

# **City of High Point**

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

## **Meeting Agenda**

**Tuesday, January 17, 2012**

**4:45:00 PM**

**Council Chambers**

## **Committee of the Whole**

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

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

*Committee Members - Whitley, Smothers, Corey*

**120000****Contract - Bid No. 61 - Wire**

Approval of contract awarding Bid No. 61 for the purchase of wire to replenish the warehouse stock. Purchasing and the Electric Department recommends that contract be awarded to the Stuart Irby Company in the amount of \$332,200.00 which is the lowest responsible and responsive bidder meeting specifications.

**120001****Contract - Bid No 60 - High Point Athletic Complex Phase II**

Approval of contract awarding contract for Bid No. 60 for the High Point Athletic Complex Phase II. Purchasing and Parks and Recreation recommend that contract be awarded to Dunbar & Smith in the amount of \$1,618,450.00 which is the lowest responsible and responsive bidder meeting specifications.

**120002****Budget Ordinance Amendment - City Project Grant Award - High Point Community Foundation**

Adoption of a Budget Ordinance amending the 2011-2012 Budget Ordinance to appropriate funds for the City Project for a grant award from the High Point Community Foundation in the amount of \$21,000.00 to be used for Washington Street home repairs.

**120003****Home Furnishings Market Grant Agreement with NCDOT and Budget Ordinance Amendment Appropriating Funds**

Council is requested to 1) approve a resolution to accept a grant from the North Carolina Department of Transportation (NCDOT) for Furniture Market transportation needs for the FY2011-2012 and to accept the terms and conditions and rights and obligations for the existing transportation services contract between PART, McLaurin Transportation and High Point Market Authority; and 2) adopt a Budget Ordinance amending the 2011-2012 Budget Ordinance to recognize the grant funding from NC Department of Transportation for market transportation in the amount of \$928,000.00.

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

*Committee Members - Alexander, Douglas, Corey*

**120004 Ordinance - Vacate/Close Dwelling - 208 Vail Avenue**

Adoption of an ordinance ordering the Inspector to effectuate the vacating and closing of a dwelling located at 208 Vail Avenue belonging to Darrell D. Wallace and Valerie R. Wallace.

**120005 Ordinance - Vacate/Close Dwelling - 1117 Young Place**

Adoption of an ordinance ordering the Inspector to effectuate the vacating and closing of a dwelling located at 1117 Young Place belonging to Terina Potts.

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

*Committee Members - Sims, Henley, Moore*

**120007 Resolution of Intent - Street Abandonment 12-01 - Ardmore Circle**

Approval of a Resolution of Intent that establishes a public hearing date of Monday, February 20, 2012 at 5:30 p.m. to consider a request to abandon a portion of Ardmore Circle abutting the south boundary of a property addressed as 209 Edgedale Drive.

**120008 Resolution of Intent - Annexation 12-01 - S. Scientific Street**

Approval of a Resolution of Intent that establishes a public hearing date of Monday, February 20, 2012 at 5:30 p.m. to consider a voluntary contiguous annexation of approximately 0.48 acres. The area to be annexed is lying approximately 300 feet east of S. Scientific Street and approximately 175 feet south of E. Kivett Drive. The property is also known as a portion of Guilford County Tax Parcel 0185907.

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

A request by the City of High Point Planning and Development Department to amend the Land Use Plan for eight Core City neighborhoods predominately from higher intensity to lower intensity designations in accordance with the recommendations of the Core City Plan. (See also Legislative File # 110261 for Land Use Amendments adopted at the 12/19/11 meeting)

|            |                        |                       |                                                                   |
|------------|------------------------|-----------------------|-------------------------------------------------------------------|
| 11/21/2011 | Committee of the Whole | Referred to Committee | Planning , Economic Dev.<br>& Information<br>Technology Committee |
|------------|------------------------|-----------------------|-------------------------------------------------------------------|

**120009 Reinstatement/Replacement of Commission Members - Planning & Zoning  
Commission, Board of Adjustment & Historic Preservation Commission**

Consideration of the reinstatement or replacement of members that lost voting status on the Planning & Zoning Commission, Board of Adjustment and Historic Preservation Commission due to noncompliance with the city's attendance requirement.

**Pending Items**

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

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

11/21/2011      Committee of the Whole      referred

Planning , Economic Dev.  
& Information  
Technology Committee

**PUBLIC COMMENT PERIOD - 5:15 P.M.**

**PUBLIC HEARINGS ON ITEMS - 5:30 p.m.**

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

**120006****Expenditures for Economic Development Purposes - Solstas Lab Partners**

Tuesday, January 17, at 5:30 p.m. is the date and time to receive public comments concerning the authorization of economic development incentives for the proposed expansion of Solstas Lab Partners, an existing High Point company.

- Incentives would not exceed \$846,500 and would be pursuant to an incentive agreement containing benchmarks and a schedule for payment.
- The company would create 500 additional jobs in High Point over a five-year period.
- The average wage of those new jobs would be \$45,560.
- The company would add \$11.6 million to the city's tax base.

**120010****Resolution - Street Abandonment 11-08 - High Point University**

A request by High Point University to abandon an unimproved portion of Sherwood Place located between N. Centennial Street and Willoubar Terrace.

**120011****Ordinance - Annexation 11-05 - City of High Point**

A request by the City of High Point (Transportation Department) to consider a voluntary contiguous annexation of approximately 7 acres. The area to be annexed is lying west of the Guilford/Davidson County line, north of the Westover Park subdivision, west of Shadow Valley Road and south of Westover Drive. The property is also known as Davison County Tax Parcels 0100800000002B, 01008A0000001 and 01008A0000003.

**120012****Ordinance - Rezoning Case 11-12 - City of High Point**

A request by the City of High Point to rezone approximately 7 acres from the Rural Agricultural-3 (RA-3) District, within Davidson County's zoning jurisdiction, to the Residential Multifamily-8 (RM-8) and Residential Multifamily-12 (RM-12) Districts. The site is located west of the Guilford/Davidson County line, north of the Westover Park subdivision, west of Shadow Valley Road and south of Westover Drive. Approval of this rezoning request is contingent upon City Council approval of a voluntary annexation request.

**120013****Ordinance - Rezoning Case 11-14 - Cambridge Oaks LLC**

A request by Cambridge Oaks LLC to rezone approximately 4.2 acres from the Conditional Use Residential Multifamily-5 (CU RM-5) District to a Conditional Zoning Residential Multifamily-8 (CZ RM-8) District. The site is lying southwest of Chestnut Drive and Cambridge Oaks Drive.

**120014****Ordinance - Rezoning Case 11-15 - City of High Point**

A request by the City of High Point City Council to amend the Airport Overlay District based on information provided in the Piedmont Triad International Airport FAR Part 150 Study. The Airport Overlay District boundaries are recommended to change in two areas. One is the Western Area, which is west of Sandy Ridge Road/Kendale Road; the other is the Eastern Area, which is generally east of NC 68.

**120015****Ordinance - Text Amendment 11-10 - City of High Point**

A request by the City of High Point Planning & Development Department to amend Section 9-4-4(d) of the Development Ordinance, entitled Airport Overlay Districts; primarily being an amendment to reference the FAR Part 150 Study for Piedmont Triad International Airport as the basis for the four overlay zones.

**120016****Land Use Plan Amendment 11-05 - City of High Point**

A request by the City of High Point City Council to change the land use designation for approximately 120 acres from Medium Density Residential to Restricted Industrial and to change the future land use designation for approximately 79 acres from Low Density Residential to Future Growth Area. The property lies between two branches of the West Fork of the Deep River on either side of Bunker Hill Road adjacent to and south of I-40.

**ADJOURNMENT**

**PUBLISH ONCE: Friday, January 27, 2012**

**RESOLUTION TO ESTABLISH A  
PUBLIC HEARING DATE FOR  
VOLUNTARY CONTIGUOUS ANNEXATION  
(Case # ANX12-01)**

WHEREAS, the City Council has been petitioned to annex a portion of the property of Vernon Wilson and Lonnie Wilson. The proposed annexation site is approximately 300 feet east of S. Scientific Street and approximately 175 feet south of E. Kivett Drive. The property is also known as a portion of Guilford County Tax Parcel 0185907.

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

NOW, THEREFORE BE IT RESOLVED, THAT THE CITY COUNCIL establishes Monday, February 20, 2012, at 5:30 p.m., in the Council Chambers in the Municipal Building at 211 South Hamilton Street, High Point, North Carolina, as the date for the public hearing regarding the requested annexation.

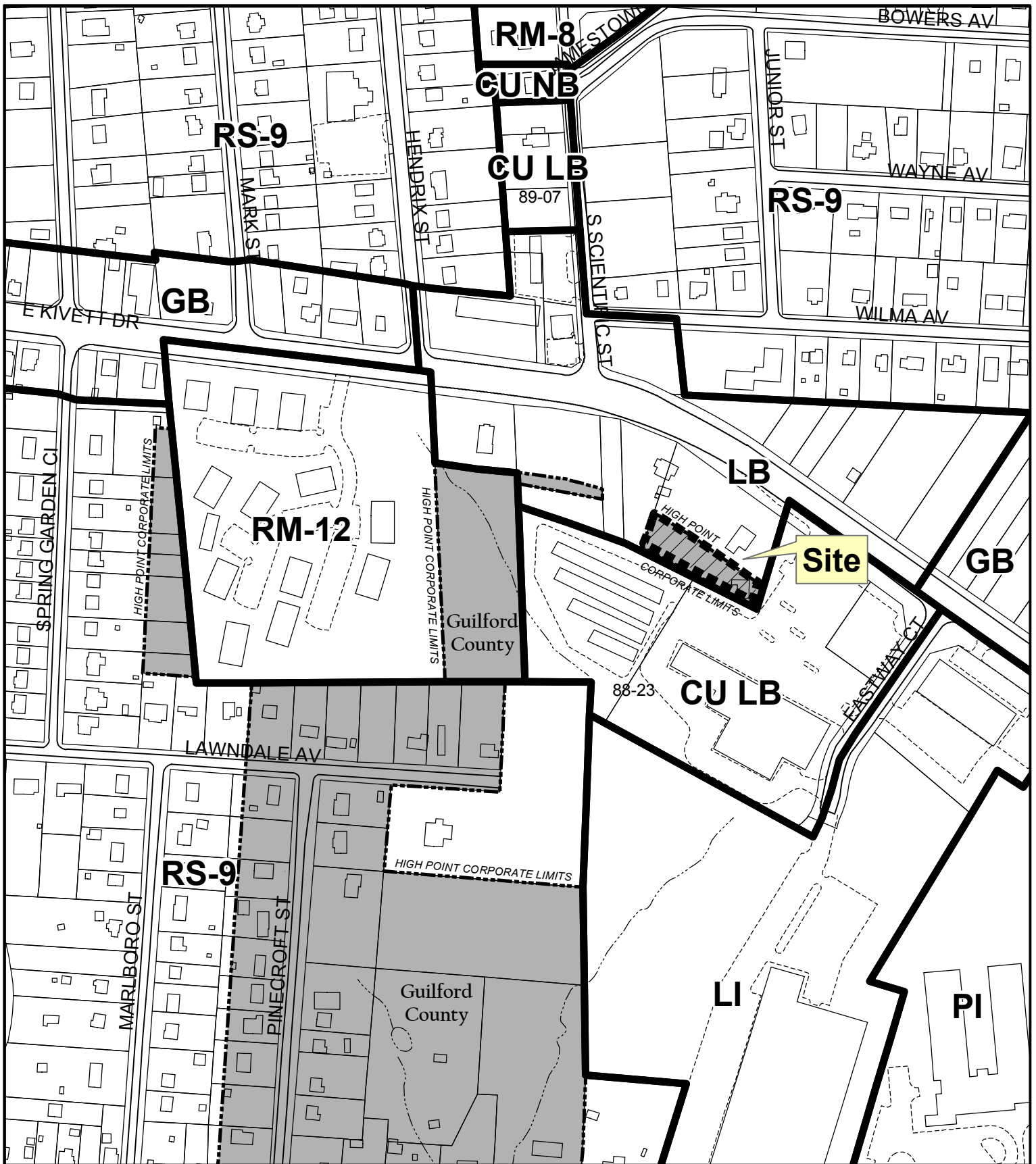
Any interested party will be permitted to be heard at the public hearing. The meeting facilities of the City of High Point are accessible to people with disabilities. If you need a special accommodation, call (336) 883-3298 or the TDD# (336) 883-8517.

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

Further information pertaining to this request is available for public inspection upon request at the Planning and Development Department in the Municipal Office Building, 211 South Hamilton Street, Room 316, High Point, North Carolina, (336) 883-3336 or FAX (336) 883-3056.

By order of the City Council,  
This the 17<sup>th</sup> day of January, 2012

Lisa B. Vierling, City Clerk



# **ANNEXATION REQUEST ANX12-01**

**Applicant: Dollar General**  
**Area: 0.476 acres**

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

**Planning & Development  
 Department**

**City of High Point**

**Date: December 9, 2011**



**Scale: 1"=300'**  
 y:/ba-pz/2012/pz/anx12-01.mxd



January 9, 2012

**To:** Randy McCaslin, Assistant City Manager

**From:** Garey Edwards, Director of Electric Utilities

**Subject:** Bid number 61-122111

On December 21, 2011 the City of High Point opened bids for Underground Cable. We sent bids to seven suppliers and received responses from five companies, two companies declined to quote and one did not meet specifications. The lowest and responsible bidder was Stuart C. Irby Co., located in Rocky Mount, North Carolina.

The Electric Department recommends that Bid 61-122111, for Underground Cable, be awarded to **Stuart Irby** for the amount of **\$332,200.00**. 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

City of High Point, P.O. 230, 816 E. Green Dr., High Point, NC 27261 USA  
Phone 336.883.3485 Fax: 336.883.3478 TDD 336.883.8517





FORMAL BID RECOMMENDATION  
REQUEST FOR COUNCIL APPROVAL

DEPARTMENT: Electric

COUNCIL AGENDA DATE: Jan 9, 2012

BID NO.: 61-122111 CONTRACT NO.: DATE OPENED: Dec 21, 2011

DESCRIPTION:  
To replenish wire, warehouse stock item #113.

PURPOSE:

COMMENTS:

RECOMMEND AWARD TO: Irby AMOUNT: \$ 332,200.00

JUSTIFICATION:  
Irby is the vendor for prysmian cable. They are the lowest bidder and are own the approved list of cable manufacturers approved by the City of High Point.

| ACCOUNTING UNIT       | ACCOUNT | ACTIVITY | CATEGORY | BUDGETED AMOUNT |
|-----------------------|---------|----------|----------|-----------------|
| 631783                | 529182  |          |          | \$ 333,000.00   |
|                       |         |          |          |                 |
|                       |         |          |          |                 |
|                       |         |          |          |                 |
| TOTAL BUDGETED AMOUNT |         |          |          | \$333,000.00    |

DEPARTMENT HEAD: Sherry Smith DATE: Jan 4, 2012

The Purchasing Division concurs with recommendation submitted by the Electric Department and recommends award to the lowest responsible, responsive bidder Irby in the amount of \$ 332,200.00.

PURCHASING MANAGER: Jeffrey Moore DATE: Jan 6, 2012

Approved for Submission to Council FINANCIAL SERVICES DIRECTOR: Jeffrey Moore DATE: Jan 6, 2012

CITY MANAGER: DATE:

# **BIDDERS LIST & TABULATION**

**\*\* AWARDED TO IRBY \*\***

| <b>INFORMAL BID #61-122111 - WIRE #113</b>                                                            |               |             |                                |                     |                            |
|-------------------------------------------------------------------------------------------------------|---------------|-------------|--------------------------------|---------------------|----------------------------|
| <b>VENDOR NAME &amp; ADDRESS</b>                                                                      | <b>ITEM #</b> | <b>QTY.</b> | <b>UNIT PRICE<br/>(UOM=FT)</b> | <b>TOTAL PRICE</b>  | <b>DELIVERY<br/>A.R.O.</b> |
| HD SUPPLY<br>5031 UNICON DR.<br>WAKE FOREST, NC 27587<br><b>*OKONITE</b>                              | 113           | 20,000'     | <b>\$16.839</b>                | <b>\$336,780.00</b> | <b>9 WKS.</b>              |
| IRBY<br>P.O. BOX 7457<br>ROCKY MOUNT, NC 27804<br><b>*PRYSMIAN</b>                                    | 113           | 20,000'     | <b>\$16.61</b>                 | <b>\$332,200.00</b> | <b>11-13<br/>WKS.</b>      |
| SHEALY ELEC. WHOLESALEERS<br>P.O. BOX 8597<br>COLUMBIA, SC 29202                                      | 113           | 20,000'     | <b>\$20.62</b>                 | <b>\$412,400.00</b> | <b>42-49<br/>DAYS</b>      |
| WESCO<br>3025 STONYBROOK DR.<br>RALEIGH, NC 27604                                                     | 113           | 20,000'     | -                              | <b>NO QUOTE</b>     | -                          |
| SYNERGY CABLES USA<br>1850 PARKWAY PL. SUITE 700<br>MARIETTA, GA 30067<br><b>*Did not meet specs*</b> | 113           | 20,000'     | <b>Did not meet<br/>specs</b>  | -                   | -                          |
| UTILICOR (c/o CME WIRE)<br>2417 SOUTH SECOND AVE.<br>MANSFIELD, TX 76063                              | 113           | 20,000'     | <b>\$17.138</b>                | <b>\$342,760.00</b> | <b>70 DAYS</b>             |
| GRAYMAC ELECTRIC SUPPLY<br>234 INDUSTRIAL WAY DR.<br>KERNERSVILLE, NC 27284                           | 113           | 20,000'     | -                              | <b>NO QUOTE</b>     | -                          |

*\* Bid notices mailed December 7, 2011.*

*\*Synergy Cables did not meet specs. –per Josh Williams*

Publish four (4) consecutive weeks: **January 27, February 3, 10, & 17, 2012**

**RESOLUTION OF INTENT TO CONSIDER A**  
**STREET ABANDONMENT**  
**(Case # SA12-01)**

WHEREAS, the City Council is requested to abandon a portion of Ardmore Circle abutting the south boundary of a property addressed as 209 Edgedale Drive;

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

NOW, THEREFORE BE IT RESOLVED, THAT THE COUNCIL declares its intent to consider the abandonment of the street above described and sets Monday, February 20, 2012, at 5:30 p.m. as the date for said public hearing before the Council of the City of High Point, in the Council Chambers of the Municipal Building in High Point, on the abandonment of said street.

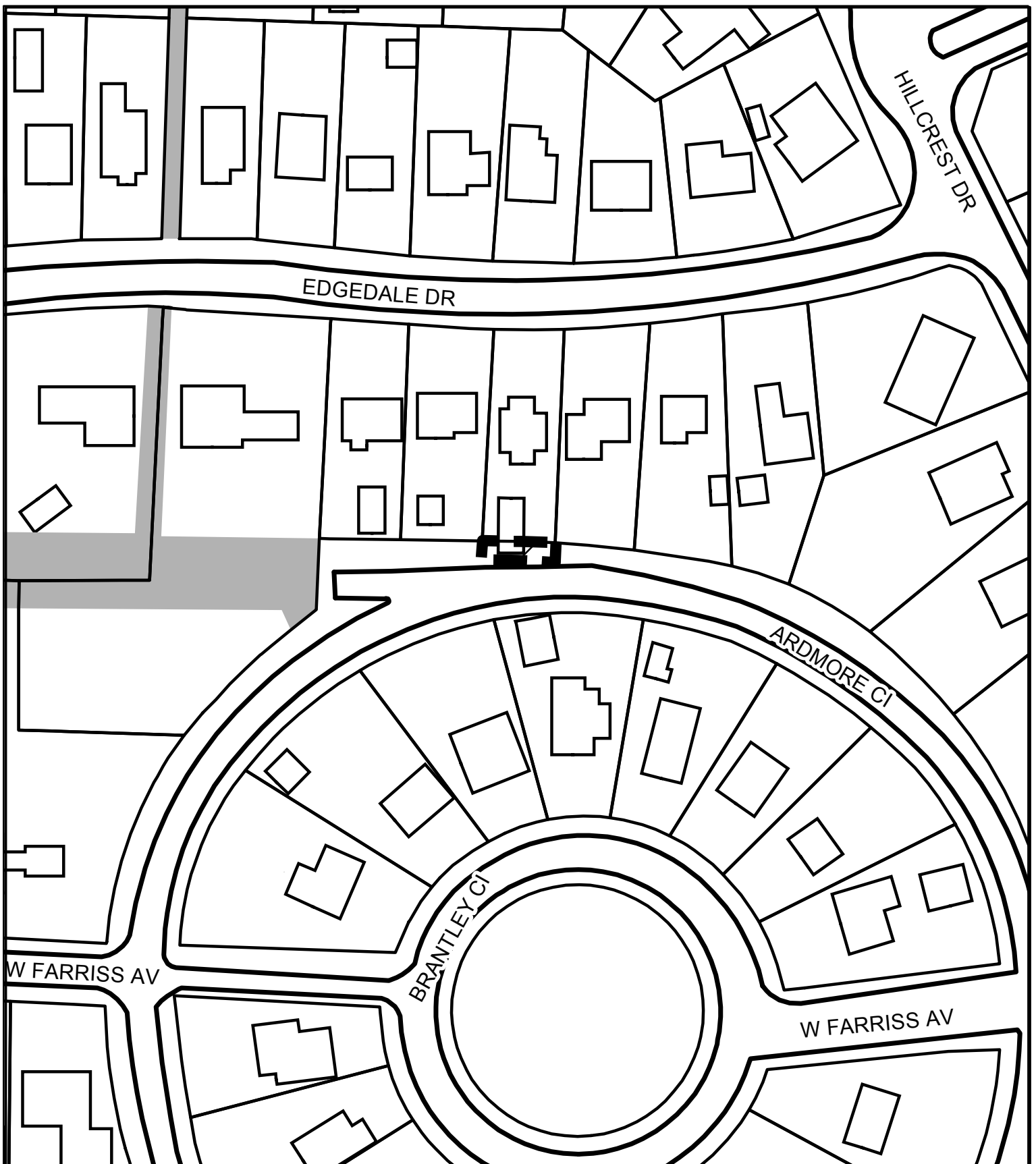
Persons wishing to be heard either for or against the said street abandonment are asked to be present for the hearing. The meeting facilities of the City of High Point are accessible to people with disabilities. If you need a special accommodation, call 336/883-3298 or TDD# 336/883-8517.

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

By Order of the City Council  
This the 17th day of January, 2012.

Lisa B. Vierling, City Clerk

Petition Submitted By: Paul Morse



# **STREET ABANDONMENT REQUEST SA12-01**

**Applicant: Paul Morse**

**Area: 854.98 sq. ft.**



**Location of requested street abandonment**



**Previously abandoned right-of-ways**

**Planning & Development  
Department**

**City of High Point**

**Date: December 14, 2011**



**Scale: 1"=100'**

y/ba-pz/2012/pz/sa12-01.mxd



December 28, 2011

MEMORANDUM

TO: Strib Boynton  
City Manager

FROM: Glenda S. Barnes  
Budget Analyst

SUBJECT: Agenda Items for City Council

Wendy Fuscoe, Executive Director for The City Project has received a \$21,000 donation from the High Point Community Foundation. This donation specifies the funds are to be used for Washington Street home repairs as indicated in Wendy's memo attached.

Additionally, Angela Wynes has notified us that we have received a grant agreement for Market funding from NCDOT in the amount of \$928,000. This is a pass-thru grant that will go to the Market Authority.

Attached are budget amendments in the amount of \$21,000 for the High Point Community Foundation grant and \$928,000 for the NCDOT Market funding grant.

Wendy Fuscoe and Angela Wynes will be available if you have any questions.

cc: Pat Pate  
Randy McCaslin  
Jeff Moore  
Wendy Fuscoe  
Mark McDonald  
Buddy Cox  
Angela Wynes

Attachments: Budget Amendments  
Related Memos

TO: Louanne Hedrick, Budget and Evaluation Officer

FROM: Wendy Fuscoe, Executive Director, The City Project

SUBJECT: Budget Amendment Request

DATE: December 15, 2011

On December 15, 2011, The City Project received a check from the High Point Community Foundation for \$21,000 for the Washington Street Home Repair program. The City Project was awarded this grant amount from the High Point Community Foundation. Funds will be used to provide assistance to home owners who want to repair their homes in the Washington Street neighborhood.

Therefore, we would like to request that City Council recognize this award by way of a budget amendment.



**Executive Committee:**

A.B. Henley, Chairman  
Coy Williard, Vice-Chairman  
Dan Odom, Treasurer  
Kay Maynard, Secretary  
Tom Blount, Grants  
Bill Fenn, Board Development  
Scott Tilley, Investments  
Martha Yarborough, Heart of High Point  
James (Jim) Morgan, Founding Chairman  
Nido Qubein, Past Chairman  
Bill McGuinn, Past Chairman  
Joe Rawley, Past Chairman

**Paul Lessard, President**  
paul@hpcommunityfoundation.org

December 15, 2011

City of High Point – City Project  
Attn: Wendy Fuscoe  
1634 North Main Street  
High Point, NC 27262

Greetings!

It is with great pleasure and pride that the Board of Trustees and the Grants Committee of the High Point Community Foundation award this grant of **\$21,000.00** to your organization. The Board of Trustees and the Grants Committee have great respect for *The City Project of High Point* and its mission in our community.

By accepting this gift, your organization certifies to the Foundation that this award will be used for the restricted purpose designated in the grant application. In addition, a six month review form will be completed and submitted to the Grants Committee in a timely manner when requested.

We commend you for the fine work you are doing and wish you the very best in the years to come.

Always faithful,

Paul

**Board of Trustees:**

Elizabeth Aldridge  
Tom Blount  
John Chang  
Earl Congdon  
Ned Covington  
Susan Culp  
Bill Fenn  
Martin Green  
A.B. Henley  
Bill Horney  
Ken Hughes  
Frankie Jones  
Jonathan Kappes  
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Ken McAllister  
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Jim Morgan  
Rena Norcross  
Nido Qubein  
Joe Rawley  
Martin Schlaeppli  
Gary Simon  
Bernita Sims  
Scott Tilley  
Royster Tucker  
Coy Williard  
Plato Wilson  
Martha Yarborough  
Greg York



*"Serving the Donor's Interests and the Community's Needs"*

**High Point Community Foundation**

P.O. Box 5166 • High Point, NC 27262 • Phone: (336) 882-3298 • Fax: (336) 882-3293 • [www.hpcommunityfoundation.org](http://www.hpcommunityfoundation.org)

"AN ORDINANCE AMENDING THE 2011-2012 BUDGET ORDINANCE  
OF THE CITY OF HIGH POINT, NORTH CAROLINA  
FOR THE CITY PROJECT

Be it ordained by the City Council of the City of High Point, North Carolina,  
as follows:

Section 1. The City Project has received a grant award from the High Point Community Foundation in the amount of \$21,000. These funds will be used for Washington Street home repairs.

Section 2. This amendment appropriates these funds in the current fiscal year:

(A) That the General Fund of the City of High Point, is hereby amended as follows:

|                                                   |           |
|---------------------------------------------------|-----------|
| General Fund – Donations & Contributions (101541) | \$ 21,000 |
|---------------------------------------------------|-----------|

(B) That the following General Fund – City Project expenditure budget be amended as follows:

|                              |          |
|------------------------------|----------|
| City Project (101541/533101) | \$21,000 |
|------------------------------|----------|

Section 3. That all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

Section 4. That this ordinance shall be effective from and after its passage."

Adopted this \_\_\_\_\_ day of January 2012

## LISA VIERLING

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**From:** Loren Hill  
**Sent:** Tuesday, January 17, 2012 10:00 AM  
**To:** Bernits Sims-External; michael\_pro@yahoo.com; Michael Pugh; Latimer Alexander; FOSTER DOUGLAS; fdouglas53@triad.rr.com; Jim Corey Contact; Councilman at Large; AB Henley Contact; BECKY SMOTHERS; Chris Whitley  
**Cc:** clcain@banpharm.com; STRIB BOYNTON; FRED BAGGETT; JOANNE CARLYLE; CINDY DUNCAN-SMITH; LISA VIERLING; SANDY DUNBECK  
**Subject:** Solstas -- \$500,000 incentive proposal rather than \$846,500

Good morning, City Council members.

- 1) Below are highlights from the remarks I will make at today's public hearing to consider authorizing incentives for Solstas.
- 2) The item in the legal notice and today's agenda item mentioned incentives not to exceed \$846,500. That figure, as you know, was based on if the company should go to a southern High Point location. For this expansion, the company has chosen to locate in buildings near or adjacent to their current Piedmont Centre campus. Thus the incentive I will ask you to consider authorizing will instead be \$500,000 (*we can always go lower than the figure in the legal notice, but can't increase it*). The company knows and is fine with that figure.

Best regards,  
Loren  
-----

A High Point company is considering expanding in our city ... and if we land that expansion, it would be the largest job-creation project in the city in more than 13 years.

Solstas Lab Partners is a medical and diagnostic laboratories company co-headquartered in High Point. The company's core business is providing accurate, timely, and cost-effective laboratory services to healthcare professionals, physician practices, hospitals, and medical groups.

It is one of the largest full-service laboratories in the nation.

Today the company has 721 full-time equivalent employees in our city.

For this project, High Point is competing with locations in Knoxville, TN, and Roanoke, VA – cities where Solstas already has a significant presence.

If High Point is picked for this major expansion:

- 500 additional jobs would be created in High Point over a five-year period.
- The average wage of those 500 new jobs would be \$45,560.
- The company would add \$11.6 million to the local tax base.
- The project will accommodate the expansion of the company's information technology, human resources, and other office and lab functions.

Solstas Lab Partners was formed by the 2010 merger of two companies. Spectrum Laboratory Network was founded more than 12 years ago in High Point by High Point Regional Health System, Cone Health System, and other local hospitals. Carillion Labs was headquartered in Roanoke, VA.

The company today is in 8 buildings in High Point -- in both southern and northern High Point.

Of the current High Point-based employees, 52% are white; 43% are African-American; and remaining 5% are Native American, Hispanic, or Asian.

Year after year, the company and its employees have contributed to various local charitable groups, such as:

- The United Way of Greater High Point
- The Foundation for High Point Regional Health System
- The Special Olympics
- The American Red Cross, American Heart Association, and American Cancer Society
- And many more.

The company has asked for the City of High Point to consider authorizing incentives for the project.

- If Council authorizes incentives, the monies would be paid out over a 4-year period – subject to an incentive agreement containing benchmarks the company would have to meet.
- Guilford County will hold its public hearing for incentives 2 days from now. The County will be asked to authorize \$500,000.
- The State of NC and the state community college system are considering participating also.

As you know, the incentive under consideration from High Point could have been as much as \$846,500, depending on where the company would locate such an expansion. If it picks High Point, the company would expand in buildings in our city limits that are adjacent to or very near its existing Piedmont Centre buildings.

Thus, the High Point incentive would not exceed \$500,000 – that's \$1,000 per job – using the city's job-creation incentive policy for the first time.

- Some of their current buildings have a High Point address, but others and the corporate office building have a Greensboro address even though they are in the High Point city limits.
- The company knows and has agreed to our incentives policy saying that Solstas will need to use one of its High Point buildings' address or a High Point post office box as its official address... and the company knows it needs to publicly and officially call itself a High Point company.

To hire these 500 new employees, following High Point's incentive policy, Solstas would hold a job fair in central High Point – most likely at the Morehead Recreation Center, which our office recommends.

- Our office will work closely with the company on that event.
- The company has met with officials from the Guilford Workforce Development Board and the local office of the NC Employment Security Commission, and those groups will be working closely with them on the job fair and in their hiring needs.

After both the city and county public hearings are held, the company will make its decision within a few weeks. The company expects to begin this new expansion project by the middle of this year.

###

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

**ORDINANCE**

**REQUEST:** Ordinance to Vacate

**PROPERTY**

**ADDRESS:** 1117 Young Place

**OWNER:** Terina Potts

**FIRST**

**INSPECTION:**

11-16-2011

Number of Violations: Major 4 Minor 9

- 1) broken sewer line
- 2) faulty electrical (GFCI) receptacles in kitchen
- 3) unsanitary conditions under house, due to broken sewer line
- 4) no smoke detectors

**HEARING**

**RESULTS:**

11-28-2011

The owner did not appear for the hearing. During the hearing the following findings of fact were established. There are numerous violations of the Minimum Housing Code. The dwelling was occupied by two adults at the time of the inspection and is still occupied. The ordinance is requested to allow the inspector to vacate, close and placard the dwelling in accordance with State statutes.

**ORDER(S)**

**ISSUED:**

11-28-2011

Order to Repair with a compliance date of 12-28-2011

**APPEALS:**

No appeals to date.

**OWNER**

**ACTIONS:**

The owner has not obtained a plumbing permit or made the necessary repair to the sewer line. The owner has repaired a few items that do not require a permit, such as installing a smoke detector.

**EXTENSIONS:**

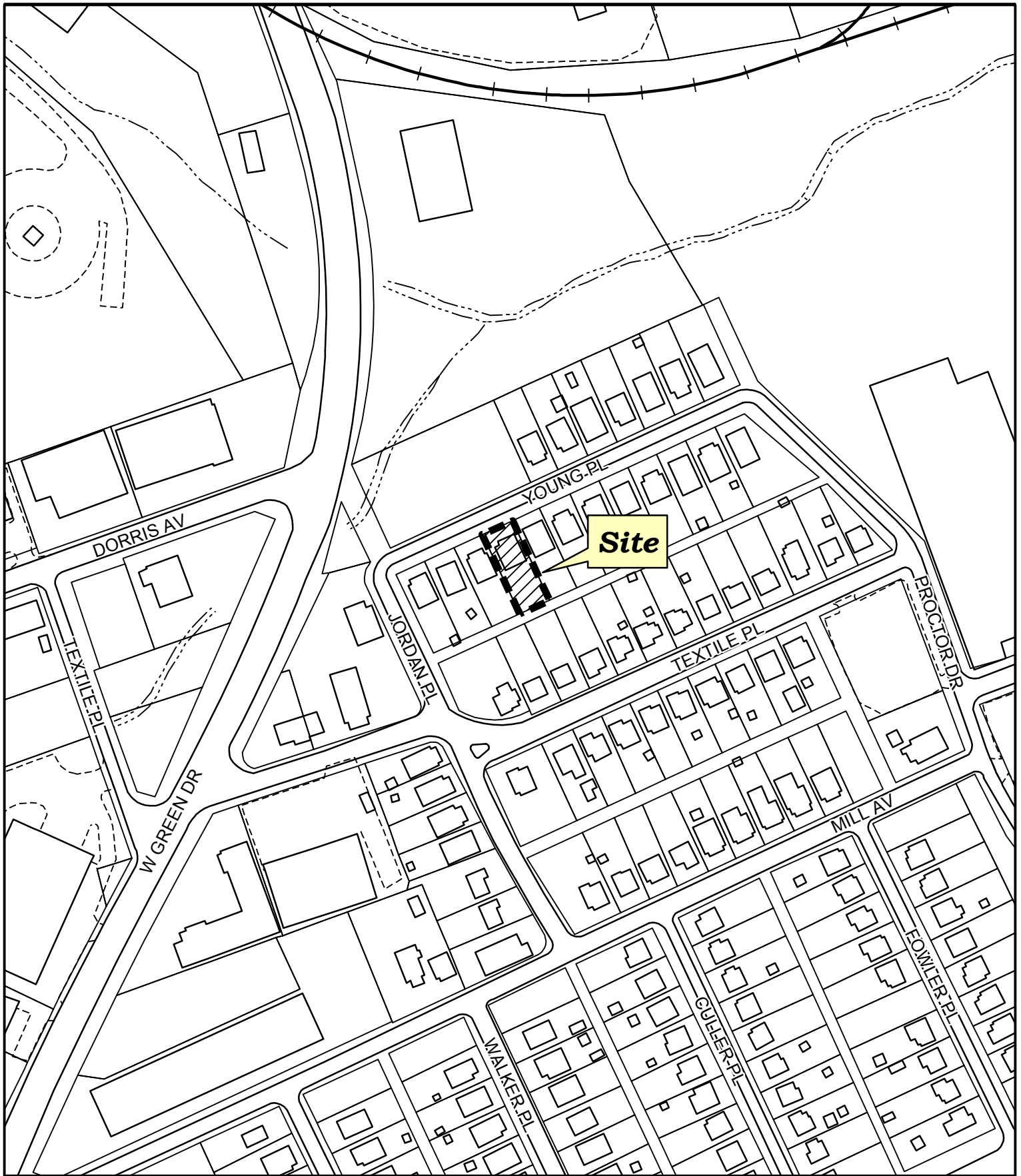
None requested by owner.

**CURRENT**

**STATUS:**

1-9-2011

Conditions still exist. Dwelling is occupied.



**1117 Young Place**

**Ordinance to Vacate/Close**



**Location of subject property**

**Department of Planning  
and Development**

**City of High Point**

**Date: January 9, 2012**



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



1117 Young Street

## PLANNING AND ZONING COMMISSION RECOMMENDATION

On December 13, 2011, a public hearing was held before the Planning and Zoning Commission regarding the request described below. All members of the Commission were present except Mr. Keith McInnis. Mark Walsh recused himself on this item due to a conflict of interest as owner/developer.

### **Cambridge Oaks LLC**

### **Zoning Case 11-14**

A request by Cambridge Oaks LLC to rezone approximately 4.2 acres from the Conditional Use Residential Multifamily-5 (CU RM-5) District to a Conditional Zoning Residential Multifamily-8 (CZ RM-8) District. The site is lying southwest of Chestnut Drive and Cambridge Oaks Drive.

Mr. Walsh advised the Commission that he has a conflict of interest regarding this case. The Commission voted unanimously to allow Mr. Walsh to recuse himself from this case and he then stepped down from the dais; however a quorum was still present.

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

Speaking in favor of the request was Ms. Judy Stalder, 1814 Eastchester Drive, the applicant's representative from the Allen Tate Company. Ms. Stalder provided a brief overview of the applicant's request.

No one spoke in opposition to the request.

The Planning & Zoning Commission recommended ***approval*** of Zoning Case 11-14, by a vote of 7-0.

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

**STAFF REPORT  
ZONING CASE 11-14  
December 13, 2011**

| <b>Request</b>                                                                         |                                                                          |
|----------------------------------------------------------------------------------------|--------------------------------------------------------------------------|
| <b>Applicant:</b><br>Cambridge Oaks LLC                                                | <b>Owner(s):</b><br>Cambridge Oaks LLC<br>Bank of North Carolina         |
| <b>Zoning Proposal:</b><br>To rezone 4.2 acres of an existing residential subdivision. | <b>From:</b> CU RM-5 Conditional Use Residential Multifamily-5 District  |
|                                                                                        | <b>To:</b> CZ RM-8 Conditional Zoning Residential Multifamily-8 District |

| <b>Site Information</b>                |                                                                                                                                                                                                                                                                    |
|----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Location:</b>                       | Lying southwest of Chestnut Drive and Cambridge Oaks Drive                                                                                                                                                                                                         |
| <b>Tax Parcel Numbers:</b>             | 16302E0000066 thru 68 and a portion of 1630200000034 ( <i>Davidson Co</i> )                                                                                                                                                                                        |
| <b>Site Acreage:</b>                   | Approximately 4.2 acres.                                                                                                                                                                                                                                           |
| <b>Current Land Use:</b>               | The site has been graded and a public street that terminates in a cul-de-sac has been installed. Otherwise, the site is undeveloped.                                                                                                                               |
| <b>Physical Characteristics:</b>       | The site has a moderate sloping terrain; an intermittent stream runs in an east to west direction along the southern boundary of the zoning site.                                                                                                                  |
| <b>Water and Sewer Proximity:</b>      | A 6-inch City water line lies adjacent to the site along Emilia Court. An 8-inch City sewer line is within the west portion of the Emilia Court road right-of-way and runs in a southerly direction along the eastern boundary of the zoning site.                 |
| <b>General Drainage and Watershed:</b> | The site drains in a southerly direction and the development is within the Yadkin Pee-Dee General Watershed. Based upon the acreage of the site and the allowable development intensity, the watershed regulations may require stormwater controls to be provided. |
| <b>Overlay District(s):</b>            | None                                                                                                                                                                                                                                                               |

| <b>Adjacent Property Zoning and Current Land Use</b> |         |                                                               |                                                           |
|------------------------------------------------------|---------|---------------------------------------------------------------|-----------------------------------------------------------|
| <b>North:</b>                                        | CU RM-5 | Conditional Use Residential Multifamily-5 District            | Townhome development and single family dwellings          |
|                                                      | RS      | Low Intensity Residential District ( <i>Davidson County</i> ) |                                                           |
| <b>South:</b>                                        | CU RM-5 | Conditional Use Residential Multifamily-5 District            | Undeveloped common area of the Cambridge Oaks subdivision |
| <b>East:</b>                                         | CU RM-5 | Conditional Use Residential Multifamily-5 District            | Undeveloped                                               |
| <b>West:</b>                                         | RS      | Low Intensity Residential District ( <i>Davidson County</i> ) | Single family dwelling                                    |

| Relevant Land Use Policies and Related Zoning History  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|--------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Land Use Plan Map Classification:</b>               | The site has a Low-Density Residential land use designation. This classification is intended for areas with primarily single family detached dwellings on individual lots. Development densities in these areas shall not exceed five dwelling units per gross acre.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Land Use Plan Goals, Objectives &amp; Policies:</b> | The following goals of the Land Use Plan are relevant to this request:<br>Goal #5. Promote an urban growth pattern that occurs in an orderly fashion and conserves the land resources of the city and its planning area.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Relevant Area Plan:</b>                             | <p><i>Northeast Davidson Area Plan:</i></p> <ul style="list-style-type: none"> <li>• <u>Residential Development section:</u> The plan states that single family detached development is anticipated as the predominate type of residential development in the area, but other housing types are anticipated and encouraged in appropriate locations. All development should take into consideration the land's environmental and historic resources, physical constraints, and compatibility with the area. Developments in the upper end of the 0-5 unit per acre density range should be designed with special attention to the potential for intrusion on neighboring residential uses. Enhanced vegetative buffers, the preservation of existing trees, increased setbacks, and the use of terrain as screening are some of the measures that could be used to protect adjacent uses.</li> <li>• <u>Roadway Corridor Appearance section:</u> The plan states that development along existing roadway corridors should not detract from the corridor's appearance, but rather should enhance the roadway's visual appearance. Topics mentioned in this section include tree preservation, sufficient setbacks, common designs for fences, and compatible signage.</li> </ul> |
| <b>Community Growth Vision Statement</b>               | This request is neither in conflict with the Community Growth Vision Statement's goals and objectives nor does it promote those goals and objectives.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Zoning History:</b>                                 | The zoning site was part of a larger 64 acre zoning application in 2006 (Zoning Case 06-01) that was granted approval for a 128-unit mixed use residential development consisting of single family detached dwellings, twin-home dwellings and townhome dwellings.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

| Transportation Information               |                                                                                      |                                    |                    |
|------------------------------------------|--------------------------------------------------------------------------------------|------------------------------------|--------------------|
| Adjacent Streets:                        | Name                                                                                 | Classification                     | Approx. Frontage   |
|                                          | Chestnut Drive<br>Emilia Court                                                       | Major Thoroughfare<br>Local Street | 655 ft.<br>500 ft. |
| Vehicular Access:                        | This rezoning site will take access from Emilia Court.                               |                                    |                    |
| Traffic Counts:<br>(Average Daily Trips) | Chestnut Drive                                                                       | 1,400 ADT<br>(2009, 24-hour count) |                    |
| Estimated Trip Generation:               | The proposed dwelling units in this tract will generate less than 150 trips per day. |                                    |                    |

| Traffic Impact Analysis: | Required                                                                                      |                | Comment |
|--------------------------|-----------------------------------------------------------------------------------------------|----------------|---------|
|                          | <u>Yes</u>                                                                                    | <u>No</u><br>X |         |
| Pedestrian Access:       | Development of the site is subject to the sidewalk requirements of the Development Ordinance. |                |         |

#### School District Comment

Not applicable to this zoning request. This new zoning application still allows townhome and twin-home uses but also provides the developer the flexibility to construct single family dwellings at a much lower density. Because the allowable density is not being increased, the zoning proposal will not increase impact upon the school district from what was anticipated in the 2006 original City zoning.

#### Details of Proposal

Under this zoning proposal the applicant is requesting that approximately 4.2 acres of a previously approved zoning case be rezoned to a new CZ RM-8 District. The purpose of this rezoning is to enhance flexibility as to how this 4.2 acre area may develop. Under the current zoning approval only twin homes or townhomes may be constructed. The new zoning application proposes to add single family detached homes as a development option.

#### Staff Analysis

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

#### Consistency with Adopted Plans:

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

Staff Comments: The applicant has offered a condition to restrict density of the site to a maximum of 5 dwelling units per acre. The allowance of a CZ RM-8 District, as restricted by the proposed ordinance conditions, is compatible with the Land Use Plan designation of Low Density Residential.

#### Reasonableness/Public Interest:

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

Staff Comments: Staff suggests that the approval of the applicant's request is reasonable and in the public interest because: 1) it is consistent with adopted plans, 2) it will allow for flexibility in the manner in which the site may be developed without increasing current allowable density; and 3) it does not introduce any new residential use types which are not already present in the larger development.

**Review Factors:**

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

|                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b><u>Factor #1</u></b> | <b>Produces a development that is compatible with surrounding development character and land uses;</b><br><br><i>Staff Comments:</i> The zoning site is adjacent to existing single family dwellings to the north and west, so the allowance of single family dwellings upon the zoning site will be compatible with adjacent land uses. In the event townhomes or twin homes are developed, the applicant has offered conditions to restrict density and limit number of attached townhomes units to four per building.                                             |
| <b><u>Factor #2</u></b> | <b>Minimizes or effectively mitigates any identified adverse impact on adjacent and nearby property, such as that caused by traffic, parking, noise, lighting, trash, loading areas, etc.;</b><br><br><i>Staff Comments:</i> The current zoning approval will permit townhomes or twin home uses. Based upon the applicant request to allow single family homes as a permitted use, staff has not identified any adverse impacts upon adjacent properties.                                                                                                           |
| <b><u>Factor #3</u></b> | <b>Minimizes or effectively mitigates any identified adverse environmental impact on water and air resources, minimizes land disturbance, preserves trees and protects habitat;</b><br><br><i>Staff Comments:</i> The site has been graded and a public street that terminates at a cul-de-sac has been installed. Staff has not identified any environmental impacts that require mitigation.                                                                                                                                                                       |
| <b><u>Factor #4</u></b> | <b>Minimizes or effectively mitigates any identified adverse impact on municipal facilities and services, such as streets, potable water and wastewater facilities, parks, police and fire; and;</b><br><br><i>Staff Comments:</i> The site is within an area currently served by City of High Point utilities and municipal services, and the proposed district has no known adverse impacts on municipal services.                                                                                                                                                 |
| <b><u>Factor #5</u></b> | <b>Minimizes or effectively mitigates any identified adverse effect on the use, enjoyment or value of adjacent properties.</b><br><br><i>Staff Comments:</i> The zoning site is within a development that has a mixture of residential uses consisting of single family tracts and townhome/twinhome tracts. The current zoning approval upon the site will permit townhomes or twinhome dwellings. Staff has not identified any adverse impacts upon adjacent properties, within or outside of this development, if single family detached dwellings are permitted. |

**Changes in the Area:**

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

*Staff Comments:* The surrounding area consists primarily of single family dwellings upon one-acre or larger lots. A low density townhome development was approved to the north in 2001 and has been constructed. The zoning site is part of a larger development which was granted approval in 2006; a single family tract and a townhome tract are both currently under construction. Since the annexation of the zoning site in 2006, there have been no significant land

use changes in this area.

**Development Patterns:**

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

**Staff Comments:** Under its current CU RM-5 District zoning only twin homes and townhomes dwelling may be constructed upon the zoning site. Under this new zoning proposal, single family dwelling may also be developed. To ensure development of the zoning site is in a logical and orderly pattern, the applicant has offered a condition that the zoning site be developed in its entirety as either a single family development (with single family detached dwellings); or as a twin home/townhome development. There will be no mixture of dwelling types within the 4.2 acre site.

**Recommendation**

**Staff Recommends Approval:**

As addressed in the Staff Analysis section of this report, conditions offered by the applicant address objectives of the Land Use Plan and will ensure development of the zoning site will be compatible with adjacent uses. The Planning and Development Department recommends approval of the request to rezone this 4.2 acre area to the CZ RM-8 District. As conditioned, the requested CZ RM-8 District will be compatible with the surrounding area and in conformance with adopted plans.

**Required Action**

**Planning and Zoning Commission:**

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

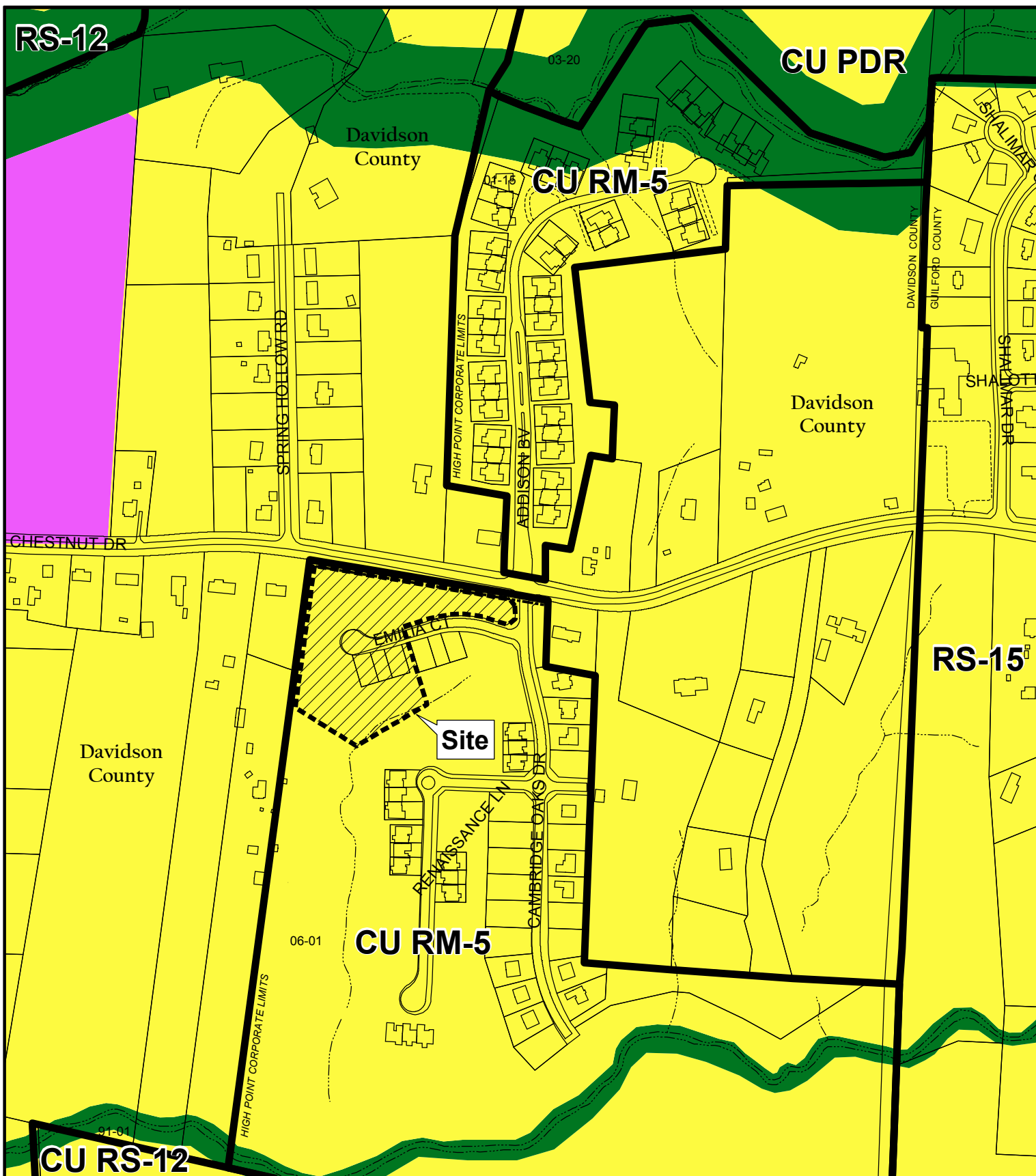
**City Council:**

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

**Report Preparation**

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





## ZONING CASE 11-14

### Land Use Plan

- Low-Density Residential
- Light Industrial
- Recreation/Open Space

Planning & Development  
Department

City of High Point

Date: December 9, 2011



Scale: 1"=400'

y/ba-pz/2011/pz/z11-14clu.mxd



## ZONING CASE 11-14

### Topography

Subject Property Boundary - - - - -

Planning & Development  
Department

City of High Point

Date: December 1, 2011



Scale: 1"=300'

y:/ba-pz/2011/pz/z11-14topo.mxd

# ZONING CASE 11-14



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

**Zoning Case 11-14  
Conditional Zoning Residential Multifamily-8 (CZ RM-8) District**

November 30, 2011  
(Submitted)

Ordinance # \_\_\_\_\_

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

Part I. USES: Only Single family detached dwellings, Townhouse dwellings and Two family dwellings (Twin Homes or Duplexes) as allowed in the Residential Multifamily – 8 (RM-8) District, and their customary accessory uses, shall be permitted subject to the requirements of the Development Ordinance and the specific conditions listed in this ordinance.

Part II. CONDITIONS:

A. Development and Dimensional Requirements.

- 1). Development of the zoning site shall not exceed 5 dwelling units per acre.
- 2). The zoning site shall be developed in its entirety as either a single family subdivision (with single family detached dwellings) or as a townhome/two family dwelling development with no mixture of dwelling types.
- 3). If developed as a townhomes/two family dwelling development, then the site shall be limited to a maximum of four (4) dwelling units per structure.

B. Landscaping, Buffers and Screening.

- 1). A common fencing plan shall be provided in the event fencing is erected along Chestnut Drive or facing Chestnut Drive. A common fencing plan shall be provided prior to Preliminary Plat approval of that tract.
- 2). A minimum 30-foot wide street yard, planted at a Type C rate, shall be provided within a common area along the Chestnut Drive frontage of the zoning site. Lots shall not extend into the common area.

- 3). A minimum 20-foot wide common area shall be provided along that portion of the eastern boundary of the zoning site lying south of Emilia Court. Lots shall not extend into the common area. If the zoning site is developed as a single family detached dwelling subdivision, this common area shall be planted at a Type C rate. Landscaping shall not be required if the abutting land area to the east, along the south side of Emilia Court, develops with that same use.
- 4). If townhomes/two family dwellings are developed upon the zoning site, then a minimum 30-foot wide Type B buffer evergreen buffer shall be established along the western boundary of the zoning site.

C. Transportation: No vehicle access shall be permitted to Chestnut Street.

DESCRIPTION OF PROPERTY: Approximately 4.2 acres lying southwest of Chestnut Drive and Cambridge Oaks Drive. The property is also known as Davidson County Tax Parcel(s) 1630200000034 (portion) and 16302E0000066 thru 68 .

# **Citizens Information Meeting Report**

## **Zoning Case 11-14**

Submitted by: Judy Stalder on behalf of  
Cambridge Oaks, LLC

November 10, 2011

Dear Property Owner:

This letter is to notify you of a citizen information meeting concerning a Conditional Zoning request for the property surrounding Emilia Court in Cambridge Oaks. The meeting will be held at our model townhome, 2216 Renaissance Court on Thursday, November 17 from 6:30 until 7:30. The purpose of the meeting is to inform you about the zoning proposal and to provide you the opportunity to ask questions prior to the official public hearing.

Cambridge Oaks LLC has applied for a change of zoning from Conditional Use RM-5 to Conditional Zoning RM-8 so they can build single family homes on Emilia Court instead of the townhomes originally approved. Conditions of the zoning will restrict development on Emilia Court to only single family detached homes of the same quality and building materials already evident in this subdivision. The change of zoning will also decrease the overall density of the subdivision. A preliminary sketch of the proposed lot layout will be presented at the meeting. Mark Walsh, the developer and Rich Glover of Jamestown Engineering will be available to answer your questions.

Enclosed is a required statement provided by the City of High Point Department of Planning and Development outlining the purpose of the citizen information meeting and zoning process.

If you are unable to attend this meeting or have questions prior to the meeting, please feel free to contact me by telephone or email. I look forward to seeing you on Thursday.

Sincerely,

Judy Stalder  
Broker/Realtor/Development Consultant  
Allen Tate Realtors  
1814 Eastchester Drive  
High Point NC 27265  
336.688.2204  
Judy.Stalder@allentate.com

## Citizen Meeting Questions

Q: Will changes need to be made to the HOA document?

A: Yes, but they should be minor since we already have a mix of multi-family and single family.

Q: Why not change the remaining lots on Renaissance Lane to single family as well?

A: We are doing Emilia Court first to test the market on this product.

Q: Are you building the same product?

A: The new homes will have the same look and materials of the existing homes with an anticipated square footage of 1600-1800 sf. However, the floor plans have not yet been selected. Additionally, the side setbacks will be 5' instead of 10'.

Q: Can we see a house plan?

A: We have not decided on any plans yet, however they will have a two-car garage and utilize similar materials and style of the existing homes.

Q: When will you start construction in this section?

A: Following the zoning, we will have to get the revised plans approved through TRC. We would like to start sometime in the spring.

Q: When will you beautify the remaining common areas, particularly behind some of the townhomes?

A: The erosion control devices can be removed and those areas re-graded and stabilized once all areas draining to those devices have been developed.

Q: Why were the three lots owned by SunTrust not included in this zoning request?

A: SunTrust would not sign the re-zoning application.

Ricky Spencer  
2245 Cambridge Oaks Drive  
High Point NC 27262

Cecil R Williams Jr  
2248 Cambridge Oaks Drive  
High Point NC 27262

Ross M Povey  
2249 Cambridge Oaks Drive  
High Point NC 27262

Friedrike B Zejda  
2253 Cambridge Oaks Drive  
High Point NC 27262

Allen Averill  
2260 Cambridge Oaks Drive  
High Point NC 27262

Dwight Fillers  
2264 Cambridge Oaks Drive  
High Point NC 27262

Ronald Young  
2272 Cambridge Oaks Drive  
High Point NC 27262

Randy D Ridge  
2249 Renaissance Lane  
High Point NC 27262

James E Stonick  
2247 Renaissance Lane  
High Point NC 27262

Tony Whitaker  
2244 Cambridge Oaks Drive  
High Point NC 27262

ADDISON'S CREEK HOMEOWNERS  
ASSOCIATION INC  
P O BOX 6710  
HIGH POINT NC 27262

ALLISON SUE  
152 SPRING HOLLOW RD  
HIGH POINT NC 27262

BANK OF NORTH CAROLINA  
833 JULIAN AV  
THOMASVILLE NC 27360

BLACKMAN DAVID L & BLACKMAN ASHTON  
2286 CAMBRIDGE OAKS DRIVE  
HIGH POINT NC 27262

CALOGERO ROBIN J & KATHIANNE E  
2281 CAMBRIDGE OAKS DRIVE  
HIGH POINT NC 27262

CAMBRIDGE OAKS ON CHESTNUT STREET  
HOMEOWNERS ASSOCIATION INC  
P O BOX 669  
HIGHPOINT NC 27261

COX JACK MCKINLEY & VIRGINIA  
2101 CHESTNUT ST EXT  
HIGH POINT NC 27262

CRAFT JOSHUA M & SANGALA JESSICA L  
2282 CAMBRIDGE OAKS DRIVE  
HIGH POINT NC 27262

CROTTS JOAN B  
2310 ADDISON BLVD  
HIGH POINT NC 27262

FISCHER CLYDE F & MARGARET T  
2285 CAMBRIDGE OAKS DRIVE  
HIGH POINT NC 27262

FISCHER SCOTT C & STACEY B  
1931 CHESTNUT ST EXT  
HIGH POINT NC 27262

FRALEY DONALD R & PATSY  
1946 CHESTNUT ST EXT  
HIGH POINT NC 27262

HENSON ELIZABETH F  
2315 ADDISON BLVD  
HIGH POINT NC 27262

HIGHSMITH FLORENCE ELLIS  
803 VALLEY RD  
THOMASVILLE NC 27360

HINKLE CAROL C  
155 SPRING HOLLOW RD  
HIGH POINT NC 27262

JOHNSON HEATHER B  
2283 CAMBRIDGE OAKS DRIVE  
HIGH POINT NC 27262

JOHNSON RUSSELL JR & LAURELYN  
1937 CHESTNUT ST EXT  
HIGH POINT NC 27262

KISER ALETA B,TRUSTEE OF LBT TRUST  
2121 EASTCHESTER DRIVE,STE 107  
HIGH POINT NC 27265

MAYNARD-WALSH LLC  
926 COUNTRY CLUB DRIVE  
HIGH POINT NC 27262

MCINNIS JAMES L & JANE C  
2251 RENAISSANCE LANE  
HIGH POINT NC 27262

NASH DELINA HARSHA MCNAIR  
8501 CROSSWINDS DRIVE  
ST AUGUSTINE FL 32092

PAYNE DORCAS  
2003 CHESTNUT ST EXT  
HIGH POINT NC 27262

PAYNE JOHN W & SHARON E  
1944 CHESTNUT ST EXT  
HIGH POINT NC 27262

PAYNE THOMAS A JR  
1999 CHESTNUT ST EXT  
HIGH POINT NC 27262

PAYNE THOMAS S & SHERI M  
1997 CHESTNUT ST EXT  
HIGH POINT NC 27262

RICE CHARLES D & CYNTHIA H  
2306 ADDISON BLVD  
HIGH POINT NC 27262

SHACKLEFORD JOSEPH CHARLES  
2001 CHESTNUT ST EXT  
HIGH POINT NC 27262

SHOAF TOMMY R & CYNTHIA S  
PO BOX 1886  
HIGH POINT NC 27261

SUNTRUST BANK  
13341 NEW FALLS OF NEUSE  
RALEIGH NC 27614

VITOLA PETE & AMY S  
2004 CHESTNUT STREET EXT  
HIGH POINT NC 27262

WALTON DANEIL INC  
450 GREENFIELD DR  
LEXINGTON NC 27295

# Cambridge Oaks

| Name | Address | Phone | Email |
|------|---------|-------|-------|
|------|---------|-------|-------|

|                  |                        |        |  |
|------------------|------------------------|--------|--|
| Ron & Joan Cloer | 2273 Cambridge Oaks Dr | 336-88 |  |
|------------------|------------------------|--------|--|

|             |                     |      |  |
|-------------|---------------------|------|--|
| Angie Ridge | 2049 Renaissance Ln | 336- |  |
|-------------|---------------------|------|--|

|                   |                        |      |  |
|-------------------|------------------------|------|--|
| Ross & Krew Povey | 2249 Cambridge Oaks Dr | 336- |  |
|-------------------|------------------------|------|--|

|               |                        |      |  |
|---------------|------------------------|------|--|
| Peggy Fischer | 2285 Cambridge Oaks Dr | 336- |  |
|---------------|------------------------|------|--|

|                 |                     |  |  |
|-----------------|---------------------|--|--|
| Heather Johnson | 2283 Cambridge Oaks |  |  |
|-----------------|---------------------|--|--|

|                |                     |  |  |
|----------------|---------------------|--|--|
| David Blackman | 2286 Cambridge Oaks |  |  |
|----------------|---------------------|--|--|

|                    |                     |  |  |
|--------------------|---------------------|--|--|
| Ron & Rachel Young | 2272 Cambridge Oaks |  |  |
|--------------------|---------------------|--|--|

|                       |                |  |  |
|-----------------------|----------------|--|--|
| Allen & Chris Averill | 2260 Cambridge |  |  |
|-----------------------|----------------|--|--|

|             |                     |  |  |
|-------------|---------------------|--|--|
| Randy Ridge | 2249 Renaissance Dr |  |  |
|-------------|---------------------|--|--|

|                   |      |    |  |
|-------------------|------|----|--|
| Bud & Jane Morris | 2251 | 11 |  |
|-------------------|------|----|--|

NOTICE OF PUBLIC HEARING  
ON PROPOSED ECONOMIC DEVELOPMENT INCENTIVES

Take notice that the High Point City Council will hold a public hearing at 5:30 p.m. on Tuesday, January 17, 2012. The public hearing will be held in the City Council Chambers, Municipal Building, 211 S. Hamilton St. -- to receive comments from the public concerning the adoption of the following proposed resolution:

-----

January 17, 2012:

A RESOLUTION CONCERNING EXPENDITURES BY  
THE CITY OF HIGH POINT FOR ECONOMIC DEVELOPMENT PURPOSES

WHEREAS, the City of High Point ("the City") desires to provide financial assistance for the purpose of economic development of the City pursuant to Chapter 158 of the North Carolina General Statutes;

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

1. It is desirable to increase the tax base of the City and provide jobs by the location / expansion of business concerns in the City.
2. It is desirable for the City to finance improvements associated with Solstas Lab Partners, an existing High Point company, which would add 500 new jobs to its current High Point workforce and add at least \$11.6 million to the City tax base.
3. Thus, the City potentially will contribute up to \$846,500 toward the cost of this expansion. The source of funding is the Economic Development Incentive Fund, which is funded by general and electric revenues.

The City is hereby authorized to provide this financial assistance upon the company's completion of building improvements and upfit, pursuant to an incentive agreement containing benchmarks and schedule for the payment of such financial assistance.

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

**WHEREAS**, the City of High Point has requested the North Carolina Department of Transportation to assist in the funding of Home Furnishings Market Transportation Services; and

**WHEREAS**, the City of High Point will provide all of the cost that exceeds the \$928,000.00 in state assistance of the above-described project;

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

**BE IT ALSO RESOLVED** that the City assumes all the rights and obligations under existing agreements of the Piedmont Area Regional Transportation Authority to provide Home Furnishings Market Transportation Services for the period of performance July 1, 2011 to June 30, 2012.

A motion was made by Council Member Alexander and seconded by Mayor Pro Tem Chris Whitley for adoption of the following resolution and upon being put to a vote was duly adopted.

I, Lisa Vierling, City Clerk do hereby certify that the above is a true and correct copy of an excerpt for the minutes of a meeting of the City Council duly held on the 17<sup>th</sup> day of January, 2012.



  
Lisa B. Vierling, City Clerk

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

**ORDINANCE**

**REQUEST:** Ordinance to Vacate

**PROPERTY**

**ADDRESS:** 1117 Young Place

**OWNER:** Terina Potts

**FIRST**

**INSPECTION:**

11-16-2011

Number of Violations: Major 4 Minor 9

- 1) broken sewer line
- 2) faulty electrical (GFCI) receptacles in kitchen
- 3) unsanitary conditions under house, due to broken sewer line
- 4) no smoke detectors

**HEARING**

**RESULTS:**

11-28-2011

The owner did not appear for the hearing. During the hearing the following findings of fact were established. There are numerous violations of the Minimum Housing Code. The dwelling was occupied by two adults at the time of the inspection and is still occupied. The ordinance is requested to allow the inspector to vacate, close and placard the dwelling in accordance with State statutes.

**ORDER(S)**

**ISSUED:**

11-28-2011

Order to Repair with a compliance date of 12-28-2011

**APPEALS:**

No appeals to date.

**OWNER**

**ACTIONS:**

The owner has not obtained a plumbing permit or made the necessary repair to the sewer line. The owner has repaired a few items that do not require a permit, such as installing a smoke detector.

**EXTENSIONS:**

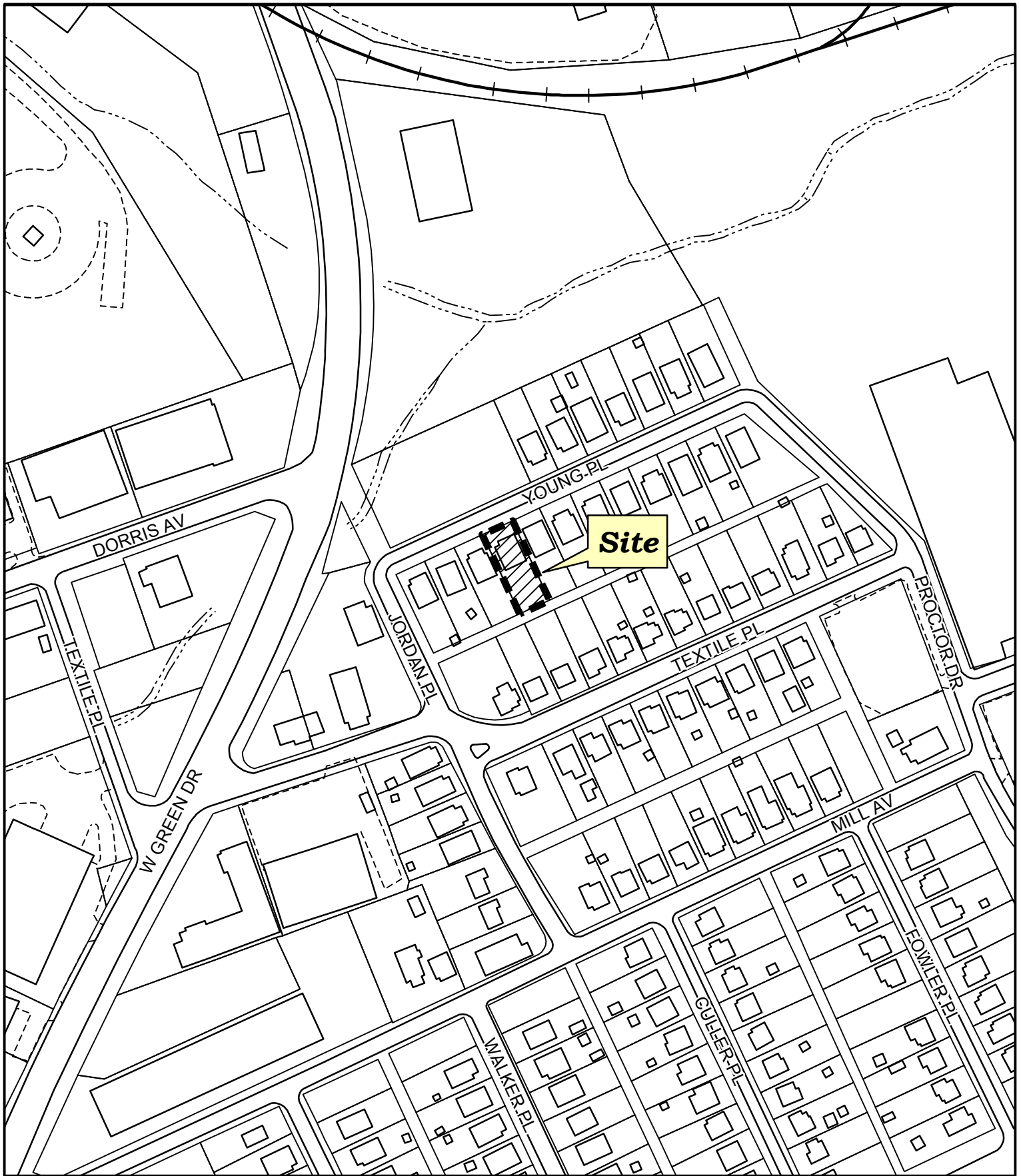
None requested by owner.

**CURRENT**

**STATUS:**

1-9-2011

Conditions still exist. Dwelling is occupied.



**1117 Young Place**

**Ordinance to Vacate/Close**



**Location of subject property**

**Department of Planning  
and Development**

**City of High Point**

**Date: January 9, 2012**



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



1117 Young Street

## PLANNING AND ZONING COMMISSION RECOMMENDATION

On December 13, 2011, a public hearing was held before the Planning and Zoning Commission regarding the request described below. All members of the Commission were present except Mr. Keith McInnis.

### **High Point University**

### **Street Abandonment Case 11-08**

A request by High Point University to abandon an unimproved portion of Sherwood Place located between N. Centennial Street and Willoubar Terrace.

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

Speaking in favor of the request was the applicant, Mr. Don Scarborough of 833 Montlieu Avenue, representing High Point University.

No one spoke in opposition to the request.

The Planning & Zoning Commission recommended ***approval*** of Street Abandonment Case 11-08, by a vote of 8-0.

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

**STAFF REPORT  
STREET ABANDONMENT CASE 11-08  
December 13, 2011**

| <b>Request</b>                             |                                                                                                                                        |
|--------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| <b>Applicant:</b><br>High Point University | <b>Proposal:</b><br>Abandonment of an unimproved portion of Sherwood Place located between N. Centennial Street and Willoubar Terrace. |

| <b>Adjacent Streets</b> |                        |                                            |
|-------------------------|------------------------|--------------------------------------------|
| <b>Name:</b>            | <b>Classification:</b> | <b>Right-of-Way and Pavement Width:</b>    |
| <b>Sherwood Place</b>   | Local                  | 50 ft. right-of-way – no street            |
| N. Centennial Street    | Major Thoroughfare     | 80 ft. right-of-way – 60 ft. curb & gutter |
| Willoubar Terrace       | Local                  | 50 ft. right-of-way - 24 ft. curb & gutter |

| <b>Adjacent Property Zoning and Current Land Use</b> |                                      |                                   |
|------------------------------------------------------|--------------------------------------|-----------------------------------|
| North                                                | Single Family Residential – 7 (RS-7) | Single Family Residence           |
| East                                                 | Single Family Residential – 7 (RS-7) | Willoubar Terrace right-of-way    |
| South                                                | Single Family Residential – 7 (RS-7) | Single Family Residence           |
| West                                                 | Single Family Residential – 7 (RS-7) | N. Centennial Street right-of-way |

|                 |
|-----------------|
| <b>Analysis</b> |
|-----------------|

The right-of-way being considered for abandonment is approximately 0.27 acres in area approximately 50 feet in width by 238 feet in length. The right-of-way contains no public utilities or private improvements. No utility easements need to be retained since no utilities currently exist within the portion of right-of-way proposed for abandonment. The topography drops quickly from either N. Centennial St. or Willoubar Te. The middle section of the right-of-way is approximately 20 feet lower than either end. The driveway serving 914 N. Centennial Street (southeast of the intersection of N. Centennial St. and Sherwood Pl.) is within the public right-of-way for Sherwood Place. In addition, a portion of the Sherwood Place right-of-way is enclosed within a fence for 914 N. Centennial St.

However, 914 N. Centennial Street, and all other property immediately abutting the right-of-way proposed for abandonment is owned by High Point University.

|                 |
|-----------------|
| <b>Findings</b> |
|-----------------|

The Technical Review Committee (TRC) reviewed this request on November 16, 2011 and identified no issues that would prevent its abandonment.

This abandonment of the public's interest and conveyance of the right-of-way to the abutting property owners, as provided by state statutes, is found not to be contrary to the public's interest

and found not to deprive owners in the vicinity of the right-of-way or in the subdivision reasonable means of ingress and egress to their property.

### **Recommendation**

The Planning and Development Department recommends approval of the requested street right-of-way abandonment based on preliminary findings that the abandonment 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 Bob Robbins, AICP, Development Administrator, and Lee Burnette, AICP, Director.



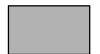
## STREET ABANDONMENT REQUEST SA11-08

Applicant: High Point University

Area: 0.29 acres



Location of requested street abandonment



Previously abandoned right-of-ways

Planning & Development  
Department

City of High Point

Date: December 6, 2011

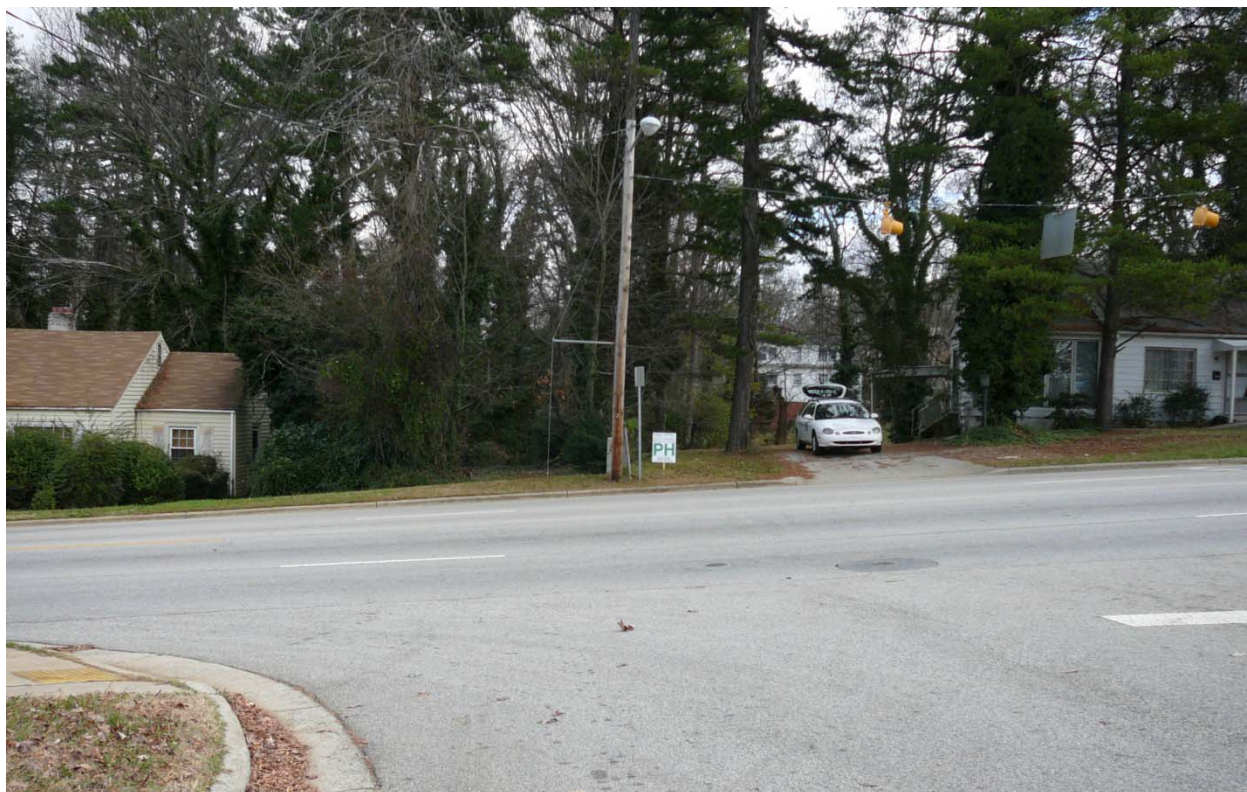


Scale: 1"=250'

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Looking east from Willoubar Terrace towards N. Centennial Street.



Looking west from N. Centennial Street.



Aerial with the abandonment area highlighted.

AN ORDINANCE AMENDING “THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE,” PURSUANT TO SECTION 9-3-12, ZONING MAP AMENDMENTS, OF THE DEVELOPMENT ORDINANCE.

WHEREAS, the City Council of The City of High Point adopted “The City of High Point Development Ordinance” on January 7, 1992 with an effective date of March 1, 1992, and subsequently amended;

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on December 13, 2011 and before the City Council of the City of High Point on January 17, 2012 regarding **Zoning Case 11-12** a proposed amendment to the Official Zoning Map of the “City of High Point Development Ordinance”;

WHEREAS, notice of the public hearings was published in the High Point Enterprise on December 4, 2011, for the Planning and Zoning Commission public hearing and on January 4, 2012 and January 11, 2012, for the City Council public hearing pursuant to Chapter 160A-364 of the General Statutes of North Carolina; and

WHEREAS, the proposed amendment was adopted by the City Council of the City of High Point on January 17, 2012.

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

#### SECTION 1

That the Official Zoning Map of the City of High Point be amended to establish the following described area as: **Residential Multifamily-8 (RM-8) District and Residential Multifamily-12 (RM-12) District.** Davidson County Tax Parcels 0100800000002B, 01008A0000001 and 3.

#### **The entire rezoning site is described as follows:**

Beginning at an existing iron pipe located on the north right of way line of Westover Drive and on the Guilford County / Davidson County Boundary Line, the same being the south east corner of lot 39 and described as “control corner” on plat book 55 page 81 on file with the Davidson County Register of Deeds. Thence with the north right of way line of Westover Drive, as depicted on plat book 46 page 56, S 54° 21’ 34” W 728.46’ to a point. Thence with the right of way a chord bearing and distance S 59° 03’ 18” W 106.31’ to an existing iron pipe on the Cheryl T Chapman east property line. Thence with the Cheryl T. Chapman line S 2° 22’ 39” W 13.71’ to Cheryl T. Chapman’s south east corner on the Westover Drive north right of way. Thence with Cheryl T. Chapman’s south line, the same being the north right of way of Westover Drive, a chord bearing and distance S 76° 50’ W 394.75’ to a point as shown on PB 6 Page 100. Thence crossing Westover Drive S 21° 28’ 28” W 84.45’ to the north east corner of lot 3 of plat book 6 page 100 on file with the Davidson County Register of Deeds. Thence with the north west property line of lot 3 S 70° 15’ 15” W 395.38’ to an existing iron pin, the south corner of lots 3 and 4 on plat book 6 page 100 and in deed book 1736 page 814. Thence with the southern

lines of lots 2 and 3 (PB 6 PG 100), also being the northern boundary of Londonderry Estates Phase II recorded in PB 16 Page 100, S 84° 52' 53" E 311.12' to a "new iron pipe" in the west right of way of Shadow Valley Road. Thence crossing Shadow Valley Road S 86° 27' 09" E 64.27' to an "existing iron pipe", the southwest corner of lot 1 of plat book 6 page 100 (which eip is also located S 15° 39' 52" W 207.95' from the center of the Westover Drive and Shadow Valley Road intersection). Thence with the south boundary of lot 1 (PB 6 Page 100), and continuing that line the north boundary of Westover Park Phase II (PB 27 PG 62), S 86° 27' 09" E 399.96' to an "EIP". Thence along the southern boundary of the City of High Point (DB 1755 PG 1091 Tract II and PB 28 Pg 88) S 87° 58' 07"E 669.20' to an EIP on the Guilford County/Davidson County Line and designated as "Control Corner" on plat book 28 page 88. Thence with the county line N 1° 36' 37" E 84.74' to the south east corner of Aleataes B. Joyce' lot that contains #709 Westover Drive. Thence with the southern boundary of said lot N 77° 51' 31" W 677.97' to a corner of Aleataes B. Joyce. Thence with Joyce's line N 3° 55' 36" E 53.44' to a point. Thence a chord bearing and distance N 42° 55' 58.64" E 109.60' to a point. Thence a chord bearing and distance N 54° 38' 34.18" E 82.77' to a point in the southern right of way of Westover Drive. Thence with the right of way of Westover Drive N 54° 04' 08" E 675' more or less to the county line. Thence with the county line N 1° 36' 37" E to the point and place of beginning. Containing approximately 7 acres

**The Residential Multifamily-8 (RM-8) District zoned area is general described as follows:**

Beginning at an existing iron pipe located on the north right of way line of Westover Drive and on the Guilford County / Davidson County Boundary Line, the same being the south east corner of lot 39 and described as "control corner" on plat book 55 page 81 on file with the Davidson County Register of Deeds. Thence with the north right of way line of Westover Drive, as depicted on plat book 46 page 56, S 54° 21' 34" W 728.46' to a point. Thence with the right of way a chord bearing and distance S 59° 03' 18" W 106.31' to an existing iron pipe on the Cheryl T Chapman east property line. Thence with the Cheryl T. Chapman line S 2° 22' 39" W 13.71' to Cheryl T. Chapman's south east corner on the Westover Drive north right of way. Thence S 2° 22' 39" W 116.40' to a point. Thence a chord bearing and distance N 42° 55' 58.64" E 109.60' to a point. Thence a chord bearing and distance N 54° 38' 34.18" E 82.77' to a point in the southern right of way of Westover Drive. Thence with the right of way of Westover Drive N 54° 04' 08" E 675' more or less to the county line. Thence with the county line N 1° 36' 37" E to the point and place of beginning.

**The Residential Multifamily-12 (RM-12) District zoned area is general described as follows:**

Beginning at Cheryl T. Chapman's southeast corner on the Westover Drive north Right of Way, Thence with Cheryl T. Chapman's south line, the same being the north right of way of Westover Drive, a chord bearing and distance S 76° 50' W 394.75' to a point as shown on PB 6 Page 100. Thence crossing Westover Drive S 21° 28' 28" W 84.45' to the north east corner of lot 3 of plat book 6 page 100 on file with the Davidson County Register of Deeds. Thence with the north west property line of lot 3 S 70° 15' 15" W 395.38' to an existing iron pin, the south corner of lots 3 and 4 on plat book 6 page 100 and in deed book 1736 page 814. Thence with the southern lines of lots 2 and 3 (PB 6 PG 100), also being the northern boundary of Londonderry

Estates Phase II recorded in PB 16 Page 100, S 84° 52' 53" E 311.12' to a "new iron pipe" in the west right of way of Shadow Valley Road. Thence crossing Shadow Valley Road S 86° 27' 09" E 64.27' to an "existing iron pipe", the southwest corner of lot 1 of plat book 6 page 100 (which eip is also located S 15° 39' 52" W 207.95' from the center of the Westover Drive and Shadow Valley Road intersection). Thence with the south boundary of lot 1 (PB 6 Page 100), and continuing that line the north boundary of Westover Park Phase II (PB 27 PG 62), S 86° 27' 09" E 399.96' to an "EIP". Thence along the southern boundary of the City of High Point (DB 1755 PG 1091 Tract II and PB 28 Pg 88) S 87° 58' 07"E 669.20' to an EIP on the Guilford County/Davidson County Line and designated as "Control Corner" on plat book 28 page 88. Thence with the county line N 1° 36' 37" E 84.74' to the south east corner of Aleataes B. Joyce' lot that contains #709 Westover Drive. Thence with the southern boundary of said lot N 77° 51' 31" W 677.97' to a corner of Aleataes B. Joyce. Thence with Joyce's line N 3° 55' 36" E 53.44' to a point. Thence N 2° 22' 39" E 116.40' to the point and place of beginning.

## SECTION 2

Should any section or provision of this ordinance be declared invalid, such decision shall not affect the validity of the remaining portions of this ordinance.

## SECTION 5

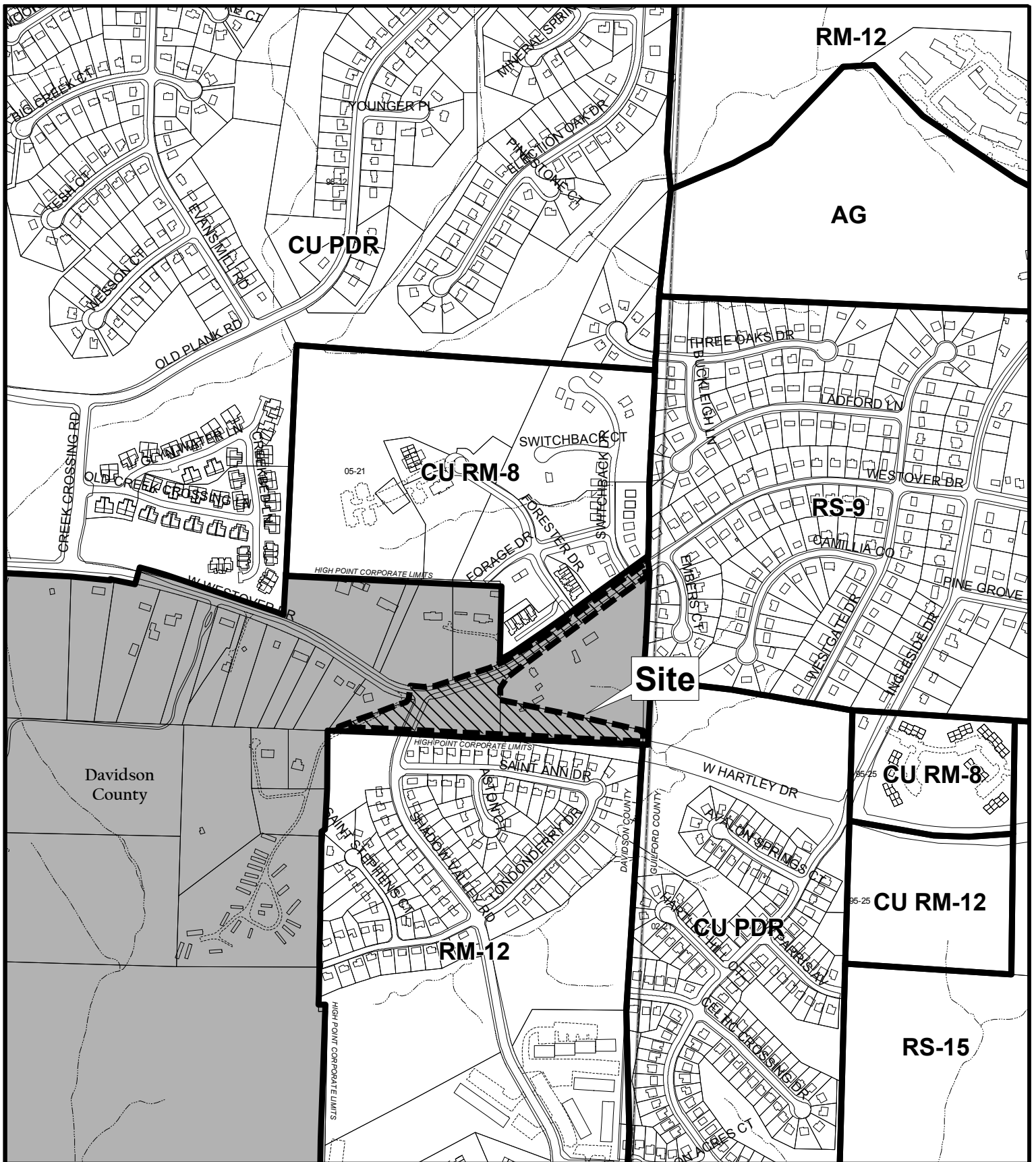
That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

## SECTION 6.

This ordinance shall become effective upon the date of adoption.

17<sup>th</sup> day of January, 2012.

Lisa B. Vierling, City Clerk



## ZONING CASE 11-12

**From:** Residential Agricultural-3 (Davidson County)  
**To:** Residential Multifamily-8 and  
 Residential Multifamily-12

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

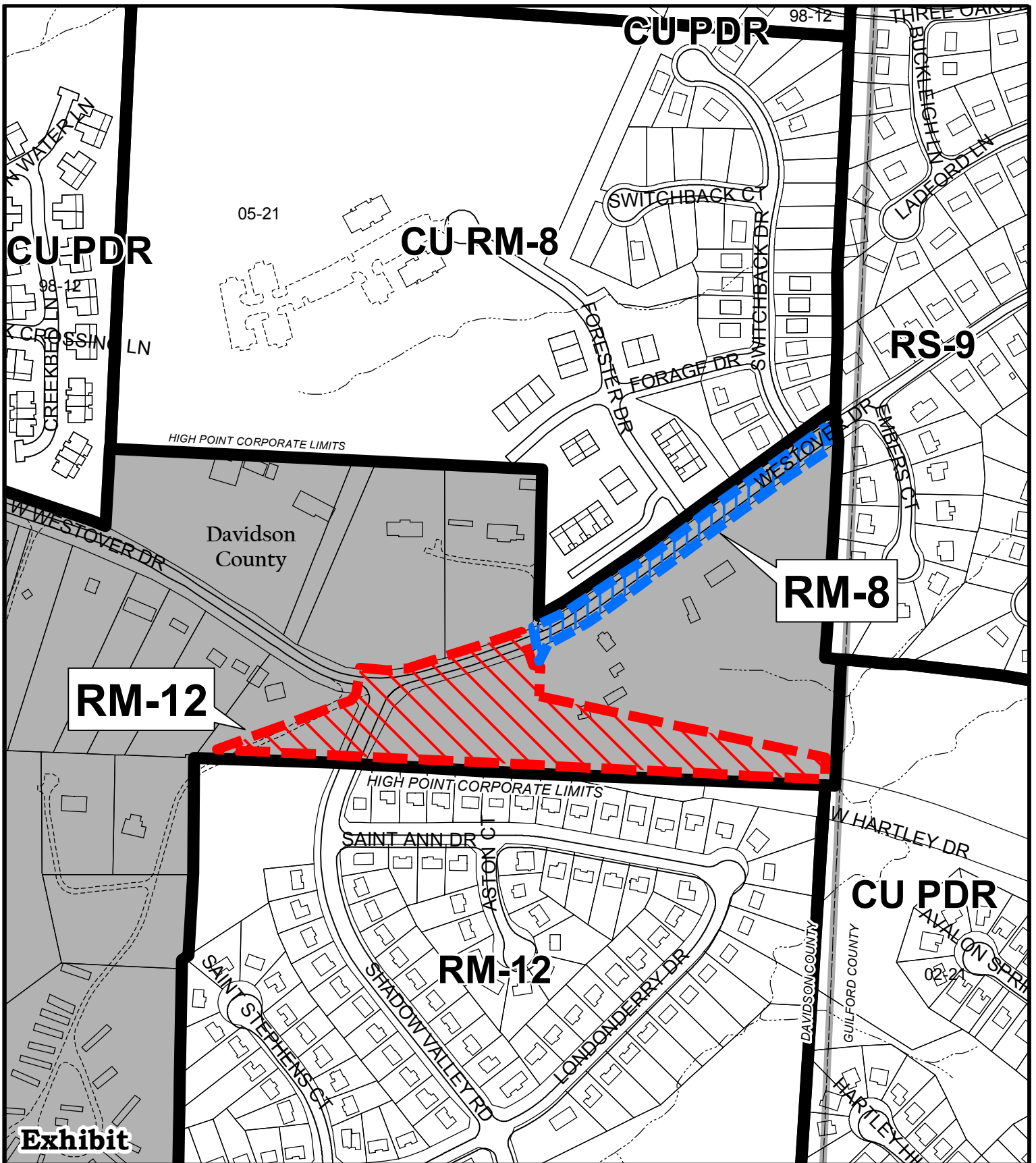
**Planning & Development  
 Department**

**City of High Point**

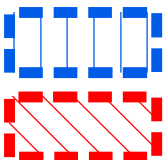
**Date: November 16, 2011**



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## ZONING CASE 11-12



To be Zoned Residential Multifamily-8

To be Zoned Residential Multifamily-12

Planning & Development  
Department

City of High Point

Date: December 2, 2011



Scale: 1"=300'

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

**ORDINANCE REQUEST:** Ordinance to Vacate

**PROPERTY ADDRESS:** 208 Vail Avenue

**OWNER:** Darrell D. Wallace and Valerie R. Wallace

**FIRST INSPECTION**  
10-4-2011

Number of Violations: Major 6 Minor 26  
1) inoperable UL listed smoke detector  
2) foundation damage; loose mortar joints—east side of dwelling;  
3) gas furnace installed without permit or inspection  
4) water damaged ceiling joists in kitchen (previous water leak from upstairs bathroom)  
5) damaged sill band on east side of foundation wall  
6) no utilities provided; disconnected for nonpay by owner

**HEARING RESULTS:**  
10-26-2011

The owner, Valerie Wallace, appeared for the hearing. During the hearing the following findings of fact were established. There are numerous violations of the Minimum Housing Code. The owner stated that it was her intent to close the dwelling and not make repairs at this time. The dwelling is currently utilized as a boarding house. At the time of the inspection, there were four adult tenants. The ordinance is requested to allow the inspector to vacate, close and placard the dwelling in accordance with State statutes.

**ORDER(S) ISSUED:**  
10-26-2011

Order to Repair with a compliance date of 11-26-2011

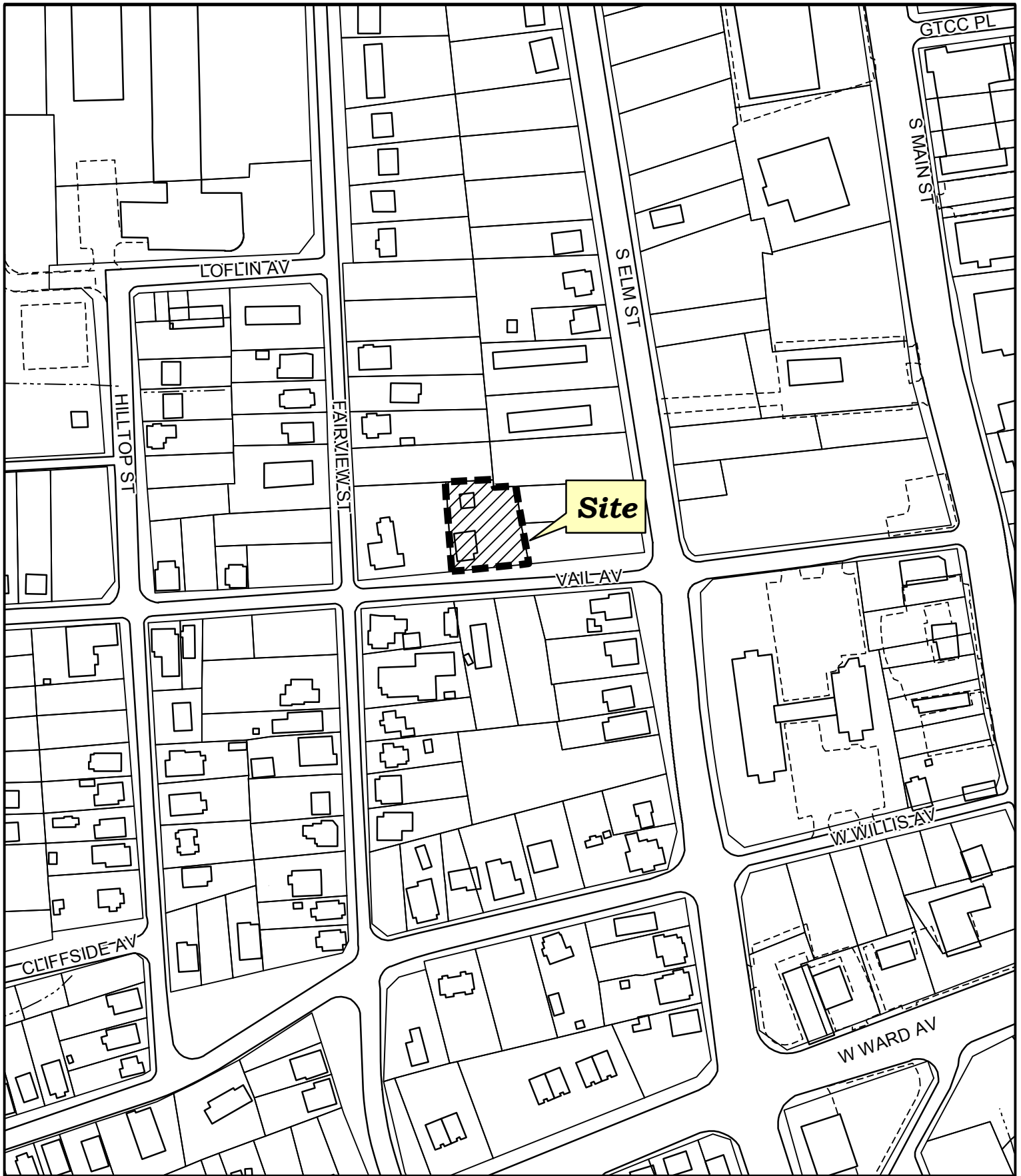
**APPEALS:** No appeals to date.

**OWNER ACTIONS:** There have been no permits issued and repairs have not started.

**EXTENSIONS:** None requested by the owner.

**CURRENT STATUS:**  
1-3-2012

Conditions still exist. On 12-19-2011, the dwelling was still occupied by 2 tenants. Utilities have not been restored to the dwelling by the owner. During a progress reinspection 12-16-2011, it was observed that the dwelling was being occupied by 3 tenants. The dwelling was reinspected on 12-19-2011, 12-22-2011, and 1-3-2012 and was found to be still occupied and civil penalties were issued for each day the occupancy was observed in the total amount of \$250. As of 1-9-2012, the dwelling is vacant and secure.



## 208 Vail Avenue

Ordinance to Vacate/Close



Location of subject property

Department of Planning  
and Development

City of High Point

Date: January 9, 2012



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



208 Vail Street



208 Vail Street

## PLANNING AND ZONING COMMISSION RECOMMENDATION

On December 13, 2011, a public hearing was held before the Planning and Zoning Commission regarding the request described below. All members of the Commission were present except Mr. Keith McInnis.

### **City of High Point**

### **Zoning Case 11-12**

A request by the City of High Point to rezone approximately 7 acres from the Rural Agricultural-3 (RA-3) District, within Davidson County's zoning jurisdiction, to the Residential Multifamily-8 (RM-8) and Residential Multifamily-12 (RM-12) Districts. The site is located west of the Guilford/Davidson County line, north of the Westover Park subdivision, west of Shadow Valley Road and south of Westover Drive. Approval of this rezoning request is contingent upon City Council approval of a voluntary annexation request.

Mr. Herbert Shannon, Senior Planner presented the request and recommended approval of the case as outlined in the staff report. Staff members from the City Transportation Department were available to address any questions.

No one spoke in favor of, or in opposition to, the request.

The Planning & Zoning Commission recommended ***approval*** of Zoning Case 11-12, by a vote of 8-0.

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

**STAFF REPORT  
ZONING CASE 11-12  
December 13, 2011**

| <b>Request</b>                                                                                                                        |                                                                                                 |
|---------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|
| <b>Applicant:</b><br>City of High Point                                                                                               | <b>Owner(s):</b><br>City of High Point                                                          |
| <b>Zoning Proposal:</b><br>To annex and apply initial City zoning to 7 acres that will be used for the extension of W. Hartley Drive. | <b>From:</b> RA-3 Rural Agricultural Districts-3 District ( <i>Davidson County</i> )            |
|                                                                                                                                       | <b>To:</b> RM-8 Residential Multifamily-8 District<br>RM-12 Residential Multifamily-12 District |

| <b>Site Information</b>                |                                                                                                                                                                                                                                                                                                                            |
|----------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Location:</b>                       | Lying west of the Guilford/Davidson County line, north of the Westover Park subdivision, west of Shadow Valley Road and south of Westover Drive.                                                                                                                                                                           |
| <b>Tax Parcel Numbers:</b>             | 0100800000002B, 01008A0000001 and 3 ( <i>Davidson County</i> )                                                                                                                                                                                                                                                             |
| <b>Site Acreage:</b>                   | Approximately 7 acres                                                                                                                                                                                                                                                                                                      |
| <b>Current Land Use:</b>               | Undeveloped                                                                                                                                                                                                                                                                                                                |
| <b>Physical Characteristics:</b>       | The site has no noteworthy features.                                                                                                                                                                                                                                                                                       |
| <b>Water and Sewer Proximity:</b>      | A 12 inch City water line lies adjacent to the site along Westover Drive and Shadow Valley Road. No sewer lines are adjacent to the site.                                                                                                                                                                                  |
| <b>General Drainage and Watershed:</b> | That portion of the site lying east of Shadow Valley Road drains in an easterly directly and that portion lying west of Shadow Valley Road drains in a southwesterly direction. The zoning site is within the Yadkin Pee-Dee General Watershed, the watershed regulations will require stormwater controls to be provided. |
| <b>Overlay District:</b>               | None                                                                                                                                                                                                                                                                                                                       |

| <b>Adjacent Property Zoning and Current Land Use</b> |         |                                                                    |                                       |
|------------------------------------------------------|---------|--------------------------------------------------------------------|---------------------------------------|
| <b>North:</b>                                        | CU RM-8 | Conditional Use Residential Multifamily-8 District                 | Townhomes and single family dwellings |
|                                                      | RA-3    | Rural Agricultural Districts-3 District ( <i>Davidson County</i> ) |                                       |
| <b>South:</b>                                        | RM-12   | Residential Multifamily-12 District                                | Single family dwellings               |
| <b>East:</b>                                         | RS-9    | Residential Single Family-9 District                               | Single family dwellings               |
|                                                      | CU-PDR  | Conditional Use Planned Unit Development Residential District      | Undeveloped                           |
| <b>West:</b>                                         | RA-3    | Rural Agricultural Districts-3 District ( <i>Davidson County</i> ) | Single family dwelling                |

| <b>Relevant Land Use Policies and Related Zoning History</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|--------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Land Use Plan Map Classification:</b>                     | <p>The majority of the site has a Moderate-Density Residential land use designation. This classification includes a variety of detached or attached dwellings, generally including single family homes, cluster homes, duplexes and townhouses. Development densities shall range from five to eight dwelling units per gross acre.</p> <p>It is also has a small portion with a Low-Density Residential land use designation. These areas include primarily single family detached dwellings on individual lots. Development densities in these areas shall not exceed five dwelling units per gross acre.</p>                                                                                                                                                                                                                                                                |
| <b>Land Use Plan Goals, Objectives &amp; Policies:</b>       | This request is neither in conflict with the Land Use Plan's goals and objectives nor does it promote those goals and objectives.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Relevant Area Plan:</b>                                   | <p><i>Northeast Davidson Area Plan:</i></p> <ul style="list-style-type: none"> <li>• <u>Roadway Corridor Appearance section:</u> The plan states that development along existing roadway corridors should not detract from the corridor's appearance, but rather should enhance the roadway's visual appearance. One of the policies specifically mentions that "the visual impacts of road widening projects should be mitigated through the preservation of existing vegetation and the planting of additional landscape material."</li> <li>• <u>Transportation section:</u> Another set of policies in the plan deals specifically with street design, such as constructing streets to city standards, limiting access, ensuring street connectivity, including sidewalks and bike lanes, and accommodating transit service where such service is contemplated.</li> </ul> |
| <b>Community Growth Vision Statement</b>                     | <u>Obj. 5E:</u> Require that street systems connect with one another whenever possible to move all modes of traffic efficiently, to avoid congestion along key corridors, to improve traffic and pedestrian safety, and to enhance emergency management access.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Zoning History:</b>                                       | <p>The following annexation and zoning requests have been approved in this general area over the past 13 years:</p> <ul style="list-style-type: none"> <li>• <u>1998, Laurel Oak Ranch Subdivision.</u> A 350-acre Planned Unit Development (PUD), built as a mixed residential use development, lying approximately 900 feet northwest of this zoning site.</li> <li>• <u>2002, Avalon Subdivision.</u> A 62-acre Planned Unit Development (PUD), built as a mixed residential use development, lying directly east of the zoning site.</li> <li>• <u>2004, Westover Ridge Subdivision.</u> A 41 acres mixed residential development with a RM-8 District zoning lying directly north of the zoning site.</li> </ul>                                                                                                                                                          |

| <b>Transportation Information</b>                                                                                                                                                 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Not applicable to this zoning request. The land area associated with this request will be used as street right-of-way in conjunction with the W. Hartley Drive extension project. |

### **School District Comment**

Not applicable to this zoning request.

### **Staff Analysis**

This zoning application by the City of High Point is a proposal to annex and rezone property owned by the City that will be used for the extension of W. Hartley Drive. In 2004, High Point voters approved a bond referendum for various infrastructure projects throughout the City of High Point. One of those projects was the extension of W. Hartley Drive which is a 4-lane major thoroughfare that currently terminates approximately ½ mile east of this zoning site near N. Main Street. This roadway extension is intended to relieve congestion along Westover Drive which has increased over the past decade with the expansion of City limits and the development of several large residential subdivisions in this area.

The City has acquired the property associated with this zoning application. Prior to expending bond funds, the property related to this project must be within the City's corporate limits. This zoning application proposes to establish a RM-8 District and RM-12 District zoning upon the property. Although no development other than street construction is proposed, all property within the City's corporate limits must be within a zoning district, including street right-of-ways. The requested RM-8 and RM-12 districts match current City of High Point zoning upon adjacent properties to the north and south of the zoning site and are consistent with the area's Moderate-Density Residential land use designation.

### **Recommendation**

#### **Staff Recommends Approval**

The Planning & Development Department recommends approval of the request to rezone this 7 acre area to a RM-8 District and RM-12 District. The requested districts will be compatible with the surrounding area and in conformance with adopted plans.

### **Required Action**

#### **Planning and Zoning Commission and City Council:**

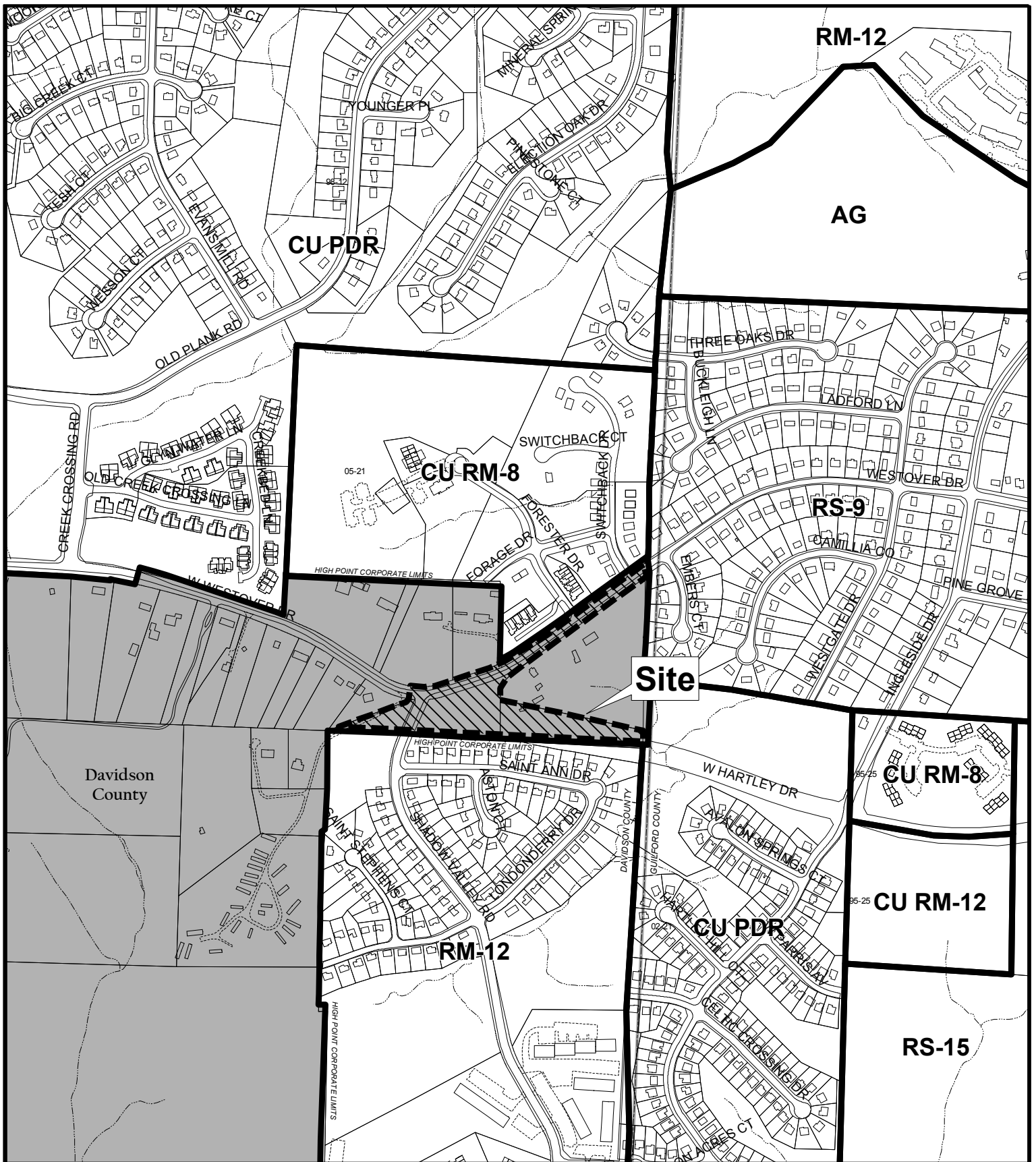
The NC General Statutes requires the Planning & Zoning Commission upon making its recommendation and the City Council upon rendering its decision must place in the official record a statement of consistency with the City's adopted plans. In addition, the City Council must also explain why the action taken to be reasonable and in the public interest.

In this case, staff suggests that the approval of the applicant's request is reasonable and in the public interest because: 1) The request is consistent with the adopted plans; 2) The requested RM-8 and RM-12 Districts are the same as existing multifamily zoning to the north and south of the zoning site; and 3) The request will promote an orderly urban growth pattern as the zoning site is surrounded on three sides by the City's corporate limits and facilitates the construction of a citizens approved street extension.

The Planning and Zoning Commission and the City Council may adopt this statement, it may add to or change this statement, or, if the Council is in disagreement with the above statement it will need to formulate its own reasonableness / public interest statement.

### **Report Preparation**

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



## ZONING CASE 11-12

From: Residential Agricultural-3 (Davidson County)  
To: Residential Multifamily-8 and  
Residential Multifamily-12

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

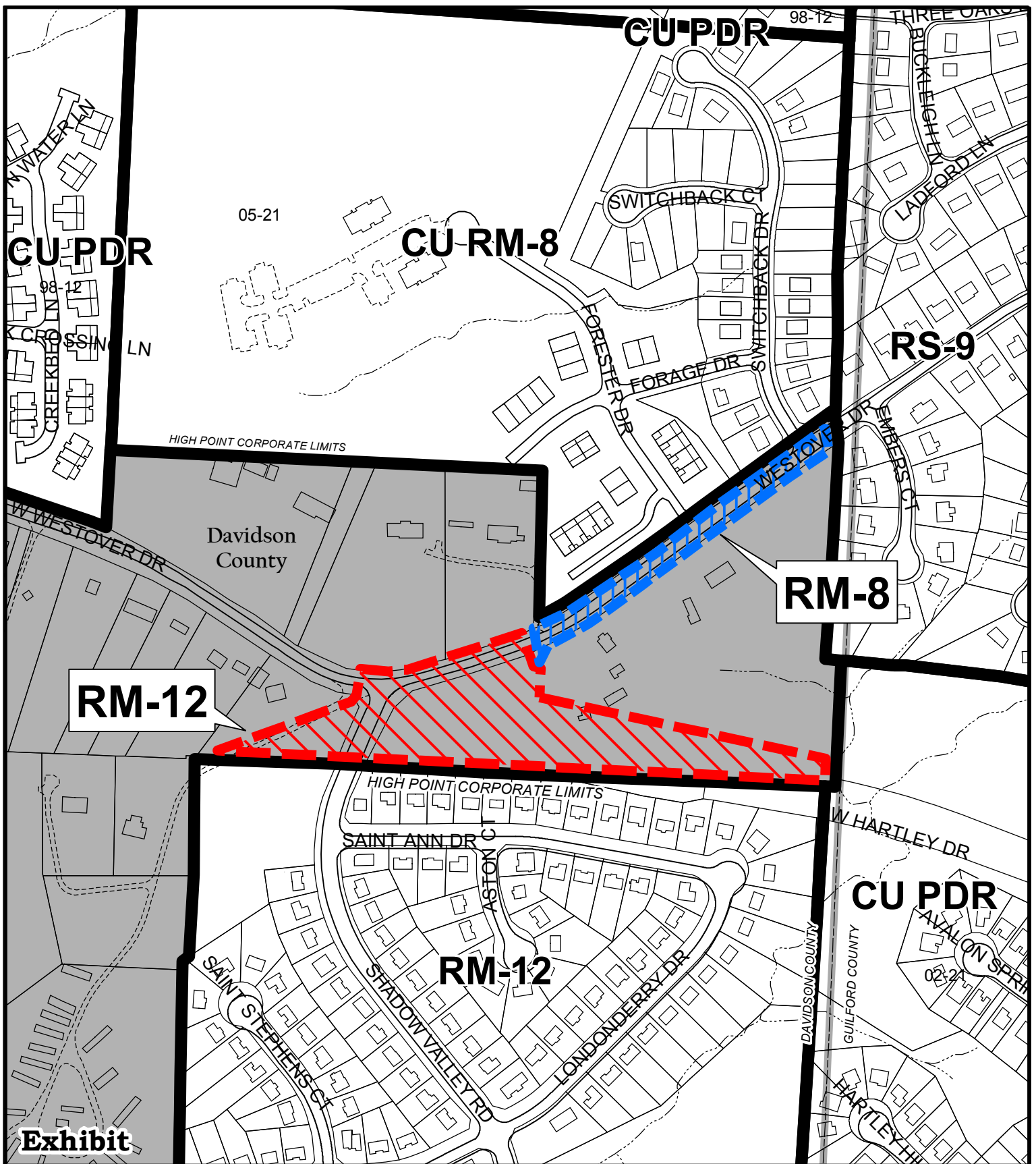
Planning & Development  
Department

City of High Point

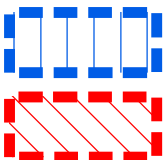
Date: November 16, 2011



Scale: 1"=600'  
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## ZONING CASE 11-12



To be Zoned Residential Multifamily-8

To be Zoned Residential Multifamily-12

Planning & Development  
Department

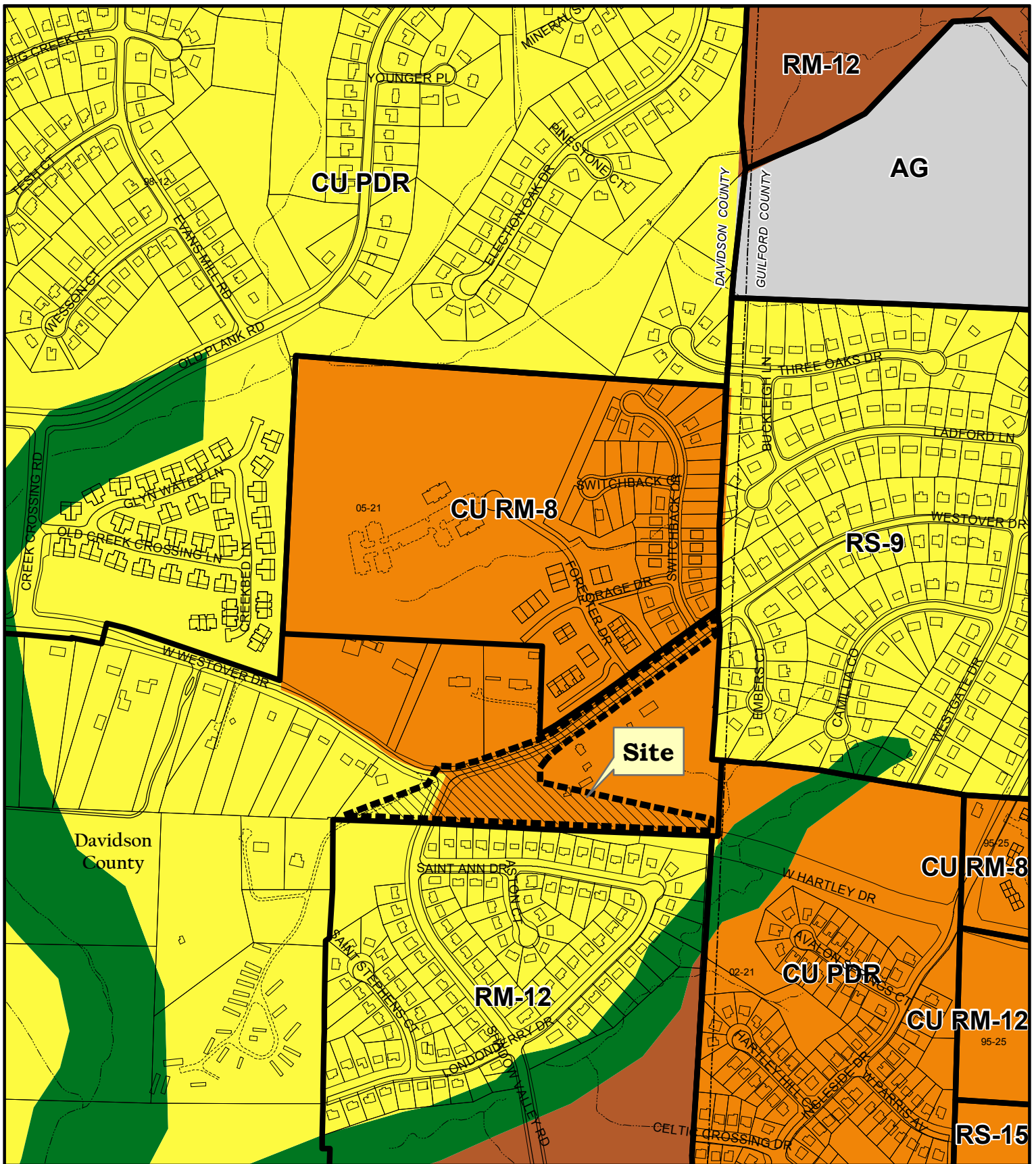
City of High Point

Date: December 2, 2011



Scale: 1"=300'

y/ba-pz/2011/pz/z11-12exh.mxd



# ZONING CASE 11-12

## Land Use Plan

- |                                                                                                                                                    |                                                                                                                                            |
|----------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| <span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span> Low-Density Residential      | <span style="display:inline-block; width:15px; height:15px; background-color:lightgrey; border:1px solid black;"></span> Institutional     |
| <span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span> Moderate-Density Residential | <span style="display:inline-block; width:15px; height:15px; background-color:green; border:1px solid black;"></span> Recreation/Open Space |
| <span style="display:inline-block; width:15px; height:15px; background-color:brown; border:1px solid black;"></span> Medium-Density Residential    |                                                                                                                                            |

Planning & Development  
Department

City of High Point

Date: December 9, 2011



Scale: 1"=500'  
y:/ba-pz/2011/pz/z11-12clu.mxd



## ZONING CASE 11-12

### Topography

Subject Property Boundary - - - - -

Planning & Development  
Department

City of High Point

Date: December 1, 2011



Scale: 1"=500'

y:\ba-pz\2011\pz\z11-12topo.mxd

**ZONING CASE 11-12**

The map displays a residential neighborhood with a white dashed line delineating a specific area. Key streets visible include Old Plank Rd, Westover Dr, Saint Ann Dr, and others. A yellow box in the top left corner contains the text "ZONING CASE 11-12".

1-17-2012 #120016

High Point City Council  
January 17, 2012

#### Comments Opposing Proposed HP NW Land Plan Changes

NCGS 160A-360 limits a city's development regulations to the area within its corporate limits and ETJ. GS160A-361 allows a city to make studies and plan for "the area within its jurisdiction and surrounding areas", and "prepare and adopt plans for achieving these objectives". In my email to Dr. David Owens, of the UNC School of Government, he concludes that a city can plan outside its corporate boundaries, but it cannot enforce its plans without ETJ. Therefore, Guilford County maintains jurisdictional control over non-annexed or incorporated areas despite High Point's efforts because High Point lacks ETJ.

My neighbors and most county residents affected by such planning practices view these actions as a precursor to annexation. Airport noise regulations aside, placing unenforceable development guidelines on unincorporated property is a sly, crafty, and stealth way to stake a claim on citizens' private property and hold it hostage to satisfy the hopes, dreams, and whims of future, anticipated, desired, and hoped for economic prosperity. It is doubly offensive because county residents have no elected representation in the city's planning process.

Obviously, the goal is to push landowners to sell their land to developers that will demand city services by annexation and deter any development that a well and septic system would serve. It seems city taxpayers would be better served by seriously emphasizing improving inner city industrial slums. News reports indicate that Thomasville is ready to act on its vacant industrial facilities.

On Sunday's NC Spin show, former NC Attorney General Rufus Edmisten said it well. He noted that the main problem with NC's economic development policy is that the wrong types of development are promoted in the wrong areas. His words apply to HP's NW area. Why would any responsible planning document, government staffer, or elected leader recommend such a sensitive environmental and watershed area, defined in this manner by Planning Director Lee Burnette during the Heart of the Triad planning meetings, be designated as a Future Growth Area? Such actions indicate desperation.

Many of you might think, "Well, if we cannot enforce our plan, why are you here?" "Why do you care?" It's simple. Citizens are becoming more educated and they know they must more actively defend their rights. The slow erosion of individual freedoms has been caused largely because citizens have trusted their leaders to do the right things without oversight. Now I and others are holding ourselves to a higher standard and watching. All we ask is that you do the same.

Jimmy Morgan  
8625 Bull Rd.  
Colfax, NC 27235

**A RESOLUTION AMENDING THE *LAND USE PLAN FOR THE HIGH POINT PLANNING AREA***

**WHEREAS**, the City Council of the City of High Point adopted the *Land Use Plan for the High Point Planning Area* on April 6, 2000, and

**WHEREAS**, changing circumstances may warrant that from time to time a particular land use designation be changed from one classification to another; and

**WHEREAS**, public hearings were held before the High Point Planning and Zoning Commission on December 13, 2011, and before the City Council of the City of High Point on January 17, 2012, regarding this proposed amendment (LUPA 11-05) to said *Land Use Plan for the High Point Planning Area*.

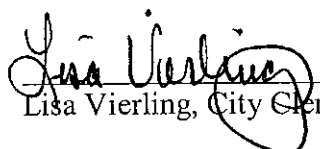
**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT, NORTH CAROLINA:**

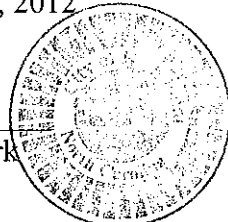
**SECTION 1.** That the *Land Use Plan for the High Point Planning Area* be amended by redesignating: approximately 120 acres from Medium Density Residential to Restricted Industrial - Guilford County Tax Parcels 1070794 (pt), 0170702 (pt), 0170703 (pt), 0170701 (pt), -168944(pt), 0168794, 0168818, 0168817, 0168791, 0168770, 1068965, 0168962, (pt), 0168977, 0168976 (pt), 0168953 and 0168995 (pt). AND; approximately 79 acres from Low Density Residential to Future Growth Area - Guilford County Tax Parcels 0168793, 0168964, 0168960, 0168967, 0168968 (pt), 0168955 (pt), 0168983, 0168946, 0168947, 0168948, 0168975, 0168974, 0168973, 0168972, 0168971, 0168979, 0168978, 0168981, 0168980, 0168959, and 0168970.

**SECTION 2.** Should any section or provision of this resolution be declared invalid, such decision shall not affect the validity of remaining portions of this resolution.

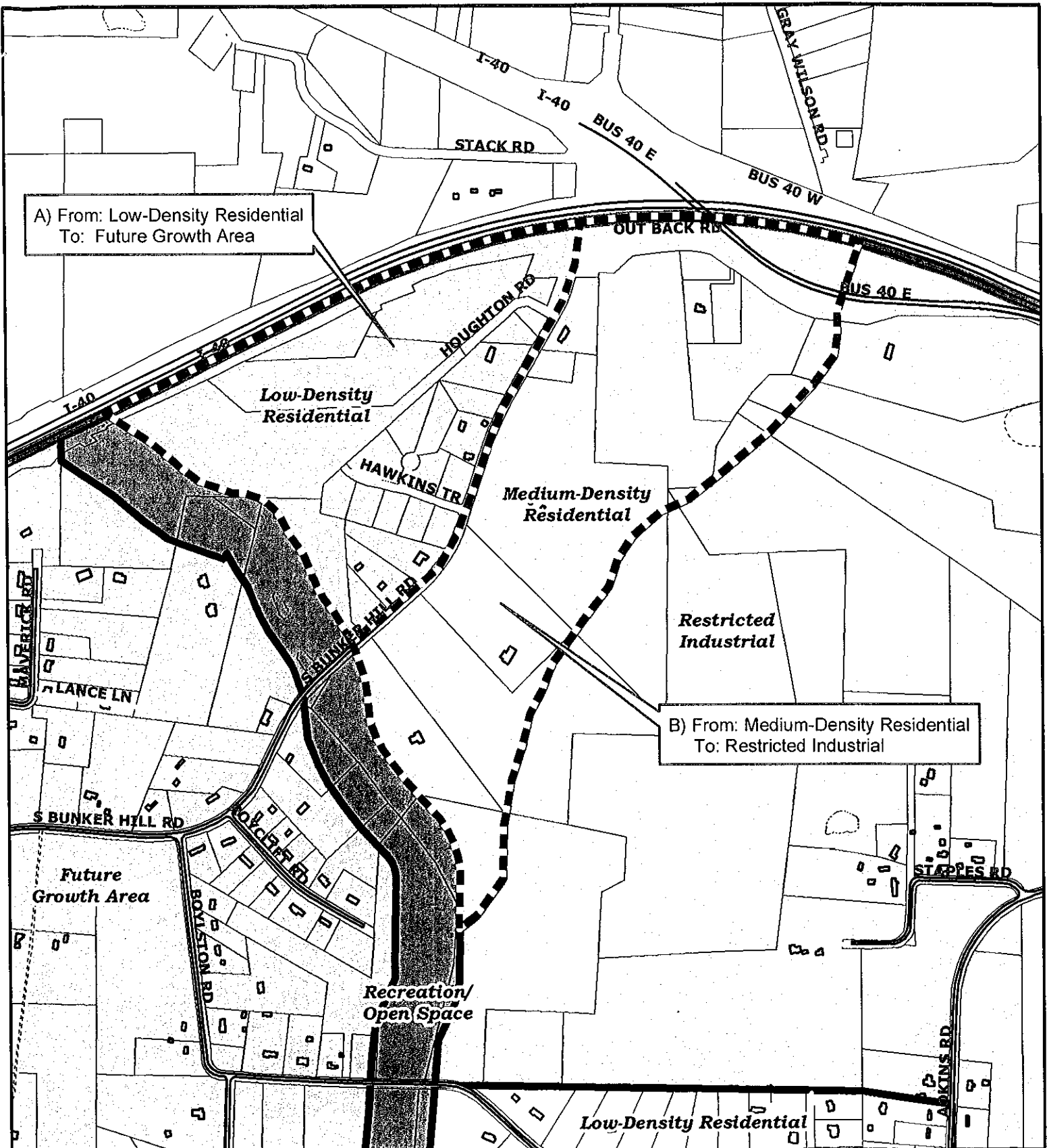
**SECTION 3.** This resolution shall become effective immediately upon adoption.

Adopted by City Council  
this 17<sup>th</sup> day of January, 2012

  
Lisa Vierling, City Clerk



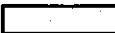
The complete file for this Land Use Plan Map Amendment may be inspected at the City of High Point Department of Planning and Development, Municipal Office Building, 211 South Hamilton Street, High Point, North Carolina.



# **LAND USE PLAN AMENDMENT 11-05**

## **STAFF RECOMMENDATION**

### **Land Use Plan**

-  Future Growth Area
-  Restricted Industrial

### **Subject Property**

-----

Planning & Development  
Department

City of High Point

Date: December, 2011

G:\Planning\Secure\LUP-Amendments\2011\  
lupa11-05-rec-staff.mxd



Scale: 1"=800'

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

**STAFF REPORT  
ANNEXATION CASE 11-05  
January 17, 2012**

| <b>Request</b>                                                       |                                                     |
|----------------------------------------------------------------------|-----------------------------------------------------|
| <b>Applicant:</b><br>City of High Point<br>Transportation Department | <b>Owner:</b><br>City of High Point                 |
| <b>Proposal:</b><br>Voluntary contiguous annexation.                 | <b>Effective Date:</b><br>Upon adoption.            |
|                                                                      | <b>Associated Zoning Case:</b><br>Zoning Case 11-12 |

| <b>Site Information</b>                              |                                                                                                                                                                                                                                                                                                                     |
|------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Location:</b>                                     | Lying west of the Guilford/Davidson County line, north of the Westover Park subdivision, west of Shadow Valley Road and south of Westover Drive.                                                                                                                                                                    |
| <b>Tax Parcel Numbers:</b>                           | 0100800000002B, 01008A0000001 and 3 ( <i>Davidson County</i> )                                                                                                                                                                                                                                                      |
| <b>Site Acreage:</b>                                 | Approximately 7 acres                                                                                                                                                                                                                                                                                               |
| <b>Current Land Use:</b>                             | Undeveloped                                                                                                                                                                                                                                                                                                         |
| <b>Current Fire District:</b>                        | Horneytown Fire District                                                                                                                                                                                                                                                                                            |
| <b>Proposed Development:</b>                         | The land area associated with this request will be used as street right-of-way in conjunction with the W. Hartley Drive extension project.                                                                                                                                                                          |
| <b>Proposed Unit Type, Number and Average Value:</b> | Not applicable                                                                                                                                                                                                                                                                                                      |
| <b>Proposed Build-out Schedule:</b>                  | Not applicable                                                                                                                                                                                                                                                                                                      |
| <b>Proposed City of High Point Council Ward:</b>     | The proposed annexation site is currently surrounding by Ward 4. If approved, the annexation area will be part of Ward 4.                                                                                                                                                                                           |
| <b>Physical Characteristics:</b>                     | The site has no noteworthy features.                                                                                                                                                                                                                                                                                |
| <b>Water and Sewer Proximity:</b>                    | A 12-inch City water line lies adjacent to the site along Westover Drive and Shadow Valley Road. No sewer lines are adjacent to the site.                                                                                                                                                                           |
| <b>General Drainage and Watershed:</b>               | That portion of the site lying east of Shadow Valley Road drains in an easterly directly and that portion lying west of Shadow Valley Road drains in a southwesterly direction. The site is within the Yadkin Pee-Dee General Watershed, the watershed regulations will require stormwater controls to be provided. |
| <b>Overlay District:</b>                             | None                                                                                                                                                                                                                                                                                                                |

| Adjacent Property Zoning and Current Land Use |         |                                                               |                                       |
|-----------------------------------------------|---------|---------------------------------------------------------------|---------------------------------------|
| <b>North:</b>                                 | CU RM-8 | Conditional Use Residential Multifamily-8 District            | Townhomes and single family dwellings |
|                                               | RA-3    | Rural Agricultural Districts-3 District<br>(Davidson County)  |                                       |
| <b>South:</b>                                 | RM-12   | Residential Multifamily-12 District                           | Single family dwellings               |
| <b>East:</b>                                  | RS-9    | Residential Single Family-9 District                          | Single family dwellings               |
|                                               | CU-PDR  | Conditional Use Planned Unit Development Residential District | Undeveloped                           |
| <b>West:</b>                                  | RA-3    | Rural Agricultural Districts-3 District<br>(Davidson County)  | Single family dwelling                |

#### Transportation Information

Not applicable, the land area associated with this request will be used as street right-of-way in conjunction with the W. Hartley Drive extension project.

#### City Department Comment Summary

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

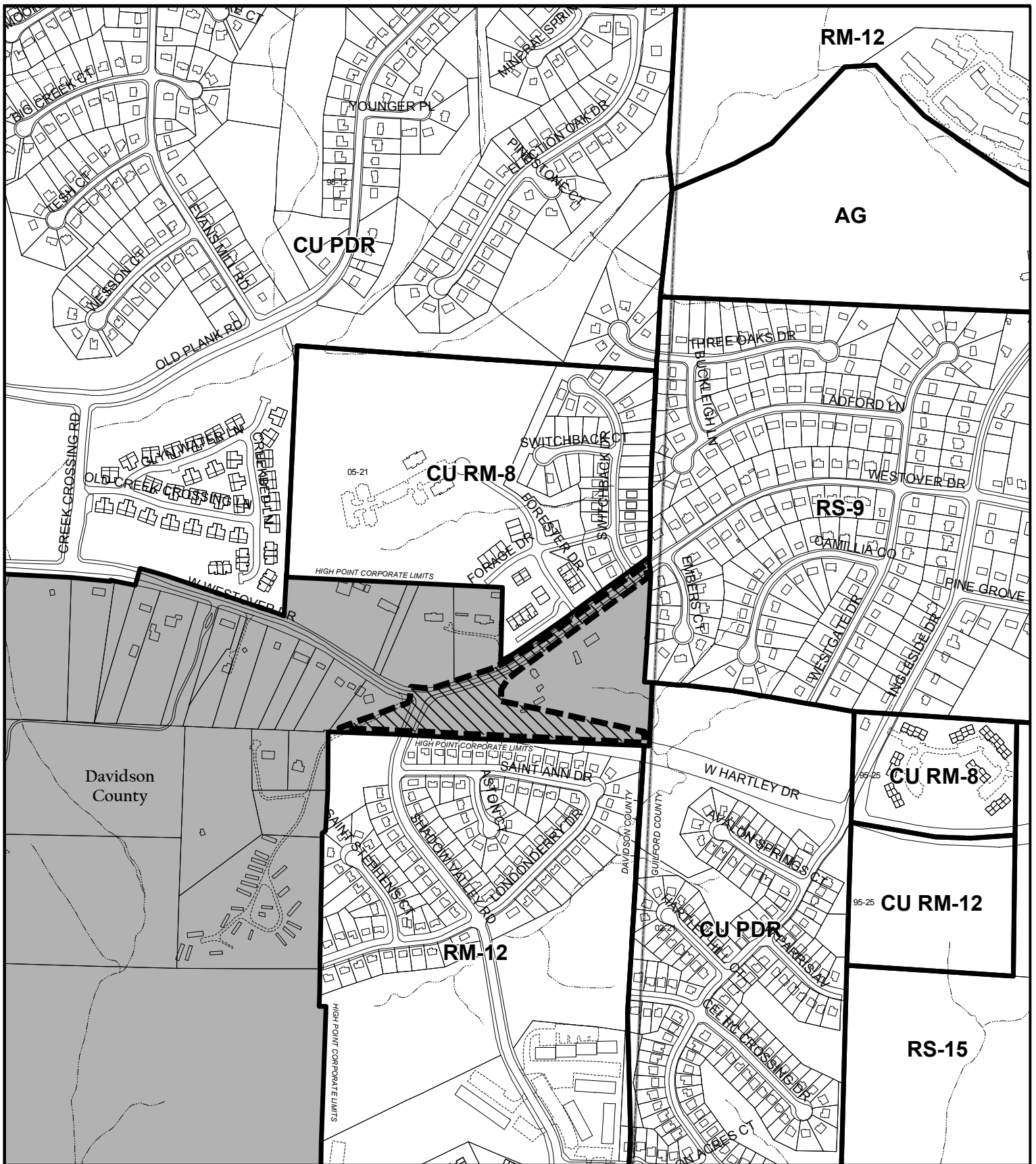
#### Additional Comment / Revenue Impact

This application by the City of High Point is a proposal to annex and rezone property owned by the City that will be used for the extension of W. Hartley Drive. In 2004, High Point voters approved a bond referendum for various infrastructure projects throughout the City of High Point. One of those projects was the extension of W. Hartley Drive which is a 4-lane major thoroughfare that currently terminates approximately ½ mile east of this zoning site near N. Main Street.

The City has acquired the property associated with this application. Prior to expending bond funds, the property related to this project must be within the City's corporate limits. This annexation petition represents a logical progression of the City's annexation policy for this area as the site abuts the City's corporate limits to the north, east and south. Other City services and service vehicles are already established or are present in this area and the inclusion of this parcel will not negatively impact the City's ability to provide services in this area.

#### Report Preparation

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



# **ANNEXATION REQUEST ANX11-05**

**Applicant: City of High Point**  
**Area: 7 acres**

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

**Planning & Development  
 Department**

**City of High Point**

**Date: December 14, 2011**



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

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

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

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

WHEREAS, a public hearing on this annexation was held at the Municipal Building at 5:30 p.m. on the 17<sup>th</sup> day of January, 2012; and,

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

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

SECTION 1. By virtue of the authority granted by G.S. 160A-31 as amended, the following described territory is hereby annexed, and made a part of the City of High Point as of \_\_\_\_\_, 2012.

**Annexation of Hartley Drive at Shadow Valley Road (ANNX 11-05)**

Beginning at an existing iron pipe located on the north right of way line of Westover Drive and on the Guilford County / Davidson County Boundary Line, the same being the south east corner of lot 39 and described as "control corner" on plat book 55 page 81 on file with the Davidson County Register of Deeds. Thence with the north right of way line of Westover Drive, as depicted on plat book 46 page 56, S 54° 21' 34" W 728.46' to a point. Thence with the right of way a chord bearing and distance S 59° 03' 18" W 106.31' to an existing iron pipe on the Cheryl T Chapman east property line. Thence with the Cheryl T. Chapman line S 2° 22' 39" W 13.71' to Cheryl T. Chapman's south east corner on the Westover Drive north right of way. Thence with Cheryl T. Chapman's south line, the same being the north right of way of Westover Drive, a chord bearing and distance S 76° 50' W 394.75' to a point as shown on PB 6 Page 100. Thence crossing Westover Drive S 21° 28' 28" W 84.45' to the north east corner of lot 3 of plat book 6 page 100 on file with the Davidson County Register of Deeds. Thence with the north west property line of lot 3 S 70° 15' 15" W 395.38' to an existing iron pin, the south corner of lots 3 and 4 on plat book 6 page 100 and in deed book 1736 page 814. Thence with the southern lines of lots 2 and 3 (PB 6 PG 100), also being the northern boundary of Londonderry Estates Phase II recorded in PB 16 Page 100, S 84° 52' 53" E 311.12' to a "new iron pipe" in the west right of way of Shadow Valley Road. Thence crossing Shadow Valley Road S 86° 27' 09" E 64.27' to an "existing iron pipe", the southwest corner of lot 1 of plat book 6 page 100 ( which eip is also located S 15° 39' 52" W 207.95' from the center of the Westover Drive and Shadow Valley Road intersection). Thence with the south boundary of lot 1 (PB 6 Page 100), and continuing that line the north boundary of Westover Park Phase II (PB 27 PG 62), S 86° 27' 09" E 399.96' to an "EIP". Thence along the southern boundary of the City of High Point (DB 1755 PG 1091 Tract II and PB 28 Pg 88) S 87° 58' 07"E 669.20' to an EIP on the Guilford

County/Davidson County Line and designated as "Control Corner" on plat book 28 page 88. Thence with the county line N 1° 36' 37" E 84.74' to the south east corner of Aleataes B. Joyce' lot that contains #709 Westover Drive. Thence with the southern boundary of said lot N 77° 51' 31" W 677.97' to a corner of Aleataes B. Joyce. Thence with Joyce's line N 3° 55' 36" E 53.44' to a point. Thence a chord bearing and distance N 42° 55' 58.64" E 109.60' to a point. Thence a chord bearing and distance N 54° 38' 34.18" E 82.77' to a point in the southern right of way of Westover Drive. Thence with the right of way of Westover Drive N 54° 04' 08" E 675' more or less to the county line. Thence with the county line N 1° 36' 37" E to the point and place of beginning.

SECTION 2. Upon and after \_\_\_\_\_, 2012, the foregoing property and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the City of High Point, and shall be entitled to the same privileges and benefits as other parts of the City of High Point. Said territory shall be subject to municipal taxes according to G.S. 160A-31.

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

Adopted by City Council,  
this the \_\_\_\_\_ day of January, 2012  
Lisa B. Vierling, City Clerk

AN ORDINANCE AMENDING “THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE,” PURSUANT TO SECTION 9-3-12, ZONING MAP AMENDMENTS, OF THE DEVELOPMENT ORDINANCE.

WHEREAS, the City Council of The City of High Point adopted “The City of High Point Development Ordinance” on January 7, 1992 with an effective date of March 1, 1992, and subsequently amended;

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on December 13, 2011 and before the City Council of the City of High Point on January 17, 2012 regarding **Zoning Case 11-14** a proposed amendment to the Official Zoning Map of the “City of High Point Development Ordinance”;

WHEREAS, notice of the public hearings was published in the High Point Enterprise on December 4, 2011, for the Planning and Zoning Commission public hearing and on January 4, 2012 and January 11, 2012, for the City Council public hearing pursuant to Chapter 160A-364 of the General Statutes of North Carolina; and

WHEREAS, the proposed amendment was adopted by the City Council of the City of High Point on January 17, 2012.

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

#### SECTION 1

That the Official Zoning Map of the City of High Point be amended to establish the following described area as: A **Conditional Zoning Residential Multifamily-8 District (CZ RM-8) District**. The property is approximately 4.2 acres lying southwest of Chestnut Drive and Cambridge Oaks Drive. The property is also known as Davidson County Tax Parcel(s) 1630200000034 (portion) and 16302E0000066 thru 68 .

#### SECTION 2

That the property herein described shall be perpetually bound by the following use(s) authorized and condition(s) imposed, unless subsequently changed or amended as provided for by the Development Ordinance.

##### Part I. USES:

Only Single family detached dwellings, Townhouse dwellings and Two family dwellings (Twin Homes or Duplexes) as allowed in the Residential Multifamily – 8 (RM-8) District, and their customary accessory uses, shall be permitted subject to the requirements of the Development Ordinance and the specific conditions listed in this ordinance.

Part II. CONDITIONS:

A. Development and Dimensional Requirements.

1. Development of the zoning site shall not exceed 5 dwelling units per acre.
2. The zoning site shall be developed in its entirety as either a single family subdivision (with single family detached dwellings) or as a townhome/two family dwelling development with no mixture of dwelling types.
3. If developed as a townhomes/two family dwelling development, then the site shall be limited to a maximum of four (4) dwelling units per structure.

B. Landscaping, Buffers and Screening.

1. A common fencing plan shall be provided in the event fencing is erected along Chestnut Drive or facing Chestnut Drive. A common fencing plan shall be provided prior to Preliminary Plat approval of that tract.
2. A minimum 30-foot wide street yard, planted at a Type C rate, shall be provided within a common area along the Chestnut Drive frontage of the zoning site. Lots shall not extend into the common area.
3. A minimum 20-foot wide common area shall be provided along that portion of the eastern boundary of the zoning site lying south of Emilia Court. Lots shall not extend into the common area. If the zoning site is developed as a single family detached dwelling subdivision, this common area shall be planted at a Type C rate. Landscaping shall not be required if the abutting land area to the east, along the south side of Emilia Court, develops with that same use.
4. If townhomes/two family dwellings are developed upon the zoning site, then a minimum 30-foot wide Type B buffer evergreen buffer shall be established along the western boundary of the zoning site.

C. Transportation Conditions.

1. Access: No vehicle access shall be permitted to Chestnut Street.

SECTION 3

That plans for any development on the property described herein shall be pursued in accordance with this conditional zoning district and shall be submitted to the City of High Point and other approval authorities for review in the same manner as other such plans now required to be approved by the City of High Point.

SECTION 4

Should any section or provision of this ordinance be declared invalid, such decision shall not affect the validity of the remaining portions of this ordinance.

SECTION 5

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

SECTION 6.

This ordinance shall become effective upon the date of adoption.  
17<sup>th</sup> day of January, 2012.

Lisa B. Vierling, City Clerk



January 17, 2012  
# 120016

To: High Point City Council

These comments are regarding item 120016 on the agenda: to change land use designation in Guilford County of 120 and 79 acres, respectively, from Residential to Industrial and Future Growth.

In my opinion, these changes, and the infliction of FS-0707B, which would impose a four-lane divided highway over a quiet country road, and two bridges over farms and wetlands are sides of same coin: that of pushing High Point's city limits far beyond the desires of residents in the area covered.

Why does High Point feel it must promulgate land use plans for Guilford County, and highway plans for the state of N.C.? Residents of those parts of Guilford County do not have the right to vote for or against High Point City Council members. Is this not a lack of representation? Planning for the future is admirable – at the appropriate level of government.

I appreciate your attention.

Marianne Royle  
1502 Kenmare Court  
High Point, NC 27260

And

1609 Squire Davis Road  
Kernersville, NC 27284



January 10, 2012

**MEMORANDUM**

**AGENDA ITEM**

TO: Randy McCaslin  
Assistant City Manager

FROM: Mark McDonald, P.E.   
Transportation Director

RE: Market Transportation Grant Agreement with NCDOT

On November 3, 2011, the North Carolina Board of Transportation (NCDOT) approved funding in the amount of \$928,000 for transportation services necessary to support the International Home Furnishings Market. This funding applies to the current 2011-12 fiscal year. It is therefore retroactive to the Fall 2011 Market, and will also be used for the Spring 2012 Market.

Attached is the agreement designating the City of High Point as the grant recipient. Execution of this agreement by City Council will authorize the City to submit eligible expenses to NCDOT for reimbursement. These expenses are associated with contract services for park-and-ride buses, airport and hotel shuttles, fixed route trolleys running within the Market district, and on-demand local van transport. These services are currently provided by an independent vendor under contract with the Piedmont Authority for Regional Transportation (PART), the former grant recipient. Mr. Brent McKinney, PART's Executive Director, has provided written authorization for the City to assume this contract for its remaining term (through the Spring 2012 Market). The contractor, McLaurin Transportation and Parking, has likewise accepted this arrangement as the grant is transferred from PART to the City.

Other actions related to this grant agreement are a resolution authorizing the City Manager to execute agreements and contracts with NCDOT (prepared by the City Attorney) and a budget amendment to accept and distribute the grant funds (prepared by the Budget & Evaluation Office).

Buddy Cox and I will be available at the Tuesday January 17 Finance Committee meeting to address questions from City Council regarding the agreement. Please advise if additional information is desired prior to the meeting.

c Fred Baggett, Jeff Moore, JoAnne Carlyle, Glenda Barnes, Buddy Cox  
File



## Trustees

### **Chairperson**

Darrell Frye  
Randolph County

### **Vice-Chairperson**

Gloria Whisenant  
Forsyth County

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Greensboro TAC

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High Point TAC

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Burlington

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High Point

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Alamance County

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Airport Commission of FC

Vacant  
Piedmont Triad Airport

Michael Fox, NCDOT  
Andrew Perkins, NCDOT  
Ralph Wamble, NCDOT  
Ex Officio Board Members

January 10, 2012

Mark McDonald, Director  
City of High Point Dept. of Transportation  
211 South Hamilton Street  
High Point, NC 27261

Dear Mark,

I am writing to verify our conversation that PART has no objection to the transfer of the current contract between PART and McLaurin Transportation and Parking to the City of High Point. McLaurin has provided transportation services to the International Home Furnishings Market through a contract with PART since 2007.

The transfer of the contract to the City will release PART from all responsibilities to make grant applications, incur expenses, receive funds and make payments for any and all future transportation services that may be provided to the Market. It is my understanding that the City will accept responsibility for the cost of the transportation services provided by McLaurin for the Fall 2011 Market (retroactive).

I understand this action will simplify the handling of the grant from NCDOT for future Markets which are held twice each year beginning with the Fall 2011 Market. At this time, there are no outstanding invoices for these services provided prior to the Fall 2011 Market.

Please let me know if you have any question or if I can provide further information about these services in the past.

Sincerely,

Brent McKinney  
PART, Executive Director

Cc: Tonya Dupree, Chief Financial Officer, PART  
Scott Rhine, Program Manager of Development and MPO Coordinator, PART  
David Morris, Program Manager of Operations, PART



Bank of America Plaza, Suite 1000  
Raleigh, NC 27601  
PO Box 781  
Raleigh, NC 27602  
Phone: (919) 833-7522  
Fax: (919) 821-8027

---

McLaurin Parking Company operating in High Point as McLaurin Transportation and Parking (dba) has been notified of the transfer of the PART Contract for Transportation and Parking Management serving the International Home Furnishings Market being transferred to the City of High Point. McLaurin has provided these transportation and parking services through a contractual agreement with PART since 2007.

As notice of this intended transfer has been given to McLaurin Parking Company, please be advised McLaurin Parking Company has **no objections** to the City of High Point assuming the Contract from PART effective Fall of 2011 Market (retroactive) and the Spring Market 2012 Market. The acceptance of this Contract transfer from and to the parties as herein stated is made with the understanding the terms and conditions of the original contract with PART shall be applicable to the City of High Point.

Acceptance of this Contract Transfer is hereby granted this day January 4, 2012.

Stephen B. McLaurin  
Vice-President and Corporate Secretary  
McLaurin Parking Company



STATE OF NORTH CAROLINA  
DEPARTMENT OF TRANSPORTATION

BEVERLY EAVES PERDUE  
GOVERNOR

EUGENE A. CONTI, JR.  
SECRETARY

December 15, 2011

Mr. Mark McDonald, P. E., Transportation Director  
City of High Point  
P.O. Box 230  
High Point, North Carolina 27261

RE: FY12 Demonstration Grant Program  
Project No. 12-DG-025  
WBS Element No.: 36223.13.4.2  
Agreement ID #: TBD

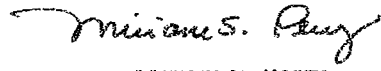
Dear Mr. McDonald:

On November 3, 2011, the Board of Transportation approved funds in the amount of \$928,000 for the Home Furnishings Market. The agreement to be executed between City of High Point and NCDOT is enclosed. The individual authorized to enter into this agreement for the financial assistance on behalf of your agency will sign the agreement. Please provide a copy of the agreement to all parties that will be involved in the administration of the grant and ask that they review the agreement carefully. Instructions for completion of the grant agreement process are enclosed.

NCDOT requests that each grantee complete a "cash flow" management schedule. This schedule is designed to provide NCDOT with a "best cash flow estimate" of when state and federal grant funds will be drawn down by month. This information is provided to the department's Cash Management Unit to ensure that the funds are available when needed. Please refer to Section 4b of the grant agreement that requires that subrecipients submit monthly or quarterly requests for reimbursement. Please complete the enclosed form and return it via email to the attention of Charlie Wright at [ccwright@ncdot.gov](mailto:ccwright@ncdot.gov) or when you mail the locally executed agreement back to us.

Please contact us if you have any questions related to the grant agreement. For other matters related to invoicing contact Charlie Wright, Financial Manager at 919-733-4713 ext. 277 or your assigned financial management specialist. In any correspondence, please be sure to reference your assigned project number, WBS element, purchase order number and period of performance noted on the first page of this letter.

Sincerely,

A handwritten signature in black ink, appearing to read "Miriam S. Perry". The signature is fluid and cursive, with a large initial "M" and a long, sweeping underline.

Miriam S. Perry  
Director

/msp

Attachments

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

**WHEREAS**, the City of High Point has requested the North Carolina Department of Transportation to assist in the funding of Home Furnishings Market Transportation Services; and

**WHEREAS**, the City of High Point will provide all of the cost that exceeds the \$928,000.00 in state assistance of the above-described project;

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

**BE IT ALSO RESOLVED** that the City assumes all the rights and obligations under existing agreements of the Piedmont Area Regional Transportation Authority to provide Home Furnishings Market Transportation Services for the period of performance July 1, 2011 to June 30, 2012.

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

I, Lisa Vierling, City Clerk do hereby certify that the above is a true and correct copy of an excerpt for the minutes of a meeting of the City Council duly held on the \_\_\_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
High Point City Clerk

**"AN ORDINANCE AMENDING THE 2011-2012 BUDGET ORDINANCE  
OF THE CITY OF HIGH POINT, NORTH CAROLINA  
FOR THE MARKET TRANSPORTATION GRANT**

Be it ordained by the City Council of the City of High Point, North Carolina, as follows:

Section 1. The City of High Point has received a grant award from the NC Department of Transportation in the amount of \$928,000. These funds are designated for the Market Authority as pass thru funding.

Section 2. This amendment appropriates these funds in the current fiscal year:

(A) That the Special Grant Fund revenues be amended as follows:

|                                      |            |
|--------------------------------------|------------|
| State Grant Revenues (301610-411999) | \$ 928,000 |
|--------------------------------------|------------|

(B) That the Special Grant Fund expenditures be amended as follows

|                                                   |           |
|---------------------------------------------------|-----------|
| Transportation Grant Expenditures (301610-529703) | \$928,000 |
|---------------------------------------------------|-----------|

Section 3. That all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

Section 4. That this ordinance shall be effective from and after its passage."

Adopted this \_\_\_\_\_ day of January 2012

## **PLANNING AND ZONING COMMISSION RECOMMENDATION**

On December 13, 2011, a public hearing was held before the Planning and Zoning Commission regarding the request described below. All members of the Commission were present except Mr. Keith McInnis.

### **City of High Point**

### **Land Use Plan Amendment Case 11-05**

A request by the City of High Point City Council to change the land use designation for approximately 120 acres from Medium Density Residential to Restricted Industrial and to change the future land use designation for approximately 79 acres from Low Density Residential to Future Growth Area. The property lies between two branches of the West Fork of the Deep River on either side of Bunker Hill Road adjacent to and south of I-40.

Ms. Heidi Galanti, Planning Services Administrator presented the request and recommended approval of the case as outlined in the staff report.

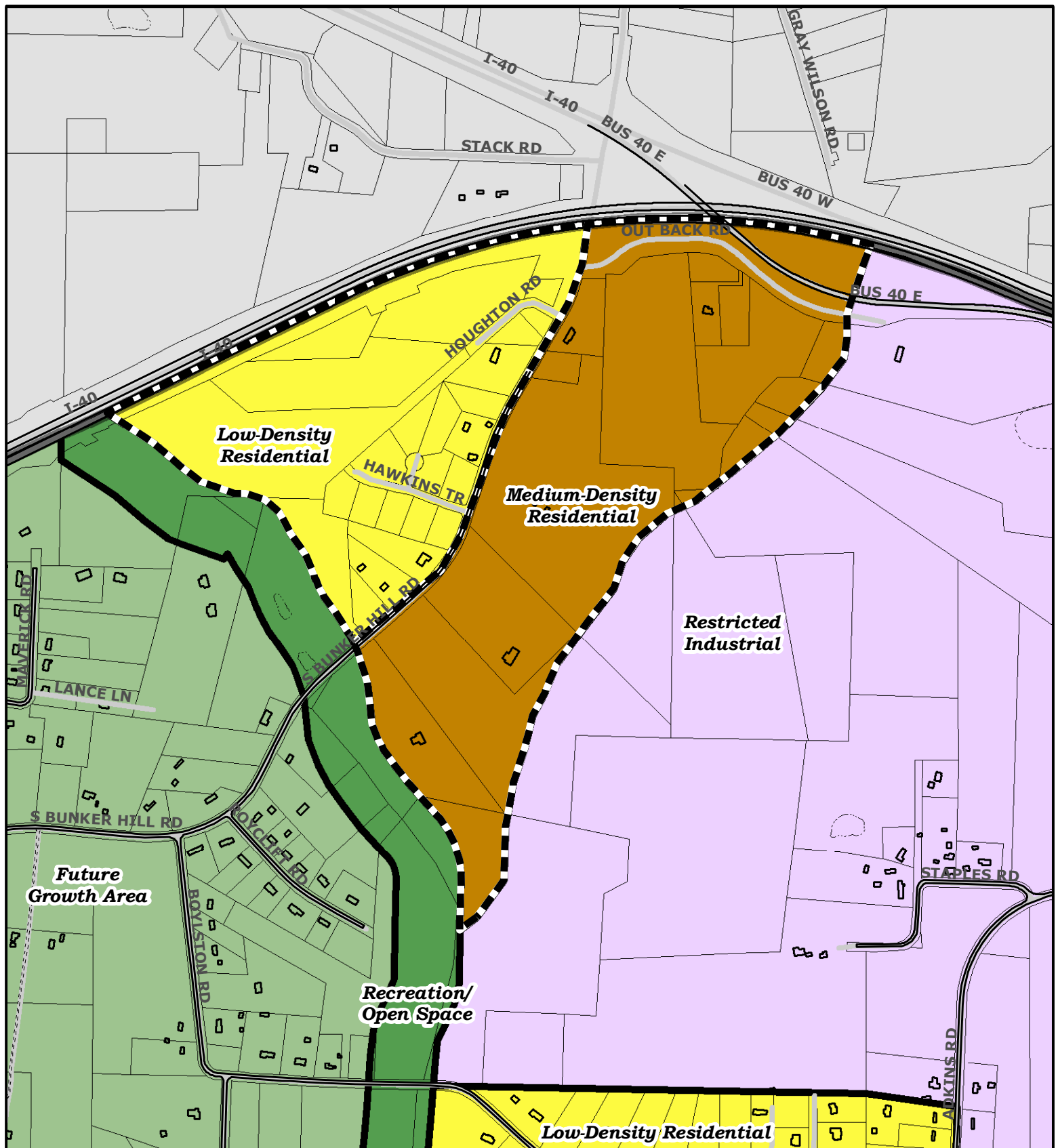
No one spoke in favor of the request.

Speaking in opposition of the request was Mr. Jimmy Morgan, of 8625 Bull Road. Mr. Morgan expressed concern that the City of High Point is overstepping its authority in setting land use plan designations for areas outside the city limits. He noted that the area in question is primarily used for farming and the proposed amendment might drive up land prices.

Mr. Burnette noted that although the area in question is not currently within the City's corporate limits, based upon annexation agreements the City has with adjacent municipalities, this area is within the City of High Point Planning Area. He noted that City of High Point water and sewer lines are located within this area and uses other than agriculture may be considered for this area by property owners in the future. This Land Use Plan Amendment sets policy as to the manner in which this area should develop if a property owner seeks annexation in the future.

After the public hearing was closed the Commission had a lengthy discussion and proposed a different alternative than what was presented by the Planning and Development Department. The Commission recommended, by a vote of 8-0, that the entire 199 acre area be redesignated as Future Growth Area.

Attached please find Land Use Plan maps showing: the existing Land Use Plan, the staff Land Use Plan recommendation, and the Planning and Zoning Commission Land Use Plan recommendation.



## LAND USE PLAN AMENDMENT 11-05

### Existing Land Use Plan

- Low-Density Residential
- Medium-Density Residential
- Restricted Industrial
- Recreation/Open Space
- Future Growth Area

### Subject Property



Planning & Development  
Department

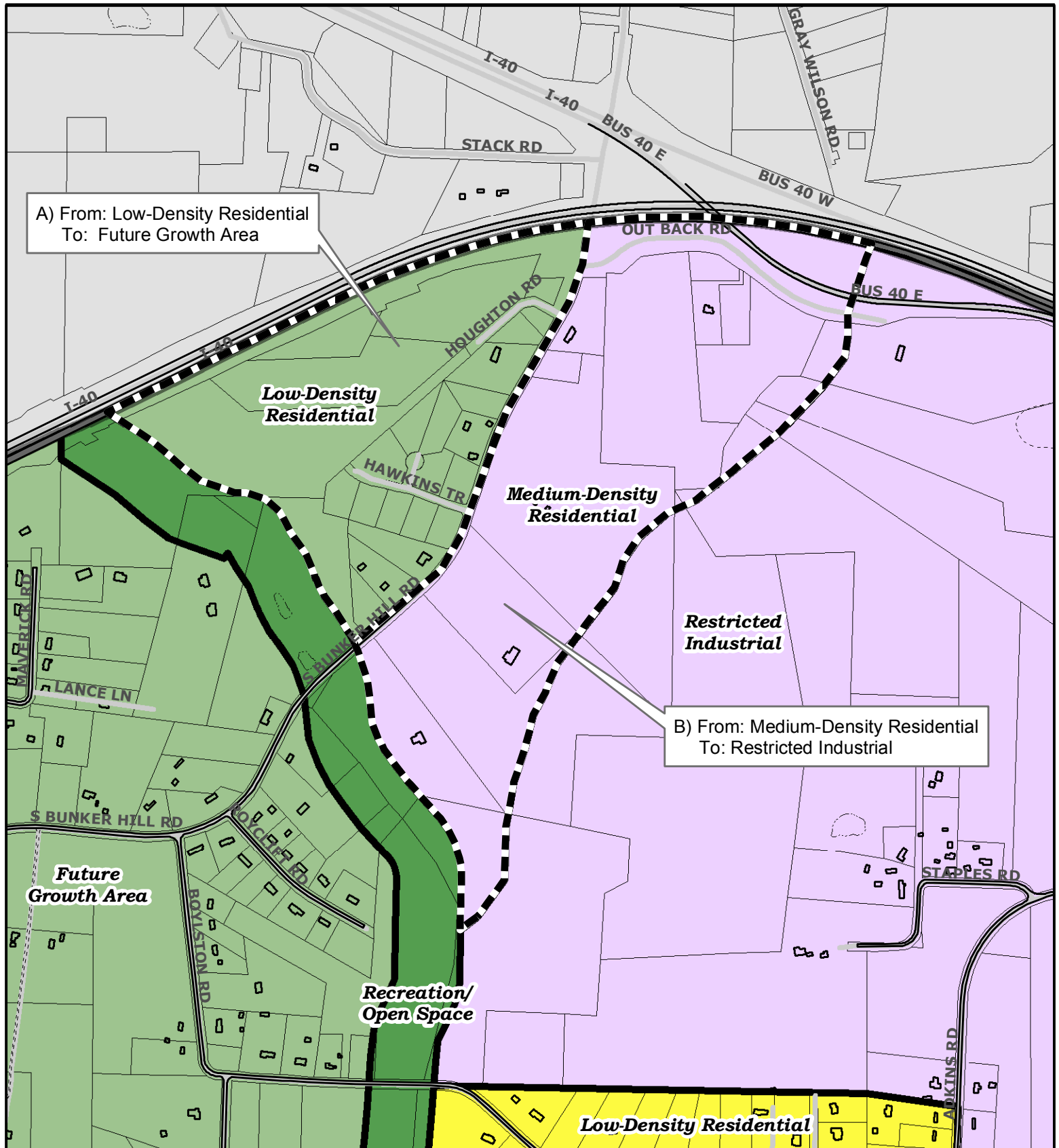
City of High Point

Date: August 12, 2011

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# **LAND USE PLAN AMENDMENT 11-05**

## **STAFF RECOMMENDATION**

### **Land Use Plan**

- Future Growth Area
- Restricted Industrial

### **Subject Property**



**Planning & Development  
Department**

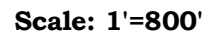
**City of High Point**

**Date: December, 2011**

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lupa11-05-rec-staff.mxd



**Scale: 1"=800'**



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

**STAFF REPORT  
LAND USE PLAN AMENDMENT CASE 11-05  
December 13, 2011**

| <b>Request</b>                                                                                                                                                                                                                                                            |                                                                        |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|
| <b>Applicant:</b><br>City of High Point                                                                                                                                                                                                                                   | <b>Owner(s):</b><br>Various                                            |
| <b>Proposal:</b><br>To change the land use designation for approximately 120 acres from Medium Density residential to Restricted Industrial, and to change the future land use designation for approximately 79 acres from Low Density Residential to Future Growth Area. | <b>From:</b><br>Medium Density Residential and Low Density Residential |
|                                                                                                                                                                                                                                                                           | <b>To:</b><br>Restricted Industrial and Future Growth Area             |

| <b>Site Information</b>             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Location:</b>                    | The property lies between two branches of the West Fork of the Deep River on either side of Bunker Hill Road adjacent to and south of I-40.                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Tax Parcel Numbers:</b>          | From Medium Density Residential to Restricted Industrial: Guilford County Tax Parcels 1070794 (pt), 0170702 (pt), 0170703 (pt), 0170701 (pt), -168944(pt), 0168794, 0168818, 0168817, 0168791, 0168770, 1068965, 0168962, (pt), 0168977, 0168976 (pt), 0168953 and 0168995 (pt).<br>From Low Density Residential to Future Growth Area: Guilford County Tax Parcels 0168793, 0168964, 0168960, 0168967, 0168968 (pt), 0168955 (pt), 0168983, 0168946, 0168947, 0168948, 0168975, 0168974, 0168973, 0168972, 0168971, 0168979, 0168978, 0168981, 0168980, 0168959, and 0168970 |
| <b>Site Acreage:</b>                | 199 acres (area of MDR to RI, 120 acres. area of LDR to FGA, 79 acres).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Current Land Use:</b>            | Rural residential, farm fields, undeveloped                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Existing Zoning District(s):</b> | Agricultural (AG) and Residential Single Family 40 (RS-40) in Guilford County's jurisdiction.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Physical Characteristics:</b>    | Slopes generally to the south but also east and west toward the streams, which have extensive floodplains. Heavily forested except where cleared for structures and a few farm fields.                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Overlay District(s):</b>         | Oak Hollow Lake General Watershed Area, Zone 2 of the High Point Airport Overlay District                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

| Adjacent Property Zoning and Current Land Use |                                                                                              |                              |
|-----------------------------------------------|----------------------------------------------------------------------------------------------|------------------------------|
|                                               | Zoning                                                                                       | Current Land Use             |
| <b>North:</b>                                 | Agricultural (AG) in Guilford County's jurisdiction                                          | I-40                         |
| <b>South:</b>                                 | Agricultural (AG) and Residential Single Family 40 (RS-40) in Guilford County's jurisdiction | Rural residential and farms. |
| <b>East:</b>                                  | Agricultural (AG) in Guilford County's jurisdiction                                          | Rural residential and farms. |
| <b>West:</b>                                  | Agricultural (AG) in Guilford County's jurisdiction                                          | Rural residential and farms. |

| Adjacent Land Use Designations |                       |
|--------------------------------|-----------------------|
| <b>North:</b>                  | N/A                   |
| <b>South:</b>                  | Future Growth Area    |
| <b>East:</b>                   | Restricted Industrial |
| <b>West:</b>                   | N/A                   |

| Street Access       |                        |                              |
|---------------------|------------------------|------------------------------|
| <b>Street Name:</b> | <b>Classification:</b> | <b>Approximate Frontage:</b> |
| Bunker Hill Road    | Major Thoroughfare     | 3,162 feet                   |

| Purpose of Existing and Proposed Land Use Designations |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|--------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Existing Designation:</b>                           | <p><b>Low-Density Residential:</b> These areas include primarily single family detached dwellings on individual lots. Development densities in these areas shall not exceed five dwelling units per gross acre.</p> <p><b>Medium-Density Residential:</b> This classification includes a variety of attached dwellings, generally including higher density townhouses and less land-intensive multi-family housing such as garden apartments. Development densities shall range from eight to sixteen dwellings units per gross acre.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Proposed Designation:</b>                           | <p><b>Restricted Industrial:</b> This classification accommodates office, warehouse, research and development, distribution, and light manufacturing or assembly uses on larger sites in unified developments.</p> <p><b>Future Growth Area:</b> This classification includes environmentally sensitive lands, rural subdivisions and agricultural or undeveloped areas lacking public water and sewer and other municipal facilities, infrastructure and services. These lands are not intended for development within the five-year timeframe of this adopted Land Use Plan, but shall await reevaluation during the next scheduled Major Five-year Review process or a Plan amendment pursuant to the Minor Review process before they can be reclassified to an appropriate land use category supportive of urban development. So long as any land remains classified as a Future Growth Area, such land shall not be approved for development by the City nor considered for annexation, the extension of water or sewerage or the provision of other municipal facilities, infrastructure or services.</p> |

| Relevant Land Use Plan Amendment History |                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|------------------------------------------|------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Case #:                                  | Date:            | Description:                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 10-04                                    | January 18, 2011 | The most recent large-scale amendments to the Land Use Plan were approved by the City Council on January 18, 2011. These amendments were the result of the recommendations of the <i>Northwest Area Plan</i> , which, in turn, were consistent with the recommendations of the <i>Heart of the Triad Plan</i> and the <i>FAR Part 150 Study</i> for Piedmont Triad International Airport (PTIA). Seventeen separate areas consisting of 1,619 acres were amended on the Land Use Plan. |

### Details of Proposal

During a briefing session held in September 2011 on potential changes to the Airport Overlay District boundaries, City Council determined that the proposed changes to reduce the Zone 2 boundary near the 1-40/Business 40 split should not be considered due to the potential impacts from the proposed future third parallel runway identified in the *PTIA Airport Master Plan Update and Strategic Long Range Visioning Plan*. The Land Use Plan for this area is designated as Medium Density Residential and Low Density Residential. Since new residential uses are prohibited in Zone 2 of the Airport Overlay District, amendments to the Land Use Plan are needed.

| Relevant Land Use Plan Policies and Other City Plans        |                                                                                                                                                                                                              |
|-------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Community Growth Vision Statement:</b>                   | N/A                                                                                                                                                                                                          |
| <b>Land Use Plan Goals, Objectives and Policies:</b>        | 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.                                                                |
| <b>Relevant Area Plan(s):</b><br><i>Northwest Area Plan</i> | Objective 2f: Promote efficient, environmentally friendly development through maintaining the Future Growth Area land use designation and the continuation of High Point's water and sewer extension policy. |

### Analysis

The primary reason Zone 2 of the Airport Overlay Zone, established in 2003, extended as far to the northwest as it did was the possibility that the Part 150 Study would recommend that most flights departing from the new runway at PTIA would be directed to the west, along the I-40 Corridor, thus impacting the portion of the High Point Planning Area near the I-40/Business 40 split rather than more populated areas to the southeast. Instead, the Part 150 Study required the noisiest planes in the FedEx fleet to depart from the new runway and to continue to head southwest, but not to turn west along I-40. This had the effect of shifting anticipated noise impacts away from the northwest corner of the Planning Area and toward the south and east. The properties that are the subject of this proposed land use plan amendment are in Zone 2, which does not allow new residential development.

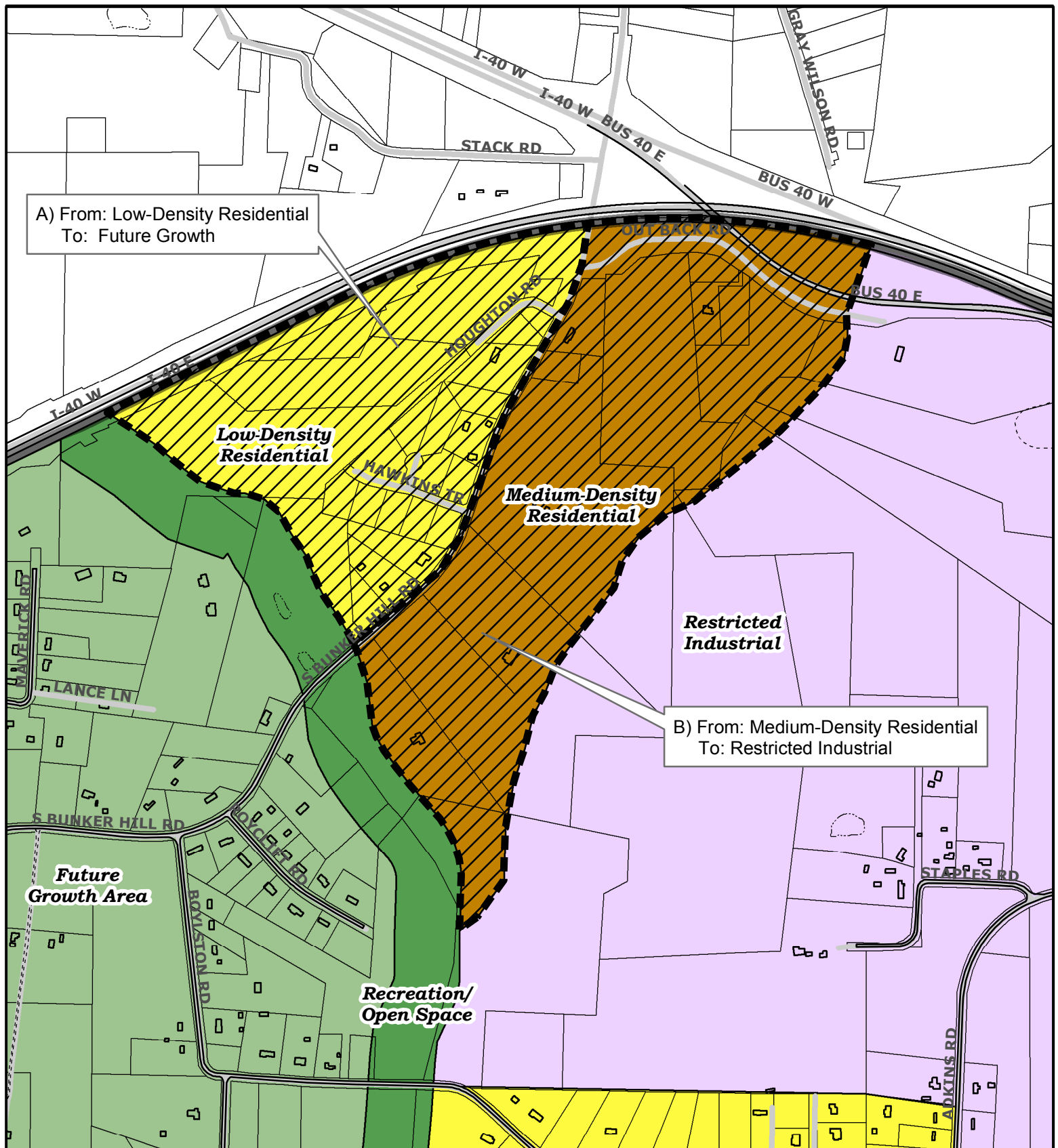
The land use plan amendments associated with the *Northwest Area Plan*, including the two areas that are the subject of this proposed land use plan amendment, were recommended as they were as the result of existing development and the location of the area(s). The area now designated for Low Density residential use is already developed with rural single family residences. The area now designated for Medium Density Residential use is near the developing medical/industrial employment center in southeast Kernersville and is adjacent to High Point's Restricted Industrial land use designation to the east, thus presenting an opportunity to provide for higher density housing options near a large number of jobs. Given the shift in anticipated noise impacts described above, staff recommended that the boundaries of Zone 2 of the Airport Overlay District be reduced to allow new residential development in the area. However, as previously stated, concerns about the potential impacts from the proposed future third parallel runway identified in the *PTIA Airport Master Plan Update and Strategic Long Range Visioning Plan*, prompted City Council to determine that the Zone 2 boundary should remain unchanged in this area. Therefore, staff is recommending that the Land Use Plan in these two areas be amended to Restricted Industrial east of Bunker Hill Road and Future Growth west of Bunker Hill Road.

### **Recommendation**

Staff recommends approval of the proposed Land Use Plan amendments to Restricted Industrial east of Bunker Hill Road and Future Growth west of Bunker Hill Road due to City Council's recommendation to leave Zone 2 of the Airport Overlay District unchanged in this area.

### **Report Preparation**

This report was prepared by Planning and Development Department staff member Gregg Morris, AICP, Senior Planner and reviewed by Heidi Galanti, AICP, Planning Administrator and G. Lee Burnette, AICP, Planning and Development Director.



## LAND USE PLAN AMENDMENT 11-05

Request: A) From: Low-Density Residential  
To: Future Growth

B) From: Medium-Density Residential  
To: Restricted Industrial

Existing Land Use Plan  
Subject Property Boundary



Planning & Development  
Department

City of High Point

Date: August 12, 2011

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lupa11-05.mxd



Scale: 1"=800'



## MEMORANDUM

**To:** Honorable Mayor & City Council  
**From:** G. Lee Burnette, AICP, Director  
**Date:** January 10, 2012  
**Subject:** **Board & Commission—Attendance**

### Attendance

The Development Ordinance's attendance requirements do not allow members of the Planning and Zoning Commission (P&Z), Board of Adjustment (BOA) or Historic Preservation Commission (HPC) to miss 33% or more of the regular meetings in a calendar year or miss 3 consecutive regular meetings. When this occurs, the member loses status as a voting member of the board until the City Council reinstates the member or appoints someone to replace the member.

At the end of each year, attendance on the P&Z, BOA and HPC is reviewed by staff to determine compliance with these attendance requirements, particularly where members have missed 33% or more of the regular meetings. For calendar year 2011, the P&Z and BOA each had one member and the HPC had two members that lost voting status on their respective boards and the City Council needs to consider their reinstatement or replacement.

P&Z—Keith McInnis missed five regular meetings during the year that were not excused absences under the terms of the attendance requirements. In discussing this matter with Mr. McInnis, he stated that all five meeting absences were work related and expressed interest in being reinstated.

BOA—Greg Adzima missed two of the board's four regular meeting due to work commitments. Mr. Adzima expressed interest in being reinstated to finish out his 2<sup>nd</sup> term of office that ends June 30<sup>th</sup>.

HPC—Mary Burdell Knight attended only one of the Commission's meetings during 2011 in March, missing the Commission's seven other regular meetings and a special meeting. In 2010, she attended only one of four eligible regular meetings after her appointment in June of 2010. Staff has tried to make contact with her on numerous occasions and has been unsuccessful in reaching her or having her return calls.

Administration  
336.883.3328

Planning Services  
336.883.3328

Development Services  
336.883.3328

Inspection Services  
336.883.3151

Peter Freeman missed five regular HPC meetings during the year all of which were due to work commitments. Mr. Freeman expressed interest in being reinstated to finish out his term of office that ends June 30<sup>th</sup>.

The following table lists the attendance records of these board members for the last three calendar years. At the January 17<sup>th</sup> meeting, City Council needs to consider their reinstatement or replacement.

| Regular Meeting Attendance |       |        |        |        |         |
|----------------------------|-------|--------|--------|--------|---------|
| Member                     | Board | Area   | 2009   | 2010   | 2011    |
| Keith McInnis              | P&Z   | Ward 6 | NA     | 1 of 2 | 7 of 12 |
| Greg Adzima                | BOA   | Ward 4 | 4 of 6 | 3 of 4 | 2 of 4  |
| Mary Burdell Knight        | HPC   | Ward 1 | NA     | 1 of 4 | 1 of 8  |
| Peter Freeman              | HPC   | Ward 4 | 3 of 4 | 2 of 6 | 2 of 8  |

#### Appointments

In addition, please review the following table that lists current vacancies on the Historic Preservation Commission due to recent resignations. Please take under consideration the appointment of qualified citizens to these vacant positions.

Please contact me if you have any questions.

| Vacancies |        |                     |                 |                       |
|-----------|--------|---------------------|-----------------|-----------------------|
| Board     | Area   | Term of Office Ends | Previous Member | Comment               |
| HPC       | Ward 5 | July 1, 2014        | Diane Peace     | Resigned—Personal     |
| HPC       | Ward 6 | July 1, 2013        | Rick Shelton    | Resigned—Work changes |

**Memorandum of Understanding (“MOU”)  
Concerning Administration of Transportation  
Services to the High Point Furniture Market (“Market”)**

WHEREAS, the parties to this MOU, Piedmont Authority for Regional Transportation (PART); the High Point Market Authority (“Market Authority”) and the City of High Point (“City”) entered into a Memorandum of Understanding in January, 2007 concerning administration of transportation services for the Market;

WHEREAS, changes in the administration of funding from the NCDOT for such transportation services have occurred; and

WHEREAS, the parties desire to memorialize and agree concerning the current funding and administration of such transportation services;

NOW, THEREFORE THE PARTIES AGREE THAT:

1. The MOU of January 2007 among the parties is rescinded in its entirety, except for any remaining obligations of the parties, which shall remain in effect until fulfilled.
2. The City shall be the recipient and administrator of funds from NCDOT for transportation services for the High Point Furniture Market, and intends to collaborate with the Market Authority to provide and manage such services in accordance with this MOU and any additional agreement between the City and the Market Authority.
3. A contract for transportation services for the Market shall be secured through a collaborative process between the City and the Market Authority in compliance with local, state and federal guidelines for execution by the City.
4. Reimbursement for transportation services will be determined by NCDOT in consultation with the City and the Market Authority.
5. All subcontracts by the contractor for transportation services, and all rates and expenses for all services provided by the contractor, shall be reviewed and approved by the City and the Market Authority.
6. Planning oversight and direct control of the daily operations of transportation services for the Market will be approved by the City and Market Authority.
7. Reports related to transportation services requested by the City, including expense summaries and other data documentation, shall be prepared by the Market Authority and submitted to the City.

8. The Market Authority shall submit documentation as requested by the City which may be required to complete either an internal or external audit.

9. The City shall request reimbursement from NCDOT of all eligible Market Authority transportation related expenses and make payment directly to the Market Authority upon receipt of funds.

10. The total dollar amount of eligible reimbursable expenses for transportation services to the Market Authority shall not exceed the amount received by the City from NCDOT.

IN WITNESS WHEREOF, parties of this MOU are authorized to sign the MOU.



Alphasic McCall 1/27/12  
Date

Brend McKinney  
Executive Director of PART



Spk. Vining 1-25-2012  
Attest Date

Rebecca R. Smithers  
Mayor of the City of High Point

SEAL

Jammy C. Noguera 1/25/12  
Attest Date

T. A. Gentry  
President of the High Point Market Authority

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

**ORDINANCE REQUEST:** Ordinance to Vacate

**PROPERTY ADDRESS:** 208 Vail Avenue

**OWNER:** Darrell D. Wallace and Valerie R. Wallace

**FIRST INSPECTION**  
10-4-2011

Number of Violations: Major 6 Minor 26  
1) inoperable UL listed smoke detector  
2) foundation damage; loose mortar joints—east side of dwelling;  
3) gas furnace installed without permit or inspection  
4) water damaged ceiling joists in kitchen (previous water leak from upstairs bathroom)  
5) damaged sill band on east side of foundation wall  
6) no utilities provided; disconnected for nonpay by owner

**HEARING RESULTS:**  
10-26-2011

The owner, Valerie Wallace, appeared for the hearing. During the hearing the following findings of fact were established. There are numerous violations of the Minimum Housing Code. The owner stated that it was her intent to close the dwelling and not make repairs at this time. The dwelling is currently utilized as a boarding house. At the time of the inspection, there were four adult tenants. The ordinance is requested to allow the inspector to vacate, close and placard the dwelling in accordance with State statutes.

**ORDER(S) ISSUED:**  
10-26-2011

Order to Repair with a compliance date of 11-26-2011

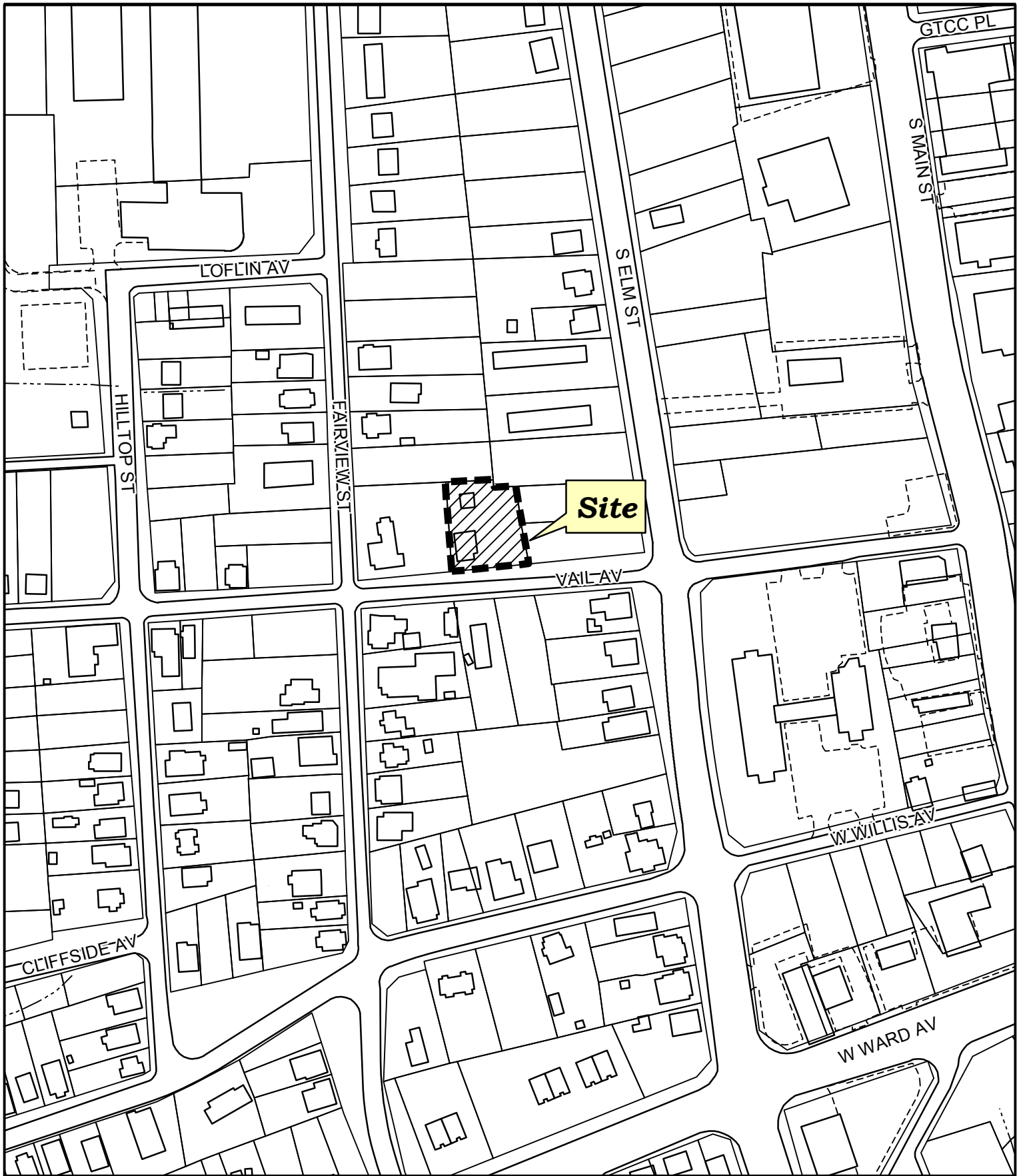
**APPEALS:** No appeals to date.

**OWNER ACTIONS:** There have been no permits issued and repairs have not started.

**EXTENSIONS:** None requested by the owner.

**CURRENT STATUS:**  
1-3-2012

Conditions still exist. On 12-19-2011, the dwelling was still occupied by 2 tenants. Utilities have not been restored to the dwelling by the owner. During a progress reinspection 12-16-2011, it was observed that the dwelling was being occupied by 3 tenants. The dwelling was reinspected on 12-19-2011, 12-22-2011, and 1-3-2012 and was found to be still occupied and civil penalties were issued for each day the occupancy was observed in the total amount of \$250. As of 1-9-2012, the dwelling is vacant and secure.



## 208 Vail Avenue

Ordinance to Vacate/Close



Location of subject property

Department of Planning  
and Development

City of High Point

Date: January 9, 2012



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



208 Vail Street



208 Vail Street