



# City of High Point

Municipal Office Building  
211 S. Hamilton Street  
High Point, NC 27260

## Meeting Agenda

### City Council

*Cyril Jefferson, Mayor*

*Britt W. Moore, Mayor Pro Tempore (At Large), Amanda Cook (At Large), Vickie M. McKiver (Ward 1), Tyrone Johnson (Ward 2), Monica L. Peters (Ward 3), Dr. Patrick Harman (Ward 4), Tim Andrew (Ward 5), and Michael Holmes (Ward 6)*

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Monday, February 17, 2025

5:30 PM

Council Chambers

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### ROLL CALL, MOMENT OF SILENCE, AND PLEDGE OF ALLEGIANCE

### ADOPTION OF AGENDA

### CONSENT AGENDA ITEMS

[2025-048](#) Consideration of an Agreement and Resolution Regarding Conveyance of Property for Affordable Housing Development  
City Council is requested to consider an agreement with Community Housing Solutions in the amount \$230,737.70 for the construction of affordable housing units in the Southside community, approve the Resolution of Conveyance, and authorize the appropriate City Official(s) to execute all necessary documents. (Recommended by the Community Development Committee)

**Attachments:** [Property Conveyance - CHS](#)

[2025-056](#) Consideration of a Budget Ordinance Amendment  
City Council is requested to consider a Budget Ordinance Amendment in the amount of \$734,212 to appropriate federal grant dollars awarded for Transit which will be utilized for parking lot repairs and paratransit scheduling and dispatching software. (Recommended by Finance the Committee)

**Attachments:** [Transit Grants - Budget Ordinance Amendment](#)

[2025-060](#) Consideration of a Parking Space Reservation and License Agreement with Showplace West, LLC.  
City Council is requested to approve a Parking Reservation and License Agreement with Showplace West, LLC. (Recommended by the Finance Committee)

**Attachments:** [Showplace West Parking Reservation and License Agreement](#)

### GENERAL BUSINESS AGENDA

[2025-057](#) Public Hearing for a Request from Beaufurn (Project Fern)

City Council is requested to approve performance-based incentives for the project in the amount of \$45,600 and authorize the appropriate City Official(s) to execute all necessary documents. (Recommended by the Finance Committee)

**Attachments:** [Public Hearing - Beaufurn](#)

[2025-058](#)

Public Hearing Regarding Parrish Trust; Tickle Heirs; and SBA Towers X, LLC, Annexation 24-04

A request by Betty Powers Parrish & Trustee of the Betty Powers Parrish Living Trust; Frances P. Tickle Heirs; and SBA Towers X, LLC to consider a voluntary contiguous annexation of approximately 10.1 acres. The site consists of 4-parcels located at the southeast corner of NC Highway 68 S and Gallimore Dairy Road. The parcels are addressed as 3058 NC Highway 68 S and 511, 515 & 517 Gallimore Dairy Road, and also known as Guilford County Tax Parcels 169879, 169740 (portion), 169743 & 169742.

**Attachments:** [Staff Report AN-24-04](#)

[2025-059](#)

Public Hearing Regarding Race Trac, Inc., Zoning Map Amendment 24-26

A request by Race Trac, Inc. to rezone approximately 10.1 acres from the Agricultural (AG) District, within Guilford County's zoning jurisdiction, to a Conditional Zoning General Business (CZ-GB) District. The site is located at the southeast corner of NC Highway 68 S and Gallimore Dairy Road. Approval of this rezoning application is contingent upon City Council approval of a voluntary annexation request.

**Attachments:** [Staff Report ZA-24-26](#)

[2025-061](#)

Closed Session

City Council is requested to go into Closed Session pursuant to N.C.G.S §143-318.11(a)(3) for Attorney-Client Privilege. (This Closed Session will be conducted in the 3rd Floor Conference Room).

## **ADJOURNMENT**



# City of High Point

Municipal Office Building  
211 S. Hamilton Street  
High Point, NC 27260

## Master

**File Number: 2025-048**

**File ID:** 2025-048

**Type:** Resolution

**Status:** To Be Introduced

**Version:** 1

**Reference:**

**In Control:** Community  
Development  
Committee

**File Created:** 01/30/2025

**File Name:**

**Final Action:**

**Title:** Consideration of an Agreement and Resolution Regarding Conveyance of Property for Affordable Housing Development  
City Council is requested to consider an agreement with Community Housing Solutions in the amount \$230,737.70 for the construction of affordable housing units in the Southside community, approve the Resolution of Conveyance, and authorize the appropriate City Official(s) to execute all necessary documents. (Recommended by the Community Development Committee)

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** Property Conveyance - CHS

**Enactment Number:**

**Contact Name:**

**Hearing Date:**

**Drafter Name:**

**Effective Date:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

# CITY OF HIGH POINT

## AGENDA ITEM



<b>TITLE:</b> Conveyance of Property for Affordable Housing Development	
<b>FROM:</b> Thanena Wilson, Director Community Development & Housing	<b>MEETING DATE:</b> February 4, 2025
<b>PUBLIC HEARING:</b> N/A	<b>ADVERTISED DATE/BY:</b> N/A
<b>ATTACHMENTS:</b> <ol style="list-style-type: none"><li>1. Map - 801 Amos St., 812 Tryon Ave., 816 Tryon Ave., 610 Vail Ave., and 700 Vail Ave.</li><li>2. Resolution Approving Conveyance of 801 Amos St., 812 Tryon Ave., and 816 Tryon Ave.</li></ol>	

**PURPOSE:** To continue infill housing development efforts in the Core-City, Community Development & Housing seeks Council approval to convey the following lots to Community Housing Solutions of Guilford (CHS) in the Southside community: 801 Amos St., 812 Tryon Ave. and 816 Tryon Ave.

The Community Housing Development Organization (CHDO) agreement includes additional HOME funding in the amount of \$230,737.70 for 801 Amos St., 610 Vail Ave. and 700 Vail Ave., which are two lots previously conveyed to CHS.

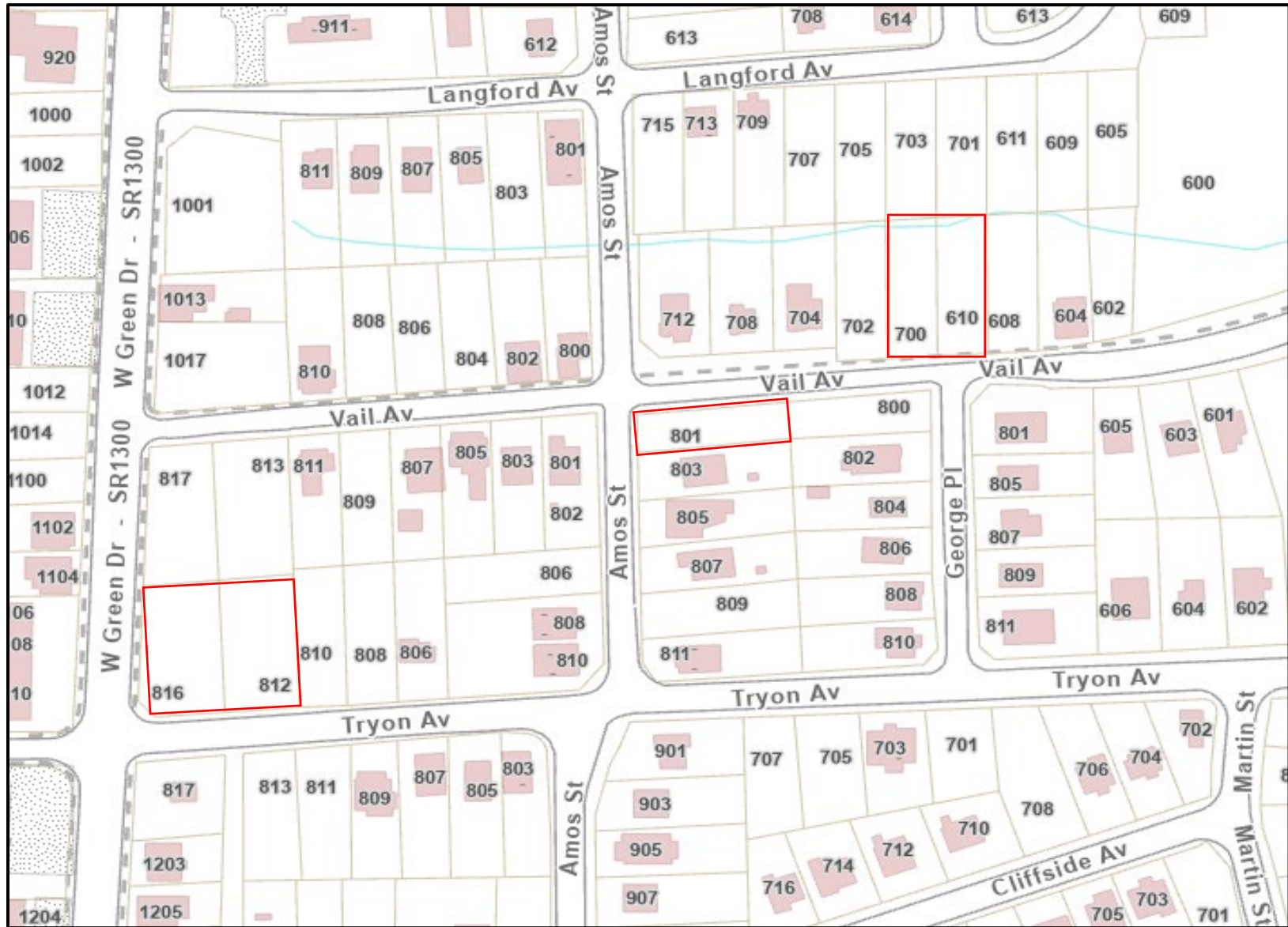
**BACKGROUND:** CHS continues to construct much needed affordable single-family housing to aid in the redevelopment of the Southside community.

**BUDGET IMPACT:** Funds are available in the FY2024-2025 budget.

**RECOMENDATION/ACTION REQUESTED:** City Council is requested to approve the Resolution conveying 801 Amos St., 812 Tryon Ave. and 816 Tryon Ave. to CHS, approve the CHDO agreement for 801 Amos St., 610 Vail Ave. and 700 Vail Ave, and authorization of the appropriate City official and/or employee to execute all necessary documents.



Southside Community



**RESOLUTION of the HIGH POINT CITY COUNCIL  
APPROVING CONVEYANCE  
OF REAL PROPERTY  
TO A NONPROFIT CORPORATION**

**WHEREAS**, the City of High Point owns tracts of land recorded in Plat Book 2, Page 90, and Plat Book 215, Page 37 recorded in the Guilford County Register of deeds, which contain the following properties: 801 Amos Street, 812 and 816 Tryon Avenue, High Point, NC (“Property”); and

**WHEREAS**, North Carolina General Statute § 160A-457 authorizes a city’s acquisition and disposition of property for redevelopment as part of a community development program, or independently thereof, and without the necessity of compliance with the Urban Redevelopment Law; and

**WHEREAS**, North Carolina General Statute § 160A-20.1 authorizes a city to appropriate money to private organizations to carry out any public purpose that a city is authorized by law to engage in; and

**WHEREAS**, North Carolina General Statute § 160A-279 authorizes a city to convey real property by private sale to a nonprofit corporation which carries out a public purpose, in lieu of or in addition to the appropriation of funds; and

**WHEREAS**, conveyance of this Property to Community Housing Solutions of Guilford, Inc. is for the purpose of constructing affordable housing in the City of High Point.

**THEREFORE, THE CITY COUNCIL FOR THE CITY OF HIGH POINT RESOLVES THAT:**

1. The Mayor of the City of High Point is authorized to execute all documents necessary to convey title to the Property located at 801 Amos Street, 812 and 816 Tryon Avenue in the City of High Point, and more particularly described in Plat Book 2, Page 90, and Plat Book 215, Page 37 of the Guilford County Registry.

2. The consideration of the conveyance is Community Housing Solutions of Guilford, Inc.’s agreement to use this property only for the “public” purpose of furthering the mission of the City of High Point in providing owner-occupied housing. If for any reason the property ceases to be used for a “public” purpose, the property shall revert to the City of High Point. A statement to this effect shall be placed in the deed of conveyance.

3. The City Clerk shall publish a notice summarizing the contents of this resolution and the conveyance of the property may be consummated at any time after 10 days of publication of the notice.

**ADOPTED** this the \_\_\_\_ day of \_\_\_\_\_ 2025.

CITY OF HIGH POINT

By: \_\_\_\_\_  
Cyril Jefferson, Mayor

Attested to:

\_\_\_\_\_  
Sandra R. Keeney, City Clerk



# City of High Point

Municipal Office Building  
211 S. Hamilton Street  
High Point, NC 27260

## Master

**File Number: 2025-056**

**File ID:** 2025-056

**Type:** Miscellaneous Item

**Status:** To Be Introduced

**Version:** 1

**Reference:**

**In Control:** Finance Committee

**File Created:** 02/06/2025

**File Name:**

**Final Action:**

**Title:** Consideration of a Budget Ordinance Amendment  
City Council is requested to consider a Budget Ordinance Amendment in the amount of \$734,212 to appropriate federal grant dollars awarded for Transit which will be utilized for parking lot repairs and paratransit scheduling and dispatching software. (Recommended by Finance the Committee)

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** Transit Grants - Budget Ordinance Amendment

**Enactment Number:**

**Contact Name:**

**Hearing Date:**

**Drafter Name:**

**Effective Date:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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# CITY OF HIGH POINT

## AGENDA ITEM



<b>TITLE:</b> Transit Grants – Budget Ordinance Amendment	
<b>FROM:</b> Stephen Hawryluk, Budget and Performance Director	<b>MEETING DATE:</b> February 17, 2025
<b>PUBLIC HEARING:</b> N/A	<b>ADVERTISED DATE/BY:</b> N/A
<b>ATTACHMENTS:</b> Budget Ordinance Amendment	

**PURPOSE:** To appropriate federal grant dollars awarded for Transit.

**BACKGROUND:** The High Point mass transit system is awarded state and federal grants on an annual basis. These funds are available to be spent over multiple years. An additional \$734,212 in unspent federal grant funds from prior years is available for appropriation.

The proposed budget amendment appropriates these funds, which will be utilized for parking lot repairs, paratransit scheduling and dispatching software, and the continued implementation of the department's bus tracking system.

**BUDGET IMPACT:** There is no local budget impact. These are 100% federal funds. A budget ordinance amendment appropriating the funds is included with this item.

**RECOMMENDATION/ACTION REQUESTED:** The Budget and Evaluation Department recommends and requests that the City Council approve the budget ordinance amendment for Transit.



"AN ORDINANCE AMENDING THE 2024-2025 BUDGET ORDINANCE  
OF THE CITY OF HIGH POINT, NORTH CAROLINA  
TO APPROPRIATE FEDERAL GRANT FUNDS FOR TRANSIT

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

Section 1. The proposed amendment appropriates additional federal grant funds for transit totaling \$734,212. The funds will be utilized for parking lot repairs, paratransit scheduling and dispatching software, and the continued implementation of the department's bus tracking system.

Section 2. The 2024-2025 Budget Ordinance of the City of High Point should be amended as follows:

(A) That the following Mass Transit Fund revenues be amended as follows:

Federal Grants	\$734,212
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(B) That the following Mass Transit Fund expenditures be amended as follows:

Operating Expenses	\$734,212
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Section 3. That all ordinances, or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

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

Adopted by High Point City Council, this the 17th day of February 2025

\_\_\_\_\_  
Cyril Jefferson, Mayor

ATTEST

\_\_\_\_\_  
Sandra Keeney, City Clerk



# City of High Point

Municipal Office Building  
211 S. Hamilton Street  
High Point, NC 27260

## Master

**File Number: 2025-060**

**File ID:** 2025-060

**Type:** Miscellaneous Item

**Status:** To Be Introduced

**Version:** 1

**Reference:**

**In Control:** Finance Committee

**File Created:** 02/10/2025

**File Name:**

**Final Action:**

**Title:** Consideration of a Parking Space Reservation and License Agreement with Showplace West, LLC.  
City Council is requested to approve a Parking Reservation and License Agreement with Showplace West, LLC. (Recommended by the Finance Committee)

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** Showplace West Parking Reservation and License Agreement

**Enactment Number:**

**Contact Name:**

**Hearing Date:**

**Drafter Name:** sandra.keeney@highpointnc.gov

**Effective Date:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

# CITY OF HIGH POINT

## AGENDA ITEM



<b>TITLE:</b> Parking Space Reservation and License Agreement	
<b>FROM:</b> Greg Ferguson – Deputy City Manager	<b>MEETING DATE:</b> February 17, 2025
<b>PUBLIC HEARING:</b> N/A	<b>ADVERTISED DATE/BY:</b> N/A
<b>ATTACHMENTS:</b> Agreement	

**PURPOSE:** To consider a Parking Space Reservation and License Agreement with Showplace West LLC for the redevelopment of 101 South Main Street, known as “Showplace West.”

**BACKGROUND:** FHP High Street LLC, an entity associated with Forward High Point, Inc., doing business as Downtown High Point, currently owns Showplace West. A developer, Showplace West LLC, has requested to reserve public parking spaces in the City’s Main Street Deck, located at 115 South Main Street, for parking associated with the redevelopment of Showplace West. The City of High Point plans to provide up to 140 public parking spaces through a Parking Space Reservation and License Agreement. Showplace West LLC will sign a purchase and sale agreement with FHP High Street LLC and then sign the proposed Parking Space Reservation and License Agreement with the City.

**BUDGET IMPACT:** N/A.

**RECOMMENDATION /ACTION REQUESTED:** City Council is requested to approve the Parking Space Reservation and License Agreement and authorize the appropriate City Official(s) to execute all necessary documents.



**PARKING SPACE RESERVATION AND LICENSE AGREEMENT**

**THIS PARKING SPACE RESERVATION AND LICENSE AGREEMENT**

(“Agreement”) is made this \_\_ day of \_\_\_\_\_, 2025 (the “Effective Date”), by and between the **CITY OF HIGH POINT**, a North Carolina municipal corporation (the “City”), and **SHOWPLACE WEST LLC**, a Virginia limited liability company (“Licensee”). The City and Licensee are at times collectively referred to hereinafter as the “Parties” or individually as a “Party.”

**WHEREAS**, the City wholly owns, operates, and manages that certain off-street public parking facility located at 115 South Main Street in High Point, North Carolina (the “Main Street Deck”), which has two hundred and fifty two (252) total parking spaces and is generally and consistently underutilized;

**WHEREAS**, under the General Statutes of North Carolina (“N.C.G.S.”) § 160A-301, the City may provide and regulate the use of City owned off-street parking facilities designated for use by the public, and may impose fees and charges for the use of these facilities;

**WHEREAS**, under N.C.G.S. §158-7.1(b)(6) the City may provide financial support for the rehabilitation of commercial or noncommercial historic structures;

**WHEREAS**, Licensee, a real estate redevelopment company, has entered into that certain Purchase and Sale Agreement with FHP High Street LLC, dated \_\_\_\_\_, to purchase that certain parcel of real property located at 101 South Main Street in High Point, North Carolina, being identified as Parcel Number 171404 (“101 South Main Street”), and to rehabilitate and redevelop that property for a multi-family or mixed-use community consisting of a number of residential and/or commercial units (“Licensee’s Project” or “Redevelopment Project”);

**WHEREAS**, 101 South Main Street, historically known as One Plaza Center, Showplace West, and First Citizens Bank Plaza, is a 1974 brutalist style building reflecting shifting mid-century architectural trends in institutional and office buildings of that time, and is listed on the National Park Service’s National Register of Historic Places, signifying its historic significance worthy of preservation;

**WHEREAS**, FHP High Street LLC has received (i) approval from the United States Department of the Interior, National Park Service, of Part One of its Federal Historic Tax Credit Application for 101 South Main Street, and (ii) certification from the North Carolina Department of Natural and Cultural Resources, State Historic Preservation Office, that 101 South Main Street is eligible for the North Carolina Mill Rehabilitation Tax Credit;

**WHEREAS**, the City desires to promote the health, safety, prosperity, and general welfare of the public through the reduction of blighted areas and revitalization of the City’s downtown;

**WHEREAS**, Licensee’s Project will rehabilitate and redevelop an important High Point historic building and is likely to have a significant effect on the continuing revitalization of the City’s downtown, advancing the City Council’s strategic goals; and

**WHEREAS**, Licensee’s Project is located adjacent to the Main Street Deck and Licensee desires to reserve public parking spaces in the Main Street Deck for use by its residential tenants of the Redevelopment Project.

**NOW THEREFORE**, for good and valuable consideration, the receipt of which is hereby acknowledged, the Parties hereby agree to the following terms and conditions:

1. Reserved Parking Spaces. Subject to the terms and conditions of this Agreement, Licensee may reserve and license one hundred and forty (140) nonexclusive standard size parking spaces located in the Main Street Deck (the “Reserved Parking Spaces”). Licensee accepts the Reserved Parking Spaces in an “as is” condition. Licensee shall notify the City of the number of reserved spaces as soon as practical, but no later than the first day of each month. Licensee may reserve all one hundred and forty (140) parking spaces at the beginning of the Term, as defined herein, or in monthly reservation blocks of twenty (20).

2. License Fee. Licensee shall pay to the City ten dollars (\$10.00) per space paid monthly or one hundred and twenty dollars (\$120.00) per space paid annually, with a three percent (3%) fee escalator every seven (7) years (the “License Fee”). If paid monthly, the License Fee shall be due to the City no later than the first day of each month, or if paid annually, no later than January 1 of each year. If the Licensee Fee is paid past the fifth day of the month or year, as applicable, the City will assess a late fee of ten dollars (\$10) per space per month that payment is late.

3. Parking Deck Management. The City shall have exclusive control over the Main Street Deck and shall be solely responsible for operation, management, maintenance, and normal wear and tear repair of the Parking Deck, except as provided below, and nothing in this Agreement shall interfere with the City’s exclusive control over the Parking Deck.

(a) The City shall provide the Main Street Deck parking area fully paved, striped, and otherwise ready for use on the Effective Date.

(b) The City may adopt or repeal, in its sole discretion, ordinances, rules, regulations, and policies governing use of any portion of the Main Street Deck by Licensee, its tenants, other licensees, clients, customers, visitors, and the general public (collectively the "Parking Deck Rules"), provided that the Parking Deck Rules do not divest Licensee of its reservation of parking spaces as permitted in this Agreement.

(c) The City retains the right to relocate all or a portion of Licensee’s Reserved Parking Spaces to a new location within a reasonable distance from the Redevelopment Project, in order to perform maintenance or repair of the Main Street Deck, for public safety, or for any other legitimate municipal reason. Should relocation become necessary, the City shall provide a minimum of ninety (90) days notice to Licensee.

(d) Nothing in this Agreement prevents the City from entering into other agreements for reservation of public parking spaces that have not been specifically reserved pursuant to this Agreement.

4. Licensee Obligations. At all times, Licensee shall provide to City the license plate numbers and unit number of its tenants using the Reserved Parking Spaces. Licensee shall not make any alterations in or to the Main Street Deck without the prior written consent of the City. Licensee shall not permit any vehicle to be subject to repair and maintenance in the Main Street Parking Deck. If Licensee or its tenants cause damage to the Main Street Deck beyond normal wear and tear, then Licensee shall reimburse the City for repair expenses incurred as a result of that damage. Licensee shall not commit, suffer, or permit any nuisance or waste, environmental waste, damage, or destruction to occur in or about the Main Street Deck and shall not permit the use of the Main Street Deck for any illegal or immoral purpose. Licensee further agrees to comply with all federal, state, and local laws, regulations, and ordinances and the terms of this Agreement.

5. Term. The term of this Agreement (the “Term”) will commence on the Effective Date and continue for forty (40) years, unless sooner terminated as provided herein.

6. Default. The following shall be construed as an event of default (“Event of Default”), and upon occurrence of an Event of Default, the City shall notify Licensee in writing of such default, and if the Event of Default has not been cured or corrected within thirty (30) days of receipt of such notice, this Agreement shall automatically terminate:

- (a) Licensee’s failure to use the Reserved Parking Spaces as provided in this Agreement;
- (b) Licensee’s failure to comply with the Parking Deck Rules;
- (c) Licensee’s failure to comply with any other term or condition of this Agreement; or
- (d) Abandonment of the Redevelopment Project for a consecutive period of twenty-four (24) months.

7. Termination. This Agreement shall automatically terminate if Licensee does not acquire 101 South Main Street and obtain a certificate of occupancy permitting residential tenants to live in the Redevelopment Project by March 31, 2028.

8. Change in Use. In the event Licensee changes the intended use of its Redevelopment Project from primarily residential to primarily non-residential, or the Redevelopment Project is sold to an entity not affiliated with or under control of Licensee and a subsequent owner changes the use from primarily residential to primarily non-residential, the City shall have the option, with no less than one hundred and eighty (180) days advanced notice, to shift the Reserved Parking Spaces to another City owned public parking facility located within six hundred (600) feet of the front entrance of 101 South Main Street.

9. Insurance. Licensee shall obtain liability insurance in connection with use of the Main Street Deck, shall add the City as an additional insured on such insurance policy, and shall at least annually provide evidence to the City that it is named as an additional insured.

10. Negation of Partnership or Joint Venture. Nothing in this Agreement shall constitute or be construed to constitute or create a partnership, joint venture, or lease between the City and Licensee. This Agreement is a reservation and license to use on a monthly basis public

parking spaces in the Main Street Deck, to encourage the success of the continuing revitalization of the City's downtown and the Redevelopment Project's reuse of its historic property.

11. Performance of Government Functions. Nothing contained in this Agreement shall be deemed or construed so as to restrict or inhibit the City's police powers or regulatory authority; specifically, and without limitation, the City has the authority to enforce the Parking Deck Rules and nothing in this Agreement shall restrict or inhibit the City's authority to operate, manage, maintain, and repair the Main Street Deck.

12. Indemnification. Licensee shall release, indemnify, defend and hold the City, its officers, employees, and agents (collectively, the "Indemnified Parties") harmless from and against any and all claims, damages, liabilities, losses, costs, and expenses, including reasonable attorneys' fees (collectively, "Damages") suffered or incurred by any of the Indemnified Parties as a result of any inaction or action taken by the Indemnified Parties in the operation, management, maintenance, and repair of the Main Street Deck based upon any breach of this Agreement by the Licensee. This indemnification extends to, and shall be binding upon, Licensee, its successors and permitted assigns, and shall inure to the benefit of, and may be enforced by the City and any other Indemnified Parties, their heirs, successors, and assigns.

13. E-Verify. Licensee represents, warrants, and certifies to the City that it, and all its subcontractors, shall comply with the requirements of Article 2 of Chapter 64 of the North Carolina General Statutes, and covenants that at all times during the Term, it will continue to comply with these requirements.

14. Entire Agreement; Conflicting Provisions. This Agreement, together with all documents incorporated herein by reference, constitutes the sole and entire agreement of the Parties with respect to the subject matter contained herein, and supersedes all prior and contemporaneous understandings and agreements, both written and oral, with respect to such subject matter. In case of a conflict between the provisions of this Agreement and the provisions of any attachment or other document referenced by or incorporated into this Agreement, the provisions of this Agreement shall control and prevail.

15. Captions and Headings. The captions and headings contained in this Agreement are for convenience and reference only, and do not define, describe, extend, or limit the scope or intent of this Agreement or the scope or intent of any provision contained herein.

16. Severability. The invalidity of one or more phrases, sentences, clauses, or sections in this Agreement shall not affect the validity of the remaining portions of this Agreement, so long as the material purpose of this Agreement can be determined and effectuated.

17. No Waiver. Any failure by either Party to enforce any of the provisions of this Agreement or to require compliance with any of its terms shall in no way affect the validity of this Agreement, or any part hereof, and shall not be deemed a waiver of the right of such Party thereafter to enforce any such provision.

18. Counterparts. This Agreement may be signed in any number of counterparts, and all such counterparts together shall constitute one and the same instrument. A signed copy of this

Agreement delivered by facsimile, email, or other means of electronic transmission shall be deemed to have the same legal effect as delivery of an original signed copy of this Agreement.

19. Governing Law; Jurisdiction. This Agreement and performance thereof shall be governed, interpreted, construed, and regulated by the laws of the State of North Carolina without giving effect to its principles regarding conflicts of laws. Any legal suit, action, or proceeding arising out of or related to this Agreement shall be instituted exclusively in the courts of North Carolina located in Guilford County, and each Party irrevocably submits to the exclusive jurisdiction of such courts in any such suit, action, or proceeding. Service of process, summons, notice, or other document by mail to such Party's address set forth herein shall be effective service of process for any suit, action, or other proceeding brought in any such court. To the extent permitted by applicable law, if any action, suit, or other legal or administrative proceeding is instituted or commenced by either Party hereto against the other Party arising out of or related to this Agreement, the prevailing Party shall be entitled to recover its reasonable attorneys' fees and court costs from the non-prevailing Party, in addition to any damages and costs otherwise awarded to the prevailing Party.

20. Successors and Assigns; Assignment. This Agreement is for the sole benefit of the Parties hereto and their respective successors and permitted assigns and nothing herein, express or implied, is intended to or shall confer upon any other person any legal or equitable right, benefit, or remedy of any nature whatsoever, under or by reason of this Agreement. Neither Party may assign, sublet, subcontract, or transfer any interest in this Agreement without the prior written consent of the other Party, consent not to be unreasonably withheld.

21. Amendments and Waivers. This Agreement may be amended, modified, or supplemented only by an agreement in writing signed by each Party hereto. No waiver by either Party of any of the provisions hereof shall be effective unless explicitly set forth in writing and signed by the Party so waiving.

22. Notices. All notices, requests, consents, claims, demands, waivers, and other communications hereunder shall be in writing and shall be deemed to have been given (a) when delivered by hand (with written confirmation of receipt); or (b) on the third (3<sup>rd</sup>) day after the date mailed, by certified or registered mail, return receipt requested, postage prepaid. Such communications must be sent to the respective Parties at the addresses indicated below (or at such other address for a Party as shall be specified in a notice given in accordance with this paragraph):

If to the City:

City Manager's Office  
PO Box 230  
High Point, NC 27261

*With a copy to:*  
City Attorney's Office  
PO Box 230



High Point, NC 27261

If to the Licensee:

See Licensee's address for notices on the signature page hereof.

23. Disclosure. Licensee agrees that it shall make no statements, press releases, or publicity releases concerning this Agreement or its subject matter or otherwise disclose or permit to be disclosed any of the data or other information obtained or furnished in compliance with this Agreement, or any particulars, thereof, without first notifying the City and securing its consent in writing.

24. Representation of Authority. Any individual executing this Agreement on behalf of Licensee hereby represents and warrants that he or she is, on the date he or she signs this Agreement, is duly authorized by all necessary and appropriate action to execute this Agreement on behalf of Licensee and does so with full legal authority.

*[SIGNATURES BEGIN ON THE NEXT PAGE]*

**IN WITNESS WHEREOF**, this Agreement is entered into by the Parties as of the Effective Date.

**Licensee:**

SHOWPLACE WEST LLC

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

*Licensee's address for notices:*

Showplace West LLC

Attn.: Andrew Hampton

3230 Queens Grant Drive

Midlothian, VA 23113

**The City:**

CITY OF HIGH POINT

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**Preaudit Certificate**

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

\_\_\_\_\_  
Bobby Fitzjohn, Finance Officer



# City of High Point

Municipal Office Building  
211 S. Hamilton Street  
High Point, NC 27260

## Master

**File Number: 2025-057**

**File ID:** 2025-057

**Type:** Miscellaneous Item

**Status:** To Be Introduced

**Version:** 1

**Reference:**

**In Control:** City Council

**File Created:** 02/06/2025

**File Name:**

**Final Action:**

**Title:** Public Hearing for a Request from Beaufurn (Project Fern)  
City Council is requested to approve performance-based incentives for the project in the amount of \$45,600 and authorize the appropriate City Official(s) to execute all necessary documents. (Recommended by the Finance Committee)

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** Public Hearing - Beaufurn

**Enactment Number:**

**Contact Name:**

**Hearing Date:**

**Drafter Name:**

**Effective Date:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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# CITY OF HIGH POINT

## AGENDA ITEM



<b>TITLE:</b> Public Hearing Regarding a Request from Beaufurn (Project Fern)	
<b>FROM:</b> Peter Bishop, Director High Point Economic Development	<b>MEETING DATE:</b> February 17, 2025
<b>PUBLIC HEARING:</b> Yes	<b>ADVERTISED DATE/BY:</b> February 7, 2025
<b>ATTACHMENTS:</b> Legal Ad – High Point Enterprise	

**PURPOSE:** The High Point City Council is asked to consider a request from Beaufurn to authorize performance-based incentives for a manufacturing project at 1005 W. Fairfield Road in the amount of \$45,600 over a five-year period.

**BACKGROUND:** Beaufurn is an American furniture company specializing in contract institutional and hospitality furnishing design and manufacturing. This project will relocate this operation from Welcome, NC to the City of High Point.

- The company would relocate and create a total of 57 new full-time positions.
- The company anticipates new real and personal property investment of \$929,000.
- The company will perform interior renovations and purchase personal property (machinery and equipment) to accommodate contract furniture manufacturing.

**BUDGET IMPACT:** The source of those monies would be the City's Economic Development Incentive Fund, which is funded by general and electric revenues.

**RECOMMENDATION/ACTION REQUESTED:** City Council is requested to approve performance-based incentives for the project in the amount of \$45,600 and authorize the appropriate City Official(s) to execute all necessary documents.



Pursuant to N.C. General Statute 158-7.1, notice is hereby given that a public hearing will be held by the High Point City Council on Monday, February 17, 2025, at 5:30 p.m. in the Council Chambers, High Point Municipal Building, 211 S. Hamilton Street, High Point, NC, for the purpose of receiving public input on a funding request for local incentives. A company proposes to lease and expand at 1005 W. Fairfield Road, High Point, NC and invest \$929,000 in renovations and personal property. The project would create 57 new jobs. The High Point City Council will consider local incentives of up to \$45,600 for the project. The High Point source of funding would be the Economic Development Incentive Fund, which is funded by general and electric revenues. The City would be authorized to provide this financial assistance upon the company's investment in real and personal property—pursuant to an incentive performance agreement containing benchmarks and a schedule for the payment of such financial assistance. For further information, please call **22** 336-883-3116.

**Feb. 7, 2025**



# City of High Point

Municipal Office Building  
211 S. Hamilton Street  
High Point, NC 27260

## Master

**File Number: 2025-058**

**File ID:** 2025-058

**Type:** Ordinance

**Status:** To Be Introduced

**Version:** 1

**Reference:**

**In Control:** City Council

**File Created:** 02/06/2025

**File Name:**

**Final Action:**

**Title:** Public Hearing Regarding Parrish Trust; Tickle Heirs; and SBA Towers X, LLC, Annexation 24-04  
A request by Betty Powers Parrish & Trustee of the Betty Powers Parrish Living Trust; Frances P. Tickle Heirs; and SBA Towers X, LLC to consider a voluntary contiguous annexation of approximately 10.1 acres. The site consists of 4-parcels located at the southeast corner of NC Highway 68 S and Gallimore Dairy Road. The parcels are addressed as 3058 NC Highway 68 S and 511, 515 & 517 Gallimore Dairy Road, and also known as Guilford County Tax Parcels 169879, 169740 (portion), 169743 & 169742.

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** Staff Report AN-24-04

**Enactment Number:**

**Contact Name:**

**Hearing Date:**

**Drafter Name:**

**Effective Date:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

# CITY OF HIGH POINT

## AGENDA ITEM



<b>TITLE:</b> Voluntary Annexation – Annexation 24-04 (Betty Powers Parrish & Trustee of the Betty Powers Living Trust; Frances P. Tickle Heirs; SBA Towers X, LLC)	
<b>FROM:</b> Michael D. Harvey, AICP, CFM, CZO Interim Planning & Development Director	<b>MEETING DATE:</b> February 17, 2025
<b>PUBLIC HEARING:</b> Yes	<b>ADVERTISED DATE/BY:</b> January 30, 2025 Planning & Development
<b>ATTACHMENTS:</b> Staff Report Map of Proposed Annexation Annexation Ordinance	

**PURPOSE:** A request by Betty Powers Parrish & Trustee of the Betty Powers Parrish Living Trust; Frances P. Tickle Heirs; and SBA Towers X, LLC to consider a voluntary contiguous annexation of approximately 10.1 acres. The site consists of 4-parcels located at the southeast corner of NC Highway 68 S and Gallimore Dairy Road. The parcels are addressed as 3058 NC Highway 68 S and 511, 515 & 517 Gallimore Dairy Road, and also known as Guilford County Tax Parcels 169879, 169740 (portion), 169743 & 169742.

**BACKGROUND:** The staff report and recommendation are enclosed.

**BUDGET IMPACT:** Except for water and sewer, municipal services will be available upon the effective date of annexation. Water and sewer will be available in accordance with City policy.

**RECOMMENDATION/ACTION REQUESTED:** Staff recommends approval of Annexation 24-04.





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

**STAFF REPORT  
ANNEXATION 24-04  
February 17, 2025**

<b>Request</b>	
<b>Applicant:</b> 1) Betty Powers Parrish & Trustee of the Betty Powers Parrish Living Trust 2) Frances P. Tickle Heirs; and 3) SBA Towers X, LLC	<b>Owner:</b> Same as Applicant List
<b>Proposal:</b> Voluntary contiguous annexation.	<b>Effective Date:</b> Upon adoption  <b>Associated Zoning Case:</b> Zoning Map Amendment 24-26

<b>Site Information</b>	
<b>Location:</b>	The site is located at the southeast corner of NC 68 and Gallimore Dairy Road (3058 NC Highway 68 S and 511, 515 & 517 Gallimore Dairy Road).
<b>Tax Parcel Number:</b>	Guilford County Tax Parcels 169879, 169740 (portion), 169743 & 169742.
<b>Site Acreage:</b>	Approximately 10.1 acres
<b>Current Land Use:</b>	Two vacant single family dwellings.
<b>Current Fire District:</b>	Deep River Fire District
<b>Physical Characteristics:</b>	The zoning site is heavily wooded and had a moderately sloping terrain. There are no other noteworthy physical features.
<b>Proposed Development:</b>	The site is proposed to be developed with a convenience store with fuel sales use type. A 6,008-square-foot building with 16 vehicle fueling stations (passenger vehicles) and 8 diesel fueling stations is proposed.
<b>Proposed Unit Type, Number and Average Value:</b>	Unknown at this time.
<b>Proposed Build-out Schedule:</b>	Unknown at this time.
<b>Proposed City of High Point Council Ward:</b>	The proposed annexation site is adjacent to Ward 6. If approved, the annexation area will be part of Ward 6.
<b>Water and Sewer Proximity:</b>	A 12-inch City water line lies adjacent to the site along Gallimore Dairy Road. Also, 8-inch City water and sewer lines lie at the current terminus of Tynning Road (approximately 315 feet south of the zoning site).
<b>General Drainage and Watershed:</b>	The site drains in a easterly direction and development is subject to the City Lake General Watershed Area (GWA) requirements. Primary stormwater control measures are required for development with a total impervious surface area greater than 24% of the site.
<b>Overlay Districts:</b>	<ul style="list-style-type: none"> <li>• City Lake General Watershed Overlay District</li> <li>• Airport Overlay District – Zone 2</li> <li>• Gateway Corridor Overlay District</li> </ul>

<b>Adjacent Property Zoning and Current Land Use</b>			
<b>North:</b>	CD-CM	Conditional District Commercial Medium ( <i>City of Greensboro</i> )	Convenience store with fuel sales and Minor Restaurant
<b>South:</b>	CZ-GB	Conditional Zoning General Business District	Vehicle Establishment
<b>East:</b>	AG CU-LI	Agricultural District ( <i>Guilford County</i> ) Conditional Use Light Industrial District	Telecommunication Tower and a regional stormwater control facility
<b>West:</b>	CU-GB	Conditional Use General Business District	Convenience store with fuel sales
<b>Annexation History:</b>	<p>The annexation site consists of a donut-hole of unincorporated land in the northern portion of the City of High Point’s Planning Area. There have been previous City of High Point annexations for commercial and industrial uses in this immediate area since the late 1980s.</p> <ul style="list-style-type: none"> <li>• The abutting parcels to the south, 18 acres of land between the annexation site and Regency Drive, were annexed into the City’s Corporate limits in 2017 and 1987.</li> <li>• Abutting parcels to the east were part of a 700 acre annexation in 1987 for the Piedmont Center Industrial Park.</li> <li>• The adjacent 25 acre commercial development along the opposite side of NC68 was part of the 1987 Piedmont Center annexation and a separate 1991 annexation petition.</li> </ul>		

<b>Transportation Information</b>			
<b>Adjacent Streets:</b>	<b>Name</b>	<b>Classification</b>	<b>Approx. Frontage</b>
	NC 68 S.	Major Throughfare	480 ft.
	Gallimore Dairy Road	Major Throughfare	350 ft.
	Tyning Street ( <i>extension</i> )	Local Street	669 ft.
<b>Vehicular Access:</b>	<ul style="list-style-type: none"> <li>• Via one driveway access from NC 68 and one access point to Gallimore Dairy Road, via a public street extension of Tyning Street.</li> <li>• Via two driveway access from Tyning Street extension.</li> </ul>		

**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 lands within proximity to existing service areas do not warrant individual department comments.

**Details of Proposal**

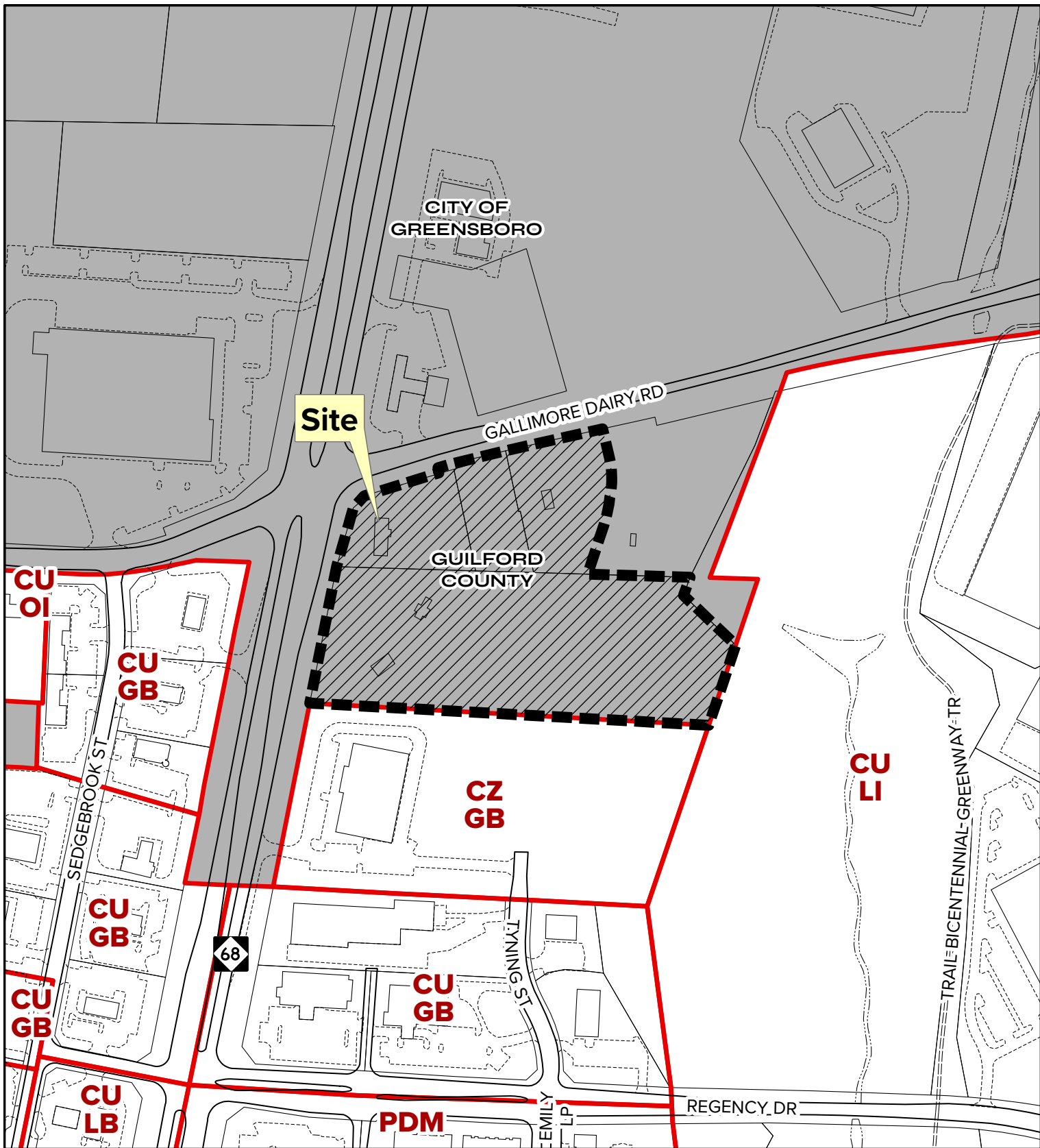
The applicant is requesting annexation to have access to City utilities to facilitate redevelopment of this tract of land for commercial development. This property is situated in the northern portion of the City’s planning area, fronting along the Eastchester Gateway Corridor. Lands fronting along this segment of the Eastchester Gateway Corridor are designated by the High Point 2045 Comprehensive Plan as a Suburban Corridor/Center place type. This place- type tends to be located along major streets with businesses that serve a large geographic area primarily accessed by car. Primary uses include auto-oriented commercial businesses, stand-alone restaurants, retail stores, and shopping centers, along with multi-story offices, hotels and multi-family residential.

There have been numerous annexation approvals in this portion of the City's Planning area since the late 1980s. Adjacent parcels to the east, west and south have also been annexed and served by City utilities. This annexation petition represents a logical progression of the City's annexation policy for this area as the proposed annexation site abuts the City's corporate limits and City services and service vehicles are already present in this area. The annexation 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 Sam Hinnant, CFO & CFM, Interim Development Administrator and Michael D. Harvey, AICP, CFM, CZO, Interim, Planning and Development Director.





**ANNEXATION REQUEST: AN-24-04**

Applicant: Betty Powers Parrish Living Trust  
 Area: 10.134 acres (approximate)

CITY OF **high point.** | PLANNING AND DEVELOPMENT



Scale: 1" = 300'

Existing Zoning Boundary  
 Subject Property Boundary



Return to: Meghan Maguire, City Attorney  
City of High Point  
P.O. Box 230  
High Point, NC 27261  
Ordinance No. xxxx / xx-xx

AN ORDINANCE EXTENDING THE CORPORATE LIMITS OF THE  
CITY OF HIGH POINT, NORTH CAROLINA

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 February, 2025; 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 February 17, 2025.

**A map showing the annexed area can be found in Plat Book: \_\_\_\_\_ Page: \_\_\_\_\_ in  
the Guilford County Register of Deeds Office.**

**ANNEXATION DESCRIPTION**

Annexation Case: AN-24-04

Applicant: 1) Frances P. Tickle Heirs; 2) Betty Powers Parrish & Trustee of the Betty Powers Parrish Living Trust; and 3) SBA Towers X, LLC

Legal Description:

The site consists of 4-parcels located at the southeast corner of NC Highway 68 S and Gallimore Dairy Road that are known as Guilford County Tax Parcels 169879, 169740 (portion), 169743 &

169742. A certain tract or parcel of land lying in Deep River Township, Guilford County, North Carolina; and being bounded to the South by: Dragon Property Investments LLC (8483/2980); the West by: NC Highway 68; the North by: Gallimore Dairy Road (SR-1556); and the East by: SBA Towers X LLC (8255/2808); and being more particularly described as follows:

BEGINNING at a Found concrete monument on the eastern right-of-way line of NC-68 and being the common corner with Dragon Property Investments LLC, having NC Grid (NSRS 2011) Coordinates of N: 843,292.36' E: 1,716,082.76'; THENCE with the eastern right-of-way of NC-68 North 11 deg 9 min 02 sec East – 308.79 feet to a Found concrete monument with disc; THENCE North 10 deg 52 min 12 sec East – 8.44 feet to a Found 1" pipe; THENCE North 11 deg 00 min 48 sec East – 133.06 feet to a Found concrete R/W monument; THENCE North 52 deg 59 min 42 sec East – 18.01 feet to a Found NCDOT disc; THENCE North 52 deg 58 min 09 sec East – 64.85 feet to a Found NCDOT disc in the southern right-of-way of Galimore Dairy Road (SR-1556), said disc being further located South 53 deg 05 min 27 sec West – 17.37 feet from a Found concrete R/W monument; THENCE with the southern R/W of Galimore Dairy Road North 73 deg 44min 45 sec East – 108.17 feet to a Set 5/8" rebar; THENCE North 73 deg 44 min 45 sec East – 124.67 feet to a Set 5/8" rebar, said rebar being further located South 13 deg 42 min 57 sec East – 19.32 feet from a Found 5/8" Rebar; THENCE North 73 deg 44 min 45 sec East – 242.67 feet to a Found NCDOT disc; THENCE South 13 deg 45 min 12 sec East - 13.55 feet to a Found NCDOT Disc; THENCE North 73 deg 34 min 31 sec East – 56.05 feet to a Set 5/8" rebar, said rebar being further located South 73 deg 34 min 31 sec West – 52.23 feet from a Found concrete monument; THENCE leaving the southern right-of-way of Galimore Dairy Road and along a new line South 14 deg 05 min 32 sec East – 57.63 feet to a Set 5/8" rebar; THENCE along a curve to the right having a chord of South 03 deg 39 min 26 sec East, a chord length of 75.38 feet and a radius of 208.00 to a Set 5/8" rebar; THENCE South 06 deg 46 min 55 sec West – 17.39 feet to a Set 5/8" rebar; THENCE along a curve to the right having a chord of South 12 deg 11 min 00 sec West, a chord length of 67.40 feet and a radius of 358.00 to a Set 5/8" rebar; THENCE South 17 deg 35 min 05 sec West – 119.52 feet to a set 5/8" rebar; THENCE along the southern line of SBA Towers X LLC (8255/2808) South 89 deg 27 min 38 sec East – 12.86 feet to a Found 5/8" rebar; THENCE South 89 deg 28 min 28 sec East – 59.96 feet to a Found 5/8" rebar; THENCE South 89 deg 30 min 20 sec East – 94.69 feet to a found 5/8" rebar; THENCE South 89 deg 13 min 01 sec East – 67.49 feet to a found 5/8" rebar; THENCE South 09 deg 33 min 30 sec West 43.82 feet to a found 5/8" rebar; THENCE South 46 deg 45 min 09 sec East – 155.97 feet to a found 5/8" rebar; THENCE South 18 deg 07 min 33 sec West – 207.02 feet to a found concrete monument; THENCE North 86 deg 50 min 44 sec West – 317.02 feet to a found 1" rebar; THENCE North 86 deg 52 min 08 sec West – 594.07 feet to the POINT OF BEGINNING, containing **10.136 acres**, more or less, as shown on a Survey by Jonathan Cory George (L-5051) for The John R. McAdams Company, Job No. 23-364.

Being all of Guilford County PIN(s): 7814-63-2668 (0.880 acres), as described in Deed Book: 1788, Page 346, 7814-63-4701 (0.712 acres), as described in Deed Book: 2066, Page 221, 7814-63-5451 (6.745 acres), as described in Deed Book: 8373, Page 1230.

And Being a portion of Guilford County PIN(s): 7814-63-7747 (1.799 acres), as described in Deed Book: 8255, Page 2808.

SECTION 2. Upon and after February 17, 2025, the above described territory 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-58.10.

SECTION 3. The Mayor of the City of High Point shall cause to be recorded in the Office of the Register of Deeds of 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 above, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the Guilford County Board of Elections, as required by G.S. 163-288.1.

Adopted by the City Council  
City of High Point, North Carolina  
The 17<sup>th</sup> day of February, 2025.

By: \_\_\_\_\_  
Cyril Jefferson, Mayor

ATTEST:

\_\_\_\_\_  
Sandra R. Keeney, City Clerk





# City of High Point

Municipal Office Building  
211 S. Hamilton Street  
High Point, NC 27260

## Master

**File Number: 2025-059**

**File ID:** 2025-059

**Type:** Resolution

**Status:** To Be Introduced

**Version:** 1

**Reference:**

**In Control:** City Council

**File Created:** 02/06/2025

**File Name:**

**Final Action:**

**Title:** Public Hearing Regarding Race Trac, Inc., Zoning Map Amendment 24-26  
A request by Race Trac, Inc. to rezone approximately 10.1 acres from the Agricultural (AG) District, within Guilford County's zoning jurisdiction, to a Conditional Zoning General Business (CZ-GB) District. The site is located at the southeast corner of NC Highway 68 S and Gallimore Dairy Road. Approval of this rezoning application is contingent upon City Council approval of a voluntary annexation request.

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** Staff Report ZA-24-26

**Enactment Number:**

**Contact Name:**

**Hearing Date:**

**Drafter Name:**

**Effective Date:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

# CITY OF HIGH POINT

## AGENDA ITEM



<b>TITLE:</b> Zoning Map Amendment 24-26 – Race Trac, Inc.	
<b>FROM:</b> Michael D. Harvey, AICP, CFM, CZO Interim Planning & Development Director	<b>MEETING DATE:</b> February 17, 2025
<b>PUBLIC HEARING:</b> Yes	<b>ADVERTISED DATE/BY:</b> January 30, 2025 Planning & Development
<b>ATTACHMENTS:</b> Staff Report Presentation	

**PURPOSE:** A request by Race Trac, Inc. to rezone approximately 10.1 acres from the Agricultural (AG) District, within Guilford County's zoning jurisdiction, to a Conditional Zoning General Business (CZ-GB) District. The site is located at the southeast corner of NC68 and Gallimore Dairy Road. Approval of this rezoning application is contingent upon City Council approval of a voluntary annexation request.

**BACKGROUND:** The Planning and Zoning Commission reviewed this request at their January 28, 2025 public hearing. All members of the Commission were present. Mr. Herbert Shannon, Senior Planner, presented the case and recommended approval of the request as outlined in the staff report.

Speaking on the request: The applicant's representative, Mr. Marc Isaacson, Attorney, Isaacson & Sheridan, LLP, 804 Green Valley Road, Greensboro, spoke in favor of the request. He provided an overview of the zoning application and the proposal to construct a convenience store with fuel sales at this location. Mr. Isaacson noted that there were no attendees at their Citizen Information meeting and explained how the request is consistent with the City of High Points land use policies. In conclusion, Mr. Isaacson introduced a letter into the record from Mr. Mark Wheelihan, owner of the abutting Harley Davidson Motorcycle facility. Mr. Wheelihan noted in this letter that he supports the zoning request subject to their being a reduced speed limit and no truck parking on the Tynning Street extension. Staff noted that those issues could potentially be evaluated in more detail as part of the Technical Review Committee's official site plan review, but they cannot be made a condition of this zoning approval. (There were no speakers in opposition)

**BUDGET IMPACT:** There is no budget impact.

**RECOMMENDATION/ACTION REQUESTED:** Staff recommends approval of this request as outlined in the attached staff report.

Planning & Zoning Commission Action: The Planning & Zoning Commission recommends approval of this request, as recommended by staff, by a vote of 5-0.

Consistency and Reasonableness Statement: The Planning & Zoning Commission voted 9-0 to approve the following statement: That Zoning Map Amendment 24-26 is consistent with the City's adopted policy guidance because the requested CZ-ZB zoning is compatible with the surrounding zoning and development pattern, and it fits the Suburban Corridor/Center place type identified for this area by the HP 2045 Comprehensive Plan. Furthermore, based upon conditions offered by the applicant, the requested CZ-GB District will promote a reasonable use of this site in a manner similar to previous commercial zoning approvals granted in this area.

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

**STAFF REPORT  
ZONING MAP AMENDMENT ZA-24-26  
January 28, 2025**

Request	
<b>Applicant:</b> Race Trac, Inc.	<b>Owners:</b> Frances P. Tickle Heirs; Betty Power Parrish & Trustee of the Betty Power Parrish Living Trust; and SBA Towers X, LLC
<b>Zoning Proposal:</b> To annex and apply initial City zoning	<b>From: AG</b> Agricultural District <i>(Guilford County)</i>
	<b>To: CZ-GB</b> Conditional Zoning General Business District
<b>Notices:</b> <ul style="list-style-type: none"> <li>• Applicant held a Citizen Information Meeting <i>(Yes)</i></li> <li>• As required by Section 2.3.6 (Notification) of the Development Ordinance, the Planning and Development Department provided published, mailed and posted notice of this public hearing</li> </ul>	

Site Information	
<b>Location:</b>	Lying at the southeast corner of NC Highway 68 and Gallimore Dairy Road <i>(3058 NC Highway 68 S and 511, 515 &amp; 517 Gallimore Dairy Road).</i>
<b>Tax Parcel Number:</b>	Guilford County Tax Parcels 169879, 169740 (portion), 169743 & 169742.
<b>Site Acreage:</b>	Approximately 10.1 acres
<b>Current Land Use:</b>	Two vacant single family detached dwellings.
<b>Physical Characteristics:</b>	The zoning site is heavily wooded and had a moderately sloping terrain. There are no other noteworthy physical features.
<b>Water and Sewer Proximity:</b>	A 12-inch City water line lies adjacent to the site along Gallimore Dairy Road. Also, 8-inch City water and sewer lines lie at the current terminus of Tying Road (approximately 315 feet south of the zoning site).
<b>General Drainage and Watershed:</b>	The site drains in a easterly direction and development is subject to the City Lake General Watershed Area (GWA) requirements. Primary stormwater control measures are required for development with a total impervious surface area greater than 24% of the site.
<b>Overlay Districts:</b>	<ul style="list-style-type: none"> <li>• City Lake General Watershed Overlay District</li> <li>• Airport Overlay District – Zone 2</li> <li>• Eastchester Gateway Corridor Overlay (GCO) District</li> </ul>

Adjacent Property Zoning and Current Land Use			
<b>North:</b>	CD-CM	Conditional District Commercial Medium <i>(City of Greensboro)</i>	Convenience store with fuel sales and Minor Restaurant
<b>South:</b>	CZ-GB	Conditional Zoning General Business District	Vehicle Establishment
<b>East:</b>	AG CU-LI	Agricultural District <i>(Guilford County)</i> Conditional Use Light Industrial District	Telecommunication Tower and a regional stormwater control facility
<b>West:</b>	CU-GB	Conditional Use General Business District	Convenience store with fuel sales

<b>Zoning History:</b>	<ul style="list-style-type: none"> <li>• The abutting parcel to the south was annexed and granted CZ-GB District zoning in 2017 (ZA-17-01).</li> <li>• Commercially developed parcels lie along the opposite side of NC 68. That area was annexed in the 1990’s and granted CU-GB District zoning (ZA-90-46, ZA-95-10 and ZA-97-16).</li> </ul>
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**Comprehensive Plan Consistency**

<b>Growth Framework Assessment:</b>	<p><u>Place Type</u> The High Point 2045 Comprehensive Plan (HP 2045 Comprehensive Plan) depicts the site within a <b>Suburban Corridor/Center</b> place type. This place type tends to be located along major streets with businesses that serve a large geographic area primarily accessed by car. Sites typically have deep setbacks from the street, and are well landscaped. Primary uses include auto-oriented commercial businesses, stand-alone restaurants, retail stores, and shopping centers, along with multi-story offices, hotels and multi-family residential.</p> <p><u>Urban Design</u> The location and anticipated use of the site make it unrealistic to expect the urban form illustrated in the comprehensive plan to be achieved as part of this request. Any progress towards Eastchester Drive becoming a boulevard-type street will more likely be achieved through future improvements within the public realm. However, the zoning request includes conditions that require specific design standards related to building materials, architectural features, and transportation access consistent with the Eastchester Gateway Corridor overlay zoning district.</p>
<b>Comprehensive Plan Consistency:</b>	<p><u>Core Values &amp; Planning Principles</u> The request aligns with the Comprehensive Plan’s core value of building an <b>entrepreneurial community</b> as it increases development potential on the property.</p> <p><u>Preferred Growth Scenario</u> The request does not promote the Comprehensive Plan’s recommended goal of <b>directing growth inward</b>, instead seeking to annex and develop land on the fringes of the city. However, the request is justified because the proposal will fill-in a donut-hole in the City’s Planning Area and would continue the development pattern along an already established commercial corridor.</p>
<b>Relevant Area Plan:</b>	None applicable

**Transportation Information**

<b>Adjacent Streets:</b>	<b>Name</b>	<b>Classification</b>	<b>Approx. Frontage</b>
	NC 68 S.	Major Throughfare	480 ft.
	Gallimore Dairy Road	Major Throughfare	350 ft.
	Tyning Street ( <i>extension</i> )	Local Street	669 ft.
<b>Vehicular Access:</b>	<ul style="list-style-type: none"> <li>• Via one driveway access from NC 68 and one access point to Gallimore Dairy Road, via a public street extension of Tyning Street.</li> <li>• Via two driveway access from Tyning Street extension.</li> </ul>		
<b>Traffic Counts:</b>	NC 68 S.	31,000 ADT (2023 NCDOT traffic count)	

<i>(Average Daily Trips)</i>	Gallimore Dairy Road	13,500 ADT (2023 NCDOT traffic count)
<b>Estimated Trip Generation:</b>	The site is proposed to be developed with a convenience store with fuel sales use type. A 6,008-square-foot building, 16 vehicle fueling stations (passenger vehicles) and 8 diesel fueling station (semi-truck and tractor trailer vehicles) is proposed. Such a development is anticipated to generate approximately 8,640 daily trips during a 24-hour period, with approximately 504 AM peak-hour trips and approximately 586 PM peak-hour trips.	
<b>Traffic Impact Analysis (TIA):</b>	<b>Required</b>	<b>TIA Comments</b>
	<u>Yes</u> <b>X</b>	<u>No</u>
	The proposed development will generate more than 150 trips in the peak hours; therefore, a TIA is required to be submitted as part of the rezoning application. The TIA executive summary is attached as a supporting document at the end of the staff report.	
<b>Conditions:</b>	Transportation related zoning conditions pertaining to right-of-way dedication, vehicular access, and roadway improvements have been offered by the applicant. Those conditions were based upon the TIA ( <i>see attached zoning conditions for details</i> ).	

**School District Comment**

Not applicable to this zoning case.

**Details of Proposal**

This zoning application is associated with a corresponding voluntary annexation petition to incorporate this tract of land into the City of High Point to allow access to City utilities. The applicant is requesting establishing a City of High Point zoning of Conditional Zoning General Business (CZ-GB) District to support development of a convenience store with fuel sales use type.

Included with this application is a Conditional Zoning document that describes development conditions pertaining to permitted uses, prohibited uses, restricted uses, conditional zoning plan, and district & dimensional requirements. Furthermore, transportation related conditions including right-of-way dedication, vehicular access, roadway improvements and other/general conditions have been offered by the applicant.

**Staff Analysis**

The HP 2045 Comprehensive Plan identifies the site as being within a Suburban Corridor/Center place type, which translates to a General Business (GB) zoning district. The site is within the Eastchester Gateway Corridor Overlay District where higher development standards apply. This specific section of the Gateway Corridor has historically been a commercial node (from Gallimore Dairy Road to Regency Drive) where auto oriented commercial uses have been supported. The request fits the existing context of the area, which includes adjacent parcels to the south and west that are already zoned CU/CZ GB and have established commercial uses, a pattern that continues northward outside the city limits into Greensboro.

Historically, commercial development in this area has incorporated higher development standards to avoid indiscriminate strip commercial development and to maintain Eastchester Drive as a visually appealing entrance gateway into and through the City. Adopted land use policies and previous zoning decisions in this area have supported expansion of commercially zoned lands facing this specific segment of this corridor subject to:

- No or limited access to NC 68, along with installing a rear accessing service road to limit curb cuts to NC 68 and to bring traffic to a signalized intersection. This is similar to the manner which development has occurred along the opposite side of NC 68 (*i.e. Sedgebrook Street as a rear access service road*).
- Promoting higher landscaping and development standards to upgrade the visual quality and aesthetics of development along this corridor (such as restrictions on location of fuel canopies); and

The proposed conditions address requirements of the Eastchester Gateway Corridor Overlay District, and the proposed end use would align with the Airport Overlay District requirement for uses that are minimally impacted by airplane noise.

Section 2.4.6.C of the Development Ordinance states that the advisability of a conditional zoning is a matter committed to the legislative discretion of the City Council and is not controlled by any one factor. In determining whether to approve or deny a conditional zoning, the commission shall weigh the relevance of and consider the following issues outlined below. 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 Policy Guidance**

Whether and the extent to which the proposed conditional zoning district is appropriate for its proposed location, and is consistent with the City's adopted policy guidance.

**The requested CZ-GB zoning is compatible with the surrounding zoning and development pattern, and it fits the Suburban Corridor/Center place type identified for this area by the HP 2045 Comprehensive Plan.**

**Reasonableness/Public Interest:**

Why a decision to approve, or to deny, the proposed conditional zoning would be reasonable and in the public interest.

**Based upon conditions offered by the applicant, the requested CZ-GB District will promote a reasonable use of this site in a manner similar to previous commercial zoning approvals granted in this area.**

**Compatibility with Surrounding Areas**

- Whether the proposed conditional zoning district will result in a development that is compatible with the character of surrounding existing or proposed development and land uses.
- Where there are issues of compatibility, the proposed conditional zoning district shall provide for appropriate transition areas that address incompatibility through increased buffering, landscaping, fencing, building height, mass and scale or other means designed to promote a complimentary character of development.
- Determination of complimentary character may be based on densities/intensities, use types, lot sizes and dimensions, building height, mass and scale, exterior lighting, siting of service areas, or other aspects that may be identified by the City Council.

The site is located at the intersection of NC 68 and Gallimore Dairy Road. This specific segment of the Gateway Corridor has been previously approved to support limited GB District uses. The requested CU/CZ-GB District has been applied to adjacent parcels and other non-shopping center sites along this specific segment of the Gateway Corridor.

<b><u>Mitigation of Impacts</u></b>	
Whether the applicant's proposed conditional zoning district, including the proposed use(s), written conditions, and conditional zoning plan (if applicable), will satisfactorily:	
<b>Mitigation #1</b>	<p><b>Minimize or effectively mitigate any identified adverse impact on adjacent and nearby land, such as that caused by traffic, parking, noise, lighting, trash, loading areas, etc.</b></p> <ul style="list-style-type: none"> <li>❖ The applicant has offered transportation related conditions that restrict the number, location and design of access to NC 68 to address safety concerns.</li> <li>❖ The applicant has offered roadway improvement conditions for extending Tynning Street (rear service road) as noted in the Eastchester Corridor Plan Study. This will provide for efficient and safe vehicular egress/ingress to the site, and provides exiting traffic a safe means of access onto NC 68 via a signalized intersection (NC68/Gallimore Dairy Road and NC68/Regency Drive)</li> </ul>
<b>Mitigation #2</b>	<p><b>Minimize or effectively mitigate any identified adverse environmental impact on water and air resources, minimize land disturbance, preserve trees and protects habitat.</b></p> <p>The site is within the City Lake General Watershed Area and as such, development is required to meet the watershed standards of the Development Ordinance.</p>
<b>Mitigation #3</b>	<p><b>Minimize or effectively mitigate any identified adverse impact on municipal facilities and services, such as streets, potable water and wastewater facilities, parks, police and fire.</b></p> <p>The site is within an area currently served by City of High Point utilities and municipal services. The zoning submittal has no known adverse impacts on municipal services.</p>
<b>Mitigation #4</b>	<p><b>Minimize or effectively mitigate any identified adverse effect on the use, enjoyment or value of adjacent lands.</b></p> <p>The zoning site is adjacent to commercial zoning and a variety of commercial uses. Staff has found no evidence that the requested CZ-GB District, as conditioned by the applicant, would adversely affect adjacent properties.</p>

**Supportive Changes in the Area**  
Whether and the extent to which there have been changes in the type or nature of development in the area of the proposed conditional zoning district that support the application.

Based upon policies established under the former 2000 Land Use Plan and the current HP 2045 Comprehensive Plan, this specific segment of the Eastchester Gateway Overlay District supports commercial land uses. As conditioned, the requested CZ-GB District does not pose a change in established land use policy for this portion of the NC 68 corridor.

**Promotes a Preferred Development Pattern**  
Whether and the extent to which the proposed conditional zoning district will result in development that promotes a logical, preferred, and orderly development pattern.

- ❖ Based upon the binding Conditional Zoning Plan, the positioning of the fuel canopies are somewhat in-line with the goals of the Eastchester Gateway Corridor Overly District. This is primarily due to the site being located at the signalized intersection of two major thoroughfares, having a rear access public service road, and being over 8 acres in area. Other parcels seeking to mirror such a design would need to meet all these locational criteria.

- ❖ The extension of Tynning Street as a rear service road addresses a key policy goal of the Eastchester Corridor Plan.
- ❖ The site is located along an established commercial portion of the Eastchester Gateway Corridor Overlay District. The requested CZ-GB District is not out of character with the existing zoning and development pattern that is applied to this section of the NC 68/Eastchester Corridor.

**Recommendation**

**Staff Recommends Approval:**

The Planning and Development Department recommends approval of the request to rezone this 10.1 acre tract of land to the CZ-GB District. As conditioned, this request will be compatible with the surrounding area and in conformance with adopted policy guidance documents.

**NOTE:** The attached Conditional Zoning Plan is a general representation of the manner in which the site is to be developed. Although there has been a courtesy sketch plan review of a prior layout, this specific plan has not gone through a formal site plan review. If granted zoning approval, all standards of the Development Ordinance and Eastchester Gateway Corridor Overlay District are required to be met.

**Summary of Zoning Conditions:**

- Prohibits a few of the GB District uses. Also, restricts outdoor sales and display to items typically associated with a convenience store with fuel sales.
- Require traffic impact to be reevaluated if a higher traffic impact use (restaurant with drive through window) is developed on the site.
- Inclusion of conditional zoning plans, depicting general site layout and building elevations denoting higher development/aesthetic standards.
- Transportation related conditions
  - Right-of-way dedication to support a turn lane on Gallimore Dairy Road.
  - Establishes the general location of allowable access points to the site.
  - Roadway improvement for turn lanes and extension of Tynning Street.

**Required Action**

**Planning and Zoning Commission:**

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

**City Council:**

The NC General Statutes require that the City Council also place in the official record a statement of consistency with the City’s adopted plans, and explain why the action taken is considered to be reasonable and in the public interest when rendering its decision in this case. 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 Sam Hinnant, CFO & CFM, Interim Development Administrator and Michael D. Harvey, AICP, CFM, CZO, Interim, Planning and Development Director.



AMENDMENT TO “THE CITY OF HIGH POINT, NORTH CAROLINA OFFICAL ZONING MAP” PURSUANT TO SECTION 2.4.6, CONDITIONAL ZONING MAP AMENDMENT, OF THE DEVELOPMENT ORDINANCE.

WHEREAS, the City Council of the City of High Point adopted “The City of High Point Development Ordinance” on May 16, 2016 with an effective date of January 1, 2017, and subsequently amended;

WHEREAS, a public hearing was held before the Planning and Zoning Commission of the City of High Point on January 28, 2025, and before the City Council of the City of High Point on February 17, 2025 regarding **Zoning Map Amendment Case 24-26 (ZA-24-26)** a proposed amendment to the Official Zoning Map of the City of High Point.

WHEREAS, notice of the public hearings were published in the High Point Enterprise on January 11, 2024, for the Planning and Zoning Commission public hearing and on January 30, 2025, for the City Council public hearing pursuant to N.C.G.S. § 160D-601; and

WHEREAS, the proposed amendment was adopted by the City Council of the City of High Point on **February 17, 2025**.

#### 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 General Business (CZ-GB) District**. The property is approximately 10.1 acres, located at the southeast corner of NC Highway 68 S and Gallimore Dairy Road. The property is also known as Guilford County Tax Parcels 169879, a portion of 169740, 169743 & 169742 and as may be shown in the legal description attached hereto (together, the “Property”). (*Note: See attached metes and bounds legal description*)

#### 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.

Applicant agrees to comply with all applicable local, state, and federal requirements and obtain necessary permits required for development before any development activity can take place.

#### Part I. USES:

##### A. Permitted Uses:

Any uses allowed in the General Business (GB) District shall be permitted, subject to the standards of the Development Ordinance and the specific conditions listed in this document, except as prohibited or restricted by this Conditional Zoning document.

B. Prohibited Uses:

The following principal uses of the General Business (GB) District, as listed in the Principal Use Table 4.1.9 of the Development Ordinance, shall be prohibited:

1. Commercial Use Classification:

- a. Bar or nightclub (Major and minor)
- b. Bulky Item sales
- c. Flea Market / antique mall
- d. Pawnshop
- e. Tattoo/body piercing
- f. Recreational Vehicle Park

C. Restricted Uses:

1. Major Restaurant: In the event a major restaurant use type is proposed to be established on the site, an updated Traffic Impact Analysis (TIA) shall be conducted by the property owner, and approved by the City of High Point Transportation Department and North Carolina Department of Transportation (NCDOT). If this TIA determines additional transportation related improvements are needed, said improvements shall be installed as part of land development permit approval. In the event a new land development permit is not required, improvements shall be installed prior to issuance of Certificate of Occupancy for the major restaurant use type.
2. Outdoor sales and display. Outdoor sales and display shall be restricted to items typically associated with the convenience store with fuel sales use type, such as ice and propane. Said activity shall not occur within any planting yard or drive aisles/circulation areas.

Part II. CONDITIONS:

A. Conditional Zoning Plan:

1. The zoning site shall be developed substantially in accordance with the Conditional Zoning Plan submitted with this rezoning application (See Exhibit "A" Sheet E1.00).
2. Amendments to Conditional Zoning Plan:
  - a) The Planning and Development Director may grant "Minor Changes" to the Conditional Zoning Plan. Minor Changes shall be subject to the standards of Section 2.4.6.F.1 [*Amendment – Minor Changes*] of the Development Ordinance. However, no changes shall be granted to Vehicular Access conditions (Conditions Part II. D) without approval by the High Point Department of Transportation .

- b) The Planning and Development Director may grant administrative approval for changes to the building elevations. However, all standards of the Gateway Corridor Overlay (GCO – Section 3.8.7) shall be met. If said request is not approved by the Planning and Development Director, the applicant may submit for Conditional Zoning to amend Building Elevation Exhibit under Condition Part II B.

B. Development and Dimensional Requirements.

- 1. Building Materials / Architectural Design: Principal building(s) shall be constructed and maintained substantially in accordance with Conditional Zoning Plan Elevations (See Exhibit “B” Sheet A300 and A010).
  - a) All principal and accessory building facades shall consist of not less than 60% brick, decorative split face masonry materials or cementitious materials (i.e. Hardieboard).
  - b) Decorative Canopy condition/standards: Fuel canopy structures shall be developed with higher architectural standards including but not limited to decorative columns (masonry or materials matching the building facade) and decorative canopy roofing (See Exhibit “C” Sheet C100 and C200).
  - c) Architectural features shall at a minimum include any combination of the following:
    - i. Multiple building materials
    - ii. Roofline variation
    - iii. Façade projections
    - iv. Raised building parapet

C. Transportation Conditions

- 1. Right-of-way Dedication:
  - a) Gallimore Dairy Road  
As a part of development permit approval, the property owner shall dedicate sixty (60) feet of right-of-way along the entire Gallimore Dairy Road frontage of the zoning site, as measured from the existing centerline of this right-of-way.
  - b) Tying Street (extension)  
As part of land development permit approval, and to the extent applicable to the Property, the Tying Street right-of-way shall be established (dedicated), as a public street, at the southern property line of Guilford County Tax Parcel 169879 northward to the Gallimore Dairy Road (SR1556) right-of-way. The property owner shall dedicate a sixty (60) foot wide right-of-way for this public street extension of Tying Road.

2. Access:
  - a) One (1) point of vehicular access shall be permitted to NC 68, located approximately 450-feet south of Gallimore Dairy Road. This access shall be right-in/right-out access only (Access “A”).
  - b) One (1) point of vehicular access shall be permitted to Gallimore Dairy Road (SR 1556). This access shall be a full-movement consisting of the northward extension of the Tying Street right-of-way and improved public street in this right-of-way (Access “B”).
  
3. Improvements: In conjunction with development permit approval and driveway permit approval, the following improvements shall be installed:
  - a) The property owner shall construct an northbound right turn lane, with a minimum 100 feet of storage and appropriate tapers, at the NC 68 access point (Access “A”) into the rezoning site.
  - b) The property owner shall construct an eastbound right turn lane, with a minimum 100 feet of storage and appropriate tapers, at the Gallimore Dairy Road access (Tying Street intersection - Access “B”) into the rezoning site.
  - c) As part of land development permit approval, Tying Street shall be constructed and extended, as a public street, from the southern property line of Guilford County Tax Parcel 169879 northward to Gallimore Dairy Road (SR1556). This public street construction shall be completed and accepted by the City of High Point prior to issuance of Certificate of Occupancy for any development on the zoning site.
  
4. Other Transportation Conditions:
  - a) Traffic Impact Analysis  
 Vehicular access and transportation related improvements shall be substantially in accordance with the Traffic Impact Analysis (TIA) prepared in conjunction with the zoning application. The City of High Point Transportation Director and the NCDOT (if applicable) shall approve the location and design of all access points and improvements. *(Traffic Impact Analysis for RACETRAC GALLIMORE DAIRY ROAD, prepared for Zaremba Group by Kimley-Horn and Associates, Inc., January 20024).*
  - b) This TIA was part of the zoning application associated with this request. The findings of this analysis were used in the evaluation of this request by the City of High Point Planning and Development Department, High Point Department of Transportation, the Planning and Zoning Commission and the City Council. Any significant changes to this traffic study may be considered a major amendment, thus requiring reevaluation of zoning

conditions as part of public hearing of an amendment to this zoning request.

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 that are required to be approved by the City of High Point.

SECTION 4

Should any section or provision of this amendment to the Official Zoning Map be declared invalid, such decision shall not affect the validity of the remaining portions of this amendment to the Official Zoning Map.

SECTION 5

That all ordinances or parts of ordinances in conflict with the provisions of this amendment to the Official Zoning Map are hereby repealed.

SECTION 6.

This amendment to the Official Zoning Map shall become effective upon the date of adoption.

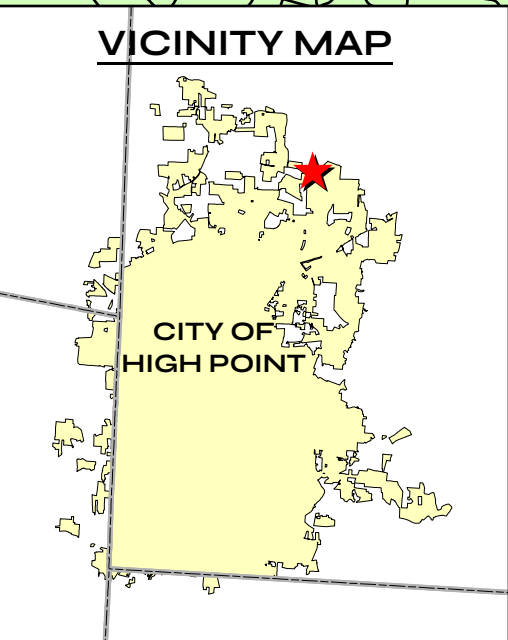
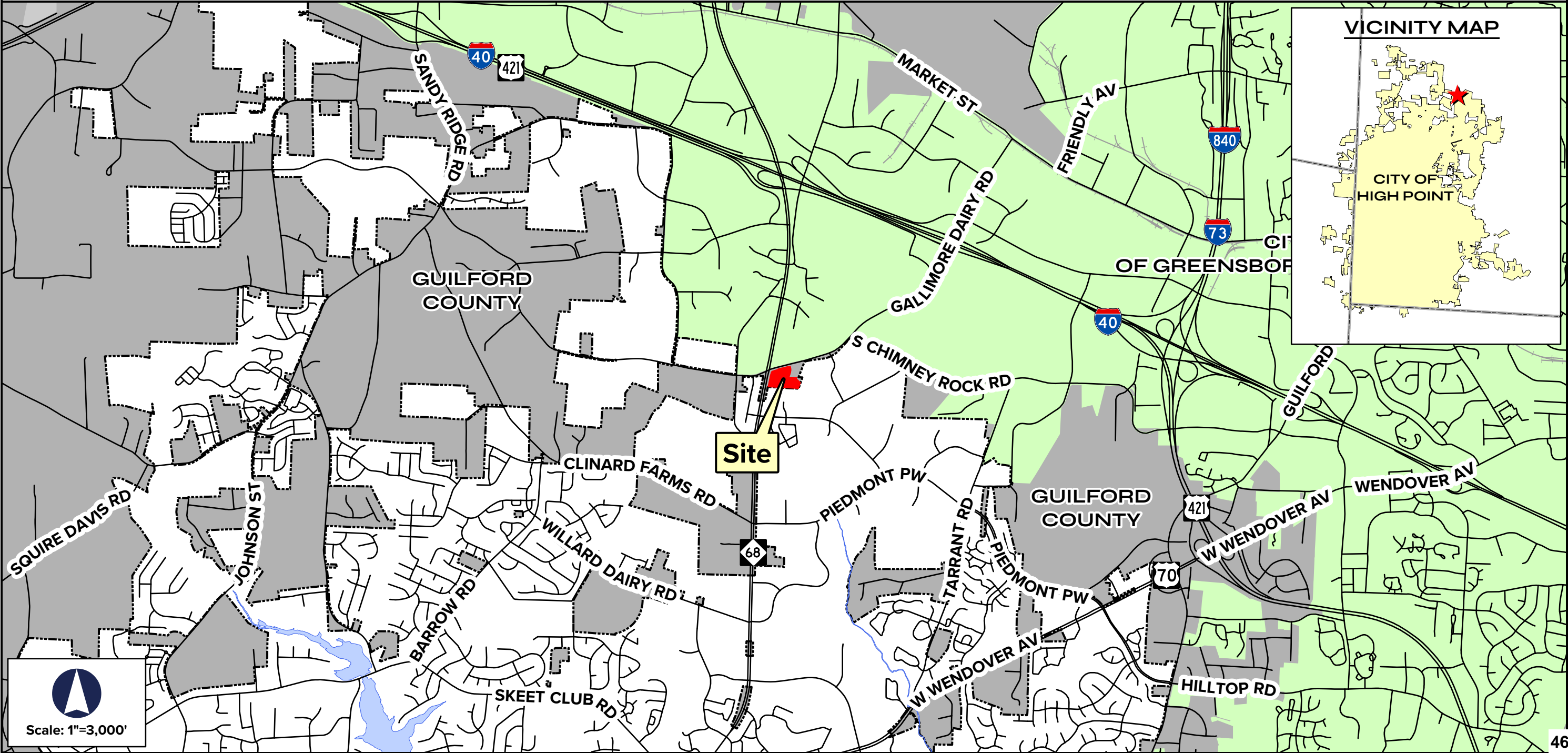
Adopted by the Planning and Zoning Commission.

City of High Point, North Carolina

The 17<sup>th</sup> day of February, 2025

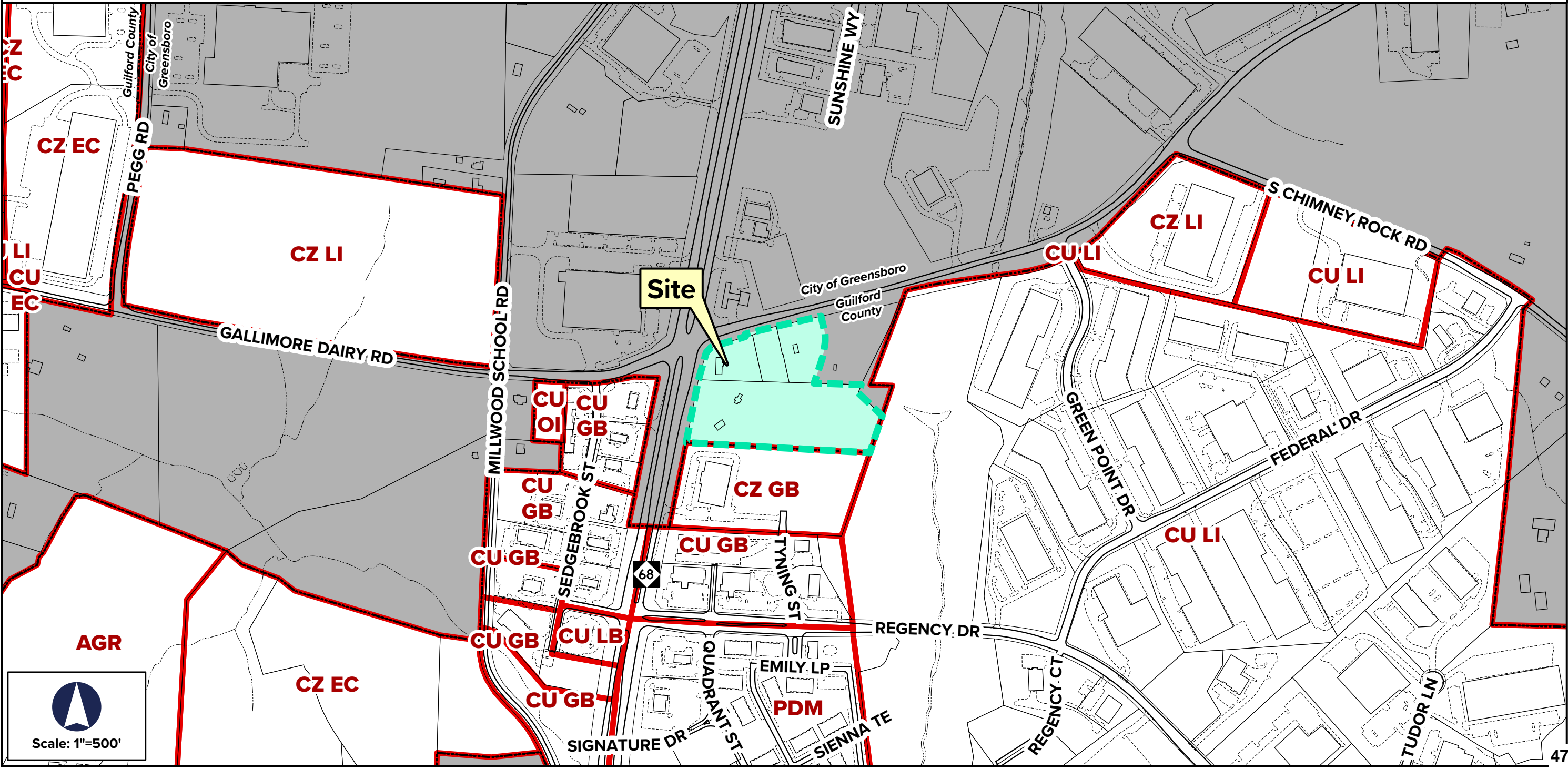
# LOCATION MAP

ZONING MAP AMENDMENT: ZA-24-26  
Applicant: Race Trac, Inc.



# ZONING MAP AMENDMENT: ZA-24-26

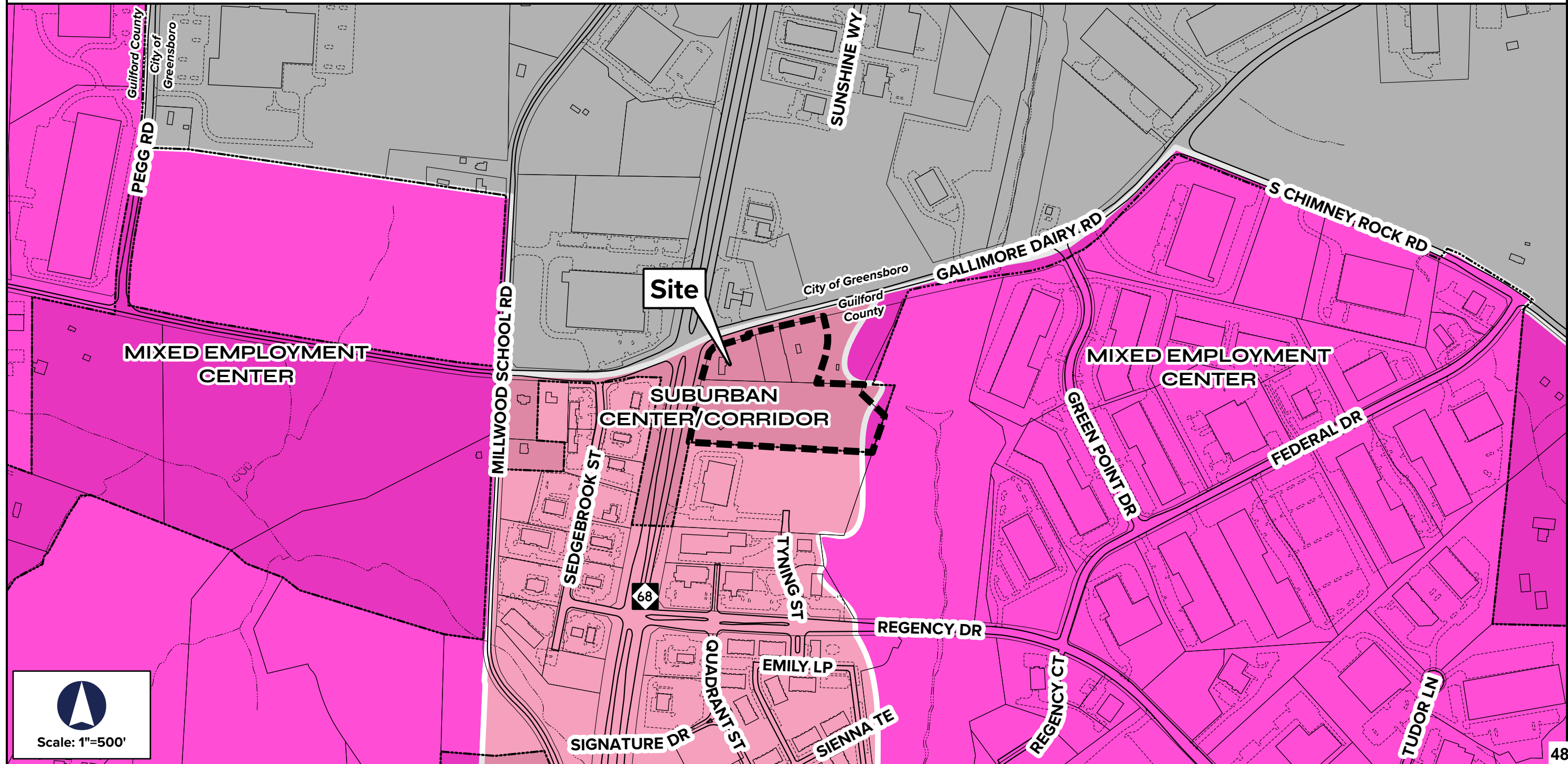
## ZONING MAP



Scale: 1"=500'

# ZONING MAP AMENDMENT: ZA-24-26

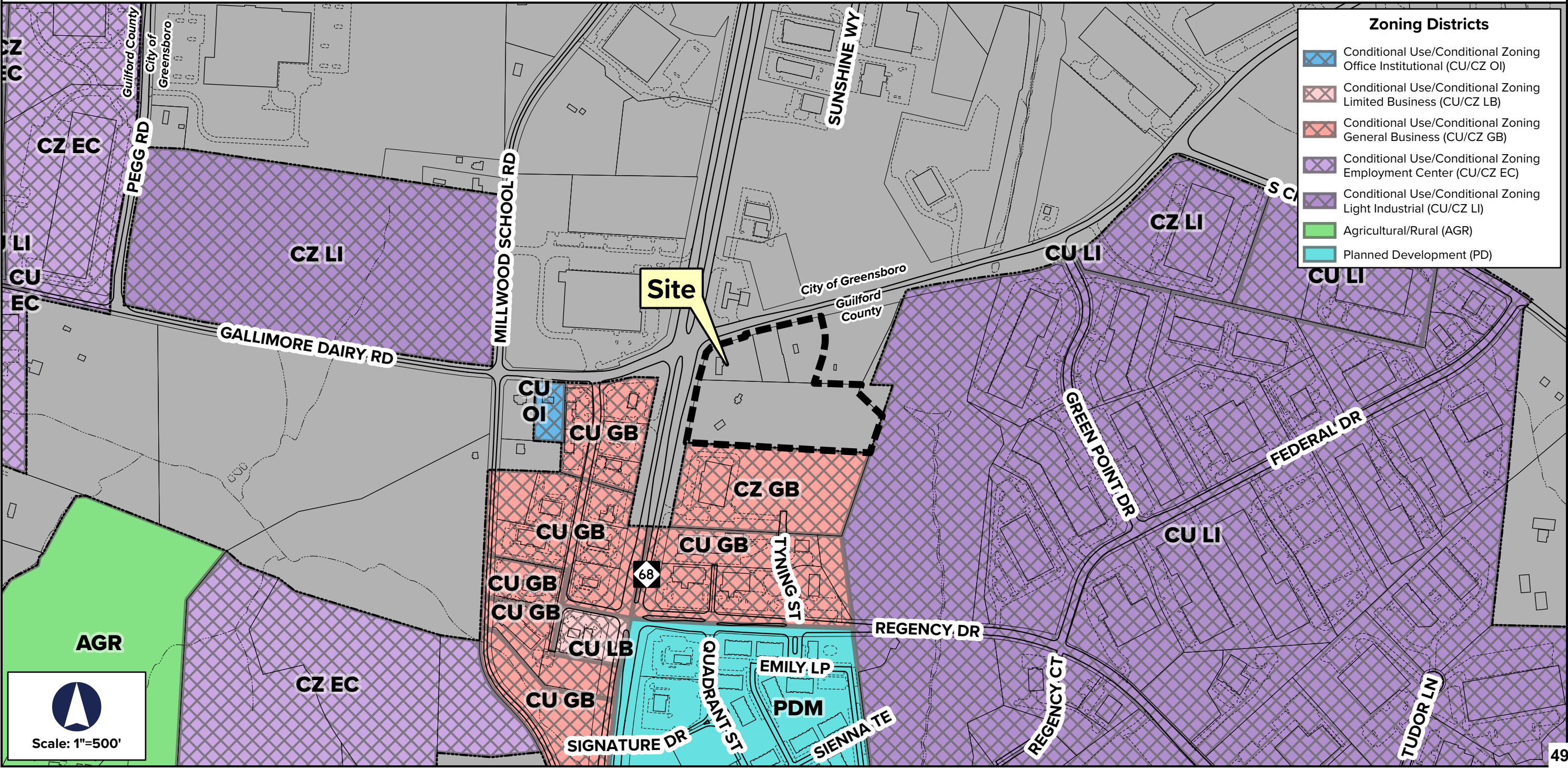
## PLACE TYPES MAP





# ZONING MAP AMENDMENT: ZA-24-26

## COLOR-CODED ZONING MAP

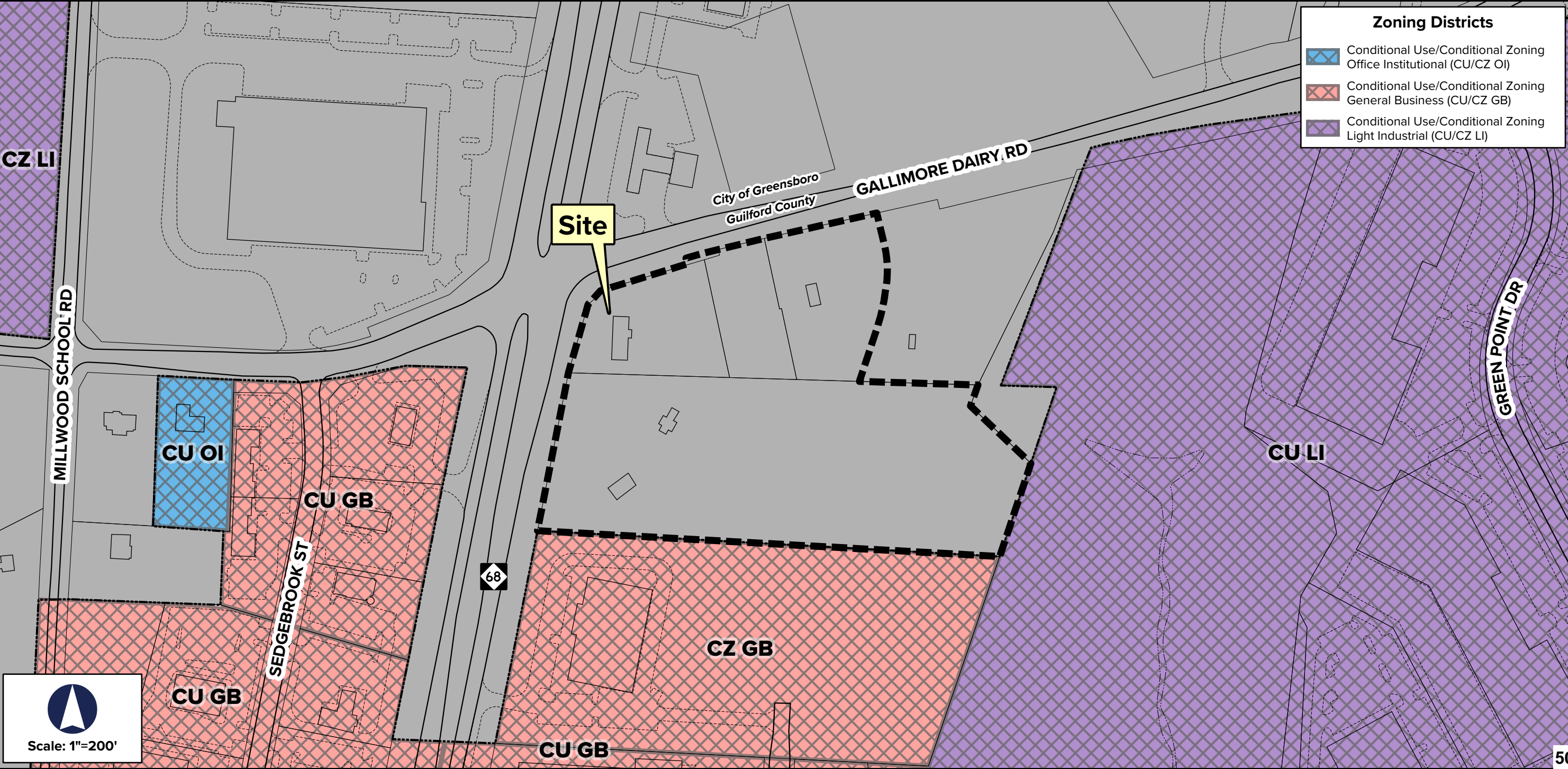


Zoning Districts	
	Conditional Use/Conditional Zoning Office Institutional (CU/CZ OI)
	Conditional Use/Conditional Zoning Limited Business (CU/CZ LB)
	Conditional Use/Conditional Zoning General Business (CU/CZ GB)
	Conditional Use/Conditional Zoning Employment Center (CU/CZ EC)
	Conditional Use/Conditional Zoning Light Industrial (CU/CZ LI)
	Agricultural/Rural (AGR)
	Planned Development (PD)

Scale: 1"=500'

# ZONING MAP AMENDMENT: ZA-24-26

## COLOR-CODED ZONING MAP



Scale: 1"=200'

# ZONING MAP AMENDMENT: AERIAL PHOTOGRAPHY (FEB. 2024)



SITE DESIGN STANDARDS		
BUILDING SETBACK	REQUIRED	PROVIDED
FRONT (NORTH - GALLIMORE DAIRY RD)	25'	25'
SIDE (WEST - NC HIGHWAY 68)	67.5'	67.5'
SIDE, INTERIOR (EAST)	25'	25'
REAR (SOUTH)	10'	10'

LANDSCAPE BUFFER REQUIREMENTS		
PROPERTY LINE	LS/CURB	PROVIDED
FRONT (NORTH - GALLIMORE DAIRY RD)	10'	10' (AVG.)
SIDE (WEST - NC HIGHWAY 68)	20'	42.14 (AVG.)

PARKING REQUIREMENTS		
PARKING CALCULATIONS	FORMULA	ESTIMATE
MIN. STANDARD PARKING	1 PER 400 SF	15
MAX. STANDARD PARKING	N/A	N/A
PARKING	REQUIRED	PROVIDED
STANDARD PARKING	14	31
ADA PARKING	1	2

LEGEND	
	PROPOSED CONCRETE SIDEWALK
	PROPOSED BOLLARD
	PARKING SPOT COUNTS
	SIGNAGE
	YARD LIGHTS
	EXISTING LIGHT POLE
	POWER POLE
	TRAFFIC DIRECTIONAL ARROW
	ACCESSIBLE RAMPS
	ACCESSIBLE ROUTE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	EASEMENT LINE

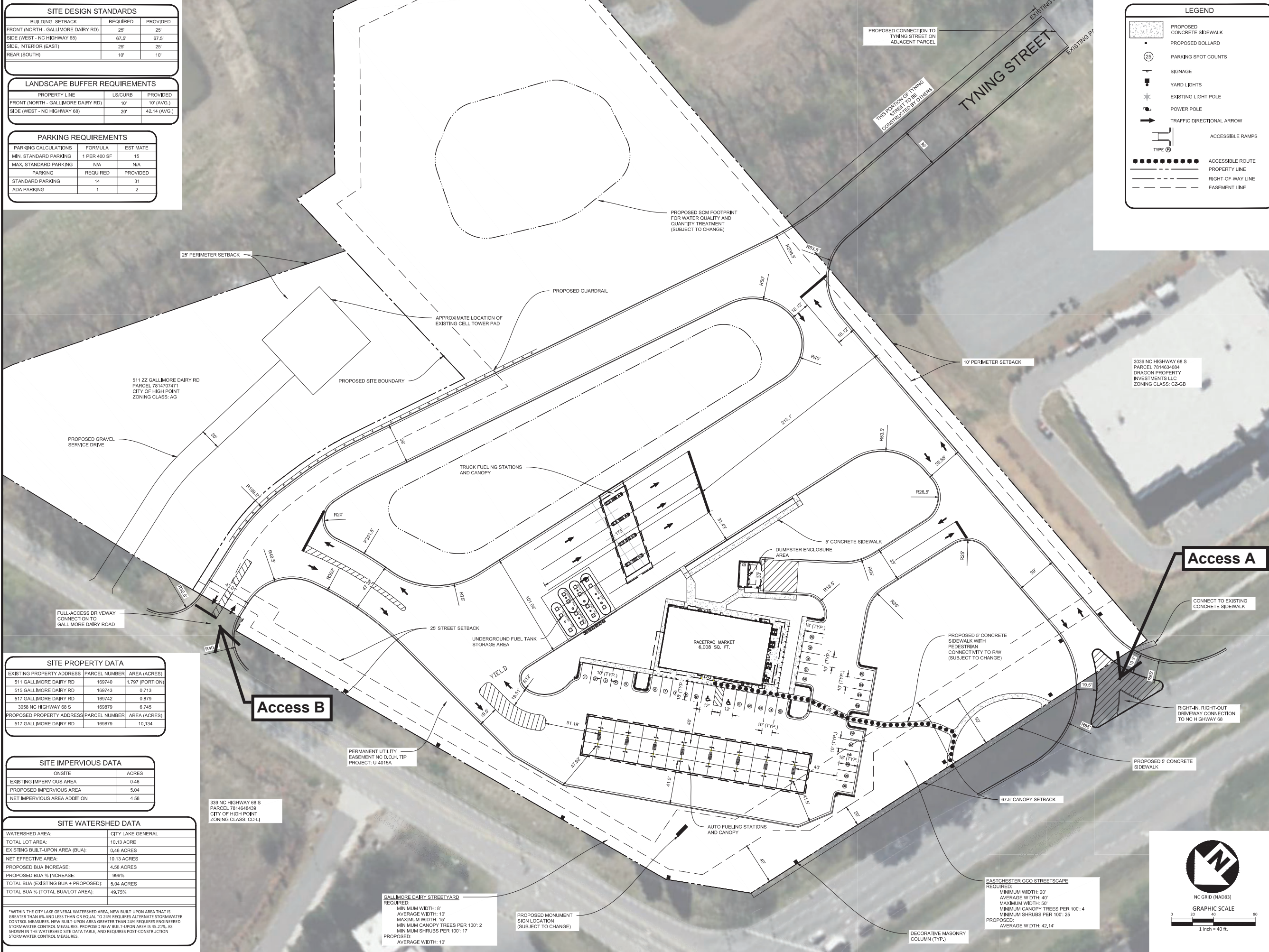


**McADAMS**  
 The John R. McAdams Company, Inc.  
 486 NORTH PATTERSON AVE  
 Suite 201  
 Winston-Salem, NC 27101  
 phone 239. 839. 6612  
 www.mcadamsco.com

**CLIENT**  
 RACETRAC, INC.  
 200 GALLERIA PARKWAY SE, SUITE 900  
 ATLANTA, GEORGIA 30339  
 770-431-7600



**RACETRAC MARKET  
 #1639 GALLIMORE DAIRY  
 EAST CHESTER @ GALLIMORE DAIRY**  
 HIGH POINT, NORTH CAROLINA 27265



SITE PROPERTY DATA		
EXISTING PROPERTY ADDRESS	PARCEL NUMBER	AREA (ACRES)
511 GALLIMORE DAIRY RD	169740	1,797 (PORTION)
515 GALLIMORE DAIRY RD	169743	0.713
517 GALLIMORE DAIRY RD	169742	0.879
3058 NC HIGHWAY 68 S	169879	6.745
PROPOSED PROPERTY ADDRESS	PARCEL NUMBER	AREA (ACRES)
517 GALLIMORE DAIRY RD	169879	10.134

SITE IMPERVIOUS DATA	
ONSITE	ACRES
EXISTING IMPERVIOUS AREA	0.46
PROPOSED IMPERVIOUS AREA	5.04
NET IMPERVIOUS AREA ADDITION	4.58

SITE WATERSHED DATA	
WATERSHED AREA	CITY LAKE GENERAL
TOTAL LOT AREA:	10.13 ACRE
EXISTING BUILT-UPON AREA (BUA):	0.46 ACRES
NET EFFECTIVE AREA:	10.13 ACRES
PROPOSED BUA INCREASE:	4.58 ACRES
PROPOSED BUA % INCREASE:	996%
TOTAL BUA (EXISTING BUA + PROPOSED):	5.04 ACRES
TOTAL BUA % (TOTAL BUA/LOT AREA):	49.75%

\*WITHIN THE CITY LAKE GENERAL WATERSHED AREA, NEW BUILT-UPON AREA THAT IS GREATER THAN 6% AND LESS THAN OR EQUAL TO 24% REQUIRES ALTERNATE STORMWATER CONTROL MEASURES. NEW BUILT-UPON AREA GREATER THAN 24% REQUIRES ENGINEERED STORMWATER CONTROL MEASURES. PROPOSED NEW BUILT-UPON AREA IS 45.21%, AS SHOWN IN THE WATERSHED SITE DATA TABLE, AND REQUIRES POST-CONSTRUCTION STORMWATER CONTROL MEASURES.

REVISIONS	
NO.	DATE

PLAN INFORMATION	
PROJECT NO.	ZBG-23002
FILENAME	ZBG23002-EX1
CHECKED BY	AHB
DRAWN BY	CKW
SCALE	1"=40'
DATE	10.16.2024

**REZONING SITE PLAN  
 EXHIBIT  
 E1.00**











# **Citizens Information Meeting Report Zoning Map Amendment 24-26**

Submitted by: Mr. Marc Isaacson, on behalf of Race Trac, Inc.



**ISAACSON**  
SHERIDAN

**MARC L. ISAACSON, ESQ.**  
336.609.5134 (direct)  
marc@isaacsonsheridan.com

January 7, 2025

CITIZEN INFORMATION MEETING REPORT—Zoning Case **ZA-24-26**

A Citizen Information Meeting notification letter dated December 20, 2024, explaining the rezoning request, was sent by US Mail to addresses supplied by the City of High Point Planning and Development Department. The mailing also included a draft location map provided by the city, and a copy of the City of High Point's approved statement regarding Citizen Information Meetings (a copy of the notification letter and list of addresses is attached). The letter contained an invitation to a neighborhood meeting being conducted via Zoom on Monday, January 6, 2025 at 5:30pm (the Zoom link was provided upon request in the letter). No responses to this letter were received, and no members of the public attended. Members of the staff of RaceTrac and the civil engineer, Mark Zawadski, were available to respond. The letter invited any members of the public to contact the undersigned with any questions or concerns regarding the rezoning application or the proposed project at the subject property.

Applicant intends to remain in contact with those interested in the project as the P&Z Commission public meeting approaches.

Sincerely yours,

Marc L. Isaacson



**ISAACSON**  
SHERIDAN

**MARC L. ISAACSON, ESQ.**  
336.609.5134 (direct)  
marc@isaacsonsheridan.com

December 20, 2024

Dear Neighbor:

Our law firm is representing RaceTrac Fuel Center and Market, a business that develops, owns and operates fuel centers with retail stores (“RaceTrac”). We have filed an application with the City of High Point to rezone the property at the southeast corner of the intersection of NC Highway 68 and Gallimore Dairy Road to allow RaceTrac to own and operate its business there. The properties are located at 511 (portion), 515 & 517 Gallimore Dairy Road and 3058 NC Highway 68 (“Properties”).

RaceTrac is an industry leader in its business, providing affordable “one-stop” shopping for a wide selection of food, beverages and competitively-priced fuel. Their stores have available various food items, such as egg rolls, hot dogs and taquitos, along with fresh fruit, sandwiches, salads and beverages such as coffee, bottled water, milk and soft drinks. The company has created efficient and sustainable properties with extensive landscaping, high quality building materials and lighting that is contained on-site.

Given the location of these Properties at this intersection and the growth in this area of High Point, we believe that this area will benefit from a RaceTrac store at this intersection. We have worked with the City of High Point’s Planning Department to design an application that achieves several of the objectives set forth in the City’s Land Use Plan and other policies adopted by the High Point City Council. Enclosed with this letter is a publication by the City of High Point regarding Citizen Information Meetings that contains further information about the rezoning process.

We are holding a neighborhood meeting via Zoom on Monday, January 6, 2025 at 5.30 p.m. To participate in the meeting, please contact the undersigned by email ([marc@isaacsonsheridan.com](mailto:marc@isaacsonsheridan.com)) or at 336-609-5134 to obtain the Zoom link for the meeting. If you are unable to participate in the neighborhood meeting, please call me to address questions about this project. The High Point Planning & Zoning Commission will hear our application at their meeting on Tuesday, January 28, 2025 at 6:00 p.m at City Hall.

We look forward to presenting this project to you and to hearing from you. Thank you.

Sincerely,

Marc L. Isaacson

CALM III LLC  
8000 TOWER POINT DR  
CHARLOTTE, NC 28227

CITY OF HIGH POINT  
PO BOX 230  
HIGH POINT, NC 27261

DERGHAM, KAMAL  
350 AIR HARBOR RD  
GREENSBORO, NC 27455

DRAGON PROPERTY INVESTMENTS LLC  
3036 NC HIGHWAY 68 S  
HIGH POINT, NC 27265

GENUINE PARTS COMPANY  
2999 WILDWOOD PKWY  
ATLANTA, GA 30339

GPC LEASING LLC  
7206 STRAWBERRY RD  
SUMMERFIELD, NC 27358

KOSTIS PROPERTIES LLC  
6255 TOWNCENTER DR STE 643  
CLEMMONS, NC 27012

NTS PROPERTIES LLC  
11 CALEDON CT  
GREENVILLE, SC 29615

PIEDMONT PROPERTIES OF NC LLC  
PO BOX 4573  
GREENSBORO, NC 27404

RAKESTRAW, C GARLAND;C GARLAND RAKESTRAW  
LLC  
205 HAMPTON ST  
STONEVILLE, NC 27048

WAFFLE HOUSE INC  
5986 FINANCIAL DR  
NORCROSS, GA 30071

WILLIAMS PROPERTIES LIMITED PARTNERSHIP  
2990 BETHESDA PL STE 604C  
WINSTON SALEM, NC 27103

RIDING HIGH HARLEY-DAVIDSON  
3036 NC Highway 68 South  
High Point, NC 27265

January 24, 2025

High Point Planning & Zoning Commission  
211 S. Hamilton Street  
High Point, NC 27261

RE: Rezoning of Property at NC Highway 68 South & Gallimore Dairy Road

Dear Members of the Commission:

Through Dragon Property Investments, LLC, I own the property located at 3036 NC Highway 68 South, which is a commercial property that contains a Harley-Davidson dealership. My property is located adjacent to the subject property that is being proposed for rezoning for a RaceTrac store with fuel pumps. My property adjoins Tying Road along the eastern line of my property boundary, and Tying Road will be extended through the subject property to connect to Gallimore Dairy Road.

I have significant concerns about two areas with respect to the development and use of this property: (1) We need to erect NO PARKING signs along the Tying Road Extension to prohibit the parking of trucks and other vehicles in this area; and (ii) We need to install speed limit signs along the Tying Road Extension to limit the speed limit to no more than 25MPH. These items need to be addressed now for the safety of the property owners and the public in connection with the use of the properties along the Tying Road Extension.

Subject to addressing the issues noted above, I am writing to confirm that I have no opposition to the proposed rezoning and to express my support for cleaning up the properties in the area that have had various encampments and other issues on them that have adversely affected my property.

Thank you for your consideration of my opinion regarding the proposed rezoning.

Sincerely,

---

~~Mark Wheelihan~~ (Jan 27, 2025 17:29 EST)  
Mark Wheelihan



FOR ILLUSTRATIVE PURPOSES ONLY.  
 PLAN IS SUBJECT TO CHANGE

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

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

# RaceTrac Gallimore Dairy Road

## Traffic Impact Analysis

High Point, North Carolina

Prepared for:

**Zaremba Group**

January 2024

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**Kimley»Horn**



## 1.0 Executive Summary

The purpose of this Traffic Impact Analysis (TIA) is to evaluate the vehicular traffic impacts on the surrounding transportation infrastructure as a result of the proposed RaceTrac Gallimore Dairy Road development. The primary objectives of the study are:

- To estimate trip generation and distribution for the proposed development.
- To perform intersection capacity analyses for each of the identified study intersections.
- To determine the potential traffic impacts of the proposed development.
- To identify improvements to mitigate the proposed development’s traffic impacts.

The proposed RaceTrac Gallimore Dairy Road development is located in the southeast quadrant of the Eastchester Drive (NC 68)/Gallimore Dairy Road (SR 1556) intersection, in High Point, North Carolina (<https://goo.gl/maps>). The 8.67-acre site is currently located in Guilford County, with an annexation agreement with the City of High Point. The site is mostly undeveloped, with an apparently abandoned single-family home on the property. The site is expected to be zoned general business within the City. Based on the current site plan, the proposed development is currently envisioned to include 19 vehicle fueling positions (VFPs) and a 6,008 square-foot (SF) convenience market. Three (3) of the VFPs are planned to serve trucks, with the remaining 16 VFPs being designed as standard VFPs to serve passenger vehicles.

Based on the provided site plan, the proposed development is currently planned to be accessed via one (1) access point along Eastchester Drive (NC 68) and one (1) access point along Gallimore Dairy Road (SR 1556):

- **Access A:**
  - Option 1 – right-in (RI) only connection to Eastchester Drive (NC 68) approx. 450’ south of Gallimore Dairy Road (SR 1556)
  - Option 2 – right-in/right-out (RIRO) connection to Eastchester Drive (NC 68) approx. 450’ south of Gallimore Dairy Road (SR 1556)
- **Access B** – full-movement (FM) extension of Tynning Street to Gallimore Dairy Rd (SR 1556) approx. 650’ east of Eastchester Drive (NC 68)

Existing Tynning Street is planned to be extended north of its current northern terminus to connect to Gallimore Dairy Road (SR 1556) upon build out of the proposed development. This will provide connections to the existing Harley Davidson development, Gallimore Dairy Road (SR 1556), and Regency Drive via Tynning Street.

North Carolina Department of Transportation’s (NCDOT’s) TIA Scoping Checklist was prepared based on the provided site plan that documented all scoping parameters to be used for the TIA and was reviewed and agreed upon by NCDOT and City of High Point staff. The approved TIA Scoping Checklist is included in the **Appendix**.

The following AM and PM peak-hour scenarios were analyzed to determine the proposed development’s transportation impacts on the surrounding network:

- 2023 Existing Conditions
- 2024 Background Conditions
- 2024 Build-out Conditions (Opt. 1 RI)
- 2024 Build-out Conditions (Opt. 2 RIRO)

Based on the expected site trip generation and discussions of projected travel patterns for the proposed site trips in context with the surrounding area, this TIA evaluated operations under each of the AM and PM peak-hour scenarios above for the following study area intersections as agreed upon by NCDOT and City of High Point staff through the TIA scoping process:

1. Eastchester Drive (NC 68) and Hickory Ridge Drive (SR 1695)
2. Eastchester Drive (NC 68) and Gallimore Dairy Road (SR 1556)
3. Eastchester Drive (NC 68) and Harley Davidson Driveway
4. Eastchester Drive (NC 68) and Regency Drive
5. Regency Drive and Tynning Street
6. Gallimore Dairy Road (SR 1556) and S Chimney Rock Road (SR 1554)
7. Eastchester Drive (NC 68) and Access A (*build-out conditions Opt. 1 RI, Opt. 2 RIRO*)
8. Gallimore Dairy Road (SR 1556) and Access B (*build-out conditions*)

Kimley-Horn was retained to determine the potential traffic impacts of this development (in accordance with the traffic study guidelines in the [City of High Point Policy Regarding Traffic Impact Analysis](#) as well as [NCDOT Policy on Street and Driveway Access to North Carolina Highways](#)) and to identify transportation improvements that may be required to mitigate these impacts. This report presents trip generation, distribution, capacity analyses, and identified transportation improvements recommended to mitigate anticipated traffic demands produced by the subject development.

Based on the capacity analyses performed at each of the identified study intersections, along with review of the auxiliary turn-lane warrants contained herein, the following improvements are recommended to mitigate the impact of the proposed development on the adjacent street network:

**Int #7. Eastchester Drive (NC 68) and Access A**

- Construct Access A with a single westbound ingress lane and single egress lane under RIRO operations
- Provide a 150-foot IPS along Access A
- Construct a northbound right-turn lane along Eastchester Drive (NC 68) with a minimum of 100' of storage

**Int #8. Gallimore Dairy Road (SR 1556) and Access B (FM)**

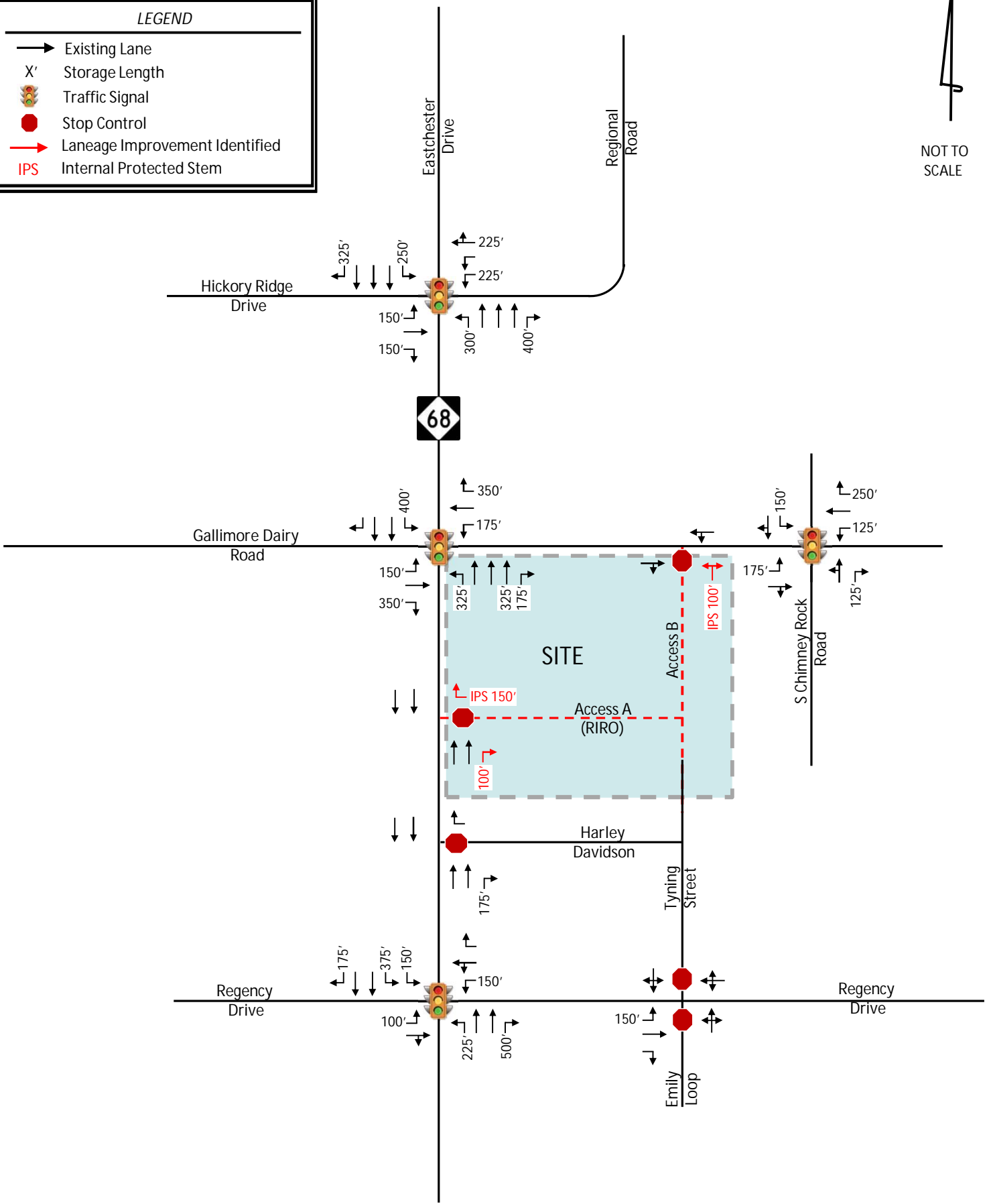
- Construct Access B with a single northbound ingress lane and single egress lane
- Provide a 100-foot IPS along Access B

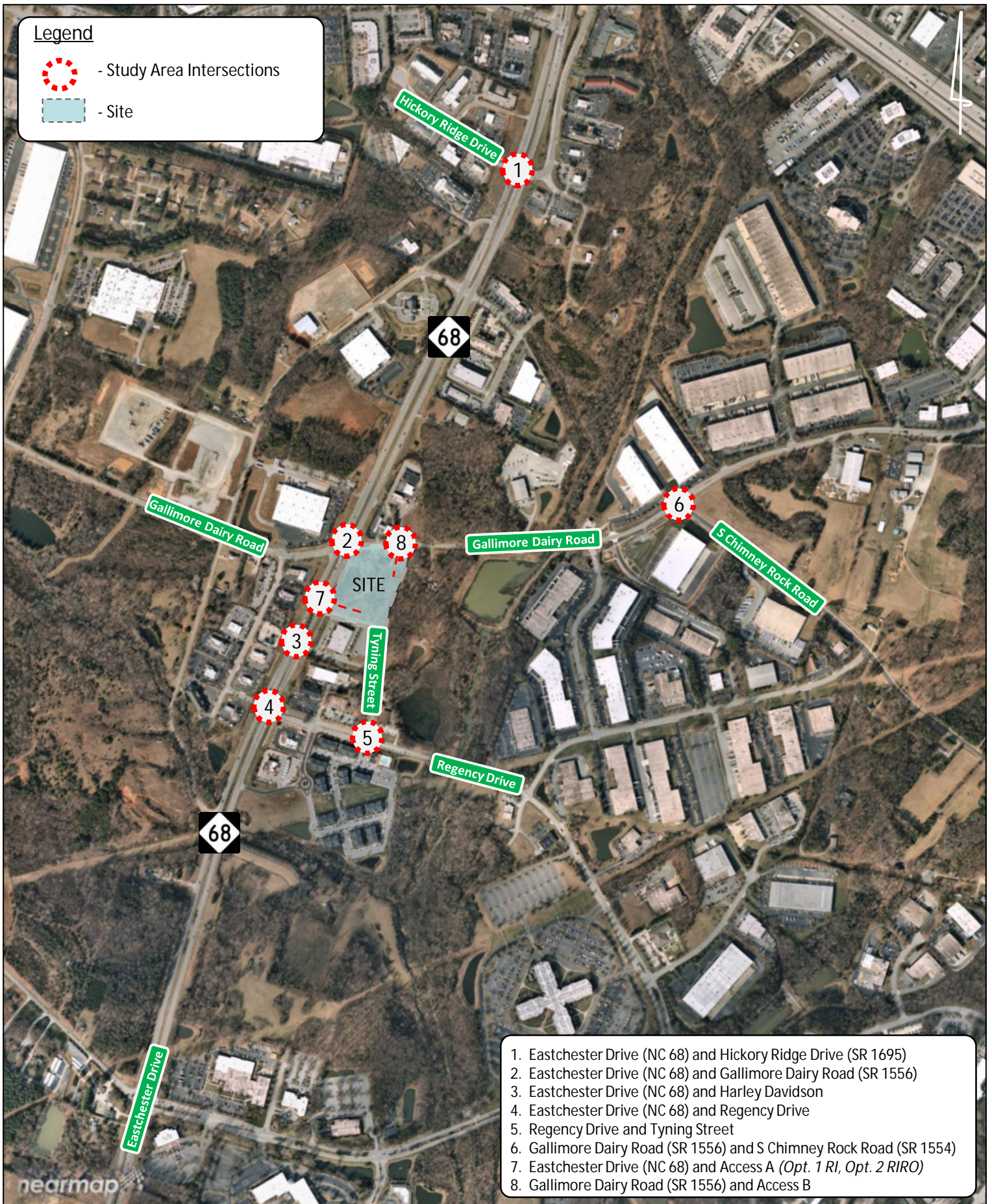
The recommended mitigation improvements within the study area are shown in **Figure 1.1**. The recommended improvements shown in this figure are subject to approval by NCDOT and the City of High Point. All additions and attachments to the State and City roadway system shall be properly permitted, designed, and constructed in conformance to standards maintained by the agencies.

**LEGEND**

- Existing Lane
- X' Storage Length
- 🚦 Traffic Signal
- Stop Control
- ➡ Laneage Improvement Identified
- IPS Internal Protected Stem

NOT TO SCALE

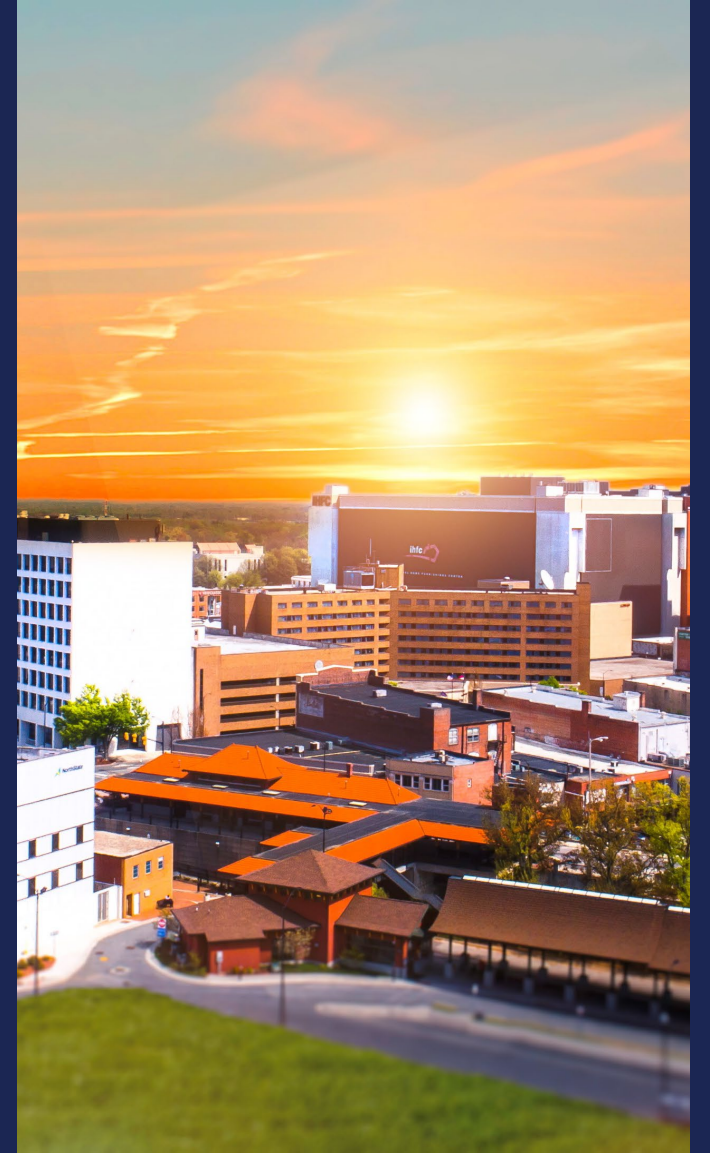




CITY OF  
**high  
point.**

# CITY COUNCIL PUBLIC HEARING

## February 17, 2025



- ANNEXATION CASE 24-04
- ZONING MAP AMENDMENT 24-26

**Applicant: Race Trac, Inc.**

Rezone approximately 10.1± acres

*(Southeast corner of NC 68 South and Gallimore Dairy Road)*

**From:** Agricultural (AG) District *(Guilford County)*

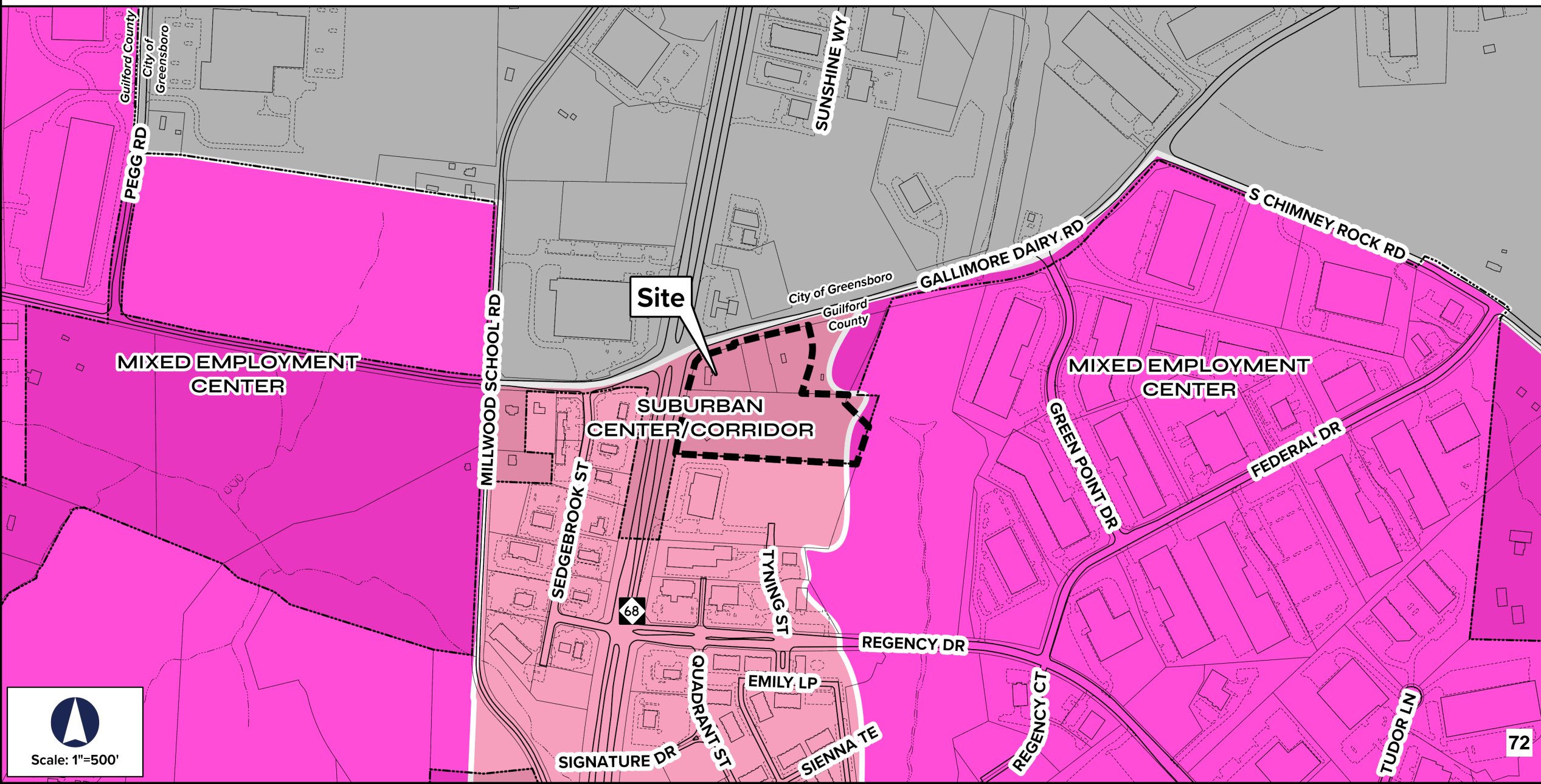
**To:** Conditional Zoning General Business (CZ-GB) District

# ZONING MAP AMENDMENT: AERIAL PHOTOGRAPHY (FEB. 2024)



# ZONING MAP AMENDMENT: ZA-24-26

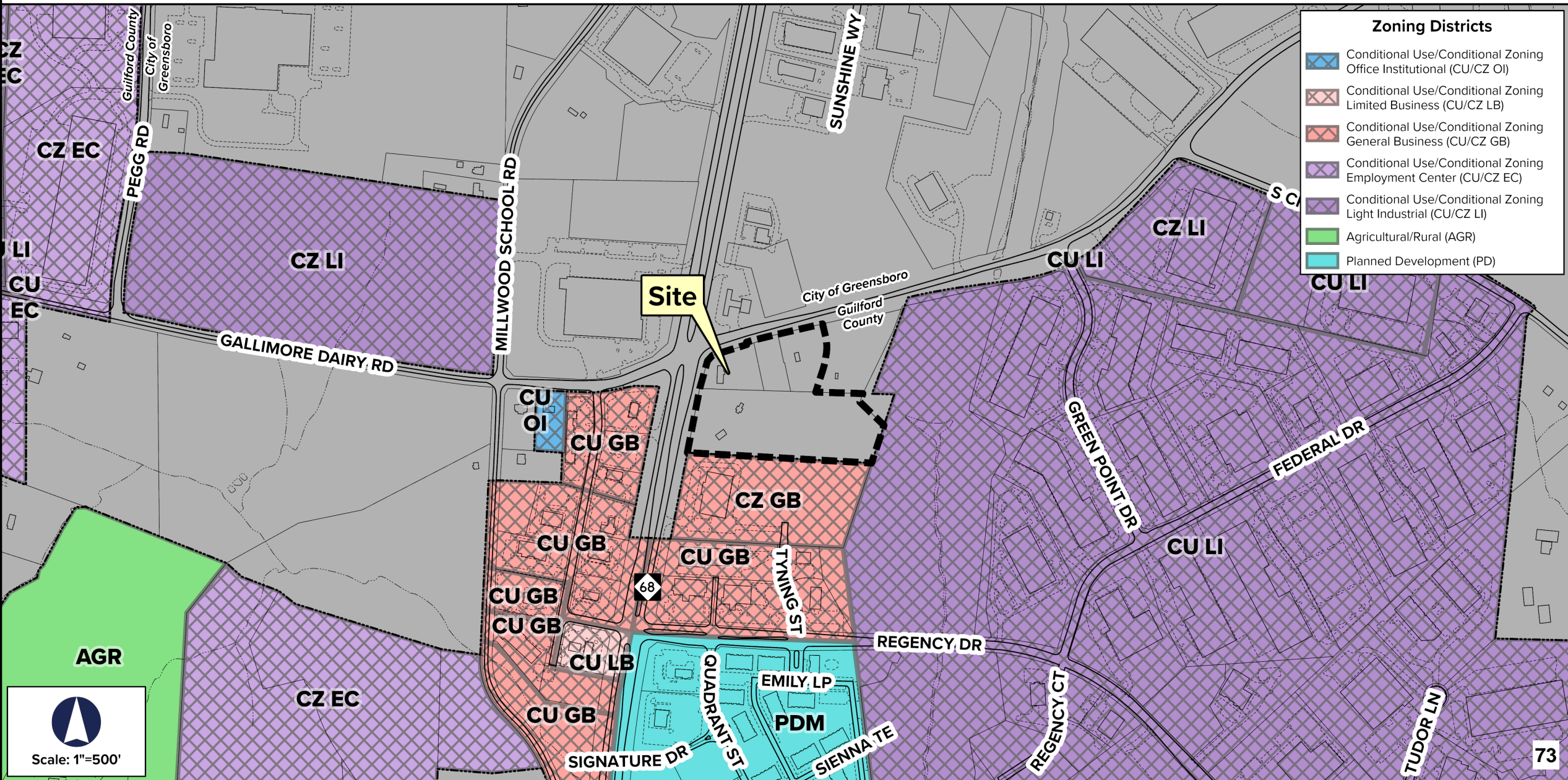
## PLACE TYPES MAP





# ZONING MAP AMENDMENT: ZA-24-26

## COLOR-CODED ZONING MAP



Zoning Districts	
	Conditional Use/Conditional Zoning Office Institutional (CU/CZ OI)
	Conditional Use/Conditional Zoning Limited Business (CU/CZ LB)
	Conditional Use/Conditional Zoning General Business (CU/CZ GB)
	Conditional Use/Conditional Zoning Employment Center (CU/CZ EC)
	Conditional Use/Conditional Zoning Light Industrial (CU/CZ LI)
	Agricultural/Rural (AGR)
	Planned Development (PD)

**Site**

Scale: 1"=500'

**RACETRAC - GALLIMORE DAIRY ROAD CONCEPT PLAN**  
HIGH POINT, NORTH CAROLINA



SCALE: 1" = 50'  
ZB623002  
11.21.2024



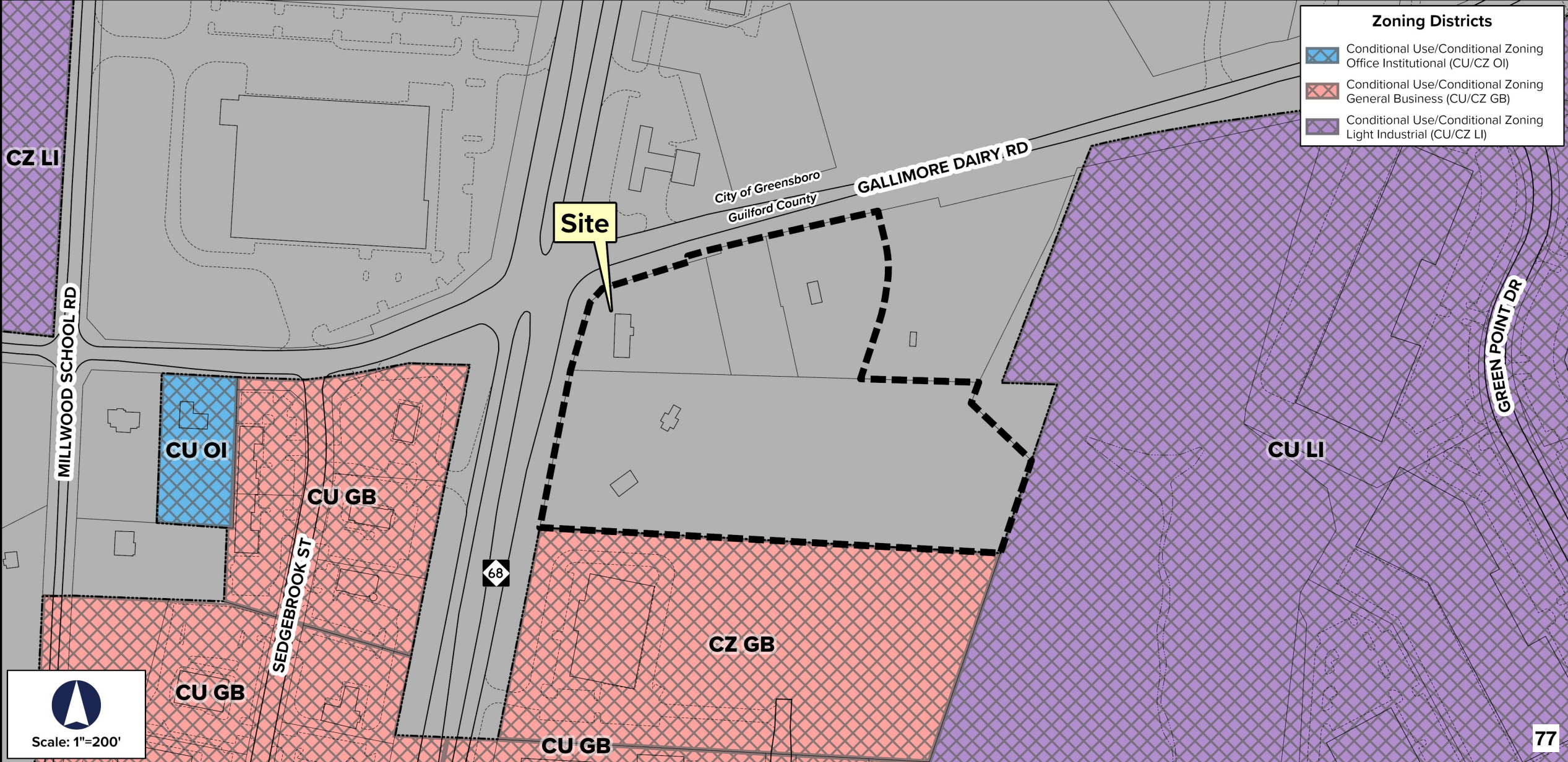
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# ZONING MAP AMENDMENT: ZA-24-26

## COLOR-CODED ZONING MAP



**RACETRAC - GALLIMORE DAIRY ROAD CONCEPT PLAN**  
HIGH POINT, NORTH CAROLINA



FOR ILLUSTRATIVE PURPOSES ONLY.  
PLAN IS SUBJECT TO CHANGE



# City of High Point

Municipal Office Building  
211 S. Hamilton Street  
High Point, NC 27260

## Master

**File Number: 2025-061**

**File ID:** 2025-061

**Type:** Miscellaneous Item

**Status:** To Be Introduced

**Version:** 1

**Reference:**

**In Control:** City Council

**File Created:** 02/12/2025

**File Name:**

**Final Action:**

**Title:** Closed Session  
City Council is requested to go into Closed Session pursuant to N.C.G.S §143-318.11(a)(3) for Attorney-Client Privilege. (This Closed Session will be conducted in the 3rd Floor Conference Room).

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:**

**Enactment Number:**

**Contact Name:**

**Hearing Date:**

**Drafter Name:** sandra.keeney@highpointnc.gov

**Effective Date:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result: