recreational and townhome uses. The applicant is proposing to develop the site in two phases; the western half is proposed to be developed first with one building consisting of a 3-story 24-unit multifamily structure. The eastern portion of the site is proposed for development at a later date with similar 3-story multifamily structures.

Identified Issues

Major Issues:

❖ None.

Minor Issues:

❖ <u>Land Use Map classification for the site</u>

The City's Land Use Plan contains three classifications that promote multifamily development:

- Moderate-Density Residential which is intended for a variety of detached or attached dwellings, generally including single family homes, cluster homes, duplexes and townhouses at a density of 5 to 8 dwelling units per gross acre.
- Medium-Density Residential which is intended for a variety of attached dwellings, generally including higher density townhouses and less land-intensive multi-family housing such as garden apartments at a density of 8 to 16 dwellings units per gross acre.
- High-Density Residential which involves all types of land-intensive multi-family housing including mid-rise and high-rise apartment buildings at a density of 16 to 26 dwelling units per gross acre.

The applicant is requesting zoning approval for a maximum of 12 dwelling units per acre in an area designated as moderate density. In reviewing this zoning request, staff examined the overall impact it would have upon the land use pattern of this area. The area lying west of the Guilford/Davidson County line, between Hedgecock Road and N. Main Street (Old U.S.311), contains approximately 190 acres that is designation for Moderate Density, Medium Density and Recreational land uses. The northern portion of these 190 acres, along N. Main Street, is undeveloped or underdeveloped with low intensity uses. The southern portion of these 190 acres, along Hedgecock Road, is fully developed with moderate density, medium density and recreational uses, except for the zoning site. The site in question is the last developable parcel in this southern area. Due to the limited land area of the site and it being the last developable parcel in the Hedgecock Road area designated for multifamily uses, the requested CU RM-12 District is not expected to significantly change the overall land use pattern of the area or to increase the development intensity so as to negatively impact the area.

Findings

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

That the development of the property in accordance with the proposed conditions will not materially endanger the public health or safety; staff finds	
Compliance	❖ To address public safety concerns, the applicant has offered to restrict the location of access points, provide a turn lane and dedicate right-of-way for future road improvements.

That the development of the property in accordance with the proposed conditions will not substantially injure the value of the adjoining or abutting property; or that the development is a public necessity; staff finds	
Compliance	❖ The city's Land Use Plan designates this area along the north side of Hedgecock Road for multifamily uses. To ensure the requested RM-12 District uses are be compatible with adjacent single family and multifamily residential subdivisions, the applicant has offered to impose the following conditions upon the site: ➢ Increase required building setback from Hedgecock Road from local street to a minor thoroughfare standard (i.e. from 25 to a 35 foot building setback). ➢ The requested RM-12 district permits building heights up to 80 feet which is generally a 5 to 6 story structure. The applicant has restricted building height to 3 stories which is generally around 45-60 feet of height depending upon the angle of a structure's roof pitch. ➢ No parking is permitted between the Hedgecock Road right-of-way and buildings. Thus all parking lots are to be located to the rear or side of buildings upon the site. ➢ A higher landscaping planting rate is to be provided along the site's Hedgecock Road frontage. Instead of the required 8 foot wide street planting yard with 2 trees and 17 shrubs every 100 linear feet, the applicant has offered to provide a minimum 20 foot wide Type C planting yard which will require three additional trees (total of 5) every 100 linear feet.

That the location and character of the development, in accordance with the proposed conditions, will be in harmony with the area in which it is to be located and in general conformity with the plan of development of the City of High Point and its environs; staff finds	
Compliance	❖ The site has a Moderate-Density Residential land use designation which is intended for a variety of multifamily uses with densities ranging for 5 to 8 units per acre. Staff finds that the requested CU RM-12 District, as

	conditioned, is generally in keeping with the Land Use Plan for this area because: ➢ The land use plan supports multifamily development, both moderate and medium density, in the area lying north of Hedgecock Road; ➢ The land area lying north of Hedgecock Road has been developed with corresponding RM-8 and RM-12 zoning, and the requested district will permit similar uses; ➢ The surrounding area along the north side of Hedgecock Road is already built-out; this request will not set a precedent for additional higher density development in this area; and ➢ The density of the proposed development, under the conditions imposed in the permit, will produce a multifamily development in character with the surrounding area. ❖ Based upon conditions offered by the applicant in regards to limiting building height, location of parking and greater building setbacks, the request is not expected to negatively impact adjacent property owners and would be in harmony with the area.

Recommendation

Staff Recommends Approval
Based upon above noted findings, staff recommends approval of the request to rezone these parcels to a CU RM-12 District and Conditional Use Permit 09-02.

Required Action

Planning and Zoning Commission:

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

City Council:

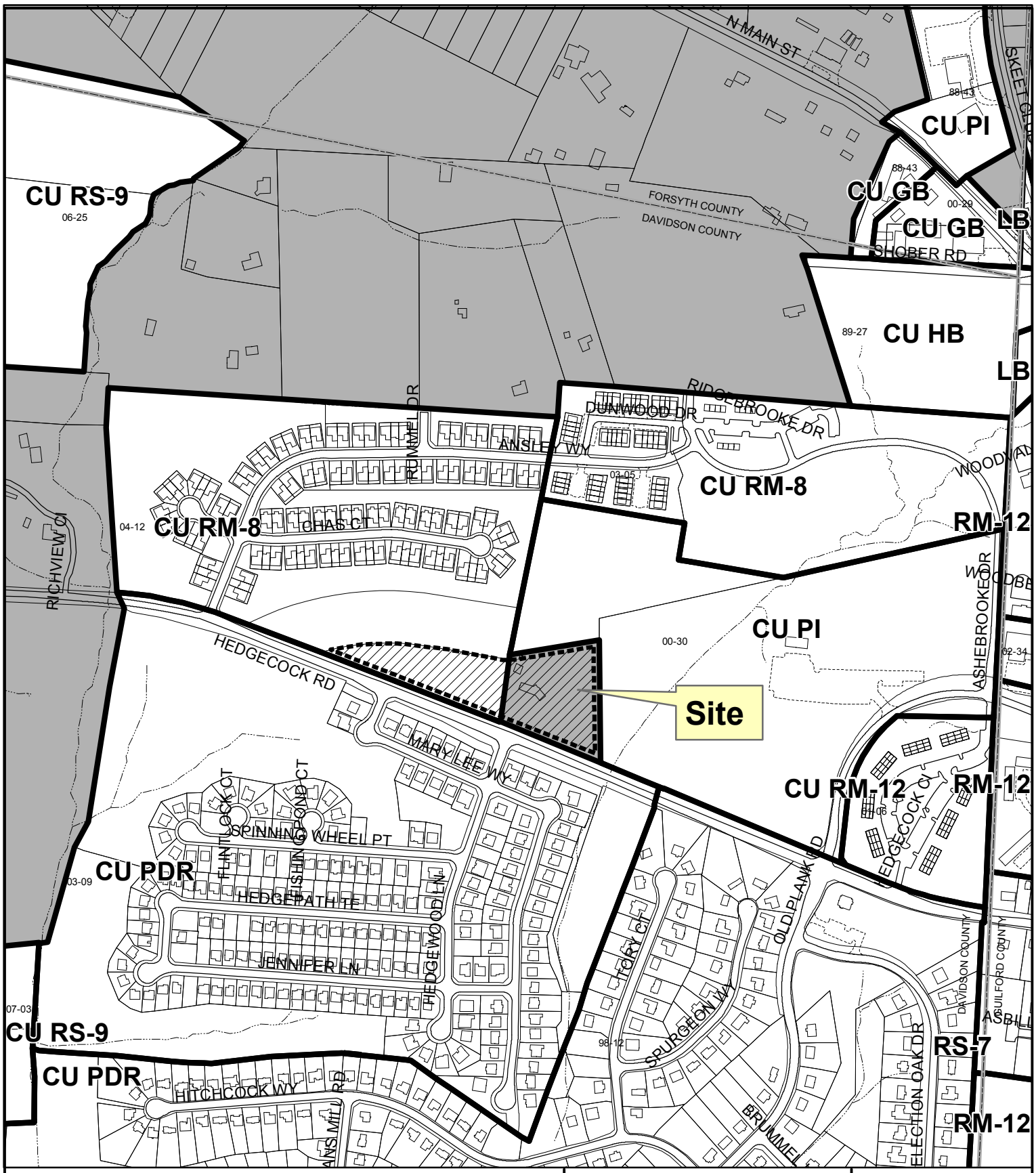
Upon rendering its decision in this case, the High Point City Council also must place in the official record a statement of consistency with the City's Land Use Plan. This may be done by adopting the staff's findings as written in this report, by adopting the staff's findings with additions or changes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

In addition, the City Council must, prior to adopting or rejecting any zoning amendment, explain why it considers the action taken to be reasonable and in the public interest. In this case, staff suggests that the approval of the applicant's request is reasonable and in the public interest

because: 1) it meets the required findings for a conditional use zoning district as written in this report; 2) the Land Use Plan designates the area north of Hedgecock Road for multifamily type uses, the zoning site is relatively small and the proposed development is similar to other existing developments in the area, and the surrounding area is already built out, so it would not set a precedent for additional higher density development in the area, 3) conditions offered by the applicant pertaining to limiting building height, location of parking and greater building setbacks from Hedgecock Road will assist in ensuring development will be in harmony with area; and 4) conditions offered by the applicant pertaining to access and the installation of a turning lanes will insure development of the site will not negatively impact safety of the motoring public. The City Council may adopt this statement, it may add to or change this statement, or, if the Council is in disagreement with the above statement it will need to formulate its own reasonableness / public interest statement.

Report Preparation

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



REZONING CASE 09-02

From: Residential Agricultural-3 (Davidson Co) and Conditional Use Residential Multifamily-8

To: Conditional Use Residential Multifamily-12

Existing Zoning Boundary ———

Subject Property Boundary - - - - - - - -

Planning & Development Department

City of High Point

Date: January 12, 2009

N

Scale: 1'=500'

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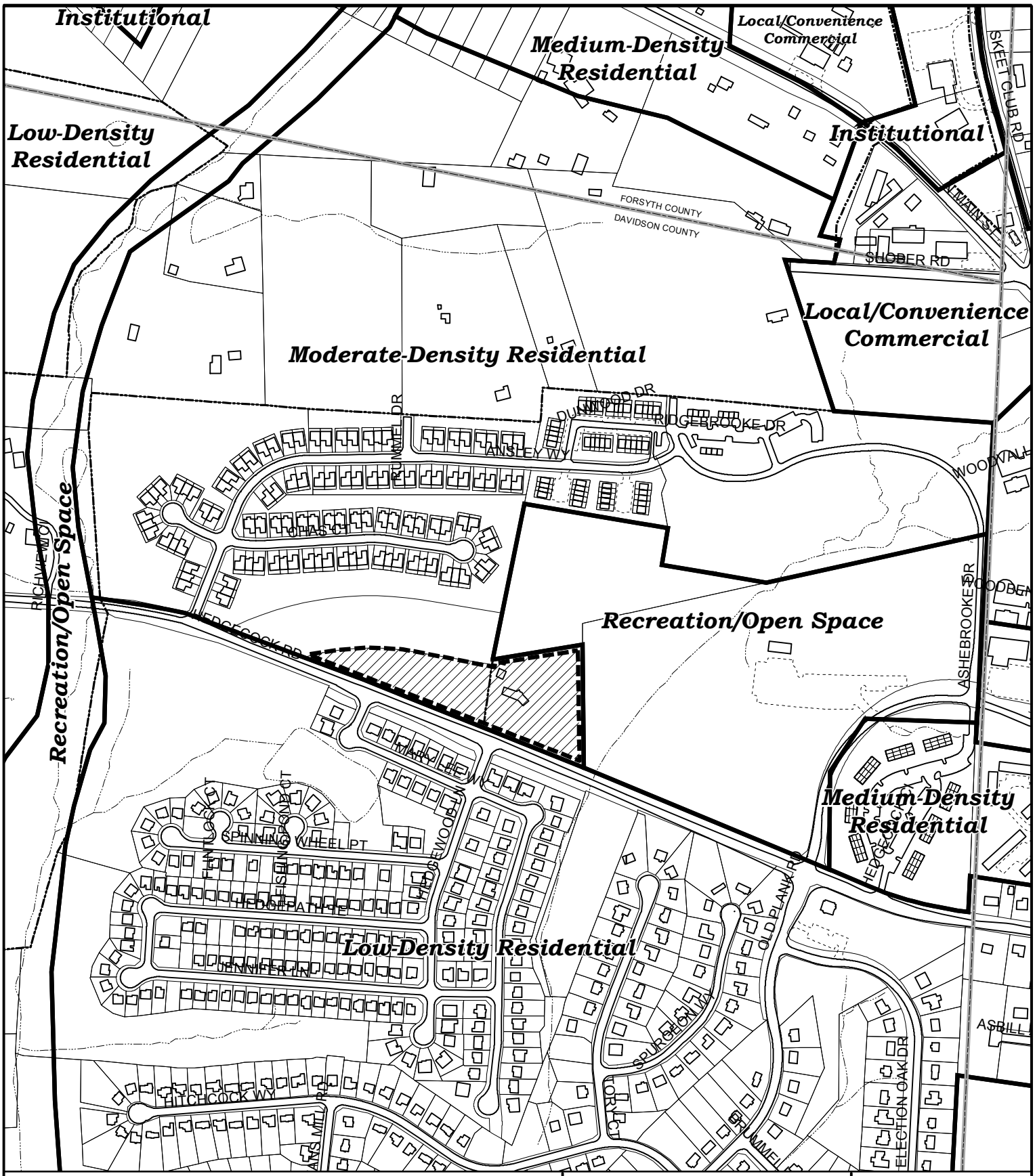


REZONING CASE 09-02

Land Use Plan

Existing Land Use Plan
Subject Property Boundary

Planning & Development Department

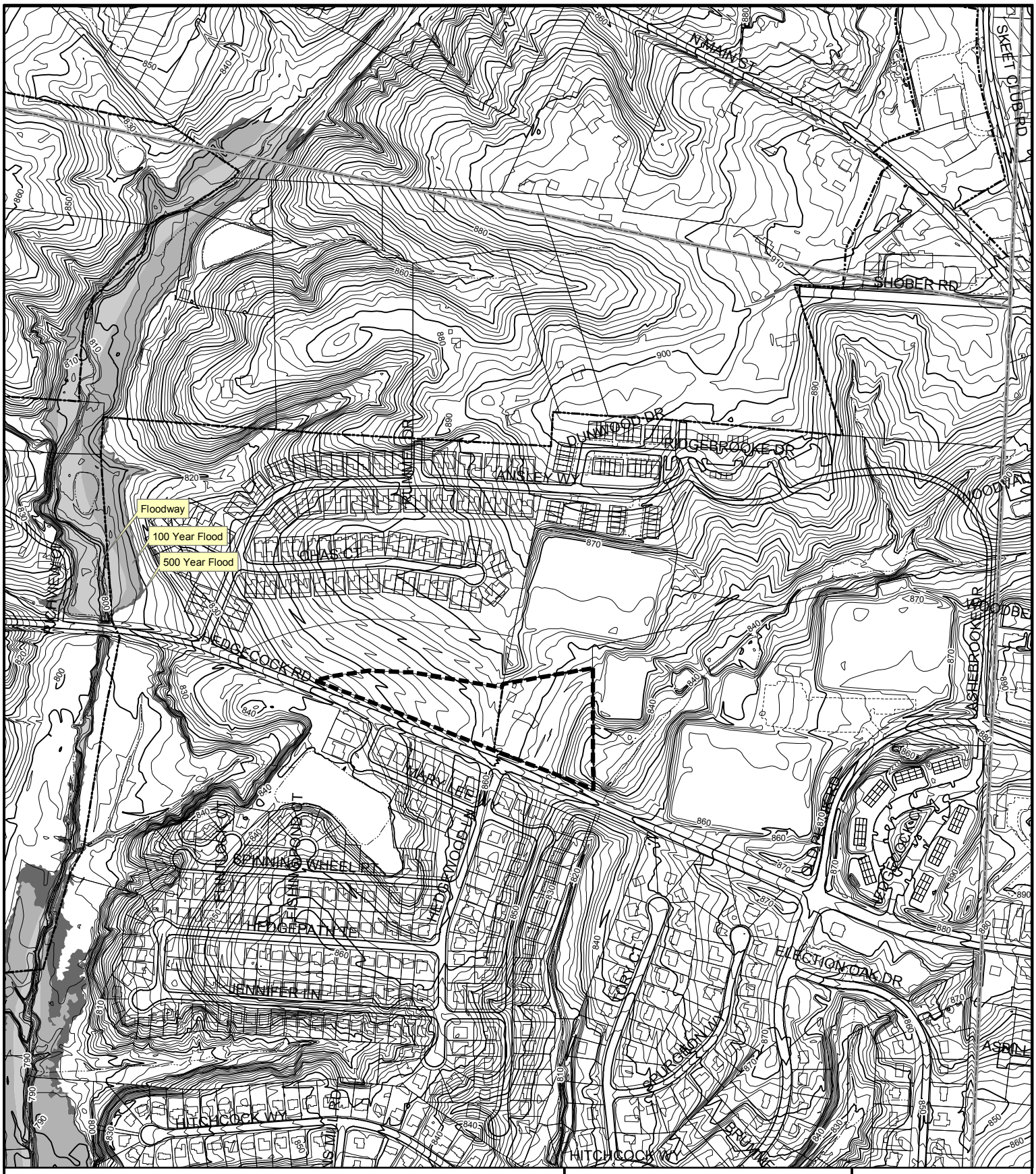
City of High Point

Date: January 14, 2009

N

Scale: 1'=500'

y:/ba-pz/2009/pz/z09-02lu.mxd



REZONING CASE 09-02

Topography

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

Planning & Development Department

City of High Point

Date: January 14, 2009

N

Scale: 1'=500'

y:/ba-pz/2009/pz/z09-02topo.mxd

REZONING CASE 09-02

APPLICATION FOR A CONDITIONAL USE PERMIT

CITY OF HIGH POINT, NORTH CAROLINA
Conditional Use Residential Multifamily-12 (CU RM-12) District

January 15, 2009
(Submitted)

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 City Code, grant a Conditional Use Permit for the following use(s), subject to the following conditions:

I. USES: Any of the land uses allowed in the Residential Multifamily-12 (RM-12) District shall be permitted, subject to the development and dimensional requirements of the Development Ordinance and subject to the specific conditions of this Permit.

II. CONDITIONS:

A. Development, Dimensional and Architectural Design Standards:
1. Minimum building setback from Hedgecock Road to meet Minor Thoroughfare requirements (35 feet from property line or 70 feet from the centerline of Hedgecock Road; whichever is greater).
2. Maximum three story building height.
3. No parking shall be permitted between the Hedgecock Road right-of-way and buildings.
4. The developer shall note the following upon all recorded plats and within any homeowners association documents, *"The location of the Westside Thoroughfare has not been determined by the City of High Point Department of Transportation and the North Carolina Department of Transportation (NCDOT), but could be located directly north of this parcel. Land has been reserved (i.e.200 foot wide right-of-way dedication) north of this parcel for this future roadway".*

B. Landscaping:
1. A minimum 20 foot wide planting yard planted at a Type C rate shall be provided along the Hedgecock Road frontage of the zoning site. This planting yard shall be exclusive of any utility easements, except for perpendicular crossings by utilities and roadways.
2. If attached dwelling units (townhomes or twin homes) are developed upon the site, each grouping of structures shall provide landscaping with planting adjacent to the front of the buildings. This additional landscaping shall consist of a minimum eight (8) foot wide planting yard at a Type D rate.

C. Fencing & Screening: In the event fencing is erected along or within the vicinity of Hedgecock Road, a common fencing plan shall be provided. The common fencing plan shall be provided prior to Preliminary Plat approval on the rezoning site.

D. Transportation:
   1. Right-of-way dedication:
      a. Whenever parcel 03110-010-09-03 (Davidson County tax parcel Dec. 2008) is developed, the property owner shall dedicate a minimum of forty-two (42) feet of right-of-way as measured from the existing centerline of Hedgecock Road.
      b. In addition to the above noted right-of-way dedication, and additional twelve (12) feet of right-of-way dedication shall be provided along Hedgecock Road for the installation of a turn lane.

   2. Vehicular Access: One (1) point of access shall be allowed to Hedgecock Road. Whenever parcel 03110-010-09-03 (Davidson County tax parcel Dec. 2008) is developed, the approved access point for parcel 555-01-7 (City of High Point tax parcel) must be relocated to be opposite Hedgewood Lane. If the developer proposes more than 50 dwelling units then a second point of access to Hedgecock Road will be allowed. This second point of access shall be right in/right out and be located at least 200 feet west of Hedgewood Lane. This shall require the extension of the existing median on Hedgecock Road opposite Mary Lee Way.

   3. Improvements: The property owner shall install an eastbound left turn lane and westbound right turn lane at the access point on Hedgecock Road that is nearest to Hedgewood Lane.

   4. The City of High Point Transportation Director and the North Carolina Department of Transportation (NCDOT) shall approve all construction and improvements.

DESCRIPTION OF PROPERTY: Being a total of two (2) lots totaling approximately 5.6 acres lying along the north side of Hedgecock Road, opposite Hedgewood Lane. The site is also known as Davidson County Tax Parcel 03110-010-09-03 and City of High Point Tax Parcel 555-01-7.

An application has been duly filed requesting that the property involved in this application be rezoned from the Residential Agriculture-3 (RA-3), in Davidson County's zoning jurisdiction, and from the Conditional Use Residential Multifmaily-8 (CU RM-8) District, to Conditional Use Residential Multifmaily-12 (CU RM-12) District. It is understood and acknowledged that if the property is rezoned as requested and the Conditional Use Permit authorized, the property described in this request will be perpetually bound by the use(s) authorized and the conditions imposed, unless subsequently changed or amended as provided for a Title 9, Chapter 3, of the City Code.

Transportation

HIGH POINT
NORTH CAROLINA'S INTERNATIONAL CITY™

January 5, 2009

To: Lee Burnette, Director of Planning and Development

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

Subject: **Rezoning Case #09-02, Hedgecock Road, LLC. Property located north side of Hedgecock Road, opposite Hedgewood Lane.**

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

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

Access
One (1) point of access shall be allowed to Hedgecock Road. Whenever parcel 03110-010-09-03 is developed, the approved access point for parcel 18-0555-01-070 must be relocated opposite Hedgewood Lane. If the developer proposes more than 50 dwelling units then a second point of access to Hedgecock Road will be allowed. This second point of access shall be right in/right out and be located at least 200 feet west of Hedgewood Lane. This shall require the extension of the existing median on Hedgecock Road opposite Mary Lee Way.

Right-of-Way
The property owner shall dedicate a minimum of forty-two (42) ft of right-of-way from the centerline along Hedgecock Road and an additional twelve (12) ft of right of way to allow for the installation of a turn lane.

Improvements
Install an eastbound left turn lane and westbound right turn lane at the access point on Hedgecock Road that is nearest to Hedgewood Lane.

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

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

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

Citizens Information Meeting Report
Zoning Case 09-02

Submitted by: Hedgecock Road, LLC

January 5, 2009

To: Planning & Development Office, City of High Point, NC
From: Hedgecock Rd. LLC

RE: Citizen's Information Meeting Report

Hedgecock Rd. LLC held a Citizen Information Meeting in support of our application for a rezoning on Monday, December 29, 2008 at 6:30pm in the Fellowship Hall of Greenwood Hills Wesleyan Church. Letters were mailed to 54 citizens on December 19, 2008 informing them of the meeting. **Approximately 10** individuals attended the meeting.

A copy of the City of High Point Conditional Use District Zoning Citizen Information Meeting sheet and a copy of Hedgecock Rd. LLC Development Proposal were given out to all attendants. A site plan was displayed showing the proposed zoning changes, foot print of building, parking area and landscaping. A colored image of the elevation of the multi-family building was presented to the citizens. Jim Morgan, attorney at law, Chuck Overby and Brandon Turner representatives from Hedgecock Rd. LLC.

During the citizen information meeting there was discussion from neighbors on the items listed below.

1. **Where the lot was located**
2. **Would or could fencing or landscaping be used as buffers**
3. **What was the difference between the zoning requirement RM-8 & RM-12**

Attached are copies of individuals that attended the meeting.

December 19, 2008

Dear Neighbor:

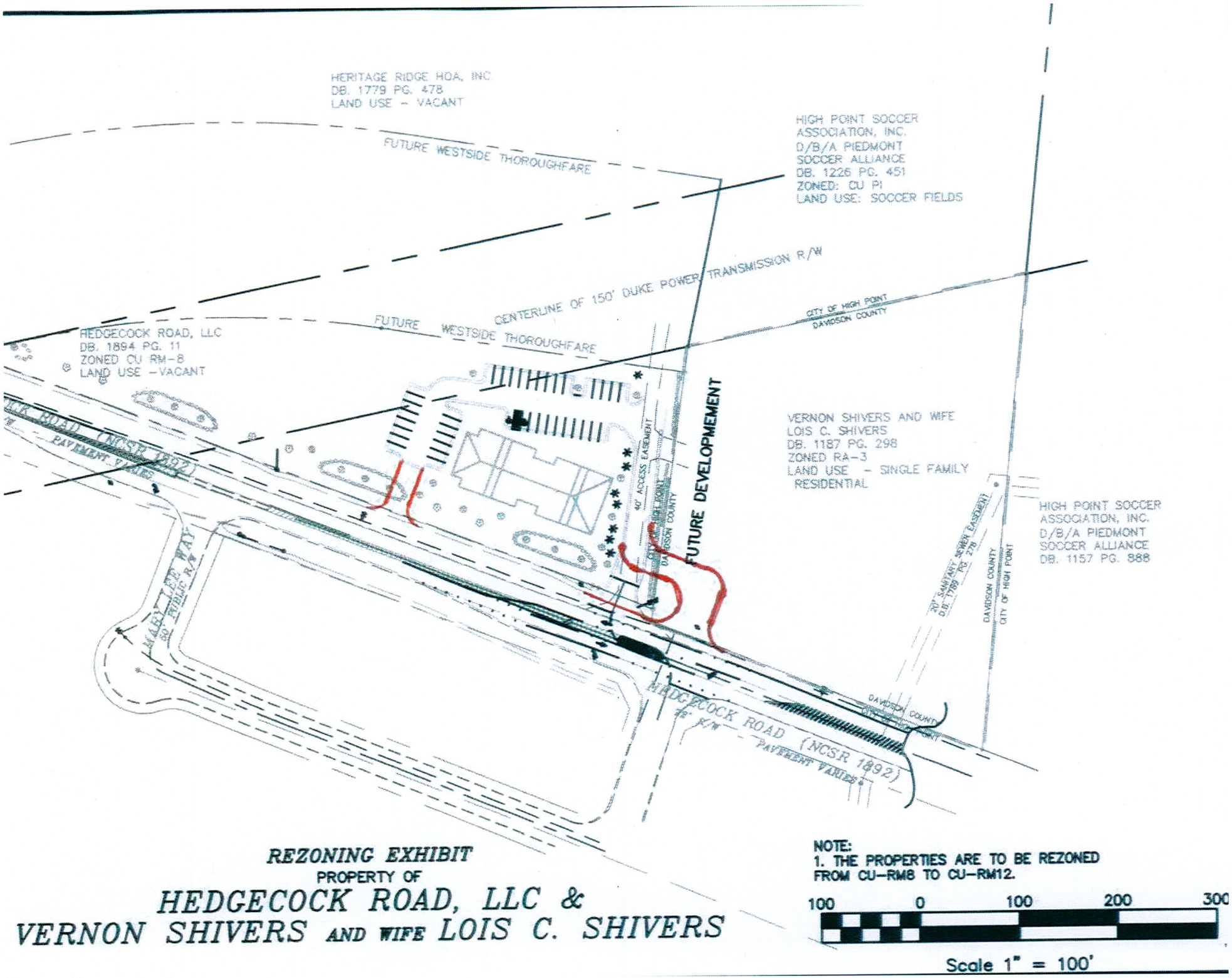
RE: **Citizen Information Meeting, December 29, 2008**
6:30pm, Fellowship Hall, Greenwood Hills Wesleyan Church (2937 N. Main St. High Point, NC 27265 / west corner of N. Main St. & W. Bellevue)

Hedgecock Rd. LLC is filing an application with the City of High Point for a rezoning request for two parcels of property consisting of 308 & 684 Hedgecock Rd from CU RM-8 & RA-3 to CU RM-12 zoning district. The property consists of approximately 5.46 acres, located ¼ mile west of the intersection of Old Plank Road and Hedgecock Road.

A Citizen Information Meeting will be held on December 29th at 6:30pm in the Fellowship Hall of Greenwood Hills Wesleyan Church for the sole purpose to allow us to inform surrounding neighbors about the development plan, project and zoning proposal. We look forward to answering any and all questions pertaining to the proposal and desire your input.

Please note that this matter is currently scheduled to be heard by the City of High Point's Planning and Zoning commission at City Hall on January 27, 2009 at 6:00pm.

Hedgecock Rd. LLC, 1800 Spring Garden St. Greensboro, NC 27403 (336) 337-0186



REZONING EXHIBIT

PROPERTY OF

HEDGECOCK ROAD, LLC & VERNON SHIVERS AND WIFE LOIS C. SHIVERS

NOTE:
1. THE PROPERTIES ARE TO BE REZONED FROM CU-RM8 TO CU-RM12.

100 0 100 200 300

Scale 1" = 100'

FRONT ELEVATION

HEDGECOCK APARTMENTS

HIGH POINT, NORTH CAROLINA

CHARLES M. HILL, AIA
ARCHITECT
GREENSBORO, NC
(336) 230-0153

HEDGECOCK RD, LLC
916 S. LINDELL RD.
GREENSBORO, NC
(336) 337-0186

Hedgecock Road Citizen Information meeting

	Name	Address
1	John Harkey	681 Chas Ct. HP, NC 27265
2	Rhonda Hoffman	677 Chas Ct. HP NC 27265
3	Chris Hoffman	677 Chas Ct HP NC 27265
4	ERIC DICKINSON	6309 MARY LEE WAY, HP, NC 27265
5	Bob Hudson	678 Chas Ct. HP NC 27265
6	Aubrey Wine Stacy Cl	668 Chas ct HP NC 27265
7	Herbert & Carolyn Huggins	684 Chas Ct, HP, NC 27265
8	Robert & Dorothy EVANS	6415 MARY Lee Way 27265
9		
10		
11		

4-6-09

North Carolina
SHAKESPEARE
FESTIVAL
The State Shakespeare Festival

SPIRIT CENTER

807 West Ward Avenue
www.ncshakes.org
P.O. Box 6066, High Point, NC 27262
PH: 336.841.2273 ★ FX: 336.841.8627

April 2, 2009

Mr. Strib Boynton
High Point City Manager
211 S. Hamilton Street
High Point, NC 27261

Dear Mr. Boynton:

The North Carolina Shakespeare Festival (NCSF or The Festival) is grateful for the many years the City of High Point has generously supported our mission through its grant to The Festival provided through the City's annual arts allocation distributed via the High Point Arts Council (HPAC).

With this letter, The Festival respectfully requests that the portion of the City's annual grant to the arts designated for NCSF's operations be distributed directly to The Festival by the City of High Point.

The Festival respectfully suggests that this amount be $75,000, that the allocation begin with the upcoming 2009-2010 fiscal year and, if at all possible, that The Festival be able to receive these funds by the end of July. The Festival's receipt of the funds on that schedule would have the most beneficial impact on the theatre company's operations, which is under significant cash flow pressures.

If a direct distribution is not feasible for some reason, then a specific designation of the funds as ***a required pass-through*** to The Festival via the High Point Arts Council (HPAC) would be satisfactory.

The Festival makes this special request to City Council because The Festival expects that its affiliation with the HPAC will conclude at the end of the current fiscal year. In that case, The Festival will not be eligible for funding as an affiliate by the HPAC, and thus would not receive the City's allocation unless it is distributed directly to NCSF or specifically designated for pass-through by the HPAC to The Festival.

The Festival's decision to disaffiliate with the HPAC is very difficult, because we continue to support the mission of the HPAC and wish it well. In the end, however, the decision must be based on The Festival's assessment that its ability to succeed in our community as a professional theatre company requires flexibility to seek critically needed financial support. For example, the HPAC's **funded affiliate policies** prohibit The Festival from ever seeking City or County grant funds to meet any capital or operational needs. We have sought to have that limitation waived, but the HPAC has declined to do so.

In addition to that debilitating limitation, annual HPAC support of The Festival has deteriorated severely since HPAC received the City of High Point's permission in 1993-1994 to discontinue the Theatre Rent Grant Program and *fold* the City's theatre rent grant funds into its general allocation process. The attached schedule shows the deterioration. We recognize and understand that the HPAC cannot do more than its fundraising permits, but that makes it even more imperative for the Festival to have flexibility in seeking financing to ensure its survival.

The Festival will be happy to meet with you and City Council members to discuss this request.

Thank you,

Ken Hughes

Ken Hughes, Chairman
NCSF Board of Trustees

Enclosure

Overview of HPAC & City Support of NCSF

Year	HPAC Fund Drive Allocation	City Allocation *	Total
84-85	36,750	35,325	72,075
85-86	59,000	27,370	86,370
86-87	56,800	28,454	85,254
87-88	73,197	30,133	103,330
88-89	75,000	31,355	106,355
89-90	79,000	49,214	128,214
90-91	75,242	47,481	122,723
91-92	79,000	52,208	131,208
92-93	79,900	52,652	132,552
93-94	77,591	43,628	121,219
94-95	115,000**		115,000
95-96	115,000		115,000
96-97	111,397		111,397
97-98	107,993		107,993
98-99	106,500		106,500
99-00	115,000		115,000
00-01	111,570		111,570
01-02	98,654		98,654
02-03	68,085		68,085
03-04	80,000		80,000
04-05	95,000		95,000
05-06	99,000		99,000
06-07	102,000		102,000
07-08	70,380		70,380
08-09	75,000		75,000

*These funds supported facility use charges incurred by NCSF's performances at the High Point Theatre

**Denotes the year HPAC began folding all City support into HPAC Fund Drive Allocations to its Affiliates

PLANNING AND ZONING COMMISSION RECOMMENDATION

On March 24, 2009, a public hearing was held before the Planning and Zoning Commission regarding the request described below. All members of the Commission were present except for Mr. Jay Wagner, Ms. Kathleen Carter, and Ms. Marilyn DeBerry.

First Wesleyan Church &
Westchester Christian Center **Street Abandonment Case 09-05**

A request by First Wesleyan Church and Westchester Christian Center to abandon an unimproved portion of right-of-way known as Edgewood Drive, lying east of Westchester Drive, between Whittier Avenue and Phillips Avenue.

Mr. Schroeder presented this request and recommended approval of the case as outlined in the staff report.

Speaking in favor of the request was Mr. Carlis Vernon of 1701 Westchester Drive, representing First Wesleyan Church and Westchester Christian Center.

No one spoke in opposition.

The Planning & Zoning Commission recommended ***approval***, by a vote of 5-0, of Street Abandonment Case 09-05, with the retention of a utility easement for continued operation, maintenance, and expansion of utilities, as recommended by staff.

CITY OF HIGH POINT
PLANNING AND DEVELOPMENT DEPARTMENT

STAFF REPORT
STREET ABANDONMENT CASE 09-05
March 27, 2009
(Revised)

Request	
Applicant: First Wesleyan Church and Westchester Christian Center, Inc.	**Proposal:** Abandonment of an unimproved portion of right-of-way known as Edgewood Drive, lying east of Westchester Drive, between Whittier Avenue and Phillips Avenue.

Adjacent Streets		
Name:	**Classification:**	**R/W and Pavement Width:**
Whittier Avenue	Local Street	50 ft. R/W & 28 ft. Curb & Gutter
Edgewood Drive	Local Street	60 ft. R/W and 32 ft. Curb & Gutter (improved portion south of Phillips Ave.)

Adjacent Property Zoning and Current Land Use		
North:	Planned Development –Mixed (CU PDM)	Vacant
South:	Residential Single Family (RS-7)	Single-Family residences
East:	Public Institutional (PI)	Cemetery
West:	Planned Development –Mixed (CU PDM)	Retirement Community, Office, Retail

Analysis

The Edgewood Drive right-of-way considered for abandonment contains approximately 2.41 acres in area (approximately 60 feet wide by 1/3 mile in length). The City assumes no maintenance responsibility of the road. The unimproved right-of-way contains an old roadbed between guard-rail barricades. The roadbed is bisected by a perennial stream crossing (several years ago a pipe was removed so this portion is not crossable) approximately 325-feet north of Whittier Avenue. Improved sections of Edgewood Drive exist to the north and south of the proposed abandonment. The northern portion extends approximately ¼ of a mile south of Phillips Avenue and serves several uses (office, recreation, and utilities). The southern section runs for approximately ½ mile between Whittier Avenue and Westchester Drive and serves a large single-family residential area.

The right-of-way is not necessary to provide access to the abutting lots. Three (3) lots to the west are within the applicant's planned development and obtain access to Westchester Drive, Whittier Avenue and/or Edgewood Drive (improved portion). One lot to the east, which is a cemetery, has access to both Edgewood Drive (improved portion) and Rotary Drive. The right-of-way contains electric, sewer, and gas (Piedmont Natural Gas) utilities. Utility easements will need to be retained for the continued operation/maintenance and expansion of the utilities.

The applicant wishes to establish an additional driveway access point off of Edgewood Drive to an existing parking lot serving property owned by Westchester Christian Center, Inc. within the

planned development. The second access point is designed to separate access to the existing parking areas off of Edgewood Drive. First Wesleyan Church currently has one gated access point to Edgewood Drive. Fences and gates will be installed along the northern and southern property boundaries of the Westchester Christian Center property to control their access to the proposed second access drive to Edgewood Drive. A condition of the planned development limits the number of access points to Edgewood Drive to one. A minor amendment is necessary to allow the additional driveway. The proposed location of the additional driveway access point is approximately 300 feet south of the end of the improved portion of Edgewood Drive (south of an existing guard-rail barricade). Because it is a public right-of-way, the Department of Transportation requires that any improvements undertaken within the right-of-way be constructed to public street standards to the point at which the private driveway access point connects to it. Alternatively, if the right-of-way is abandoned, a private driveway could be installed from the current street terminus all the way to the parking lot. In either case, a publically approved "T-type" turn-around must be constructed at the southern terminus of the public street in accordance with city standards.

Findings

The TRC reviewed this request on July 27, 2008 and February 25, 2009. The first TRC meeting was part of the overall evaluation of unimproved right-of-ways within the City and identified the need to retain the public right-of-way for future connectivity (i.e. alternate vehicle route or a greenway trail to the public park). Upon receipt of a formal petition for street abandonment TRC met again in February, 2009 and identified similar reservations, however, Transportation stated there is very little likelihood that a public street will be constructed and the consensus among TRC was to not oppose the request. The retention of easements is necessary for the existing utilities.

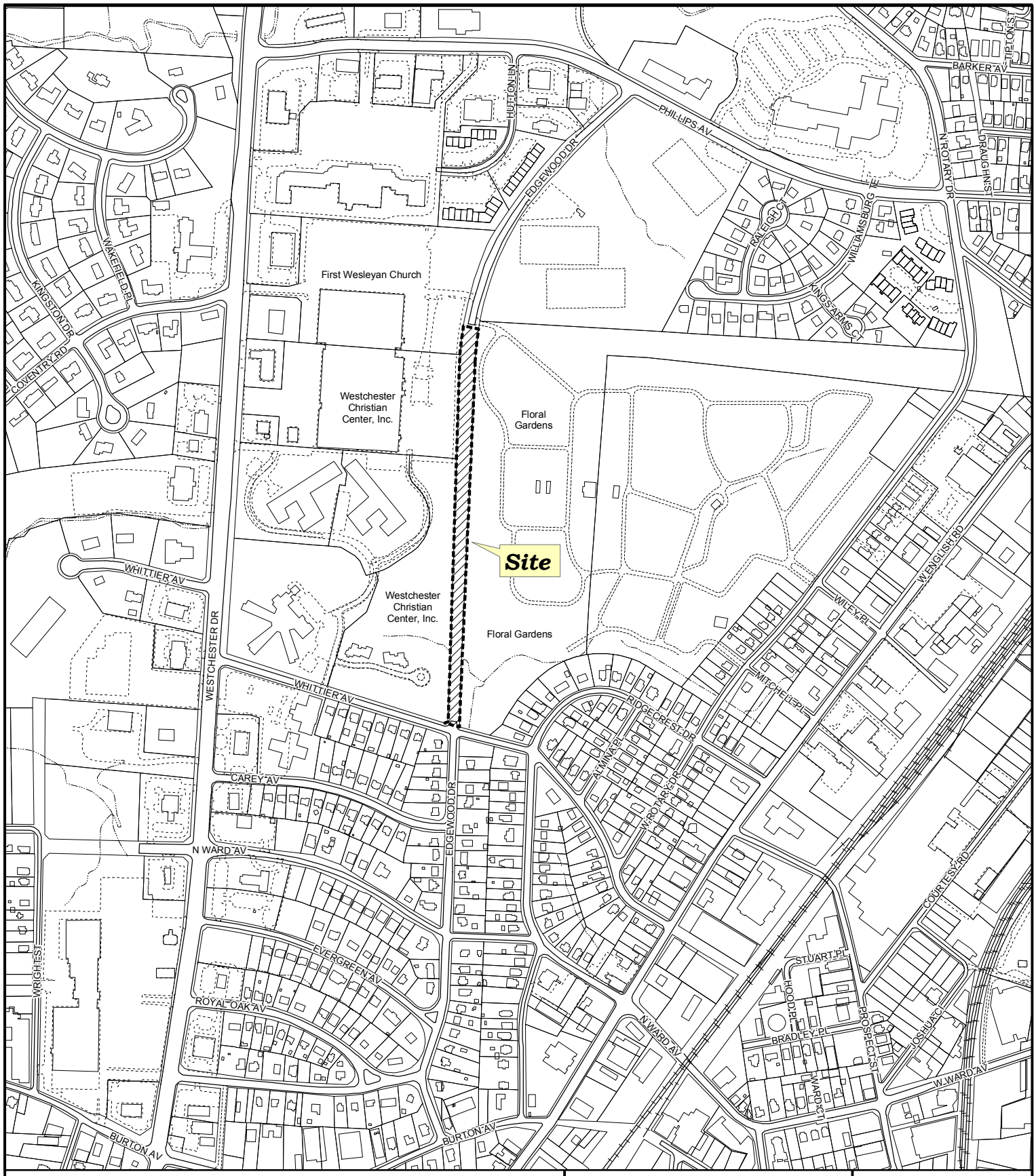
The abandonment of the public's interest and conveyance of the right-of-way to the abutting property owner as regulated will not deny the abutting property owner reasonable access to their property.

Recommendation

The Planning and Development Department recommends approval of the requested street right-of-way abandonment with the retention of the following easements: 1) An Electric Utility Easement of 15 feet in width along the western boundary of the right-of-way; 2) A Sanitary Sewer easement of 30 feet in width centered on the existing 8-inch line crossing the right-of-way near the stream; and 3) A Piedmont Natural Gas of 60 feet in width centered on the existing 8-inch gas line and on preliminary findings that it is not contrary to the public interest, and that no property in the vicinity of the street abandonment would be deprived of reasonable means of ingress or egress.

Report Preparation

This report was prepared by Planning and Development Department staff member Mark Schroeder AICP, Senior Planner and reviewed by Robert Robbins AICP, Development Administrator and Lee Burnette AICP, Director.



STREET ABANDONMENT REQUEST SA09-05

Applicant: First Wesleyan Church and Westchester Christian Center, Inc.

Area: 2.41 acres

Location of street abandonment

Planning & Development Department

City of High Point

Date: March 17, 2009

N

Scale: 1'=600'

y:/ba-pz/2009/pz/sa09-05_600sc.mxd

STREET ABANDONMENT REQUEST SA09-05

Applicant: First Wesleyan Church and Westchester Christian Center, Inc.

Area: 2.41 acres

Location of street abandonment

Planning & Development Department

City of High Point

Date: March 17, 2009

N

Scale: 1"=400'

y:/ba-pz/2009/pz/sa09-05.mxd

Attachments for SA09-05

Edgewood Drive looking south towards Whittier Avenue. Westchester Christian Center, Inc. parking to the right.

Edgewood Drive looking north towards Phillips Avenue. Access to Flora Garden is on the right and the gated access to First Wesleyan Church is visible behind the city vehicle.

Attachments for SA09-05

Edgewood Drive looking north from Whittier Avenue. Rip-rapped stream channel can be seen just above the Public Hearing (PH) sign.

Edgewood Drive looking north from its' intersection with N. Ward Avenue. Barricaded portion of Edgewood Drive is in the background.

4-6-09

119

DEPARTMENT OF PLANNING AND DEVELOPMENT

PROTEST PETITION

CITY OF HIGH POINT
NORTH CAROLINA

OFFICIAL USE ONLY	
Date Submitted: _____	Valid Petition
Petition verified by: _____	☐ YES
	☐ NO

Rezoning Case #: 09-02 Applicant/Owner: HEDGCOCK RD. LLC VERNON & LOIS SHIVERS

Location: 308-684 HEDGCOCK RD.

Request to rezone from: CU-RM-8 / RA-3 . To: CU-RM-12

TO THE CITY COUNCIL OF THE CITY OF HIGH POINT:
We, the undersigned property owners, stand in opposition to the above noted zoning map amendment (rezoning) request:

PETITION CONTACT PERSON

(1) LEW RUSSO — Lew Russo
NAME (Print) — NAME (Signature)
666 CHAS CT. HIGH POINT NC 27265
ADDRESS
PHONE NUMBER(S) (W)_____ (H) 886-6162

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

(2) ELAINE-RUSSO — Elaine Russo
NAME (Print) — NAME (Signature)
666 Chas Court High Point, N.C. 27265
ADDRESS

(3) Bobby K. Henderson — Bobby K. Henderson
NAME (Print) — NAME (Signature)
660 Chas Ct High Point NC 27265
ADDRESS

(4) Joyce A. Van Camp — Joyce A. Van Camp
NAME (Print) — NAME (Signature)
662 Chas Court High Point, NC 27265
ADDRESS

(5) Edgar D. VanCamp — Edgar D. Van Camp
NAME (Print) — NAME (Signature)
662 Chas Court High Point, NC 27265
ADDRESS

DEPARTMENT OF PLANNING AND DEVELOPMENT

PROTEST PETITION

CITY OF HIGH POINT
NORTH CAROLINA

OFFICIAL USE ONLY	
Date Submitted: _____	Valid Petition
Petition verified by: _____	☐ YES
	☐ NO

Rezoning Case #: 09-02 Applicant/Owner: HEDGCOCK RD. LLC
VERNON & LOIS SHIVERS

Location: 308-684 HEDCOCK RD.

Request to rezone from: CU-RM-8 / RA-3. To: CU-RM-12

TO THE CITY COUNCIL OF THE CITY OF HIGH POINT:
We, the undersigned property owners, stand in opposition to the above noted zoning map amendment (rezoning) request:

PETITION CONTACT PERSON

(1) LEW RUSSO
NAME (Print) NAME (Signature)
666 CHAS CT. HIGH POINT NC 27265
ADDRESS
PHONE NUMBER(S) (W)_____ (H) 886-6162

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

(2) Erika G. Hopper
NAME (Print) NAME (Signature)
450 Dunwood Dr. High Point NC 27265
ADDRESS

(3) Jameson W. Hopper
NAME (Print) NAME (Signature)
450 Dunwood DR. High Point NC 27265
ADDRESS

(4) Shea Hall
NAME (Print) NAME (Signature)
416 Dunwood Drive, High Point, NC 27265
ADDRESS

(5) Gregg Weigel
NAME (Print) NAME (Signature)
550 Hedgecock Rd. High Point, NC 27265
ADDRESS
Piedmont Soccer Alliance.

PROTEST PETITION
ADDITIONAL SIGNATURE SHEET

Rezoning Case #: 09-02 Applicant/Owner: HEDGECOCK RD LLC VERNON & LOIS SHIVERS

Location: 308-684 HEDGECOCK RD

Request to rezone from: CU-RM-8 / RA-3 . To: CU-RM-12

Continue numbering from previous sheet

( ) Sherrie Kruse — Sherrie L Kruse
NAME (Print) NAME (Signature)
650 Ansley Way High Point NC 27265
ADDRESS

( ) Al Kruse — [signature]
NAME (Print) NAME (Signature)
650 Ansley Way HPNC 27265
ADDRESS

( ) Gisele Desroches — G Desroches
NAME (Print) NAME (Signature)
654 Ansley Way High Point NC 27265
ADDRESS

( ) Phyllis Cadden — Phyllis Cadden
NAME (Print) NAME (Signature)
656 Ansley WAY
ADDRESS

( ) Kim E. Cadden — Kim E. Cadden
NAME (Print) NAME (Signature)
656 Ansley WAY
ADDRESS

( ) Thomas David Upchurch — Thomas David Upchurch
NAME (Print) NAME (Signature)
550 Hedgecock Road Piedmont Soccer Alliance
ADDRESS

( ) Bruce Sawyers — [signature]
NAME (Print) NAME (Signature)
708 Chas CT HPNC 27265
ADDRESS

( ) _____ _____
NAME (Print) NAME (Signature)
ADDRESS

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

Page ____ of ____

DEPARTMENT OF PLANNING AND DEVELOPMENT

PROTEST PETITION

CITY OF HIGH POINT
NORTH CAROLINA

OFFICIAL USE ONLY	
Date Submitted: _____	Valid Petition
Petition verified by: _____	☐ YES
	☐ NO

Rezoning Case #: 09-02 Applicant/Owner: HEDGCOCK RD. LLC VERNON & LOIS SHIVERS

Location: 308-684 HEDCOCK RD.

Request to rezone from: CU-RM-8 / RA-3 . To: CU-RM-12

TO THE CITY COUNCIL OF THE CITY OF HIGH POINT:
We, the undersigned property owners, stand in opposition to the above noted zoning map amendment (rezoning) request:

PETITION CONTACT PERSON

(1) LEW RUSSO
NAME (Print) NAME (Signature)
666 CHAS CT. HIGH POINT NC 27265
ADDRESS
PHONE NUMBER(S) (W)_____ (H) 886-6162

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

(2) John Harkey
NAME (Print) NAME (Signature)
681 Chas Ct. HP 27265
ADDRESS

(3) Lucy J. Reed
NAME (Print) NAME (Signature)
674 Ansley Way
ADDRESS

(4) LYNN STATON
NAME (Print) NAME (Signature)
672 ANSLEY WAY
ADDRESS

(5) JOSEPH COPELAND
NAME (Print) NAME (Signature)
704 Chas Ct
ADDRESS

(6) PAUL W. Reed
NAME (Signature)
674 Ansley WAY

(7) DIANE HANDLEY
NAME (Signature)
487 Ansley Way

PROTEST PETITION
ADDITIONAL SIGNATURE SHEET

Rezoning Case #: _____ Applicant/Owner: _____

Location: _____

Request to rezone from: _____. To: _____

Continue numbering from previous sheet

( ) Melanie P. Adkins — Melanie P. Adkins
NAME (Print) — NAME (Signature)
1341 Crosswinds Dr. High Point, NC 27265
ADDRESS

( ) Marcia M. Priddy — Marcia M. Priddy
NAME (Print) — NAME (Signature)
458 Dunwood Dr., High Point, NC 27265
ADDRESS

( ) DIANE HANDLY — Diane Handly
NAME (Print) — NAME (Signature)
487 Ansley Way High Point NC 27265
ADDRESS

( ) MARILYN R WEAVIL — Marilyn R Weavil
NAME (Print) — NAME (Signature)
708 CHAS CT, HIGH POINT, NC 27265
ADDRESS

( ) Larry E. McNeill — Larry E. McNeill
NAME (Print) — NAME (Signature)
671 Chas Ct.
ADDRESS

( ) Linda L. McNeill — Linda L. McNeill
NAME (Print) — NAME (Signature)
671 Chas Ct.
ADDRESS

( ) Heather R. McNeill — Heather R. McNeill
NAME (Print) — NAME (Signature)
671 Chas Ct.
ADDRESS

( ) MARGARET LORD — Margaret Lord
NAME (Print) — NAME (Signature)
457 DUNWOOD DR H.P 27265
ADDRESS

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

DEPARTMENT OF PLANNING AND DEVELOPMENT

PROTEST PETITION

CITY OF HIGH POINT
NORTH CAROLINA

OFFICIAL USE ONLY	
Date Submitted: _____	Valid Petition
Petition verified by: _____	☐ YES
	☐ NO

Rezoning Case #: 09-02 Applicant/Owner: HEDGCOCK RD. LLC VERNON & LOIS SAVERS

Location: 308-684 HEDGCOCK RD.

Request to rezone from: C-U-RM-8 / RA-3 . To: CU-RM-12

TO THE CITY COUNCIL OF THE CITY OF HIGH POINT:
We, the undersigned property owners, stand in opposition to the above noted zoning map amendment (rezoning) request:

PETITION CONTACT PERSON

(1) LEW RUSSO
NAME (Print) NAME (Signature)
666 CHAB CT. HIGH POINT NC 27265
ADDRESS
PHONE NUMBER(S) (W)_____ (H) 886-6162

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

(2) Jason Hall
NAME (Print) NAME (Signature)
668 Ansley Way High Point, NC 27265
ADDRESS

(3) Heather Hall Heather Hall
NAME (Print) NAME (Signature)
668 Ansley Way High Point NC 27265
ADDRESS

(4) Kristi Tinsbloom Kristi Tinsbloom
NAME (Print) NAME (Signature)
495 Ansley Way High Point NC 27265
ADDRESS

(5) Dara Hedgecock Dara Hedgecock
NAME (Print) NAME (Signature)
471 Ansley Way, High Point, NC 27265
ADDRESS

DEPARTMENT OF PLANNING AND DEVELOPMENT

PROTEST PETITION

CITY OF HIGH POINT
NORTH CAROLINA

OFFICIAL USE ONLY	
Date Submitted: _____	Valid Petition
Petition verified by: _____	☐ YES
	☐ NO

Rezoning Case #: 09-02 Applicant/Owner: HEDGCOCK RD. LLC
VERNON & LOIS SHIVERS

Location: 308-684 HEDCOCK RD.

Request to rezone from: CU-RM-8 / RA-3 . To: CU-RM-12

TO THE CITY COUNCIL OF THE CITY OF HIGH POINT:
We, the undersigned property owners, stand in opposition to the above noted zoning map amendment (rezoning) request:

PETITION CONTACT PERSON

(1) LEW RUSSO
NAME (Print) NAME (Signature)
666 CHAB CT. HIGH POINT NC 27265
ADDRESS
PHONE NUMBER(S) (W)_____ (H) 886-6162

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

(2) Jack Davis
NAME (Print) NAME (Signature)
462 Dunwood Drive, High Point, NC 27265
ADDRESS

(3) Paul Wirth
NAME (Print) NAME (Signature)
455 Dunwood Drive, High Point, NC 27265
ADDRESS

(4) Brenda Tijn
NAME (Print) NAME (Signature)
452 Dunwood Drive, High Point, NC 27265
ADDRESS

(5) DAVID C. MILLER
NAME (Print) NAME (Signature) (Piedmont Soccer Alliance)
1111 WYNNEWOOD AVE HIGH POINT, NC 27262
ADDRESS

DEPARTMENT OF PLANNING AND DEVELOPMENT

PROTEST PETITION

CITY OF HIGH POINT
NORTH CAROLINA

OFFICIAL USE ONLY	
Date Submitted: _____	Valid Petition
Petition verified by: _____	☐ YES
	☐ NO

Rezoning Case #: 09-02 Applicant/Owner: HEDGCOCK RD. LLC VERNON & LOIS SHIVERS

Location: 308-684 HEDCOCK RD.

Request to rezone from: CU-RM-8/RA-3 . To: CU-RM-12

TO THE CITY COUNCIL OF THE CITY OF HIGH POINT:
We, the undersigned property owners, stand in opposition to the above noted zoning map amendment (rezoning) request:

PETITION CONTACT PERSON

(1) LEW RUSSO
NAME (Print) NAME (Signature)
666 CHAB CT. HIGH POINT NC 27265
ADDRESS
PHONE NUMBER(S) (W)_____ (H) 886-6162

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

(2) Charles J Ellis
NAME (Print) NAME (Signature)
454 Dunwood Dr, High Point, NC 27265
ADDRESS

(3) Jennifer Ellis
NAME (Print) NAME (Signature)
454 Dunwood Dr. HP, NC 27265
ADDRESS

(4) Tammy Jordan
NAME (Print) NAME (Signature)
454 Dunwood Drive, High Point, NC 27265
ADDRESS

(5) Holly Sparks
NAME (Print) NAME (Signature)
451 Dunwood Dr., High Point, NC 27265
ADDRESS

DEPARTMENT OF PLANNING AND DEVELOPMENT

PROTEST PETITION

CITY OF HIGH POINT
NORTH CAROLINA

OFFICIAL USE ONLY	
Date Submitted: _____	Valid Petition
Petition verified by: _____	☐ YES
	☐ NO

Rezoning Case #: 09-02 Applicant/Owner: HEDGCOCK RD. LLC VERNON & LOIS SHIVERS

Location: 308-684 HEDCOCK RD.

Request to rezone from: CU-RM-8 / RA-3 . To: CU-RM-12

TO THE CITY COUNCIL OF THE CITY OF HIGH POINT:
We, the undersigned property owners, stand in opposition to the above noted zoning map amendment (rezoning) request:

PETITION CONTACT PERSON

(1) LEW RUSSO
NAME (Print) NAME (Signature)
666 CHAB CT. HIGH POINT NC 27265
ADDRESS
PHONE NUMBER(S) (W)_____ (H) 886-6162

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

(2) Marian Morgan MARIAN MORGAN
NAME (Print) NAME (Signature)
446 Dunwood Dr. High Pt. 27265
ADDRESS

(3) Laura Keeling Laura Keeling
NAME (Print) NAME (Signature)
456 Dunwood Drive, High Point, NC 27265
ADDRESS

(4) Suzette Bryson Suzette Bryson
NAME (Print) NAME (Signature)
463 Dunwood Dr., High Point, NC 27265
ADDRESS

(5) Daniel Cowan
NAME (Print) NAME (Signature)
463 Dunwood Drive, High Point, NC 27265
ADDRESS

DEPARTMENT OF PLANNING AND DEVELOPMENT

PROTEST PETITION

CITY OF HIGH POINT
NORTH CAROLINA

OFFICIAL USE ONLY	
Date Submitted: _____	Valid Petition
Petition verified by: _____	☐ YES
	☐ NO

Rezoning Case #: 09-02 Applicant/Owner: HEDGCOCK RD. LLC
VERNON & LOIS SHIVERS

Location: 308-684 HEDCOCK RD.

Request to rezone from: CU-RM-8 / RA-3 . To: CU-RM-12

TO THE CITY COUNCIL OF THE CITY OF HIGH POINT:
We, the undersigned property owners, stand in opposition to the above noted zoning map amendment (rezoning) request:

PETITION CONTACT PERSON

(1) LEW RUSSO
NAME (Print) NAME (Signature)
666 CHAB CT. HIGH POINT NC 27265
ADDRESS
PHONE NUMBER(S) (W)_____ (H) 886-6162

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

(2) Sandra Cowan Sandra Cowan
NAME (Print) NAME (Signature)
463 Dunwood Drive, High Point, NC 27265
ADDRESS

(3) Schylle Bellhea Schylle Bellhea
NAME (Print) NAME (Signature)
464 Dunwood Drive, High Point, NC 27265
ADDRESS

(4) James Taylor
NAME (Print) NAME (Signature)
465 Dunwood Drive, High Point, NC 27265
ADDRESS

(5) Ann Taylor Ann Taylor
NAME (Print) NAME (Signature)
468 Dunwood Drive, High Point, NC 27265
ADDRESS

DEPARTMENT OF PLANNING AND DEVELOPMENT

PROTEST PETITION

CITY OF HIGH POINT
NORTH CAROLINA

OFFICIAL USE ONLY	
Date Submitted: _____	Valid Petition
Petition verified by: _____	☐ YES
	☐ NO

Rezoning Case #: 09-02 Applicant/Owner: HEDGCOCK RD. LLC
VERNON & LOIS SHIVERS

Location: 308-694 HEDGCOCK RD.

Request to rezone from: CU-RM-8 / RA-3 . To: CU-RM-12

TO THE CITY COUNCIL OF THE CITY OF HIGH POINT:
We, the undersigned property owners, stand in opposition to the above noted zoning map amendment (rezoning) request:

PETITION CONTACT PERSON

(1) LEW RUSSO
NAME (Print) NAME (Signature)
666 CHAB CT. HIGH POINT NC 27265
ADDRESS
PHONE NUMBER(S) (W)_____ (H) 886-6162

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

(2) BARBARA B ROYSTER
NAME (Print) NAME (Signature)
645 ANSLEY WAY HIGH POINT NC 27265
ADDRESS

(3) Douglas Campbell
NAME (Print) NAME (Signature)
642 ANSLEY WAY High Point NC 27265
ADDRESS

(4) Stephanie Morris
NAME (Print) NAME (Signature)
659 Ansley Way High Point NC 27265
ADDRESS

(5) Peg Ludwig
NAME (Print) NAME (Signature)
669 Ansley Way H.P. 27265
ADDRESS

PROTEST PETITION
ADDITIONAL SIGNATURE SHEET

Rezoning Case #: 09-02 Applicant/Owner: HEDGECOCK RD LLC
VERNON & LOIS SHIVERS

Location: 308-684 HEDGECOCK RD

Request to rezone from: CU-RM-8/RA-3 . To: CU-RM-12

Continue numbering from previous sheet

( ) E NEWTON ROYSTER JR
NAME (Print)
645 ANSLEY WAY
ADDRESS
NAME (Signature)

( ) JOAN TRAYLOR
NAME (Print)
655 ANSLEY WAY
ADDRESS
NAME (Signature)

( ) HYRINE OMUNGU
NAME (Print)
661 ANSLEY WAY
ADDRESS
NAME (Signature)

( ) Carol Nachtrab
NAME (Print)
664 Ansley Way
ADDRESS
CAROL NACHTRAB
NAME (Signature)

( ) Sara Nachtrab
NAME (Print)
670 Ansley Way
ADDRESS
NAME (Signature)

( ) Virginia Davenport
NAME (Print)
653 Ansley Way
ADDRESS
NAME (Signature)

( ) FRANK LEODOLTER
NAME (Print)
654 ANSLEY WAY
ADDRESS
NAME (Signature)

( ) Linda S. Copeland
NAME (Print)
704 Chas ct.
ADDRESS
NAME (Signature)

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

Page ____ of ____

PROTEST PETITION
ADDITIONAL SIGNATURE SHEET

Rezoning Case #: 09-02 Applicant/Owner: HEDGECOCK RD LLC
VERNON + LOIS SHIVERS

Location: 308 - 684 HEDGECOCK RD

Request to rezone from: CU-RM-8/ RA-3 . To: CU-RM-12

Continue numbering from previous sheet

(14) CLARENCE A. DOUGHTY JR. — NAME (Print)
643 ANSLEY WAY High Point, N.C. 27265 — ADDRESS

(15) Sue T. Doughty — NAME (Print)
643 Ansley Way High Point, NC 27265 — ADDRESS

( ) Bobby S WALKER — NAME (Print)
638 Ansley Way — ADDRESS

( ) TRISTAN GILLIMORE — NAME (Print)
649 ANSLEY WAY — ADDRESS

( ) Candace Skeen — NAME (Print)
479 Dunwood Dr. — ADDRESS

( ) Ken Staton — NAME (Print)
672 Ansley Way — ADDRESS

( ) Lynn Staton — NAME (Print)
672 ANSLEY WAY — ADDRESS

( ) NAME (Print) NAME (Signature)
ADDRESS

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

PROTEST PETITION
ADDITIONAL SIGNATURE SHEET

Rezoning Case #: 09-02 Applicant/Owner: HEDGECOCK RD LLC VERNON + LOIS SHIVERS

Location: 308-684 HEDGECOCK RD

Request to rezone from: CU-RM-8/RA-3. To: CU-RM-12

Continue numbering from previous sheet

(6) JERRY H. BYRUM — Jerry H. Byrum
NAME (Print) NAME (Signature)
635 ANSLEY WAY, HIGH POINT, N.C. 27265-2644
ADDRESS

(7) Marva Wells MARVA WELLS Marva Wells
NAME (Print) NAME (Signature)
631 Ansley way H.P. NC 27265
ADDRESS

(8) URSALENE S. ORANGE — Ursalene S. Orange
NAME (Print) NAME (Signature)
630 ANSLEY WAY HIGH POINT, N.C. 27265
ADDRESS

(9) McDaniel Bobby — Bobby McDaniel
NAME (Print) NAME (Signature)
637 Ansley Way High Point, NC 27265
ADDRESS

(10) McDaniel Sonja — Sonja McDaniel
NAME (Print) NAME (Signature)
637 Ansley Way High Point, NC 27265
ADDRESS

(11) MARY MORROW
NAME (Print) NAME (Signature)
639 Ansley Way, High Point, N.C. 27265
ADDRESS

(12) ARNOLD E. PETERSEN JR — Arnold E. Petersen Jr
NAME (Print) NAME (Signature)
641 Ansley Way High Point, NC 27265
ADDRESS

(13) Nita Campbell — Nita B Campbell
NAME (Print) NAME (Signature)
642 Ansley Way
ADDRESS

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

PROTEST PETITION
ADDITIONAL SIGNATURE SHEET

Rezoning Case #: 09-02 Applicant/Owner: HEDGECOCK RD. LLC
VERNON & LOIS SHIVERS

Location: 308-684 HEDGECOCK RD

Request to rezone from: CU-RM-8 / RA-3 . To: CU-RM-12

Continue numbering from previous sheet

( ) Matt Grace
NAME (Print)
675 Ansley Way
ADDRESS
NAME (Signature)

( ) Adair Long
NAME (Print)
678 Ansley WAY
ADDRESS
NAME (Signature)

( ) GAYLON R. PEEL
NAME (Print)
670 ANSLEY WAY
ADDRESS
Gaylon R. Peel
NAME (Signature)

( ) RON COMPTON
NAME (Print)
662 ANSLEY WAY
ADDRESS
NAME (Signature)

( ) Patsy Ball
NAME (Print)
660 Ansley Way
ADDRESS
Patsy Ball
NAME (Signature)

( ) CAROL LEE PETERSEN
NAME (Print)
641 ANSLEY WAY
ADDRESS
Carol Lee Petersen
NAME (Signature)

( ) NANCY A. WALKER
NAME (Print)
638 Ansley
ADDRESS
Nancy A. Walker
NAME (Signature)

( ) DOUG PUGH
NAME (Print)
640 Ansley
ADDRESS
NAME (Signature)

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

Page ____ of ____

DEPARTMENT OF PLANNING AND DEVELOPMENT

PROTEST PETITION

CITY OF HIGH POINT
NORTH CAROLINA

OFFICIAL USE ONLY	
Date Submitted: _____	Valid Petition
Petition verified by: _____	☐ YES
	☐ NO

Rezoning Case #: 09-02 Applicant/Owner: HEDGCOCK RD. LLC
VERNON & LOIS SAIVERS

Location: 308-684 HEDCOCK RD.

Request to rezone from: CU-RM-8 / RA-3 . To: CU-RM-12

TO THE CITY COUNCIL OF THE CITY OF HIGH POINT:
We, the undersigned property owners, stand in opposition to the above noted zoning map amendment (rezoning) request:

PETITION CONTACT PERSON

(1) LEW RUSSO
NAME (Print) NAME (Signature)
666 CHAS CT. HIGH POINT NC 27265
ADDRESS
PHONE NUMBER(S) (W)_____ (H) 886-6162

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

(2) Brandon Wells
NAME (Print) NAME (Signature)
706 CHAS CT.
ADDRESS

(3) Debra Ziglar
NAME (Print) NAME (Signature) Debra L. Ziglar
687 Chas Ct.
ADDRESS

(4) Charles C Hoffman
NAME (Print) NAME (Signature)
677 Chas Ct.
ADDRESS

(5) Rhonda L. Hoffman
NAME (Print) NAME (Signature) Rhonda L. Hoffman
677 Chas Ct.
ADDRESS

DEPARTMENT OF PLANNING AND DEVELOPMENT

PROTEST PETITION

CITY OF HIGH POINT
NORTH CAROLINA

OFFICIAL USE ONLY	
Date Submitted: _____	Valid Petition
Petition verified by: _____	☐ YES
	☐ NO

Rezoning Case #: 09-02 Applicant/Owner: HEDGCOCK RD. LLC VERNON & LOIS SAIVERS

Location: 308-684 HEDCOCK RD.

Request to rezone from: CU-RM-8 / RA-3 . To: CU-RM-12

TO THE CITY COUNCIL OF THE CITY OF HIGH POINT:
We, the undersigned property owners, stand in opposition to the above noted zoning map amendment (rezoning) request:

PETITION CONTACT PERSON

(1) LEW RUSSO
NAME (Print) NAME (Signature)
666 CHAS CT. HIGH POINT NC 27265
ADDRESS
PHONE NUMBER(S) (W)_____ (H) 886-6162

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

(2) ROBERT D HUDSON
NAME (Print) NAME (Signature)
678 Chas Ct. High Point, NC
ADDRESS

(3) Carolyn Huggins
NAME (Print) NAME (Signature)
684 Chas Ct. High Point, NC
ADDRESS

(4) HERBERT T. Huggins
NAME (Print) NAME (Signature)
684 Chas Ct, High Point, N.C.
ADDRESS

(5) TRACY HOLBROOKS
NAME (Print) NAME (Signature)
709 CHAS CT H-P, NC 27265
ADDRESS

PROTEST PETITION
ADDITIONAL SIGNATURE SHEET

Rezoning Case #: 09-02 Applicant/Owner: HEDGECOCK RD. LLC
VERNON + LOIS SHIVERC

Location: 308 + 684 Hedgecock Rd

Request to rezone from: CU-RM-8 / RA-3 . To: CU-RM-12

Continue numbering from previous sheet

(6) Rachel Holmes
NAME (Print) NAME (Signature)
448 Dunwood Dr. High Point, NC 27265
ADDRESS

(7)
NAME (Print) NAME (Signature)
ADDRESS

(8)
NAME (Print) NAME (Signature)
ADDRESS

(9)
NAME (Print) NAME (Signature)
ADDRESS

(10)
NAME (Print) NAME (Signature)
ADDRESS

(11)
NAME (Print) NAME (Signature)
ADDRESS

(12)
NAME (Print) NAME (Signature)
ADDRESS

(13)
NAME (Print) NAME (Signature)
ADDRESS

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

DEPARTMENT OF PLANNING AND DEVELOPMENT

PROTEST PETITION

CITY OF HIGH POINT
NORTH CAROLINA

OFFICIAL USE ONLY	
Date Submitted: _____	Valid Petition
Petition verified by: _____	☐ YES
	☐ NO

Rezoning Case #: 09-02 Applicant/Owner: HEDGCOCK RD. LLC
VERNON & LOIS SAIVERS

Location: 303-684 HEDGCOCK RD.

Request to rezone from: CU-RM-8 / RA-3. To: CU-RM-12

TO THE CITY COUNCIL OF THE CITY OF HIGH POINT:
We, the undersigned property owners, stand in opposition to the above noted zoning map amendment (rezoning) request:

PETITION CONTACT PERSON

(1) LEW RUSSO
NAME (Print) NAME (Signature)
666 CHAS CT. HIGH POINT NC 27265
ADDRESS
PHONE NUMBER(S) (W)_____ (H) 886-6162

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

(2) AUBREY WARE — Aubrey Ware
NAME (Print) NAME (Signature)
668 Chas Ct. High Point NC 27265
ADDRESS

(3) FAYE B. RICH — Faye B. Rich
NAME (Print) NAME (Signature)
668 Chas Ct. High Point NC 27265
ADDRESS

(4) Brittany Shackelford — Brittany Shackelford
NAME (Print) NAME (Signature)
672 Chas Ct. High Point NC 27265
ADDRESS

(5) Brooke Shackelford — Brooke Shackelford
NAME (Print) NAME (Signature)
672 Chas Ct. High Point 27265
ADDRESS

DEPARTMENT OF PLANNING AND DEVELOPMENT

PROTEST PETITION

CITY OF HIGH POINT
NORTH CAROLINA

OFFICIAL USE ONLY	
Date Submitted: _____	Valid Petition
Petition verified by: _____	☐ YES
	☐ NO

Rezoning Case #: 09-02 Applicant/Owner: HEDGCOCK RD. LLC VERNON & LOIS SHIVERS

Location: 308-684 HEDGCOCK RD.

Request to rezone from: CU-RM-8/RA-3 . To: CU-RM-12

TO THE CITY COUNCIL OF THE CITY OF HIGH POINT:
We, the undersigned property owners, stand in opposition to the above noted zoning map amendment (rezoning) request:

PETITION CONTACT PERSON

(1) LEW RUSSO
NAME (Print) NAME (Signature)
666 CHAS CT. HIGH POINT NC 27265
ADDRESS
PHONE NUMBER(S) (W)_____ (H) 886-6162

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

(2) Toni Ann Pontillo
NAME (Print) NAME (Signature)
674 Chas Ct
ADDRESS

(3) LOU PONTILLO
NAME (Print) NAME (Signature)
674 CHAS CT
ADDRESS

(4) Karla L. Higgins
NAME (Print) NAME (Signature)
670 Chas Court
ADDRESS

(5) BARBARA WRIGHT
NAME (Print) NAME (Signature)
676 CHAS CT, HP
ADDRESS

DEPARTMENT OF PLANNING AND DEVELOPMENT

PROTEST PETITION

CITY OF HIGH POINT
NORTH CAROLINA

OFFICIAL USE ONLY	
Date Submitted:	Valid Petition
Petition verified by:	☐ YES
	☐ NO

Rezoning Case #: 09-02 Applicant/Owner: HEDGCOCK RD. LLC VERNON & LOIS SAUNDERS

Location: 308-684 HEDGCOCK RD.

Request to rezone from: CU-RM-8 / RA-3 To: CU-RM-12

TO THE CITY COUNCIL OF THE CITY OF HIGH POINT:
We, the undersigned property owners, stand in opposition to the above noted zoning map amendment (rezoning) request:

PETITION CONTACT PERSON

(1) LEW RUSSO
NAME (Print) NAME (Signature)
666 CHAS CT. HIGH POINT NC 27265
ADDRESS
PHONE NUMBER(S) (W)_____ (H) 886-6162

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

(2) Norma S Fratoni
NAME (Print) NAME (Signature)
1634 Ainsley Way. High Point, NC
ADDRESS

(3) Matthew R Snyder
NAME (Print) NAME (Signature)
1634 Ainsley Way, High Point, NC
ADDRESS

(4) Leslie-Anne Guerra
NAME (Print) NAME (Signature)
679 Chas Ct. High Point, NC 27265
ADDRESS

(5) ROLAND GUERRA
NAME (Print) NAME (Signature)
679 CHAS CT. HIGH POINT, NC 27265
ADDRESS

336-841-700

DEPARTMENT OF PLANNING AND DEVELOPMENT

PROTEST PETITION

CITY OF HIGH POINT
NORTH CAROLINA

OFFICIAL USE ONLY	
Date Submitted: _____	Valid Petition
Petition verified by: _____	☐ YES
	☐ NO

Rezoning Case #: 09-02 Applicant/Owner: HEDGCOCK RD. LLC
VERNON & LOIS SHIVERS

Location: 308-684 HEDCOCK RD.

Request to rezone from: CU-RM-8 / RA-3 . To: CU-RM-12

TO THE CITY COUNCIL OF THE CITY OF HIGH POINT:
We, the undersigned property owners, stand in opposition to the above noted zoning map amendment (rezoning) request:

PETITION CONTACT PERSON

(1) LEW RUSSO
NAME (Print) NAME (Signature)
666 CHAB CT. HIGH POINT NC 27265
ADDRESS
PHONE NUMBER(S) (W)_____ (H) 886-6162

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

(2) COREY SLACK
NAME (Print) NAME (Signature)
453 Dunwood Drive, High Point, NC 27265
ADDRESS

(3) Ryan Marshall
NAME (Print) NAME (Signature)
476 Dunwood Dr., High Point, NC 27265
ADDRESS

(4) NICHOLAS CORNELISON
NAME (Print) NAME (Signature)
476 DUNWOOD DR, High Point, NC 27265
ADDRESS

(5) LINDA POZOY MILAY
NAME (Print) NAME (Signature)
464 DUNWOOD, High Point, NC 27265
ADDRESS

DEPARTMENT OF PLANNING AND DEVELOPMENT

PROTEST PETITION

CITY OF HIGH POINT
NORTH CAROLINA

OFFICIAL USE ONLY	
Date Submitted: _____	Valid Petition
Petition verified by: _____	☐ YES
	☐ NO

Rezoning Case #: 09-02 Applicant/Owner: HEDGCOCK RD. LLC
VERNON & LOIS SHIVERS

Location: 308-684 HEDGCOCK RD.

Request to rezone from: CU-RM-8/RA-3. To: CU-RM-12

TO THE CITY COUNCIL OF THE CITY OF HIGH POINT:
We, the undersigned property owners, stand in opposition to the above noted zoning map amendment (rezoning) request:

PETITION CONTACT PERSON

(1) LEW RUSSO
NAME (Print) NAME (Signature)
666 CHAB CT. HIGH POINT NC 27265
ADDRESS
PHONE NUMBER(S) (W)_____ (H) 886-6162

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

(2) William Lee Mendenhall, Jr. [signature]
NAME (Print) NAME (Signature)
455 Dunwood Drive, High Point, NC 27265
ADDRESS

(3) Melanie Long Mendenhall Melanie L Mendenhall
NAME (Print) NAME (Signature)
455 Dunwood Drive High Point, NC 27265
ADDRESS

(4) _____
NAME (Print) NAME (Signature)
ADDRESS

(5) _____
NAME (Print) NAME (Signature)
ADDRESS

RECEIVED

FEB 25 2009

HKS

PLANNING & DEVELOPMENT

RECEIVED

FEB 25 2009

PLANNING & DEVELOPMENT

PLANNING AND DEVELOPMENT DEPARTMENT

PROTEST PETITION

CITY OF HIGH POINT
NORTH CAROLINA

OFFICIAL USE ONLY	
Date Submitted: _____	Valid Petition
Petition verified by: _____	☐ YES
	☐ NO

Rezoning Case #: 09-02 Applicant/Owner: Hedgecock Rd. LLC Vernon & Lois Shivers

Location: 308-684 Hedgecock Rd

Request to rezone from: CU-RM-8/RA-3 To: CU-RM-12

TO THE CITY COUNCIL OF THE CITY OF HIGH POINT:

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

PETITION CONTACT PERSON

(1) Jennifer McGhinnis [signature]
NAME (Print) NAME (Signature)
6353 Hedgewood Lane High Point NC 27265
ADDRESS
PHONE NUMBER(S) (W) 336-289-3848 (H) 336-886-2026

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

(2) DelMar HOA Board [signature]
NAME (Print) NAME (Signature) Jennifer F. McGhinnis
315-A Pomona Drive Greensboro NC 27407
ADDRESS

(3) GIRLIE BAUTISTA [signature]
NAME (Print) NAME (Signature)
6436 MARY LEE WAY HIGH POINT NC 27265
ADDRESS

(4) NORBERTO BAUTISTA [signature]
NAME (Print) NAME (Signature)
6436 MARY LEE WAY, HIGH POINT, NC 27265
ADDRESS

(5) Allen Sweeney [signature]
NAME (Print) NAME (Signature)
6352 Maylee Way High Point, NC 27265
ADDRESS

PROTEST PETITION
ADDITIONAL SIGNATURE SHEET

Rezoning Case #: 09-02 Applicant/Owner: Hedgecock Rd. LLC Vernon & Lois Shivers

Location: 308-684 Hedgecock Rd.

Request to rezone from: CU-RM-8/RA-3 . To: CU-RM-12

Continue numbering from previous sheet

( ) Tammy Lynn Smith — NAME (Print) — NAME (Signature)
6353 Mary Lee Way — ADDRESS

( ) Jerry Cox — NAME (Print) — NAME (Signature)
6410 MARY LEE WAY — ADDRESS

( ) Judy Cox — NAME (Print) — NAME (Signature)
6410 Mary Lee Way — ADDRESS

( ) Pam Laird — NAME (Print) — NAME (Signature)
6440 Mary Lee Way — ADDRESS

( ) Kenny Laird — NAME (Print) — NAME (Signature)
6440 Mary Lee Way — ADDRESS

( ) NAME (Print) — NAME (Signature)
ADDRESS

( ) NAME (Print) — NAME (Signature)
ADDRESS

( ) NAME (Print) — NAME (Signature)
ADDRESS

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

PROTEST PETITION
ADDITIONAL SIGNATURE SHEET

Rezoning Case #: 09-02 Applicant/Owner: Hedgecock Rd. LLC Vernon & Lois Shivers

Location: 308-684 Hedgecock Rd.

Request to rezone from: CU-Rm-8/RA-3 To: CU-Rm-12

Continue numbering from previous sheet

( ) Larry McKinney — NAME (Print) — NAME (Signature)
6439 Mary Lee Way
ADDRESS

( ) Marellette McKinney — NAME (Print) — NAME (Signature)
6439 Mary Lee way
ADDRESS

( ) Christy Thompson — NAME (Print) — NAME (Signature)
6424 Mary Lee Way
ADDRESS

( ) Brent Akins — NAME (Print) — NAME (Signature)
6424 Mary Lee Way
ADDRESS

( ) Michael Robinson — NAME (Print) — NAME (Signature)
ADDRESS

( ) Michael Robinson — NAME (Print) — NAME (Signature)
6416 Mary Lee Way
ADDRESS

( ) NAME (Print) — NAME (Signature)
ADDRESS

( ) NAME (Print) — NAME (Signature)
ADDRESS

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

Jennifer Lane

DEPARTMENT OF PLANNING AND DEVELOPMENT

PROTEST PETITION

CITY OF HIGH POINT
NORTH CAROLINA

OFFICIAL USE ONLY	
Date Submitted: _____	Valid Petition
Petition verified by: _____	☐ YES
	☐ NO

Rezoning Case #: 09-02 Applicant/Owner: HEDGCOCK RD. LLC VERNON & LOIS SAWYERS

Location: 308-684 HEDGCOCK RD.

Request to rezone from: CU-RM-8/RA-3 . To: CU-RM-12

TO THE CITY COUNCIL OF THE CITY OF HIGH POINT:
We, the undersigned property owners, stand in opposition to the above noted zoning map amendment (rezoning) request:

PETITION CONTACT PERSON

(1) LEW RUSSO
NAME (Print) NAME (Signature)
666 CHAS CT. HIGH POINT NC 27265
ADDRESS
PHONE NUMBER(S) (W)_____ (H) 886-6162

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

(2) LISA JOHNSTON
NAME (Print) NAME (Signature)
895 Jennifer Lane
ADDRESS

(3) MIKE JOHNSTON
NAME (Print) NAME (Signature)
895 Jennifer lane
ADDRESS

(4) David W. Woo
NAME (Print) NAME (Signature)
ADDRESS

(5) DERRICK WELCH
NAME (Print) NAME (Signature)
880 Jennifer LANE
ADDRESS

PROTEST PETITION
ADDITIONAL SIGNATURE SHEET

Rezoning Case #: 09-02 Applicant/Owner: HEDGECOCK RD. LLC
VERNON + LOIS SHIVERS

Location: 308 + 684 HEDGECOCK RD

Request to rezone from: CU-RM-8 / RA-3 . To: CU-RM-12

Continue numbering from previous sheet

( ) MR. MARTIN WILLIAMS
NAME (Print) NAME (Signature)
876 JENNIFER LANE
ADDRESS

( ) CHAD CORDELL
NAME (Print) NAME (Signature)
851 Jennifer Ln
ADDRESS

( ) Brian + Becky Yost
NAME (Print) NAME (Signature)
901 Jennifer Ln. HP 27265
ADDRESS

( ) YONEL & MARIE
NAME (Print) NAME (Signature)
ADDRESS

( )
NAME (Print) NAME (Signature)
ADDRESS

( )
NAME (Print) NAME (Signature)
ADDRESS

( )
NAME (Print) NAME (Signature)
ADDRESS

( )
NAME (Print) NAME (Signature)
ADDRESS

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

Hedgepath

DEPARTMENT OF PLANNING AND DEVELOPMENT

PROTEST PETITION

CITY OF HIGH POINT
NORTH CAROLINA

OFFICIAL USE ONLY	
Date Submitted: _____	Valid Petition
Petition verified by: _____	☐ YES
	☐ NO

Rezoning Case #: 09-02 Applicant/Owner: HEDGCOCK RD. LLC VERNON & LOIS SHIVERS

Location: 308-684 HEDGCOCK RD.

Request to rezone from: CU-RM-8 / RA-3 . To: CU-RM-12

TO THE CITY COUNCIL OF THE CITY OF HIGH POINT:
We, the undersigned property owners, stand in opposition to the above noted zoning map amendment (rezoning) request:

PETITION CONTACT PERSON

(1) LEW RUSSO
NAME (Print) NAME (Signature)
666 CHAS CT. HIGH POINT NC 27265
ADDRESS
PHONE NUMBER(S) (W)_____ (H) 886-6162

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

(2) Jeremy Hutchinson
NAME (Print) NAME (Signature)
834 Hedgepath Ter High Point, NC
ADDRESS

(3) YONEL & MARIE MARTIZ
NAME (Print) NAME (Signature)
892 HEDGEPATH TERRACE 27265
ADDRESS

(4) Bubbie Hutchinson
NAME (Print) NAME (Signature)
834 Hedgepath Terrace High Point, NC 27265
ADDRESS

(5) Joshua Casey
NAME (Print) NAME (Signature)
813 Hedgepath Terrace
ADDRESS

PROTEST PETITION
ADDITIONAL SIGNATURE SHEET

Rezoning Case #: 09-02 Applicant/Owner: HEDGECOCK RD. LLC
VERNON + LOIS SHIVERS

Location: 308 + 684 Hedgecock Rd

Request to rezone from: CU-RM-8 / RA-3 . To: CU-RM-12

Continue numbering from previous sheet

( ) Carla Wright — Carla Wright
NAME (Print) NAME (Signature)
813 Hedgepath Ter.
ADDRESS

( ) NAME (Print) NAME (Signature)
ADDRESS

( ) NAME (Print) NAME (Signature)
ADDRESS

( ) NAME (Print) NAME (Signature)
ADDRESS

( ) NAME (Print) NAME (Signature)
ADDRESS

( ) NAME (Print) NAME (Signature)
ADDRESS

( ) NAME (Print) NAME (Signature)
ADDRESS

( ) NAME (Print) NAME (Signature)
ADDRESS

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

Hedgewood Lane

DEPARTMENT OF PLANNING AND DEVELOPMENT

PROTEST PETITION

CITY OF HIGH POINT
NORTH CAROLINA

OFFICIAL USE ONLY	
Date Submitted: _____	Valid Petition
Petition verified by: _____	☐ YES
	☐ NO

Rezoning Case #: 09-02 Applicant/Owner: HEDGCOCK RD. LLC VERNON & LOIS SAWYERS

Location: 308-684 HEDCOCK RD.

Request to rezone from: CU-RM-8 / RA-3 . To: CU-RM-12

TO THE CITY COUNCIL OF THE CITY OF HIGH POINT:
We, the undersigned property owners, stand in opposition to the above noted zoning map amendment (rezoning) request:

PETITION CONTACT PERSON

(1) LEW RUSSO
NAME (Print) NAME (Signature)
666 CHAS CT. HIGH POINT NC 27265
ADDRESS
PHONE NUMBER(S) (W)_____ (H) 886-6162

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

(2) Jennifer McGhinnis
NAME (Print) NAME (Signature)
6353 Hedgewood Lane H.P. NC 27265
ADDRESS

(3) Suzanne Brown & Gary
NAME (Print) NAME (Signature)
ADDRESS

(4) Rosa Ayala - Pedro Ayala
NAME (Print) NAME (Signature) Pedro Ayala
6423 Hedgewood Lane
ADDRESS

(5) 6426 Hedgewood Lane
NAME (Print) NAME (Signature) Woodell
ADDRESS

PROTEST PETITION
ADDITIONAL SIGNATURE SHEET

Rezoning Case #: 09-02 Applicant/Owner: HEDGECOCK RD. LLC
VERNON + LOIS SHIVERS

Location: 308 + 684 HEDGECOCK RD

Request to rezone from: CU-RM-8 / RA-3 . To: CU-RM-12

Continue numbering from previous sheet

( ) David Woodell — NAME (Print)
David W. Woodell — NAME (Signature)
6426 Hedgewood Lane — ADDRESS

( ) Robert Palumbo — NAME (Print)
[signature] — NAME (Signature)
6360 Hedgewood Ln — ADDRESS

( ) Marilyn Palumbo — NAME (Print)
Marilyn Palumbo — NAME (Signature)
6360 Hedgewood Lane — ADDRESS

( ) VALERIE DASTERN — NAME (Print)
[signature] — NAME (Signature)
6356 Hedgewood Lane — ADDRESS

( ) Shawna Mills — NAME (Print)
[signature] — NAME (Signature)
6355 Hedgewood Lane — ADDRESS

( ) JASON MILLS — NAME (Print)
[signature] — NAME (Signature)
6355 HEDGEWOOD LN — ADDRESS

( ) NAME (Print) NAME (Signature)
ADDRESS

( ) NAME (Print) NAME (Signature)
ADDRESS

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

Spinning Wheel (& cul-de-sacs)

DEPARTMENT OF PLANNING AND DEVELOPMENT

PROTEST PETITION

CITY OF HIGH POINT
NORTH CAROLINA

OFFICIAL USE ONLY	
Date Submitted: _____	Valid Petition
Petition verified by: _____	☐ YES
	☐ NO

Rezoning Case #: 09-02 Applicant/Owner: HEDGCOCK RD. LLC
VERNON & LOIS SHIVERS

Location: 308-684 HEDGCOCK RD.

Request to rezone from: CU-RM-8 / RA-3 . To: CU-RM-12

TO THE CITY COUNCIL OF THE CITY OF HIGH POINT:
We, the undersigned property owners, stand in opposition to the above noted zoning map amendment (rezoning) request:

PETITION CONTACT PERSON

(1) LEW RUSSO
NAME (Print) NAME (Signature)
666 CHAB CT. HIGH POINT NC 27265
ADDRESS
PHONE NUMBER(S) (W)_____ (H) 886-6162

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

(2) Jerry Thompson
NAME (Print) NAME (Signature)
6457 Fishing Pond Ct. High Point, NC 27265
ADDRESS

(3)
NAME (Print) Bryan Webster
NAME (Signature)
77 Spinning Wheel Pt
ADDRESS

(4) Michaela Jarrett
NAME (Print) NAME (Signature)
180 Spinning Wheel
ADDRESS

(5) Bobby Jarrett
NAME (Print) NAME (Signature)
180 Spinning Wheel
ADDRESS

PROTEST PETITION
ADDITIONAL SIGNATURE SHEET

Rezoning Case #: 09-02 Applicant/Owner: HEDGECOCK RD. LLC
VERNON + LOIS SHIVERS

Location: 308 + 684 HEDGECOCK RD

Request to rezone from: CU-RM-8 / RA-3 . To: CU-RM-12

Continue numbering from previous sheet

( ) Leslie Weisman — NAME (Print)
LR Weis — NAME (Signature)
779 Spinningwheel Pt. — ADDRESS

( ) ANDY INTHISANE — NAME (Print)
3-17-01 — NAME (Signature)
708 SPINNING WHEEL PT. 27265 — ADDRESS

( ) KATHY ZINKE — NAME (Print)
Katherine R Zinke — NAME (Signature)
6464 Flintlock Ct — ADDRESS

( ) Scott Archer — NAME (Print)
NAME (Signature)
709 Spinning wheel Pt — ADDRESS

( ) Angie Archer — NAME (Print)
Angie Archer — NAME (Signature)
709 Spinning Wheel Pt — ADDRESS

( ) NAME (Print)
Jon Townsly — NAME (Signature)
6462 Flintlock Court — ADDRESS

( ) Wesley V. Cooper — NAME (Print)
Wesley V Cooper — NAME (Signature)
775 Spinning Wheel Pt — ADDRESS

( ) Janet Jameson — NAME (Print)
Janet Jameson — NAME (Signature)
778 Spinning Wheel Pt. — ADDRESS

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

Spinning Wheel (& cul-de sacs)

PROTEST PETITION
ADDITIONAL SIGNATURE SHEET

Rezoning Case #: 09-02 Applicant/Owner: HEDGECOCK RD. LLC VERNON + LOIS SHIVERC

Location: 308 + 684 HEDGECOCK RD

Request to rezone from: CU-RM-8 / RA-3 . To: CU-RM-12

Continue numbering from previous sheet

( ) Robert Jameson — NAME (Print) — RA Jameson — NAME (Signature)
778 Spinning Wheel Pt — ADDRESS

( ) Carrie Vickers — NAME (Print) — Carrie Vickers — NAME (Signature)
769 Spinning Wheel Pt — ADDRESS

( ) Joe Vickers — NAME (Print) — Joe Vickers — NAME (Signature)
769 Spinning Wheel Pt — ADDRESS

( ) JERRY Gibbons. — NAME (Print) — Jerry Gibbons — NAME (Signature)
721 spinning wheel pt. — ADDRESS

( ) Hayley Columbo — NAME (Print) — Hayley S Columbo — NAME (Signature)
6452 Fishing Pond Ct High Point NC 27265 — ADDRESS

( ) Nicholas Columbo — NAME (Print) — NAME (Signature)
6486 Fishing Pond Ct High Point NC 27265 — ADDRESS

( ) BERND HESS — NAME (Print) — NAME (Signature)
6453 Fishing Pond HP NC 27265 — ADDRESS

( ) JEFF McManus — NAME (Print) — Jeff McManus — NAME (Signature)
6451 Fishing Pond — ADDRESS

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

PROTEST PETITION
ADDITIONAL SIGNATURE SHEET

Rezoning Case #: 09-02 Applicant/Owner: HEDGECOCK RD. LLC
VERNON + LOIS SHIVERC

Location: 308 + 684 HEDGECOCK RD

Request to rezone from: CU-RM-8 / RA-3 . To: CU-RM-12

Continue numbering from previous sheet

( ) CHRIS BAILEY
NAME (Print)
6463 Flintlock Ct
ADDRESS
NAME (Signature)

( ) Lesley Bailey
NAME (Print)
6463 Flintlock Ct.
ADDRESS
NAME (Signature)

( ) CARRIE VICKERS
NAME (Print)
769 Spinning Wheel Pl
ADDRESS
NAME (Signature)

( ) JOE VICKERS
NAME (Print)
769 Spinning Wheel Pl
ADDRESS
NAME (Signature)

( ) Joey Weisman
NAME (Print)
779 Spinning Wheel Pl
ADDRESS
NAME (Signature)

( )
NAME (Print)
NAME (Signature)
ADDRESS

( )
NAME (Print)
NAME (Signature)
ADDRESS

( )
NAME (Print)
NAME (Signature)
ADDRESS

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

PROTEST PETITION
ADDITIONAL SIGNATURE SHEET

Rezoning Case #: 09-02 Applicant/Owner: HEDGECOCK RD. LLC
VERNON + LOIS SHIVERC

Location: 308 + 684 HEDGECOCK RD

Request to rezone from: CU-RM-8 / RA-3 . To: CU-RM-12

Continue numbering from previous sheet

( ) Tefonie & Natasha Mitchell — Tefonie Mitchell
NAME (Print) NAME (Signature)
ADDRESS

( ) NORBERTO BAUTISTA JR.
NAME (Print) NAME (Signature)
6436 MARY LEE WAY, HIGH POINT, NC 27265
ADDRESS

( ) Dorothy ~~Robert~~ Evans — Dorothy S Evans
NAME (Print) NAME (Signature)
6415 Mary Lee Way
ADDRESS

( ) Robin G. Mikles — Robin G Mikles
NAME (Print) NAME (Signature)
6402 Mary Lee Way HP 27265
ADDRESS

( ) Shannon Bruins — Shannon Bruins
NAME (Print) NAME (Signature)
6344 Mary Lee Way HP, NC 27265
ADDRESS

( ) Joseph W. CRISTY — Joseph W. Cristy
NAME (Print) NAME (Signature)
6332 MARY LEE WAY, HIGH POINT, NC 27265
ADDRESS

( ) Jennifer L. Cristy — Jennifer L. Cristy
NAME (Print) NAME (Signature)
6332 MaryLee Way HP NC 27265
ADDRESS

( ) Robin M. Connolly — Robin M Connolly
NAME (Print) NAME (Signature)
6313 Mary Lee Way, High Point, NC 27265
ADDRESS

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

PROTEST PETITION
ADDITIONAL SIGNATURE SHEET

Rezoning Case #: 09-02 Applicant/Owner: HEDGECOCK RD. LLC
VERNON + LOIS SHIVERC

Location: 308 + 684 HEDGECOCK RD

Request to rezone from: CU-RM-8 / RA-3 . To: CU-RM-12

☑ Continue numbering from previous sheet

( ) [redacted]
NAME (Print) NAME (Signature)
ADDRESS

( ) GIRLIE BAUTISTA
NAME (Print) NAME (Signature)
6436 MARY LEE WAY HP
ADDRESS

( )
NAME (Print) NAME (Signature)
ADDRESS

( )
NAME (Print) NAME (Signature)
ADDRESS

( )
NAME (Print) NAME (Signature)
ADDRESS

( )
NAME (Print) NAME (Signature)
ADDRESS

( )
NAME (Print) NAME (Signature)
ADDRESS

( )
NAME (Print) NAME (Signature)
ADDRESS

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

Mary Lee Way

DEPARTMENT OF PLANNING AND DEVELOPMENT

PROTEST PETITION

CITY OF HIGH POINT
NORTH CAROLINA

OFFICIAL USE ONLY	
Date Submitted: _____	Valid Petition
Petition verified by: _____	☐ YES
	☐ NO

Rezoning Case #: 09-02 Applicant/Owner: HEDGCOCK RD. LLC VERNON & LOIS SHIVERS

Location: 308-684 HEDCOCK RD.

Request to rezone from: CU-RM-8 / RA-3 . To: CU-RM-12

TO THE CITY COUNCIL OF THE CITY OF HIGH POINT:
We, the undersigned property owners, stand in opposition to the above noted zoning map amendment (rezoning) request:

PETITION CONTACT PERSON

(1) LEW RUSSO
NAME (Print) NAME (Signature)
666 CHAS CT. HIGH POINT NC 27265
ADDRESS
PHONE NUMBER(S) (W)_____ (H) 886-6162

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

(2) Kenneth Laird
NAME (Print) NAME (Signature)
6440 Mary Lee Way High Point, NC 27265
ADDRESS

(3) Pamela Laird
NAME (Print) NAME (Signature)
6440 Mary Lee Way High Point NC 27265
ADDRESS

(4) Julie Conger
NAME (Print) NAME (Signature)
6324 Mary Lee Way High Point NC 27265
ADDRESS

(5) Judy Cox
NAME (Print) NAME (Signature)
6410 Mary Lee Way High Point NC 27265
ADDRESS

PROTEST PETITION
ADDITIONAL SIGNATURE SHEET

Rezoning Case #: 09-02 Applicant/Owner: HEDGECOCK RD. LLC VERNON + LOIS SHIVERC

Location: 308 + 684 Hedgecock Rd

Request to rezone from: CU-RM-8 / RA-3 . To: CU-RM-12

Continue numbering from previous sheet

( ) ROBERTA POWELL — Roberta Powell
NAME (Print) NAME (Signature)
6314 Mary Lee Way HP NC 27265
ADDRESS

( ) Matt Poole — Matt Poole
NAME (Print) NAME (Signature)
6419 Mary Lee Way High Point NC 27265
ADDRESS

( ) Katie Poole — Katie Poole
NAME (Print) NAME (Signature)
6419 Mary Lee Way High Point NC 27265
ADDRESS

( ) Bonnie Leet — Bonnie H. Leet
NAME (Print) NAME (Signature)
6337 Mary Lee Way
ADDRESS

( ) Darlene Murray — Darlene Murray
NAME (Print) NAME (Signature)
6340 Mary Lee Way High Point NC 27265
ADDRESS

( ) Worthy Robert Murray — 6415 Mary Lee Way
NAME (Print) 6415 MARY LEE WAY NAME (Signature)
ADDRESS

( ) Chris Hyatt — Jennifer G Hyatt + Chris Hyatt
NAME (Print) NAME (Signature)
6423 Mary Lee Way
ADDRESS

( ) William Hobbs
NAME (Print) NAME (Signature)
905 Jennifer Ln
ADDRESS

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

SHARON F. LITTLE 6329 MARY LEE WAY
Sandra L Williams 6406 Mary Lee Way
Shannon Bruins Shannon Bruins 6344 Mary Lee Way.
KEVIN S. MURRAY 6340 MARY LEE WAY

CITY OF HIGH POINT
PLANNING AND DEVELOPMENT DEPARTMENT

STAFF REPORT
ANNEXATION CASE 09-01
March 2, 2009

Request	
Applicant: Vernon and Lois Shivers	**Owner(s):** Vernon and Lois Shivers
Proposal: Voluntary contiguous annexation so as to obtain City services.	**Effective Date:** Upon adoption.
	Associated Zoning Case: (Z09-02)

Site Information	
Location:	Lying along the north side of Hedgecock Road, opposite Hedgewood Lane (864 Hedgecock Road).
Tax Parcel Numbers:	01-07-73 (Davidson County Tax Parcel).
Site Acreage:	Approximately 3 acres.
Current Land Use:	Single family dwelling.
Current Fire District:	Horneytown Fire Department.
Proposed Development:	Multifamily uses (twin homes, townhomes or apartment complex).
Proposed Unit Type, Number and Average Value:	36 multifamily dwelling units as part of an apartment complex. The applicant estimates the total value of the development is $2,600,000.
Proposed Build-out Schedule:	The applicant estimates a total build-out within 3 years.
Physical Characteristics:	The site has a gentle to moderately sloping terrain.
Water and Sewer Proximity:	A 12 inch sewer line runs through the eastern portion of the site. Also, there are sewer lines within the public streets of the residential subdivision opposite the site along the south side of Hedgecock Road. A 12 inch water line runs along the entire site frontage within the Hedgecock Road right-of-way.
General Drainage and Watershed:	The site is upon the top of a gentle to moderately sloping hill and generally drains to the east. Based upon the size of the site and its potential development intensity, the watershed regulations will require stormwater controls to be provided.
Overlay District(s):	None

Adjacent Property Zoning and Current Land Use		
North:	CU-PI - Conditional Use Public & Institutional District	City of High Point soccer fields
South:	CU-PDR - Conditional Use Planned Unit Development – Residential District	Single family subdivision
East:	CU-PI - Conditional Use Public & Institutional District	City of High Point soccer fields
West:	CU RM-8 - Conditional Use Residential Multifmaily-8 District.	Undeveloped

Transportation Information			
Adjacent Streets:	**Name**	**Classification**	**Approx. Frontage**
	Hedgecock Road	Local Street	360 feet
	Lying northwest of the site is a 200 foot wide unimproved road right-of-way.		
Vehicular Access:	Via private drive or private roadway from Hedgecock Road. If more than 50 dwelling units are developed, 2 access points shall be required.		

City Department Comment Summary

Official City department comments were not requested for this proposed annexation due to the fact the site is surrounded by existing single family and multifamily developments which are currently within the City's corporate limits. Annexation petitions for residential uses within close proximity to existing service areas do not trigger the need for individual department comment.

Additional Comment / Revenue Impact

This 3 acre annexation site is the only parcel in this immediate area that has not been annexed by the City of High Point. This annexation petition is a logical progression of the City's annexation policy for this area as all of the surrounding property has been annexed into the City of High Point and developed. City services and service vehicles are already established in this area and the inclusion of this "donut-hole" of land area will not negatively impact the City's ability to provide services in this area.

Based upon the estimates of the annexation analysis cost benefit summary, it is anticipated that at the time this site is developed (estimated at FY 2012 or later), it will generate positive revenue in proportion to City services received. However, until the site is developed with multifamily uses, estimate revenue will be limited as there is only one single family dwelling upon the site.

Report Preparation

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

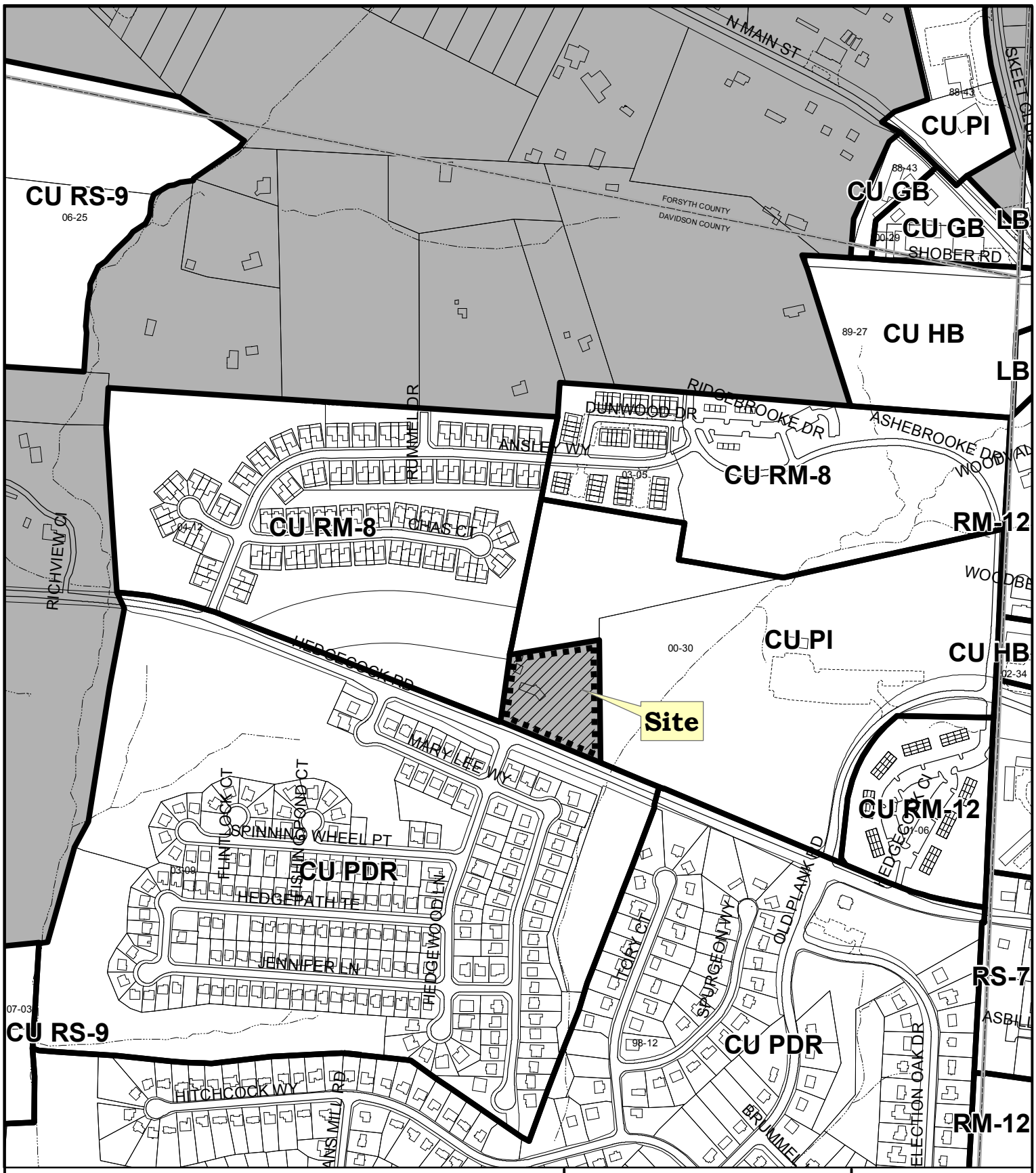
City of High Point
Annexation Analysis
Total Cost-Benefit Summary

	Fiscal Year* 2010	Fiscal Year* 2011	Fiscal Year* 2012	Fiscal Year* 2013	Fiscal Year* 2014	5 Year Total
	See note #1		See note #2			
Section 1: Total Revenues From Annexation						
Property Taxes	$1,664	$1,691	$21,395	$21,575	$21,763	$68,089
Sales Tax	$121	$125	$5,750	$5,922	$6,100	$18,018
Gas Tax	$51	$52	$2,414	$2,486	$2,561	$7,564
Utility Tax	$79	$82	$3,766	$3,879	$3,995	$11,800
Business Tax	$0	$0	$0	$0	$0	$0
Water Revenues	$600	$0	$1,953	$1,953	$1,953	$6,458
Sewer Revenues	$600	$0	$9,994	$9,994	$9,994	$30,583
Total Estimated Revenues	$3,115	$1,950	$45,271	$45,810	$46,366	$142,512

*Fiscal Year runs from July 1 through June 30

Note #1 - FY 2010 - 2011 assumes revenue with current single family dwelling upon site.

Note #2 - FY 2012 - 2014 assumes revenue with site being developed with 36 multifamily units in FY2012.



ANNEXATION REQUEST ANX09-01

Applicant: RA-3 Vernon and Lois Shivers
Area: 3.0 acres

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

Planning & Development Department

City of High Point

Date: February 9, 2009

N

Scale: 1'=500'
y:/ba-pz/2009/pz/anx09-01.mxd

Department of Transportation

March 31, 2009

MEMORANDUM **AGENDA ITEM**

TO: Randy McCaslin
Assistant City Manager

FROM: Mark McDonald, P.E.
Transportation Director

SUBJECT: Municipal Agreements with NCDOT for Traffic Control Maintenance
Schedules A, B, and C

Attached are Municipal Agreements received from the North Carolina Department of Transportation (NCDOT) renewing reimbursement schedules for maintenance services provided by the City for various traffic control measures.

These agreements are typically renewed every three years and obligate the City to ongoing, routine maintenance of traffic signs, pavement markings, and traffic signals on state-system roadways within our corporate limits. Terms of the agreements are very similar in content to previous agreements, with minor changes to formatting and revisions to the reimbursement rates. The duties associated with each agreement include preventative maintenance, repairs resulting from vehicular crashes, storms, vandalism, etc., as well as approved upgrades.

Schedule A is for standard traffic signing, on all state routes *excluding* US 311 Bypass (future I-74) and I-85 Business/US 29-70. The annual maximum reimbursement for traffic signs is approximately $16,000.

Schedule B covers pavement markings, also on state routes *excluding* US 311 Bypass (future I-74) and I-85 Business/US 29-70. Reimbursement is limited to approximately $35,000 per year.

Schedule C is for traffic signal maintenance. The City currently maintains 170 traffic signals owned by the State of North Carolina. The maximum annual reimbursement allowance for High Point's Schedule C agreement is approximately $300,000.

Schedule D, which covers signal system operations and maintenance, is not up for renewal at this time.

Please advise if additional information is desired. I will attend both the Finance Committee meeting and the City Council's regular session on Monday April 6 to address any questions that may arise regarding these agreements.

c Jeff Moore Finance Director
File

City of High Point, P.O. Box 230, 211 South Hamilton Street, High Point, NC 27261 USA
Phone: 336.883.3225/3226 Fax: 336.883.8568 TDD: 336.883.8517

NORTH CAROLINA
GUILFORD COUNTY

MUNICIPAL MAINTENANCE - TRAFFIC CONTROL DEVICES
SIGNS AGREEMENT
SCHEDULE A
DATE: 1/14/2009

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION

AND

WBS Elements: 7.104112

CITY OF HIGH POINT

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

W I T N E S S E T H:

WHEREAS, under the provisions of G.S. 136-18 and G.S. 136-66.1, the Department has the responsibility for the maintenance of highways on the State Highway System; that NC Administrative Code 19A NCAC 2B.0203 provides that the Department is authorized and directed to assume the cost of installing and erecting traffic control devices, hereinafter referred to as signs and supports, on the State Highway System streets which it approves; and

WHEREAS, the provisions of G.S. 136-66.1 authorizes the Municipality to contract with the Department for the installation, repair, and maintenance of highway signs and supports on State Highway System streets within the Municipality; and

WHEREAS, the Department finds it desirable and advantageous to enter into a Cost Reimbursement Agreement with the Municipality under which the Municipality installs and maintains signs and supports on State Highway System streets within the Municipality in accordance with the policy adopted by the Department for the installation and maintenance of such signs and supports; and

WHEREAS, the parties do not intend, through this Agreement, to transfer to the Municipality legal control, responsibility, or liability for any portion of the State Highway System from the State to the Municipality.

WHEREAS, the Department has programmed funding in the approved Transportation Improvement Program for the Project; and,

NOW, THEREFORE, the Department and the Municipality do hereby agree as follows:

That the Municipality shall maintain the signs and supports as described below and indicated on the attached Schedule "A".

SIGNS

The Municipality will maintain and replace, if necessary, those signs and supports indicated on the attached Schedule "A" that are the responsibility of the Department in accordance with the Department's policy for the installation and maintenance of signs and supports within the Municipality except those on the interstate and controlled access highways which the Department will continue to maintain. All signs erected will be of reflectorized sheeting on nonrecycled aluminum and mounted on a "U" channel post or material approved by the Department and indicated by the General Requirements for Schedule "A". The Municipality will be reimbursed for the maintenance and replacement of signs and supports that are the responsibility of the Department only. Reimbursement for signs and supports will be in accordance with the Schedule "A" attached hereto and incorporated herein by reference. The Department reserves the right to adjust the reimbursement rate periodically to reflect current market rates and/or may adjust the reimbursement rate three (3) percent each annum in consideration of recent inflation rates, subject to the availability of maintenance funds and the performance of the Municipality.

This agreement shall be in full force and ~~jn~~ remain in effect beginning with the date that the Administrator uses on the last page and continuing for a one-year period, with extensions possible for additional one-year periods, up to five (5) year extending. For the Municipality, the City Manager is authorized to agree to and execute any extensions, including agreeing to additional compensation or higher reimbursement that may be provided for in such extensions. At the end of each one-year period, upon written extension, this agreement shall continue as written or as modified with the understanding that the Department and/or the Municipality reserve the right to cancel this agreement with a thirty (30) day written notice to the opposite party. MVM

The Department may be billed quarterly by the Municipality at the local Division Office for the cost of signs and supports pursuant to this agreement. The Municipality shall submit the quarterly bill, including any related invoices, to the Department for signs and supports pursuant to this agreement on or before three months after the end of each quarterly cycle. Specifically, these dates are July 1st for the first quarter, October 1st for the second quarter, January 1st for the third quarter, and April 1st for the fourth quarter. All final bills must be submitted within one (1) year after the work is performed or said work will be considered non-billable and will not be paid for by the Department. The Municipality shall keep and maintain all cost records and supporting documentation for the work for which they bill the Department and shall make these cost records and documentation available to the Department upon request for audit for a period of five years after closing of each fiscal year.

The Municipality shall not install any signs or supports on the State Highway System streets that have not been approved by the Department pursuant to NC Administrative Code 19A NCAC 2B.0203. Approval for payment of installed signs and supports shall be given upon submittal of locations of installations by the Municipality to the Department. The Division Engineer or his designated representative shall review the submittal of signs and supports locations for adherence according to the guidelines provided by the Department.

This Agreement does not transfer legal control of or responsibility or liability for the State Highway System roads described herein to the Municipality, nor does it prohibit the Department from taking any action or undertaking any responsibilities with regard to such roads. This Agreement is solely for the benefit of the Municipality and the Department and not for the benefit of any other persons, including, but not limited to members of the public or uses of the State Highway System roads, and no third party rights are created, or intended to be created, by this Agreement.

> Any contract entered into with another party to perform work associated with the requirements of this agreement shall contain appropriate provisions regarding the utilization of Minority Businesses, Women Businesses, or Small Professional Services Firms (SPSF) as required by GS 136-28.4 and the North Carolina Administrative Code. The Department will provide the appropriate provisions to be contained in those contracts. Those provisions are available on the Department's website at: www.ncdot.org/doh/preconstruct/ps/contracts/sp/2006sp/municipal.html.

No advertisement shall be made nor any contract be entered into for services to be performed as part of this agreement without prior written approval of the advertisement or contents of the contract by the Department.

Failure to comply with these requirements will result in funding being withheld until such time as these requirements are met.

IN WITNESS WHEREOF, this Agreement has been executed by the Department and the Municipality by authority duly given.

ATTEST:

BY: _____

Clerk

CITY OF HIGH POINT

BY: _____

City/Town Manager

DATE: _____

Approved by _____of the local governing body of the City Of High Point as

attested to by the signature of Clerk of said governing body on _____ (Date)

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

BY: _____

(FINANCE OFFICER)

(SEAL)

Remittance Address:

City of High Point

_____

_____

DEPARTMENT OF TRANSPORTATION

BY: _____

(STATE HIGHWAY ADMINISTRATOR)

DATE: _____

Municipal Maintenance Agreement – Traffic Control Devices
Schedule "A" – Signs

The Board of Transportation will reimburse the Municipality for maintaining signs on the following schedule:

- **Signs**: Every 12 years, or if sign is damaged, deteriorated, or otherwise not meeting its intended use.
- **Supports** for new installations or supports that are damaged or otherwise not meeting its intended use.

ITEM	QUANTITY OF ITEM INSTALLED	* REIMBURSEMENT	UNIT	TOTAL REIMBURSEMENT PER ITEM
A. 30"x30" Stop - Type III Sheeting		$34.87	EA	
B. 36"x36" Stop - Type III Sheeting		$55.26	EA	
C. 36"x36" Yield - Type III Sheeting		$55.26	EA	
D. 36" RR Warning - Type IX Sheeting (Fluorescent Yellow Color)		$107.01	EA	
E. Warning Signs: Type IX Sheeting (Fluorescent Yellow-Green Color)				
1. 30"x30" School [Advance Symbol] (S1-1)		$70.56	EA	
36"x36" School [Advance Symbol] (S1-1)		$107.01	EA	
48"x48" School [Advance Symbol] (S1-1)		$215.52	EA	
2. 24"x12" Diagonal Arrow (W16-7)		$22.58	EA	
30"x18" Diagonal Arrow (W16-7)		$42.33	EA	
3. 24"x10" Ahead Plaque (W16-7P)		$18.81	EA	
36"x20" Ahead Plaque (W16-7P)		$59.45	EA	
48"x30" Ahead Plaque (W16-7P)		$134.70	EA	
4. 24"x12" XXX FT Panel (16-2)		$22.58	EA	
30"x18" XXX FT Panel (16-2)		$42.33	EA	
5. 30"x30" Pedestrian (W11-2)		$70.56	EA	
36"x36" Pedestrian (W11-2)		$107.01	EA	
6. 30"x30" Bicycle (W11-1)		$70.56	EA	
36"x36" Bicycle (W11-1)		$107.01	EA	
7. 24"x8" School (S4-3)		$15.05	EA	
30"x10" School (S4-3)		$23.52	EA	
36"x12" School (S4-3)		$35.67	EA	
8. 30"x30" School Bus Stop Ahead (S3-1)		$70.56	EA	
36"x36" School Bus Stop Ahead (S3-1)		$107.01	EA	
9. 24"x18" Share the Road (W16-1)		$33.87	EA	
F. Other warning and regulatory – Type III Sheeting		.063 gauge Al @$ 5.83	SF	
		.080 gauge Al @ $6.41		
		.125 gauge Al @ $8.05		
G. Guide Signs w/o Z bars - Type III Sheeting		Single panel = $11.83	SF	
		Dbl panel = $12.53		
H. Guide Signs w/Z bars - Type III Sheeting		$15.56	SF	
J. 2 lb U channel Posts		$1.25	LF	
K. 3 lb U channel Posts		$2.00	LF	
L. 4" X 4" Wood Posts		$1.75	LF	
M. 4" X 6" or 6" X 6" Wood Posts		$5.00	LF	
N. Installation of 1 Post Sign or Assembly		$25.00	EA	
O. Installation of 2 Post Sign or Assembly		$35.00	EA	
P. Installation of Z Bar Sign		$200.00	EA	
TOTAL REIMBURSEMENT =				

*Sign and support prices shown are current maximum allowable sign reimbursements. See **General Requirements**.

GENERAL REQUIREMENTS – Schedule A

Signs may be purchased from the Department of Corrections (DOC), fabricated by the Municipality, or purchased from a private sign manufacturer providing the sign meets all NCDOT sheeting and sign fabrication specifications. The NCDOT sheeting specification is available from the Department's website @ http://www.doh.dot.state.nc.us/preconstruct/traffic/congestion/sign/. The sign fabrication requirements are in Section 901 of the NCDOT Standard Specifications for Roads and Structures. Installation of signs shall be in accordance with the NCDOT Roadway Standard Drawings. The signs and sign installations shall meet all requirements of these specifications and standards for the Municipality to be reimbursed. Reimbursement will be made after sign installations. The Municipality shall meet all requirements of the General Requirements and Appendix A for reimbursement by NCDOT. The Department reserves the right to inspect any signs installed by the Municipality under Schedule A before or after installation.

For reimbursement of sign support(s), the supports and support installations must meet all requirements of Section 903 of the NCDOT Standard Specifications for Roads and Structures and the NCDOT Roadway Standard Drawings.

*If the signs are provided by a private contractor or the Municipality, the reimbursement rate will be the actual cost of the sign as shown on invoice, not to exceed the maximum reimbursement rate shown on Schedule A for each designated sign. The Department reserves the right to adjust the reimbursement rate periodically to reflect current market rates. Signs ordered from the DOC will be based upon sign prices at the time ordered and payable after installation.

NCDOC Information:

If ordering signs from the Department of Corrections (DOC):

Telephone: 1-800-241-0124
Fax: (919) 716-3974

NCDOC
2020 Yonkers Road
Raleigh, NC 27605

NORTH CAROLINA
GUILFORD COUNTY

MUNICIPAL MAINTENANCE - TRAFFIC CONTROL DEVICES
MARKINGS & MARKERS AGREEMENT
SCHEDULE B
DATE: 1/14/2009

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION

AND

WBS Elements: 7.104112

CITY OF HIGH POINT

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

W I T N E S S E T H:

WHEREAS, under the provisions of G.S. 136-18 and G.S. 136-66.1, the Department has the responsibility for the maintenance of highways on the State Highway System; that NC Administrative Code 19A NCAC 2B.0203 provides that the Department is authorized and directed to assume the cost of installing and erecting traffic control devices, hereinafter referred to as pavement markings and markers, on the State Highway System streets which it approves; and

WHEREAS, the provisions of G.S. 136-66.1 authorizes the Municipality to contract with the Department for the installation, repair, and maintenance of highway pavement markings and markers on State Highway System streets within the Municipality; and

WHEREAS, the Department finds it desirable and advantageous to enter into a Cost Reimbursement Agreement with the Municipality under which the Municipality installs and maintains signs and supports on State Highway System streets within the Municipality in accordance with the policy adopted by the Department for the installation and maintenance of such pavement markings and markers; and

WHEREAS, the parties do not intend, through this Agreement, to transfer to the Municipality legal control, responsibility, or liability for any portion of the State Highway System from the State to the Municipality.

WHEREAS, the Department has programmed funding in the approved Transportation Improvement Program for the Project; and,

NOW, THEREFORE, the Department and the Municipality do hereby agree as follows:

That the Municipality shall maintain the signs and supports as described below and indicated on the attached Schedule "B".

MARKINGS AND MARKERS

The Municipality shall install and maintain pavement markings and markers as indicated on Schedule "B" which are the responsibility of the Department in accordance with the Department's policy for the installation and maintenance of pavement markings and markers within the Municipality except those on the interstate and controlled access highways which the Department shall continue to maintain. The Municipality shall use approved pavement marking materials and pavement markers. Reimbursement for pavement markings and markers shall be in accordance with Schedule "B" Markings and Markers, attached hereto and incorporated herein by reference.

This agreement shall be in full force and ~~in~~ remain in effect beginning with the date that the Administrator uses on the last page and continuing for a one-year period, with extensions possible for additional one-year periods, up to five (5) year extending. For the Municipality, the City Manager is authorized to agree to and execute any extensions, including agreeing to additional compensation or higher reimbursement that may be provided for in such extensions. At the end of each one-year period, upon written extension, this agreement shall continue as written or as modified with the understanding that the Department and/or the Municipality reserve the right to cancel this agreement with a thirty (30) day written notice to the opposite party. MVM

The Department may be billed quarterly by the Municipality at the local Division Office for the cost of signs and supports pursuant to this agreement. The Municipality shall submit the quarterly bill, including any related invoices, to the Department for signs and supports pursuant to this agreement on or before three months after the end of each quarterly cycle. Specifically, these dates are July 1st for the first quarter, October 1st for the second quarter, January 1st for the third quarter, and April 1st for the fourth quarter. All final bills must be submitted within one (1) year after the work is performed or said work will be considered non-billable and will not be paid for by the Department. The Municipality shall keep and maintain all cost records and supporting documentation for the work for which they bill the Department and shall make these cost records and documentation available to the Department upon request for audit for a period of five years after closing of each fiscal year. The reimbursement rates shown on the attached Schedule "B" shall be increased three (3) percent each annum in consideration of recent inflation rates, subject to the availability of maintenance funds and the performance of the Municipality.

The Municipality shall not install any signs or supports on the State Highway System streets that have not been approved by the Department pursuant to NC Administrative Code 19A NCAC 2B.0203. Approval for

payment of installed signs and supports shall be given upon submittal of locations of installations by the Municipality to the Department. The Division Engineer or his designated representative shall review the submittal of signs and supports locations for adherence according to the guidelines provided by the Department.

This Agreement does not transfer legal control of or responsibility or liability for the State Highway System roads described herein to the Municipality, nor does it prohibit the Department from taking any action or undertaking any responsibilities with regard to such roads. This Agreement is solely for the benefit of the Municipality and the Department and not for the benefit of any other persons, including, but not limited to members of the public or uses of the State Highway System roads, and no third party rights are created, or intended to be created, by this Agreement.

> Any contract entered into with another party to perform work associated with the requirements of this agreement shall contain appropriate provisions regarding the utilization of Minority Businesses, Women Businesses, or Small Professional Services Firms (SPSF) as required by GS 136-28.4 and the North Carolina Administrative Code. The Department will provide the appropriate provisions to be contained in those contracts. Those provisions are available on the Department's website at: www.ncdot.org/doh/preconstruct/ps/contracts/sp/2006sp/municipal.html.

No advertisement shall be made nor any contract be entered into for services to be performed as part of this agreement without prior written approval of the advertisement or contents of the contract by the Department.

Failure to comply with these requirements will result in funding being withheld until such time as these requirements are met.

IN WITNESS WHEREOF, this Agreement has been executed by the Department and the Municipality by authority duly given.

ATTEST:

BY: _____

Clerk

CITY OF HIGH POINT

BY: _____

City/Town Manager

DATE: _____

Approved by _____ of the local governing body of the City of High Point as

attested to by the signature of Clerk of said governing body on _____(Date)

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

BY: _____

(FINANCE OFFICER)

(SEAL)

Remittance Address:

City of High Point

_____

_____

DEPARTMENT OF TRANSPORTATION

BY: _____

(STATE HIGHWAY ADMINISTRATOR)

DATE: _____

ATTACHMENT 1

MUNICIPAL MAINTENANCE AGREEMENT – TRAFFIC CONTROL DEVICES

SCHEDULE 'B' MARKINGS AND MARKERS

The Board of Transportation shall reimburse the Municipality for marking the system highways based on the following schedule:

( ) CHECK here if Municipality is to INSTALL ALL MARKINGS AND MARKERS. OTHERWISE, CIRCLE THE LETTER IN FRONT of the items below to be maintained by the Municipality.

	ITEM	QUANTITY OF ITEM INSTALLED	REIMBURSEMENT	UNIT	TOTAL REIMBURSEMENT PER ITEM
A.	4" Thermoplastic Pavement Marking Line, 120 mils		$0.30	LF	
B.	4" Thermoplastic Pavement Marking Line, 90 mils		$0.23	LF	
C.	6" Thermoplastic Pavement Marking Line, 120 mils		$0.60	LF	
D.	6" Thermoplastic Pavement Marking Line, 90 mils		$0.50	LF	
E.	8" Thermoplastic Pavement Marking Line, 120 mils		$1.00	LF	
F.	8" Thermoplastic Pavement Marking Line, 90 mils		$0.85	LF	
G.	12" Thermoplastic Pavement Marking Line, 90 mils		$1.20	LF	
H.	16" Thermoplastic Pavement Marking Line, 120 mils		$2.90	LF	
I.	24" Thermoplastic Pavement Marking Line, 120 mils		$5.00	LF	
J.	Thermoplastic Pavement Marking Line Removal, 4"		$0.50	LF	
K.	Thermoplastic Pavement Marking Character, 120 mils		$50.00	EA	
L.	Thermoplastic Pavement Marking Symbol (single arrow) 90 mils		$75.00	EA	
M.	Thermoplastic Pavement Marking Symbol (combination arrow) 90 mils		$112.50	EA	
N.	Thermoplastic Pavement Marking Symbol & Character Removal		$30.00	EA	
O.*	4" Paint Pavement Marking Line*		$0.09	LF	
P. *	6" Paint Pavement Marking Line*		$0.20	LF	
Q. *	8" Paint Pavement Marking Line*		$0.30	LF	
R. *	12" Paint Pavement Marking Line*		$0.30	LF	
S. *	16" Paint Pavement Marking Line*		$2.10	LF	
T. *	24" Paint Pavement Marking Line*		$2.20	LF	
U.	Paint Pavement Marking Character		$15.00	EA	
V.	Paint Pavement Marking Symbol (single arrow)		$22.50	EA	
W.	Paint Pavement Marking (combination arrow)		$33.75	EA	
X.	Permanent Raised Pavement Marker		$3.00	EA	
Y.	Permanent Snowplowable Raised Pavement Marker		$25.00	EA	
Z.	Permanent Snowplowable Raised Pavement Marker Lens Replacement		$15.00	EA	
				TOTAL REIMBURSEMENT =	

*** This pay item is for one layer of paint. Any other layers will also be paid for under the same pay item.**

NOTES:

The Municipality shall bill the Division of Highways on a quarterly basis for the pavement marking and markers accomplished by the use of long-life pavement marking material and pavement markers. Long-life pavement markings, paint, and markers will be paid for using the unit prices listed on ATTACHMENT 1.

Pavement markings are expected to have a five (5) year life cycle. Placement of pavement markings will be reimbursable on any given roadway once every five (5) years assuming the replacement is warranted the fifth (5th year). Any replacement necessary on those roadways according to the NCDOT Standard Practice before the five (5) year cycle is complete will be the responsibility of the Municipality and at no expense to the Department.

Pavement markers are expected to have a life cycle of three (3) years. Placement of pavement markers/snowplowable marker lenses will be reimbursable on any given roadway once every three (3) years assuming the replacement is warranted the third (3rd) year. Any replacement necessary on those roadways according to the NCDOT Standard Practice before the three (3) year cycle is complete will be the responsibility of the Municipality and at no expense to the Department with the following exception:

> Permanent raised markers that have been prematurely removed from the pavement as a result of snow removal should be replaced after the snowplowing season. Replacement of these markers will be considered reimbursable at the unit price listed above.

The Municipality would be expected to keep these markings and markers in good repair according to the NCDOT Standard of Practice for Pavement Marking and Marker Maintenance. Engineering judgement should be used by the municipality to determine if markings and or markers meet these replacement criteria. Retroreflectivity measurements may be taken by the NCDOT on an as needed basis and/or when either party has questioned the status.

Items included on the Schedule may be added or deleted to those checked above by a request in letter form signed by the Mayor, Clerk (or Manager). The letter shall be sent in quadruplicate to the Division Engineer accompanied by four (4) copies of the SCHEDULE with all appropriate items checked. If the Division Engineer approves the new SCHEDULE he/she shall sign, as approved, all four (4) copies of the Municipality's letter of request. The Division Engineer shall then: 1) forward one copy of the letter and SCHEDULE to the DOT Controller and the State Traffic Engineer 2) return a copy of each to the Municipality 3) retain copy of each of his/her file. The new schedule shall then become effective at the beginning of the next quarter for reimbursement.

Above rates approved by the Board of Transportation _____ to be effective _____.

NORTH CAROLINA
GUILFORD COUNTY

MUNICIPAL MAINTENANCE - TRAFFIC CONTROL DEVICES
TRAFFIC SIGNALS AGREEMENT
SCHEDULE C
DATE: 1/14/2009

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION

AND

WBS Elements: 36247.7.3

CITY OF HIGH POINT

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

W I T N E S S E T H:

WHEREAS, the Department and the Municipality, have a mutual interest in the efficient and effective operation of traffic signals within the Municipality of and,

WHEREAS, the provisions of the North Carolina General Statutes 136-66.1 and 136-18, authorize the Municipality to contract with the Department for the installation, repair and maintenance of highway signs and markings, electric traffic signals and other traffic control devices on State Highway System streets within the Municipality, and,

WHEREAS, the Department finds it desirable and advantageous to enter into an Agreement to reimburse the Municipality for costs incurred under which the Municipality maintains and operates traffic signals at certain intersections which are on the State's Highway System within or near the City of High Point; and,

WHEREAS, the Municipality finds that it is in the best public interest to maintain and operate traffic signals at certain intersections which are on the State's Highway System within or near the City of High Point; and,

NOW, THEREFORE, the Department and the Municipality do hereby agree as follows:

1. The Municipality shall maintain and operate the traffic signals as indicated hereinafter.

   A. The Department and the Municipality recognize that each party to this Agreement has an obligation and responsibility to provide for the safe, orderly, and efficient flow of traffic on their respective street systems.

B. The operation and maintenance of intersections on the State Highway System, both at the hardware and software levels, will be subject to the approval of the Department and will reflect the needs of traffic on both the State Highway System and the Municipal System. In the event the Department and the Municipality cannot agree on issues affecting the operation and maintenance of these intersections, the decision of the Department will be final.

2. The Department shall reimburse the Municipality based on an annual amount for the operation and maintenance of the traffic signals. The Department shall be billed quarterly by the Municipality at the Division Office for the maintenance and operation of traffic signals as indicated in the attached Schedule "C" on or before three months after the end of each quarterly cycle. Upon the presentation of an itemized quarterly invoice, the Department will pay for the cost of operating and maintaining traffic signals as indicated in Schedule "C". All final bills must be submitted within one (1) year after the work is performed or said work will be considered non-billable and will not be paid for by the Department. The reimbursement rates shown on the attached Schedule "C" may be increased three (3) percent each annum in consideration of recent inflation rates, subject to the availability of maintenance funds and the performance of the Municipality.

3. This Agreement shall be in full force and effect on the first day of the month following the date that this agreement is executed by the Department and the Municipality, but it may be modified by mutual agreement of the parties. Either party may terminate the said agreement upon 30 days written notice.

4. This Agreement shall be for a period of one (1) year. At the end of the year, the provisions and quality of results may be reviewed by the Department and the Municipality. Any extensions will be contingent upon the increase of NCDOT maintenance funds by the General Assembly and may be made in one (1) year increments, incorporating any mutually agreed upon adjustments, up to a total duration of five years.

5. The Municipality shall maintain all books, documents, papers, accounting records, and such other evidence as may be appropriate to substantiate costs incurred under this Agreement. Further, the Municipality shall make such materials available at its office at all reasonable times during the contract period, and for five (5) years from the date of final payment under this agreement, for inspection and audit by the Department's Financial Management Division.

   A. In accordance with OMB Circular A-133, "Audits of States, Local Governments and Non-Profit Organizations" (www.whitehouse.gov/omb/circulars/a133/a133.html) dated June 27, 2003 and the Federal Single Audit Act Amendment of 1996, the Municipality shall arrange for an annual independent financial and compliance audit of its fiscal operations. The Municipality shall furnish the Department with a copy of the annual independent audit report within thirty (30) days of completion

of the report, but not later than nine (9) months after the Municipality's fiscal year ends.

B. The Municipality agrees that it shall bear all construction costs for which it is unable to substantiate actual costs.

C. Force account work is only allowed when there is a finding of cost effectiveness for the work to be performed by some method other than contract awarded by competitive bidding process. Written approval from the Division Engineer is required prior to the use of force account by the Municipality. Said invoices for force account work shall show a summary of labor, labor additives, equipment, materials and other qualifying costs in conformance with the standards for allowable costs set forth in Office of Management and Budget (OMD) Circular A-87 (www.whitehouse.gov/omb/circulars/a087.html). Reimbursement shall be based on actual cost incurred with the exception of equipment owned by the Municipality or its Project partners. Reimbursement rates for equipment owned by the Municipality or its Project partners cannot exceed the Department's rates in effect for the time period in which the work is performed.

D. Any costs incurred by the Municipality prior to written notification by the Department to proceed with the work shall not be eligible for reimbursement.

6. The Municipality agrees to an annual audit of the performance of intersection equipment and systems. The audit is to be performed by the Department and the Municipality.

7. The Municipality shall not install any traffic control devices on any State Highway System street, which have not been approved by the Department pursuant to North Carolina General Statutes 20-169.

8. The Municipality agrees not to make any traffic signal phasing changes on the State Highway System without prior approval of the Department.

9. The Municipality shall maintain and operate the traffic signals in accordance with North Carolina General Statutes, the Department's current policies and guidelines, and all local codes and ordinances. If, in the opinion of the Department, the Municipality does not maintain the traffic signals in accordance with the specified criteria, the Department shall have the right to terminate this agreement.

10. Any contract entered into with another party to perform work associated with the requirements of this agreement shall contain appropriate provisions regarding the utilization of Minority Businesses, Women Businesses, (MBE/WBE) as required by GS 136-28.4 and the North Carolina Administrative Code. The Department will provide the appropriate provisions to be contained in those contracts. Those provisions are available on the Department's website at: www.ncdot.org/doh/preconstruct/ps/contracts/sp/2006sp/municipal.html.

No advertisement shall be made nor any contract be entered into for services to be performed as part of this agreement without prior written approval of the advertisement or contents of the contract by the Department.

Failure to comply with these requirements will result in funding being withheld until such time as these requirements are met.

11. It is the policy of the Department not to enter into any agreement with another party that has been debarred by any government agency (Federal or State). The Municipality certifies, by signature of this agreement, that neither it nor its agents or contractors are presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from participation in this transaction by any Federal or State Department or Agency.

12. This Agreement does not transfer legal control of, or responsibility, or legal liability for the State Highway System roads described herein to the Municipality, nor does it prohibit the Department from taking any action or undertaking any responsibilities with regard to such roads. This Agreement is solely for the benefit of the Municipality and the Department and not for the benefit of any other persons, including but not limited to, members of the public or users of the State Highway System roads, and no third party rights are created, or intended to be created, by this Agreement.

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

ATTEST:

BY: _____

TITLE: _____

DATE: _____

CITY OF HIGH POINT

BY: _____

TITLE: _____

DATE: _____

Approved by _____of the local governing body of the City of High Point as

attested to by the signature of Clerk of said governing body on _____(Date)

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

BY: _____

(SEAL)

(FINANCE OFFICER)

Remittance Address:

City of High Point

_____

_____

DEPARTMENT OF TRANSPORTATION

BY: _____

(STATE HIGHWAY ADMINISTRATOR)

DATE: _____

HIGH POINT MUNICIPAL MAINTENANCE AGREEMENT - TRAFFIC CONTROL DEVICES
SCHEDULE C - SIGNALS - LEVEL C (Page1)

The Board of Transportation will reimburse the Municipality for maintenance of traffic signals on the following schedule.

Place a check beside the value for each maintenance function(s) the Municipality agrees to perform under any line item if all maintenance functions are not selected.

Place a check beside the value under "Total Maintenance" if the Municipality is to perform all maintenance functions for any line item.

Item		Emergency Maintenance	Preventive Maintenance	Bench Maintenance	Total Maintenance
A.	Vehicular Signal Section(Average of 10 heads/int. or 30 section/int.)	☐ $1.19	☐ $9.65		☐ $10.84
B.	Pedestrian Signal Head(Average of 4 heads/int.)	☐ $2.98	☐ $19.84		☐ $22.82
C.	Fiber-Optic or LED Blank-out Sign	☐ $11.91	☐ $11.91		☐ $23.82
D.	Pretimed Electronic Controller/Cabinet	☐ $71.42	☐ $130.93	☐ $216.30	☐ $418.65
E.	2-8 Assigned Phase Actuated Controller/Cabinet	☐ $71.42	☐ $476.11	☐ $257.50	☐ $805.03
F.	2-8 Assigned Phase Actuated Controller/Cabinet with Machine-vision Detection	☐ $71.42	☐ $476.11	☐ $772.50	☐ $1,320.03
G.	Flashing Beacon Controller/Cabinet	☐ $11.90	☐ $119.03		☐ $130.93
H.	Travel Costs for Preventive Maintenance at Signalized Intersections(not Flashers)		☐ $59.51		☐ $59.51

Item		Lump Sum Payment
AA.	Replace Loop(includes labor, materials, and other costs for sawcutting and sealing)[1]	☐ $4.64 per foot of sawcut
AB.	Furnish and install Lead-in Cable	☐ $1.55 per foot installed
AC.	Furnish Single Channel Loop Detector Unit[2]	☐ $103.00
AD.	Furnish Two-Channel Loop Detector Unit[2]	☐ $164.80
AE.	Furnish and install Pull Box	☐ $154.50

Revised 6-20-08

HIGH POINT MUNICIPAL MAINTENANCE AGREEMENT - TRAFFIC CONTROL DEVICES
SCHEDULE C - SIGNALS - LEVEL C (Page 2)

AF.	Furnish and install Pull Box Cover	☐	$56.65
AG.	Furnish and install Conduit	☐	$3.61 per foot installed
AH.	Furnish and install Riser	☐	$206.00
AI.	Furnish and install 35-foot Class 3 Wood Pole[2]	☐	$546.00
AJ.	Furnish and install 40-foot Class 3 Wood Pole[2]	☐	$603.00
AK.	Furnish and install Guy/Anchor Assembly	☐	$206.00
AM.	Furnish and install Audible Pedestrian Signal[2]	☐	$412.00
AN.	Furnish 12-inch 3-Section Vehicular Signal Head[2]	☐	$100.00
AO.	Furnish 12-inch 4-Section Vehicular Signal Head[2]	☐	$135.00
AP.	Furnish 12-inch 5-Section Vehicular Signal Head[2]	☐	$220.00
AQ.	Furnish 8-inch 3-Section Vehicular Signal Head[2]	☐	$65.00
AR.	Furnish 8-inch 4-Section Vehicular Signal Head[2]	☐	$85.00
AS.	Furnish 8-inch 5-Section Vehicular Signal Head[2]	☐	$150.00
AT.	Furnish Pedestrian Signal Head[2]	☐	$85.00
AU.	Furnish LED Indication - 12-inch RED Ball[2]	☐	$41.20
AV.	Furnish LED Indication - 12-inch YELLOW Ball[2]	☐	$82.25
AW.	Furnish LED Indication - 12-inch GREEN Ball[2]	☐	$51.60
AX.	Furnish LED Indication - 12-inch RED Arrow[2]	☐	$37.20
AY.	Furnish LED Indication - 12-inch YELLOW Arrow[2]	☐	$68.75

Revised 6-20-08

HIGH POINT MUNICIPAL MAINTENANCE AGREEMENT - TRAFFIC CONTROL DEVICES
SCHEDULE C - SIGNALS - LEVEL C (Page 3)

Item		Lump Sum Payment	
AZ.	Furnish LED Indication - 12-inch GREEN Arrow[2]	☐	$44.70
BA.	Furnish LED Indication - 8-inch RED Ball[2]	☐	$36.90
BB.	Furnish LED Indication - 8-inch YELLOW Ball[2]	☐	$85.00
BC.	Furnish LED Indication - 8-inch GREEN Ball[2]	☐	$39.35
BD.	Furnish and install Grounding System	☐	$231.75
BE.	Furnish Pretimed/Actuated Controller[2]	☐	$1,236.00
BF.	Furnish Pole-Mounted Cabinet[2]	☐	$3,805.85
BG.	Furnish Base-Mounted Cabinet[2]	☐	$5,408.55
BH.	Furnish LED Blank-Out Sign[2]	☐	$2,000.00
BI.	Furnish 3-channel NEMA-Plus Conflict Monitor[2]	☐	$223.55
BJ.	Furnish 6-channel NEMA-Plus Conflict Monitor[2]	☐	$425.40
BK.	Furnish 12-channel NEMA-Plus Conflict Monitor[2]	☐	$522.25
BL.	Furnish NEMA TS-2 Malfunction Management Unit[2]	☐	$631.40
BM.	Furnish Type 2010 Conflict Monitor with Absence of Red Monitoring[2]	☐	$500.00
BN.	Furnish Detection Camera/Sensor with Enclosure[2]	☐	$1,545.00

HIGH POINT MUNICIPAL MAINTENANCE AGREEMENT - TRAFFIC CONTROL DEVICES
SCHEDULE C - SIGNALS - LEVEL C (Page 4)

Item		Lump Sum Payment
BO.	Perform Annual Inspection on Railroad-Interconnected Intersections	$186.45
BP.	Furnish LED Indication - 12-inch Hand	$44.90
BQ.	Furnish LED Indication - 12-inch Man	$82.50
BR.	Furnish LED Indication - 12-inch Hand/Man Overlay	$118.75
BS.	Furnish LED Indication - 16-inch Hand/Man Overlay with Countdown Module	$243.75
BT.	Remove and dispose of wood pole	$190.00
BU.	Furnish and install 3/8-inch spanwire and incidental hardware	$2.90 per foot installed
BV.	Furnish and install 4 or 7-conductor signal cable	$1.80 per foot installed

[1] Replacement of **defective** loop with loop of identical or upgraded design requires no prior approval. Upgrading of functional rectangular loops to Quadrupole design requires prior approval from Division Traffic Engineer.

[2] Requires prior approval from Division Traffic Engineer for reimbursement of non-emergency replacements. If item is covered under warranty, Municipality will not be reimbursed without prior approval from Division Traffic Engineer.

Emergency Maintenance: This maintenance includes all labor and incidental items to bring the operation of the intersection into reasonable conformance with the existing plan of record. Reimbursements for items AA through BN and BP through BS will be given for items utilized in the completion of this work. Sufficient spare equipment must be purchased at the expense of the maintaining agency to insure all intersections are continuously operating according to the plan of record.

Preventive Maintenance: This maintenance includes the labor and materials as outlined in the attached Schedule of Preventive Maintenance. *Reimbursements for items AA through BN and BP through BS will be given for items utilized in the completion of this work only upon prior approval by the Division Traffic Engineer.* Where specialty equipment is not addressed specifically in the attached schedule, manufacturer's recommendations should be followed to insure continued optimum operation. Sufficient spare equipment must be purchased at the expense of the maintaining agency to allow the completion of this work.

Bench Maintenance: This maintenance includes labor, parts and materials to repair electronic traffic signal control components. This work typically involves in-house repair of electronic assemblies by troubleshooting and replacing specific integrated circuit chips, repairing damaged printed circuit traces, and making circuit modifications. This work includes making hardware, firmware and software upgrades to equipment to insure optimum operation. This work must be completed in a timely manner to support the emergency and preventive maintenance functions.

HIGH POINT MUNICIPAL MAINTENANCE AGREEMENT - TRAFFIC CONTROL DEVICES
SCHEDULE C - SIGNALS - LEVEL C (Page 5)

Items included on this schedule may be added or deleted to those checked above by a request in letter form signed by the Mayor, Clerk (or Manager). The letter should be sent in quadruplicate to the Division Engineer accompanied by four (4) copies of the SCHEDULE with all appropriate items checked. If the Division Engineer approves the new SCHEDULE he should sign, as approved, all four (4) copies of the Municipality's letter of request. The Division Engineer then forwards one copy of the letter and SCHEDULE to the DOT Controller and the State Traffic Engineer, returns a copy of each to the Municipality, and retains a copy of each for his file. The new SCHEDULE will then become effective at the beginning of the next quarter for reimbursement.

The Board of Transportation reserves the right of verification that all selected maintenance functions are being properly performed. If it is determined that any authorized maintenance function is not being performed, the reimbursement will be reduced accordingly.

_____
CITY OR TOWN

_____
MAYOR OR MANAGER DATE

_____
CLERK DATE

DEPARTMENT OF TRANSPORTATION

_____
DIVISION ENGINEER DATE

Revised 6-20-08

PLANNING AND ZONING COMMISSION RECOMMENDATION

On February 24, 2009, a public hearing was held before the Planning and Zoning Commission regarding the request described below. All members of the Commission were present except for Mr. Jay Wagner and Mark Walsh.

City of High Point Street Abandonment Case 09-03

A request by the City of High Point to abandon an unimproved portion of right-of-way known as Moffitt Drive, lying north of Welch Drive, between Druid Street and Snider Street.

Mr. Schroeder presented this request and recommended approval of the case as outlined in the staff report.

No one spoke in favor or in opposition.

The Planning & Zoning Commission recommended ***approval***, by a vote of 7-0, of Street Abandonment Case 09-03, with retention of a utility easement, as recommended by staff.

CITY OF HIGH POINT
PLANNING AND DEVELOPMENT DEPARTMENT

STAFF REPORT
STREET ABANDONMENT CASE 09-03
February 24, 2009

Request	
Applicant: City of High Point Technical Review Committee	**Proposal:** Abandonment of an unimproved portion of right-of-way known as Moffitt Drive, lying north of Welch Drive, between Druid Street and Snider Street.

Adjacent Streets		
Name:	**Classification:**	**R/W and Pavement Width:**
Snider Street	Local Street	50ft. R/W & 30ft. Curb and Gutter
Druid Drive	Local Street	40ft. R/W and 18ft. Ribbon
Moffitt Drive	Local Street	50ft. R/W and unimproved

Adjacent Property Zoning and Current Land Use		
North:	Single-Family Residential-7 (RS-7)	Single-Family homes
South:	Single-Family Residential-7 (RS-7)	Single-Family homes
East:	Single-Family Residential-9 (RS-9)	Single-Family homes
West:	Single-Family Residential-7 (RS-7)	Single-Family homes

Analysis

The Moffitt Drive right-of-way considered for abandonment contains approximately 0.40 acres in area (approximately 50 feet wide by 350 feet in length). Four properties owners are affected by the street abandonment. The right-of-way is not necessary to provide access to the abutting lots. There are overhead lines for telephone (North State) and cable television (Time Warner). Therefore, retention of an electric utility easement for the overhead lines is necessary. A 15 foot electric utility easement centered on the existing lines will be retained.

Findings

The TRC reviewed this request on September 25, 2002 and January 16, 2009 and identified no issues that would prevent its abandonment. The retention of an easement is necessary for the existing overhead utilities.

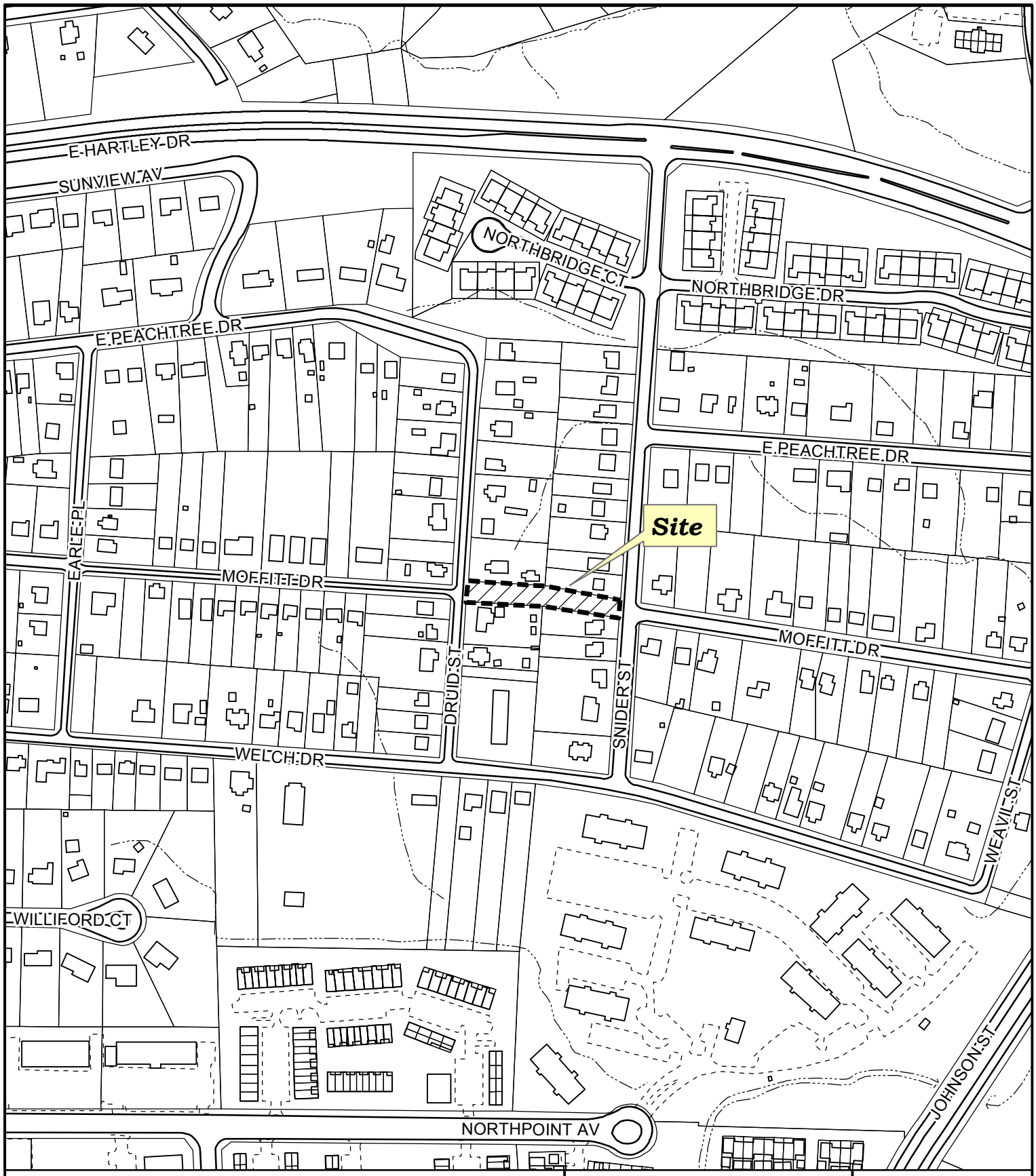
The abandonment of the public's interest and conveyance of the right-of-way to the abutting property owner as regulated will not deny the abutting property owner reasonable access to their property.

Recommendation

The Planning and Development Department recommends approval of the requested street right-of-way abandonment with the retention of a 15 foot electric utility easement based on preliminary findings that it is not contrary to the public interest, and that no property in the vicinity of the street abandonment would be deprived of reasonable means of ingress or egress.

Report Preparation

This report was prepared by Planning and Development Department staff member Mark Schroeder AICP, and reviewed by Bob Robbins AICP and Lee Burnette AICP.



STREET ABANDONMENT REQUEST SA09-03

Applicant: City of High Point
Area: 0.38 acres

Location of proposed street abandonment

Planning & Development Department

City of High Point

Date: January 23, 2009

N

Scale: 1'=300'
y:/ba-pz/2009/pz/a09-03.mxd

Looking west from Snider Street towards Druid Street

Looking east from Druid Street towards Snider Street

BID INFORMATION AND RECOMMENDATION

BID #42-032509 **DATE OPENED: 03/25/09**

DESCRIPTION: Wire – Whs. #113

BID PACKAGES DISTRIBUTED: 9 **DEPARTMENT: Warehouse/Electric**

SOURCE OF FUNDS: 631783 / 529182 **BUDGETED AMOUNT: $ 200,000.**

RECOMMENDED AWARD

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
20,000'	**Wire #113**	**$9.91/ft.**	**$198,200.00**

PURPOSE: To replenish stock.

COMMENTS: Stuart Irby, Co. is the lowest responsible and responsive bidder. HD Supply's price of $9.686/ft. does not meet specifications. Their bid of $9.989/ft. does meet specifications, but is not the lowest bid.

BID TABULATION

FORMAL BID #42-032509 - WIRE #113					
VENDOR NAME & ADDRESS	ITEM #	QTY.	UNIT PRICE (UOM=FT)	TOTAL PRICE	DLVRY. A.R.O.
HD SUPPLY 5031 UNICON DR. WAKE FOREST, NC 27587 * * 3 GRADES OF WIRE * *	#113	20,000'	$11.292 $9.989 $9.686	$225,840.00 $199,780.00 $193,720.00	8-9 WKS.
IRBY **P.O. BOX 7457** **ROCKY MOUNT, NC 27804** *** * 2 GRADES OF WIRE * ***	#113	20,000'	$10.60 **$9.91**	$212,000.00 **$198,200.00**	10-12 WKS.
SHEALY ELEC. WHOLESALERS P.O. BOX 8597 COLUMBIA, SC 29202	#113	20,000'	$10.69	$213,800.00	30-45 DAYS
SYNERGY CABLES, USA 1850 PARKWAY PL. SUITE 700 MARIETTA, GA 30067	#113	20,000'	$10.594	$211,880.00	18,798' STK. BALANCE 42 DAYS
AMERICAN WIRE GROUP 1920 E. HALLANDALE BLVD. HALLANDALE, FL 33009	#113	20,000'	$11.867	$237,340.00	10 WKS.

The **ELECTRIC DEPARTMENT and PURCHASING DIVISION** recommend that the purchase of **WIRE FOR THE WAREHOUSE** be awarded to **STUART IRBY, CO.**, the lowest responsible and responsive bidder meeting specifications for the total amount of **$198,200.00**.

DATE OF RECOMMENDATION: March 30TH, 2009

Strib Boynton

Approved by:
Strib Boynton, CITY MANAGER

Department of Electric Utilities

Garey S. Edwards, P.E.
ELECTRIC DIRECTOR
garey.edwards@highpointnc.gov

HIGH POINT
NORTH CAROLINA'S INTERNATIONAL CITY™

March 30, 2009

To: Randy McCaslin, Assistant City Manager

From: Garey Edwards, Director of Electric Utilities

Subject: Bid number 42-032509

On March 25, 2009 the City of High Point opened bids for Underground Cable. We sent bids to nine suppliers and received responses from five companies, four companies declined to quote.

HD Supply quoted three different cables and their lowest priced cable at $9.686 per foot was the apparent low bid. However, this cable did not meet specifications and their mid-range cable ($9.989 per foot) met the specifications. Then the next low price was from Stuart Irby, at $9.91 per foot.

The Electric Department recommends that Bid 42-032509, for Underground Cable, be awarded to **Stuart Irby** for the amount of **$198,200.00**. They are the lowest responsible bidder and they supplied the most responsive bid that complied with the specifications.

cc: file
Bob Martin
Jeff Moore
Josh Williams
Sherry Smith
Larry Hopkins

BIDDERS LIST & TABULATION

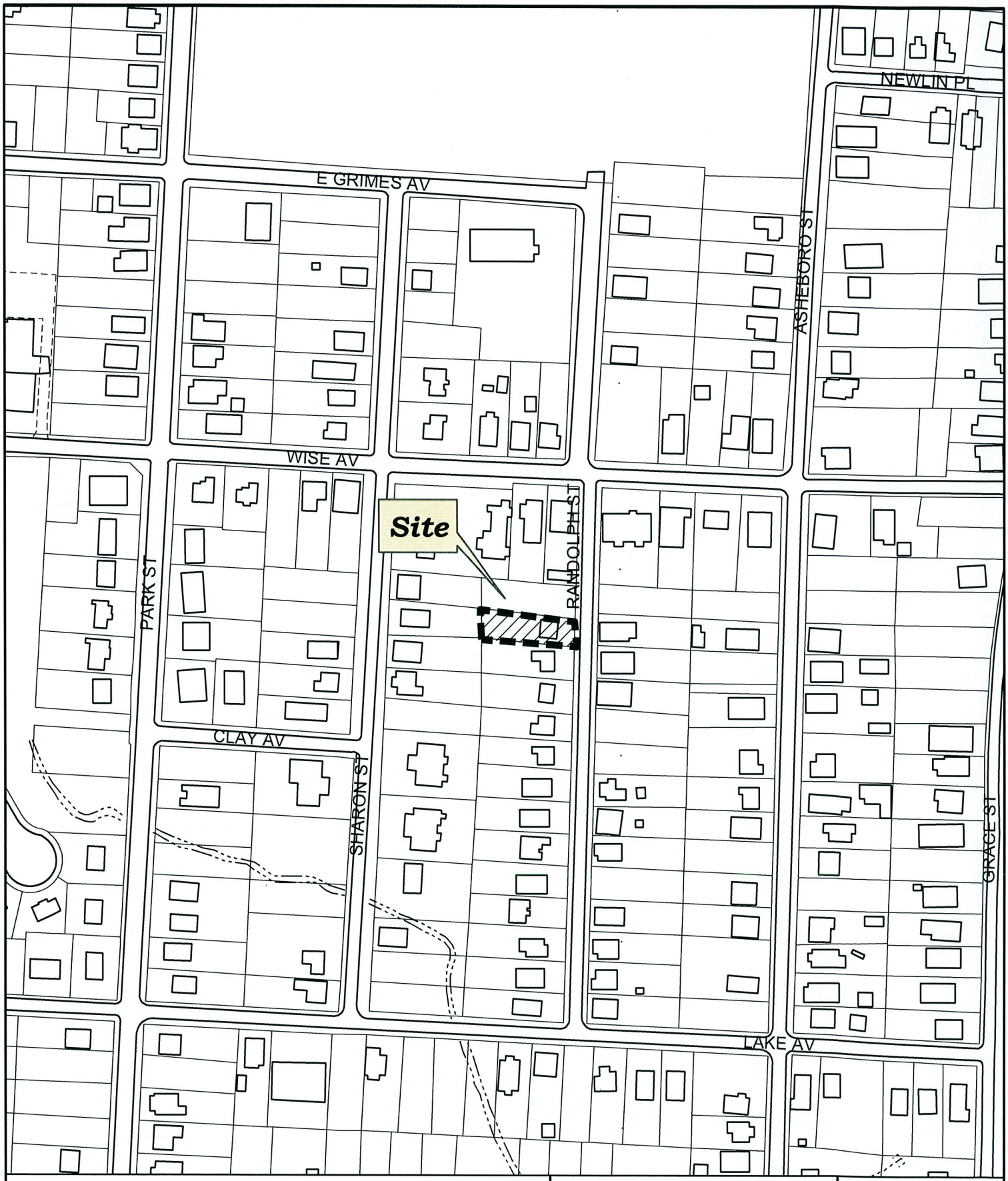
FORMAL BID #42-032509 - WIRE #113					
VENDOR NAME & ADDRESS	**ITEM #**	**QTY.**	**UNIT PRICE (UOM=FT)**	**TOTAL PRICE**	**DLVRY. A.R.O.**
GRAYMAC ELECTRIC SUPPLY 234 INDUSTRIAL WAY DR. KERNERSVILLE, NC 27284	#113	20,000'	-	**NO QUOTE**	-
HD SUPPLY 5031 UNICON DR. WAKE FOREST, NC 27587 *** * 3 GRADES OF WIRE * ***	#113	20,000'	**$11.292** **$9.989** **$9.686**	**$225,840.00** **$199,780.00** **$193,720.00**	**8-9 WKS.**
GRAYBAR 1200 GRECADE ST. GREENSBORO, NC 27408	#113	20,000'	-	**NO QUOTE**	-
IRBY P.O. BOX 7457 ROCKY MOUNT, NC 27804 *** * 2 GRADES OF WIRE * ***	#113	20,000'	**$10.60** **$9.91**	**$212,000.00** **$198,200.00**	**10-12 WKS.**
SHEALY ELEC. WHOLESALERS P.O. BOX 8597 COLUMBIA, SC 29202	#113	20,000'	**$10.69**	**$213,800.00**	**30-45 DAYS**
WESCO 3025 STONYBROOK DR. RALEIGH, NC 27604	#113	20,000'	-	**NO QUOTE**	-
POINTER ELECTRIC P.O. BOX 2327 HIGH POINT, NC 27261	#113	20,000'	-	**NO QUOTE**	-
SYNERGY CABLES, USA 1850 PARKWAY PL. SUITE 700 MARIETTA, GA 30067	#113	20,000'	**$10.594**	**$211,880.00**	**18,798' STK.** **BALANCE 42 DAYS**
AMERICAN WIRE GROUP 1920 E. HALLANDALE BLVD. HALLANDALE, FL 33009	#113	20,000'	**$11.867**	**$237,340.00**	**10 WKS.**

** Invitations to Bid mailed 03-10-09.*

DEPARTMENT OF PLANNING AND DEVELOPMENT
INSPECTION SERVICES
HOUSING ENFORCEMENT DIVISION

ORDINANCE REQUEST:	Ordinance to Vacate and Close
PROPERTY ADDRESS:	908 Randolph Street
OWNER:	Schwarz Properties, LLC
FIRST INSPECTION: 1/29/2009	Number of Violations: Unsafe 3 Minor 26 * heating equipment unsafe to operate *inoperable plumbing fixture *no smoke detector
HEARING RESULTS: 2/24/2009	Dwelling substandard; owner did not appear for hearing
ORDER(S) ISSUED: 2/24/2009	Order to Repair or Vacate compliance date of 3/27/2009
APPEALS:	None
OWNER ACTIONS:	no actions taken
STATUS OF CLOSED DWELLINGS: 3/31/2009	Occupied, no permits or repairs
COMPLIANCE DATE STATUS: 3/27/2009	Conditions still exist
EXTENSIONS:	none requested

STAFF COMMENTS:



908 Randolph Street

Ordinance to Vacate/Close

Location of subject property

Department of Planning and Development

City of High Point

Date: March 31, 2009

N

Scale: 1'=200'

y:/ba-pz/Inspection/vacate

908 Randolph Street

Public Services Department

W. Chris Thompson, P.E.
DIRECTOR

HIGH POINT
NORTH CAROLINA'S INTERNATIONAL CITY™

MEMORANDUM

DATE: April 1, 2009

TO: Pat Pate, Assistant City Manager

FROM: W. Chris Thompson, PE, Director

SUBJECT: Solid Waste Management Plan Update

Steve Pendry and Richard McMillan have been meeting with Guilford County and the various municipalities therein over the past several months to update our Solid Waste Management Plan. This update is required every three years and the last one was approved in June 2006.

Included herewith, is the executive summary of the proposed 2009 Solid Waste Management Plan, which shows the Implementation Schedule.

Please have this placed on the Council Agenda for review and approval. I have also included a Resolution which we will need to execute so that Guilford County can submit the approved Plan to the State before our current Plan expires. Public Services will be represented at the meeting to answer any questions.

City of High Point, P.O. 230, 211 South Hamilton Street, High Point, NC 27261 USA
Phone: 336.883.3215 Fax: 336.883.1675 TDD 336.883.8517

NORTH CAROLINA'S INTERNATIONAL CITY™

CITY OF HIGH POINT

RESOLUTION APPROVING AND ENDORSING THE 2009 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 2009 update of the Guilford County Solid Waste Management Plan is required to be submitted to the State of North Carolina by June 30, 2009, 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 2009 Guilford County Solid Waste Management Plan Update.

Adopted by the High Point City Council this 6th day of April, 2009.

_____

Rebecca R. Smothers, Mayor

ATTEST:

_____

Lisa B. Verling, City Clerk

Solid Waste Management Plan Update 2009

DRAFT

Guilford County

PLANNING & DEVELOPMENT DEPARTMENT

Solid Waste Program

Solid Waste Management Plan

3-Year Update

Guilford County,

North Carolina

Archdale, Gibsonville, Greensboro, Guilford County, High Point, Jamestown, Oak Ridge, Pleasant Garden, Sedalia, Stokesdale, Summerfield, Whitsett

June 2009

Introduction

This Solid Waste Management Plan Update (Update 2009) 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 will be placed on providing the maximum benefit and level of service while using the least amount of public funding possible. The County and its municipal planning partners have agreed that using solid waste disposal tax distributions to help maintain existing programs and services would be the best course of action. Recommended enhancements to these existing programs, as outlined in Update 2009, 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. The realization of these efforts will prevent improper waste disposal and 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 630,000 tons of waste in Fiscal Year (FY) 2007-08 (North Carolina Division of Waste Management), not including yard debris or recyclables. The County and municipalities actually managed a total of approximately 720,000 tons of waste including recyclables (43,000 tons) and yard waste materials (40,000 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

In 2006, 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 07-08, the County has gotten to within 1% of this goal by achieving a 1.37 ton per capita rate. However, this reduction in waste may be due, at least in part, to the sharp decline in the economy that has been seen so far in FY 08-09.

Upon analysis, the County and its municipal planning partners have identified several factors that have contributed to this recent reduction in the County's solid waste tonnage. They are as follows:

- State ABC recycling mandates.
- Greater public interest in "green" issues, including waste reduction and recycling.
- Increased availability of recycling opportunities for residents and businesses.
- Expanded public education efforts.

Upon careful consideration of the above items in conjunction with future waste reduction estimates, the updated reduction goals for Guilford County and its municipal partners are as follows:

- FY 2012-13 0%
- FY 2018-19 0%

To achieve the goal of 0 percent per capita waste reduction in FY 2012-13, Guilford County must modify its per capita disposal rate to 1.35 tons. Based on population projections and using the new per capita rate, the County's future landfill disposal should be limited to 665,775 tons for FY 2012-13 and 713,875 tons for FY 2018-19.

Assessment of Programs and Services

Through the following efforts, Guilford County and its municipalities will make progress towards meeting the goals established within this Solid Waste Management Plan Update.

- **Waste Reduction** – The County and its municipal planning partners intend to develop policies that will reduce the toxicity of chemicals being used by government agencies and facilities and will encourage deconstruction instead of demolition in redevelopment projects. 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** – 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 yard waste collection as part of their license to operate. This policy would support state landfill bans and increase the County diversion rate. The City of Greensboro will investigate revising its current bulk collection procedure from a route to scheduled collection. The City of High Point will evaluate the possibility of reducing the frequency of various elements of its curbside collection program. These measures, if enacted, could result in significant energy and cost savings.

- **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 Pollution Prevention and Environmental Assistance (DPPEA) has calculated Guilford County must increase its per capita recycling rate of 337.18 pounds by 114.27 pounds, or 34%. 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. With new landfill bans becoming effective in 2009 and 2011, extensive public education is vital and is beginning now. To achieve a successful implementation of these bans, County staff will work with local recycling centers in an effort to ensure that all rigid plastic bottles will be accepted for recycling and not considered contamination. 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 a recycling program.

- **Composting and Mulching** – The Cooperative Extension Service at the Guilford County Agricultural Center promotes residential backyard composting and vermi-composting, and sponsors residential composting classes and other yard waste reduction, recycling and education programs. Two successful municipal composting facilities are in operation in Guilford County. In FY 2007-08, the Cities of High Point and Greensboro recycled approximately 26,000 tons and 13,000 tons of organic materials at their respective facilities. Guilford County continues to operate a Christmas tree recycling program, and makes mulch and compost available to residents through the sheriff's prison farm. To help increase public awareness of locally produced compost and mulch, the Greensboro, High Point and prison farm locations will be promoted on the County and municipal websites. Municipalities will continue to work toward adding yard waste collection to their franchise agreements, in order to ensure convenient yard waste disposal for their residents, to help increase diversion rates and to reduce burning.

- **Disposal** – In FY 06-07, the City of Greensboro eliminated the disposal of MSW at the White Street Landfill in conjunction with the opening of a transfer station that transports MSW to Republic Services' Uwharrie Environmental Landfill. 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. Republic Waste began operation of its MSW transfer station for transporting waste to its Uwharrie Environmental Landfill in Montgomery County in FY 04-05. 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 and WCA, Inc. of High Point continuing operations. In addition, there are currently 15 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 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 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 disposal site for residential household hazardous waste and electronics, including computer equipment and televisions. In addition, the County is working to continue its annual spring clean-up event (HHW, scrap tires and whites goods are accepted from residents) and expand special collection events to other areas of the County. In March 2009, the County is partnering with Pleasant Garden to sponsor an e-waste collection event for all County residents. A new clean-up event, co-sponsored by the County and the City of High Point is being planned for June 2009. It is hoped that, if successful, these two new events will become annual programs. The County is also exploring the possibility of a clean-up event at Guilford College in the fall of 2009.

- **Illegal Disposal/Litter** – In an effort to reduce illegal disposal and littering, the County employs enforcement and educational personnel that deal directly with littering and illegal dumping. The County Sheriff's Prison Farm manages a countywide clean-up program for 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. The County has purchased surveillance equipment, and is now beginning to monitor identified illegal dump sites. During this planning period, the County and its municipal partners intend to support, promote and expand NCDOT's Adopt-a-Highway program and to promote the NCDOT Swat-a-Litterbug program.

- **Purchasing Recycled Products** – The County continues to expand its internal recycling program and to reaffirm its Recycling and Waste Reduction policy through all departments. Guilford County, Greensboro, and High Point have established policies on the purchase of recycled products, and the County continues to encourage other municipalities to adopt similar policies. The County Purchasing Department has worked with solid waste staff to develop a listing of recycled content products available for purchase, and to develop a list of qualified vendors of recycled products. In addition, the County will continue to analyze purchasing and bid opportunities based on environmentally preferable purchasing criteria.

- **Disaster Response** – The County has worked with its municipal partners to identify suitable sites for the temporary storage of disaster debris. Next, County staff will work with NC DENR waste specialists to evaluate these sites and obtain approval for their future use. In addition, the County developed an animal mortality emergency response plan in December of 2006, which is included in the 2009 Update.

- **Abatement of Abandoned Mobile Homes** – Based on new state legislation, the County will work with its municipal planning partners to evaluate the issue of abandoned mobile homes and develop a plan for abatement using the new state guidelines and statutory requirements.

Plan Implementation

The Implementation Schedule presented below provides a chronological listing of the key solid waste management plan components recommended to be adopted by the local governments of the County.

Guilford County, North Carolina IMPLEMENTATION SCHEDULE	
Fiscal Year	**Action**
2009-2010	1. Guilford County and its municipal planning partners will develop and implement a public education plan for landfill bans on rigid plastic bottles, used oil filters, pallets, computer equipment and televisions. 2. Guilford County will work with local service providers and recycling centers in an effort to ensure that all rigid plastic bottles will be accepted for recycling and not considered as contamination. 3. Guilford County and its municipal partners will implement the state landfill ban on rigid plastic bottles, used oil filters and wooden pallets, which is effective 10/1/09. 4. Guilford County will begin the development of a policy to encourage deconstruction, especially for redevelopment projects. 5. Guilford County will work to expand its Christmas tree recycling drop-off program to include additional sites throughout the County. 6. Guilford County will seek grant funding to expand its existing education and outreach programs. 7. Guilford County will continue to convene regular countywide solid waste meetings and regional solid waste management meetings to evaluate new information and ideas, and to monitor changes in regulations and new legislation. 8. Guilford County will work with its municipal partners to initiate new collection events for residents throughout the County. 9. Guilford County will work with NC DENR staff to evaluate and approve identified temporary storage sites for disaster debris. 10. Guilford County and its municipal partners will evaluate the issue of abandoned mobile homes and develop a plan for abatement that is consistent with state requirements. 11. Guilford County will expand its solid waste website to include information about illegal dumping, NCDOT's Swat-a-Litterbug program, local composting facilities and their products and the cooperative extension's educational opportunities, and encourage its municipal partners to include this information on their websites as well.

Fiscal Year	Action
2010-2011	1. Guilford County will work with its municipal partners to successfully implement the state landfill ban on computer equipment and televisions. 2. Guilford County will work with its municipal partners to develop a policy to reduce the toxicity of chemicals used by government agencies and facilities. 3. Guilford County will expand public awareness of local businesses and service providers that incorporate green procedures and policies into their operations through a recognition program. 4. Guilford County and its municipal partners will support, promote and expand NCDOT's Adopt-a-Highway program. 5. Guilford County will work with its municipal partners to encourage the adoption of an environmentally preferable purchasing policy.
2011-2012	1. Guilford County will develop and enact a policy requiring county-licensed garbage collectors to provide recycling collection with minimum standards, and yard waste collection as part of their license to operate in Guilford County. 2. Update Solid Waste Management Plan. 3. Re-evaluate incineration options to determine cost effectiveness.

DEPARTMENT OF PLANNING AND DEVELOPMENT
INSPECTION SERVICES
HOUSING ENFORCEMENT DIVISION

ORDINANCE REQUEST:	Ordinance to Demolish
PROPERTY ADDRESS:	1012 Asheboro Street
OWNER:	Wesley Norris and Francis B. Norris, Heirs c/o Lounette Bridgeman
FIRST INSPECTION: 11/18/2008	Number of Violations: Unsafe 34 Minor 15
HEARING RESULTS: 12/11/2008	Dwelling substandard; owner did not appear for hearing; later phone conversation with an heir who stated the family has no intentions to repair and understands City will demolish
ORDER(S) ISSUED: 12/11/2008	Order to Repair or Demolish (90-day) compliance date of 3/11/2009
APPEALS:	None
OWNER ACTIONS:	no actions taken
STATUS OF CLOSED DWELLINGS: 3/31/2009	Vacant, no permits or repairs; obvious signs of vandalism
COMPLIANCE DATE STATUS: 3/11/2009	Conditions still exist
EXTENSIONS:	none requested
STAFF COMMENTS:	Guilford County Tax $34,400.00 Estimated Repairs $60,650.00

1012 Asheboro Street

Ordinance to Demolish

Location of subject property

Department of Planning and Development

City of High Point

Date: March 31, 2009

N

Scale: 1'=200'

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1012 Asheboro Street

1012 Asheboro Street

PLANNING AND ZONING COMMISSION RECOMMENDATION

On February 24, 2009, a public hearing was held before the Planning and Zoning Commission regarding the request described below. All members of the Commission were present except for Mr. Jay Wagner and Mark Walsh.

City of High Point Street Abandonment Case 09-02

A request by the City of High Point to abandon an unimproved right-of-ways known as Southview Street and Prinston Street, lying east of Bennett Place, between Starr Drive and Amhurst Avenue.

Mr. Schroeder presented this request and recommended approval of the case as outlined in the staff report.

No one spoke in favor or in opposition.

The Planning & Zoning Commission recommended ***approval***, by a vote of 7-0, of Street Abandonment Case 09-02, with retention of easements for the existing sanitary sewer and stormwater lines, as recommended by staff.

CITY OF HIGH POINT
PLANNING AND DEVELOPMENT DEPARTMENT

STAFF REPORT
STREET ABANDONMENT CASE 09-02
February 24, 2009

Request	
Applicant: City of High Point Technical Review Committee	**Proposal:** Abandonment of unimproved right-of-ways known as Southview and Prinston Street, lying east of Bennett Place, between Starr Drive and Amhurst Avenue.

Adjacent Streets		
Name:	**Classification:**	**R/W and Pavement Width:**
Starr Drive	Local Street	R/W width varies & 36ft. Curb and Gutter
Bennett Place	Local Street	50ft. R/W and 20ft. Ribbon
Amhurst Avenue	Local Street	55ft. R/W and 20ft. Ribbon
Southview Street	Local Street	55ft. R/W and unimproved
Prinston Street	Local Street	50ft. R/W and unimproved

Adjacent Property Zoning and Current Land Use		
North:	Heavy Industrial (HI)	Warehouse
South:	Light Industrial (LI)	Construction Office / Warehouse
East:	Light Industrial (LI)	Industrial / Warehouse
West:	Heavy Industrial (HI)	Vacant / Warehouse

Analysis

The Southview Street right-of-way considered for abandonment contains approximately 0.70 acres in area (approximately 55 feet wide by 562 feet in length). The Prinston Street right-of-way contains approximately 0.34 acres in area (approximately 50 feet wide by 300 feet in length). Both right-of-ways are unimproved. Two properties owners are affected by these street abandonments. The right-of-way are not necessary to provide access to the abutting lots. Both right-of-ways contain sanitary sewer lines. A 30 foot sanitary sewer easement centered on the existing lines shall be retained. In addition, a 36-inch stormwater pipe runs from Bennett Place to the intersection of Southview and Prinston. A 30 foot public drainage easement centered on the existing pipe and open channel shall be retained since the conveyance is within a 100-year flood zone and conveys stormwater runoff from a public street (Bennett Place).

Findings

The TRC reviewed this request on May 30, 2007 and identified no issues that would prevent its abandonment. An early notice was sent to the abutting property owners in July, 2007. At that time some stormwater concerns were raised by the property owner to the east of Southview Street. The Stormwater Division of Public Services has addressed those concerns. The retention of easements is necessary for the existing sanitary sewer and stormwater lines.

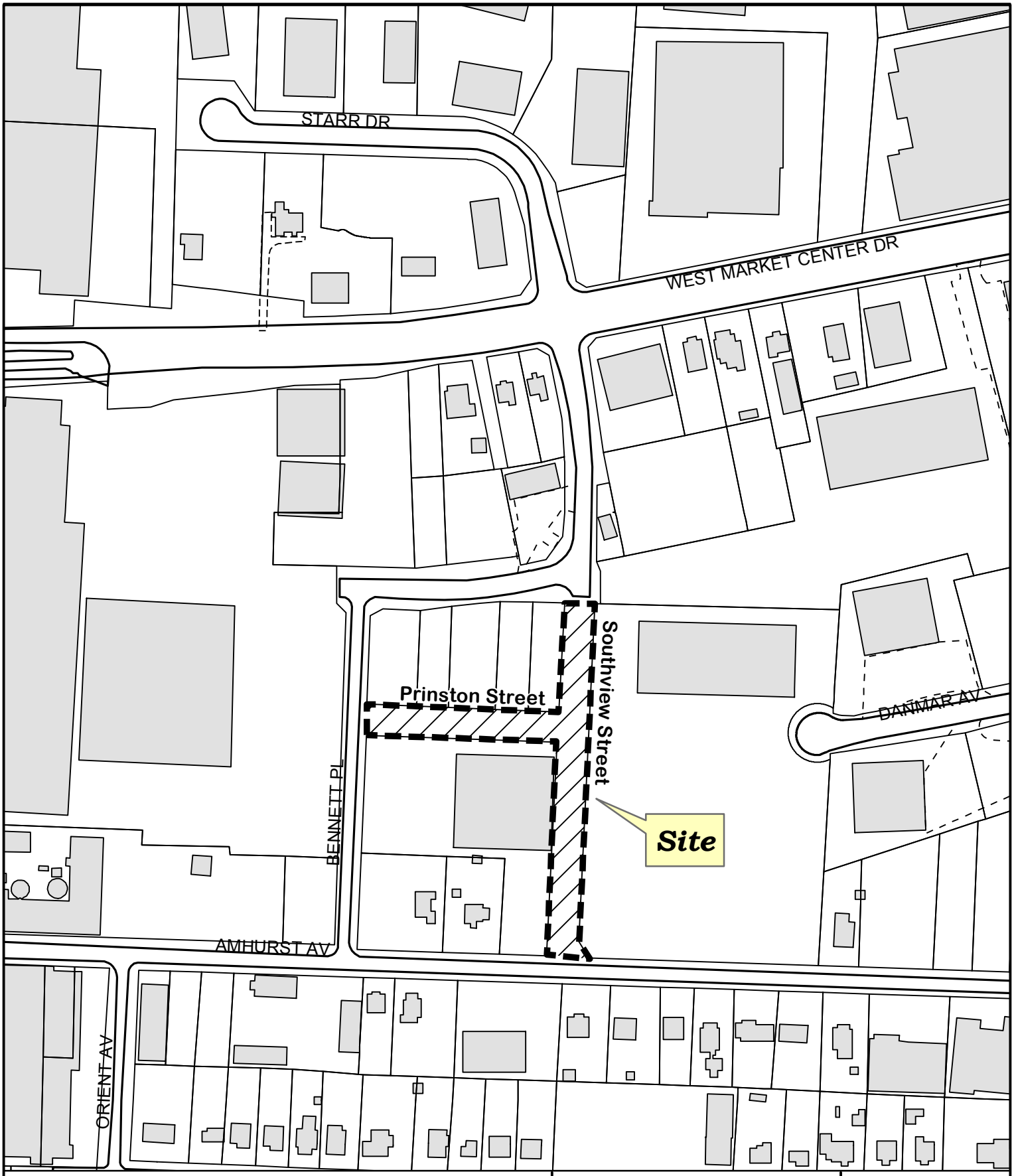
The abandonment of the public's interest and conveyance of the right-of-way to the abutting property owner as regulated will not deny the abutting property owner reasonable access to their property.

Recommendation

The Planning and Development Department recommends approval of the requested street right-of-way abandonment with the retention of a 30 foot sanitary sewer easement and a 30 public drainage easement over the existing lines based on preliminary findings that it is not contrary to the public interest, and that no property in the vicinity of the street abandonment would be deprived of reasonable means of ingress or egress.

Report Preparation

This report was prepared by Planning and Development Department staff member Mark Schroeder AICP, and reviewed by Bob Robbins AICP and Lee Burnette AICP.



STREET ABANDONMENT REQUEST SA09-02

Applicant: Technical Review Committee
Area: 0.97 acres

Location of requested street abandment

Department of Planning and Development

City of High Point

Date: February 18, 2009

N

Scale: 1'=200'

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Looking south from Starr Drive towards Amhurst Avenue

Looking north towards Starr Drive

Looking north from Amhurst Avenue towards Starr Drive.