



Planning & Development Committee

Chaired by Council Member Wagner

Members: Wagner, C. Davis, J. Davis, and Golden

3rd Floor Lobby Conference Room

January 5, 2016 – 4:00 p.m.

MEETING MINUTES

Present:

Committee Chair Jay Wagner, Committee Members Cynthia Davis, Jeff Golden, Jim Davis (joined the meeting at 4:05 p.m.),

Also Present:

Council Member Alexander, and Mayor Bencini

Staff Present:

Greg Demko, City Manager; Randy McCaslin, Deputy City Manager; Randy Hemann, Assistant City Manager; JoAnne Carlyle, City Attorney; Brent Cole, Assistant City Attorney; Wendy Fuscoe, Core City Administrator; Jeron Hollis, Communications and Public Engagement Director; Loren Hill, Economic Development Director; Lee Burnette, Planning & Development Director; Terry Houk, Public Services Director; Heidi Galanti, Senior Planner; Maria Smith, Deputy City Clerk, Lisa Vierling, City Clerk

Others Present:

Bill Phillips, Carl Vierling, Executive Director, Greater High Point Food Alliance; Judy Stalder, (TREBIC)

Handouts:

- 1) Downtown High Point Master Plan/Small Area Plan Proposal*
- 2) Ordinance Amending Title 12–Offenses–Chapter 2. Animals–Article A. General A. General Provisions–Section 12-2-2 Requirements of Pens and Enclosures for Chickens, Pigeons, Rabbits, Etc.*

Note: The handouts distributed during this meeting will be attached as a permanent part of these proceedings.

Transcript

1) Presentation- Small Area Plan Study for Downtown

Assistant City Manager Randy Hemann: We need to engage the community and engage you all as our City Council and move this. You know we have talked about this for some time and we've really got an opportunity area north of the tracks. I think we've all agreed upon that, for some development. We've got a great anchor up here at the Library and we need a plan that really focuses on this area. It also needs to tie into the things that we've already got going on on Washington Street. We've got arts stuff going on over here. So I say we need to focus on this area, but we really need to look at all these pieces and quite frankly even some things in the market. The big focus of where we can develop is in this area north of the tracks where the market is not invasive. So we need to look at how do we move from this to something more similar to this where we've got it laid out and defined. You know you'll see things on here like an Art Technology District. There's an Entertainment District up here with the brick street that turned into an Entertainment District after the first plan was done. So we need to move from this to this.

So the question becomes how do we get there? We have got a couple of great plans to build upon. You know in 2007, the Core city Plan was done and it was a great plan. There are ideas in the IGNITE Plan, one of which we're doing here that we need to look at so let me pass this out. So what we have been talking about is so the concept here is it is time to really redefine some of the things that are in the Core City Plan, add some further definition to those and also to look at new ideas and come up with a detailed plan of what we want this to look like. People invest where they know what the future looks like. We, as a city, need to define and prioritize pieces of this plan. So I throw this out to you as an idea where we might take a process that would include if you go to the second page, this will involve the public. It will involve developers. It will involve you as our City leaders. It needs to be staff driven behind the scene, so I listed who we might look at as staff to help kind of drive this behind the scenes and pull together all the pieces that we come up with from you and other people.

So if we're okay with who's on the team, I'd like to go ahead and convene these folks to meet. There would likely be an opportunity and a need to involve some outside design assistance by way of an architect or engineer. We've got, I think, three or four people on call that we could call upon. Some of which have larger master plans.

City Manager Greg Demko: Randy, is this pretty much taking ideas that we've had in the past that were dreams and concepts and building a road map on how we get there?

Assistant City Manager Hemann: It is. A big part of this would be to listen to the community and prioritize those things so that we're in step with development when development can occur. You have to be somewhat reactive when development opportunities occur. We also need to be out in front of that. We need to define it rather than have it defined for us. You know, and this is not a knock on the furniture market, but that's something that has been designed for us. We need to be proactive when looking at this area and ask those questions. You know we've got these things going on on Washington Street, Centennial Station....how do we capitalize on the arts.

What does that look like? What does it look like in facilities around here. What does it look like on the street? You know there's a public art component that ties these things together. So there are 30 or 40 questions like that that we need to ask as a community and the answer is many of them have been covered in previous planning efforts. You know when we get down to one-way streets, we've talked about it, we've studied it a little bit. What are the priorities for those and where would they be to try to change those if that's what the plan calls for.

So part of this process would be to take all the existing ideas that were good that we haven't done yet and put them in the mix. We would gather additional ideas from you all, from developers and from the general public. You know, we would have, at some point, some open sessions and invite people in. We had a gentleman send us an email a couple of days ago about some things in Florence, SC that had an interest in downtown development. We want to hear ideas from people that have interest in this. So this is something I throw out to you as an idea that the management team supports and would like to just get it out on the table for discussion.

Chairman Wagner: Is this something that you see building on the existing plans that we have?

Assistant City Manager Hemann: Absolutely.

Chairman Wagner: I think there's a fair amount of sentiment out there that we don't need to reinvent the wheel and we've got plans that we need todo you see this more towards studying or more towards implementation?

Assistant City Manager Hemann: It's more implementation driven. And while we do have plans, you know, those plans....some of those plans are at a higher level than they need to be. We need a much more detailed plan in some areas and that would be part of the focus.

Committee Member C. Davis: Well, I know that you want us to go ahead and affirm these staff people. I, for one, don't like to get information before I've had a chance to actually read through it and see what's there. I'm not one for passing something that's handed out to me without having an opportunity to read it and digest what I've got it my hand.

Committee Member J. Davis: What's the boundaries of the smaller area?

Assistant City Manager Hemann: The main focus would be between the library and the railroad tracks. I think I mentioned this before you came. You all also need to look at connectivity. Washington Street, Centennial Station, connectivity to the Furniture Market. So that it's a main focus in this area, but it also incorporates some other areas.

Committee Member J. Davis: What about Montlieu from the University's entrance to the library?

Assistant City Manager Hemann: I think that that is another small area plan. We kind of discussed that earlier today.

Committee Member J. Davis: To me, I think that would make more sense to incorporate that if you are going to do one, all at one time.

City Manager Demko: We've got about six different areas that we need small area plans. We're actively looking at and talking with different developers and seeking to get their interest in it. They need to also see that the city is wanting to and being receptive to some different items that are out there. And getting that vision and getting more of an action plan or a road map for how we can put there where people have more of an assurance of what's going to go next to them as they put their investments in. That's one of the pieces that over the last few months....that's the big question.

Committee Member J. Davis: From our point of view, we're going to have to do a lot of rezoning to make these things happen. If you've got a mixture of retail and residential....

Assistant City Manager Hemann: We have addressed a lot of that in the DO.

Planning Director Lee Burnette: A lot of the zoning is there and what needs to happen is direction.

Chairman Wagner: My experience has been....I've been to so many cities that have done revitalizations, at some point you have to get from a vision, which is more kind of a Core City Plan like he said at 30,000 foot view, you have to get from a vision down to an actual area plan like this because a developer would look at our Core City plan and say well that's nice, but you kind of want this and you kind of want that, but it's not specific enough to really spur interest.

Committee Member C. Davis: Bite-sized morsels that you can digest at one time.

Chairman Wagner: Well, it's more of a....the difference between that and what we have in our core city plan is that's saying we want this area to be Arts. We want this area to be this or that. You can lay this out before a developer and say, hey, you did an Arts Center mixed use thing in Akron, OH and we'd love for you to come on this corner right here and do the same thing. This is more what a developer wants to see than for us to hand him a notebook of our Core City Plan.

Committee Member C. Davis: So have we decided on this other map where it is that we want those things to go or is that what we're going to be doing? Because this one says Art, so are we going to focus around Centennial Station and continue to develop that whole corner, that whole block?

Chairman Wagner: I think that needs to be decided.

Committee Member C. Davis: Can we get a copy of the map?

Assistant City Manager Hemann: That's the kind of question that you all need to be weighing in on and that would be a question that's asked of everybody. What do we need to focus on?

Chairman Wagner: And we're looking at kind of a charette process like what we did with the Core City Plan?

Planning Director Burnette: It will be more in-house type component.

Chairman Wagner: I'm not saying we're going to go out and hire somebody to come in and do it. I'm just saying that as the process happens.

Planning Director Burnette: More fluid in terms of trying to address design, location. And you were correct. The Core City Plan basically acknowledged and looked at it like Randy mentioned at a 30,000 foot level and it recommended that in some of these communities look at small area plans. There was a downtown mixed use area plan that was sort of noted and this sort of lines very much with that. So, in my opinion, it's very much in line with the core city direction.

Council Member Alexander: Let me ask....and this might be a dumb question. Let's just say Main Street from the Library to the railroad tracks. Okay, you've got some anchor stakeholders there. You've got FUMC, FBC. You've got HPB&T which is going to go through a sale, but I really honestly believe they are going to be committed to that downtown space that they've just remodeled. You've got BNC. Those are some anchors that are there. They're not leaving, but then you've got empty properties or underutilized properties. Have we called in any of those taxpayers who have an underutilized property and said to them, "what would you consider with your property?" "or would you be interested in doing anything with your property?" I mean that's really....the anchor tenants are going to be there. It's the less than highest and best use properties that we're talking about and have we talked to them to find out to gauge their interest in doing anything.

Assistant City Manager Hemann: It's kind of a chicken and egg thing. I do, and I agree completely. We have got a ton of in-fill opportunities. One of the things that I like to do in a plan and for the reasons that I'm saying let's get some staff people, we get all the existing ideas out there. Part of the process is not just to ask them what would you like to do, but say we think you should do this. You have the site that is a great in-fill site, and here's how what happens at your site relates to what goes on in these other blocks and then get a reaction. So I think you've got to do that as part of this process. I like to start it with an idea of, you know, here are some possibilities for your property that fit into everything else that we're doing. Are you interested in that.

Council Member Alexander: I think it's good to do a small area plan, but I think at some point in time fairly early you've got to say to the property owner that has land to develop or that we think should be developed, are you interested because I'm sure you ran across people that went, no, I don't want to do anything with that.

Chairman Wagner: Hopefully you're involving those property owners in part of the process for creating the plan and that's going to take care of itself during the process. I remember ten years when we did the Core City Plan, a lot of the....you know we had tons of stakeholder meetings and different stakeholder groups that came in that the consultants met with. The maps

were laid out and it was all out on the table and it was kind of, what do you envision for this area. So hopefully if you're doing your plans right, you're bringing those people in as part of the plan.

Planning Director Burnette: I think they are looking for some kind of guidance. Then the next question is how can the city overcome some of those hurdles.

Council Member Alexander: Right, but one of the problems we had pre-2003, 2004, 2005 was folks that had these older buildings that thought well I can get a showroom in there and I can get \$20 a foot for rent for this building that the roof is falling in. Well, no, you can't. Has the reality of the real world been revealed to the property owners there? Or are they still thinking they can get a showroom in there. I know that years ago we talked about a hardline market district. Oh my god, you would have thought we slapped children while they were still in their crib. They just freaked out. I'm in the market district. I'm four blocks away and you can't zone me out.

Planning Director Burnette: I think the attraction of the market has brought some of that reality that you mentioned into focus.

Council Member Alexander: Okay, that's going to be one of the things that we run into and it's going to be a hurdle.

Deputy City Manager Randy McCaslin: And that's a real issue that needs to be addressed.

Assistant City Manager Hemann: It's an issue, but it's also one of the reasons that you do this plan and that is to show them the alternatives. And, you know, as long as we keep the plan at 30,000 feet and don't get down and have some other alternatives that are very well spelled out, it will continue to go the way it's going.

Planning Director Burnette: that was one of the questions they asked when they did that hardline district, they felt the only other option was a showroom and they were eliminating that option.

Council Member Alexander: that was a real challenge and I can tell you sitting up on the dais, it was ugly. I mean we had people coming in that were over on Church and back behind the hospital. And it was like I'm in the showroom district and they really were not—not even close. So, we didn't get a good look at the ball, but we swung. And that was a real issue that the property owners weren't in touch with where the real world was.

Assistant City Manager Hemann: And tomorrow I'm meeting with Tom Conley and Tammy Nagem to ask the question. You know, let's start the conversation about how the market fits into this plan and where is the retraction occurring? We all hear that it's gone from 12 to 10 million square feet. Well where is that retraction and is there a way for us to help guide that to formulate more opportunity for redevelopment. It's a big can of worms, but unless we present another vision that makes sense for a property owner, they'll take the path of least resistance and we'll end up with more showrooms.

Committee Member J. Davis: Where does our Theatre/Transportation terminal and proposed Lotus Project fall into this plan?

Assistant City Manager Hemann: I think it would be part of the discussion. You know that's been thrown out on the table and it's never really been decided. So I think that would be part of the discussion. What do we want to do.

Committee Member J. Davis: I certainly think that should be a big part of it. We already have two of the infrastructures in place.

Committee Member C. Davis: Absolutely.

Committee Member J. Davis: My other somewhat dumb question, is this all contingent upon the proposed baseball stadium being built?

Assistant City Manager Hemann: You know, if you do a baseball stadium, it would be a great idea to incorporate that because that would be a catalyst that you would build around. If you don't do that, you still need a plan and need to move in a different direction. We still need to do something, but it would be slightly different.

Committee Member C. Davis: Can we get a copy of this map with the notes?

Assistant City Manager Hemann: We may be able to scan it.

Chairman Wagner: I don't know that you want us to vote on this, you just want to know a general feeling?

Assistant City Manager Hemann: No, unless there's a great objection, we're not seeking a formal vote. Unless there's a great objection, I'd like to go ahead and pull some people together to start looking at this.

Chairman Wagner: I think if we're going to move forward in the downtown, I think you've got to take a step. There's not....I think the last ten years has proven that it's not going to jump in our lap. You know if we want to make something happen down there, we have to get out in front of it. You know we've been sitting here ten years and our lap is still empty.

Council Member Alexander: Because we've got a small area plan, when you start getting some vision, I think it would be helpful to get our tennis shoes and our coats and head out and start walking up the street. That's really what it is. It's this building and this building and how does it fit with that building.

Chairman Wagner: you can talk about it, but until you walk it and see it and feel it, you really don't grasp what's going on. You went on a trip with us when we went to Greenville and you can talk about Greenville all you want, but until you go down there and you walk the street, you don't understand Greenville.

Council Member Alexander:these are all things, I mean it's a stake in the ground and it is not going to move and how do we fit around those things. And I'm not opposed to fitting around those things, but what we can change and what we can't change we've got to start out.

Committee Member J. Davis: We spent three years talking about the PIT and have done nothing with the PIT because a lot of legal issues. Have we crossed that hurdle and cleared up all the legal issues?

Deputy City Manager McCaslin: No.

City Attorney JoAnne Carlyle: No, you guys will probably have to purchase some properties to do that.

Committee Member C. Davis: Why not create something here instead of doing the PIT idea. It's got some of the other things and it puts it close to the university.

City Manager Demko: that would end up being incorporated into this plan as well. That's a piece of it.

Committee Member J. Davis: Because somebody's going to throw that out there.

Council Member Alexander: Well, you know, I had an idea.....what if we took the PIT and did a 180 degree change....if we could get our downtown moving. If we said if you'll build....and said to a hotel if you'll build a hotel here of this size, got a parking deck right next to you and we've got the world's largest trade show, we'll give you this piece of land if you will make this investment.

Chairman Wagner: That's been done in a lot of places.

City Manager Demko: It's been done in a lot of places and that's what this plan has intended to help us get to those decision points and those are big policy calls and I love the creativity, but that's exactly where we want to move this forward to.

Council Member Alexander: I mean that's what Greenville did. The hotel, they had acquired land for a downtown park and they said to the hotel, look we're going to call your first floor a city park.

Chairman Wagner: Their lobby is a city park.

Council Member Alexander: They did that. And your first floor is a city park and build your hotel. They did and that was the step off.

Chairman Wagner: They did another one down the street where there's a Courtyard Marriott and an office building and when they put the RFP out and they wanted a hotel and an office building component, but a stipulation in that was they had to design it to leave an open space that was capable of hosting an ice rink. So now every winter in front of the hotel that's where they

have their ice rink..... You can reach the point where you're getting to that level of specificity as to what kind of development you want.

Deputy City Manager McCaslin: When you have a little success to go with that.

Chairman Wagner: yeah, they did. This wasn't the first thing they did. It was the 50th thing they did.

City Manager Demko: But then we could focus strategies and measure the success rates off of each step.

Chairman Wagner: I think it's a good idea. I'd like to see it go forward. I don't have a problem with it.

Committee Member Golden: What do you envision that first step that you're talking about?

Assistant City Manager Hemann: As a first project?

City Manager Demko: We've got a lot underway right now and we just have to see how it fits in.

Assistant City Manager Hemann: You know, it could be a number of things. I don't come in with this specifically with one thing in my mind. I'll say this, to me, what drives a lot of this is what we're trying to get is private development. Which pieces will they do and how do we help them do that? I might want to make my focus having a green space in front of these two buildings, but quite frankly unless it drives some private development, it probably shouldn't be the first one. So I tend to kind of want to sit back and see what does the development community come in and say and you can get a hotel to come in and brings this process and is interested in a parcel. That moves up to the top of my list. So, I view it kind of in an opportunistic means. There are all kinds of great projects in here, but I think it needs to be market driven.

Chairman Wagner: Really what you're doing by having a plan like this is you're going from vision to actual plan and it shows the developer that the city is serious about this revitalization process.

Judy Stalder: Just as a representative from the development community, I think it's important that the stakeholders be involved early on in this. The way this is written it doesn't really look like that. The step where the stakeholders are included is way down at the bottom. But I think your developers and stakeholders in general should be involved early on.

Assistant City Manager Hemann: They would be. I tend to like to give people something to react to. So while it might appear that way, it's more intended, let's get on paper all the things that we've already done and go through some new things and give them some things to react to. And then, you know, plans can change dramatically. It does need to be the stakeholder's plan because they are the one in the end that build. It's not going to be us. We might have to provide

some infrastructure, but they build it. So I'm not trying to discount that, but I tend to think that you draw more out of people once you give them something to react to and then you revise based on that.

Judy Stalder: I agree there's a tipping point there

Committee Member J. Davis: What are you asking? You just want consensus to have staff to start looking at this and put some things together to come back to Council. I think it's fine.

City Manager Demko: It's more along the lines of letting them know the direction and how to advance the plans and the work that has been done well....2007 was the last plan. And how to advance that work and how to put it into motion.

Committee Member J. Davis: I know you put this on P & L's committee in the morning, same topic, so are you just looking for a straw poll here?

Deputy City Manager McCaslin: We're just trying to inform as much of this to Council as we can.

Chairman Wagner: Jeff, do you have any major objections? Latimer, you're not on the committee, you'll be there tomorrow morning, right?

Council Member Alexander: Tomorrow morning, I'll be in favor of it.

2) Discussion – “Logos” on City’s Elevated Water Tanks

Deputy City Manager McCaslin: We've had a request from two private groups to put their logos on our elevated city water tanks and right now....and I'm going to get Lee to just briefly talk about what our current ordinance allows. Right now, that's not....I think it's considered a billboard.

Planning Director Burnette: Yes. Basically whenever you advertise or acknowledge or identify some business or activity off-site where the sign is located, is considered outdoor advertising or off-premise sign. So our current regulations, first off, do not allow that. They only allow it like it's a billboard and has to adhere to the billboard regulations. So in many cases, water towers do not meet that standard or that requirement. Then, I think the other issue is really more of a broader, legal issue. If the Council wants to allow it from a sign regulation standpoint, there's probably ways to address that to allow that. But I think the broader issue is a legal issue of allowing the public facilities of public property to give preferential commercial to or identification speech. This came up several years ago and that was an issue that was discussed. I think that's the first hurdle that needs to be addressed is under what scenario, under what policy would the city allow someone to basically put speech on public property.

Chairman Wagner: Are the institutions or groups that have asked, are they non-profits or are they.....you know is it Variety Auto Parks....

Deputy City Manager McCaslin: Both of them are non-profit.

City Attorney Carlyle: But the thing is, you know, remember from law school, time, place and manner. You're really limited as to whether or not you can even take that into consideration because you can only regulate the medium and not the message. In addition to that, there was a June 2015 case, Reid vs. the Town of Gilbert which was a Supreme Court Case which really kind of spooked cities everywhere because it just hammered home the point if you even look like you are doing something that's content based, there's going to be extreme scrutiny. So it just kind of made everybody take another step back.

Council Member Alexander: So how does this differ from Bank of America Stadium in Charlotte? Someone's asking for naming rights of a water tower.

City Attorney Carlyle: That's.....well....

Committee Member J. Davis: Because they spend \$50 million to get it.

Council Member Alexander: We haven't discussed price yet. [laughter]

Committee Member J. Davis: We'll sell them a water tower for \$50 million.

Council Member Alexander: I mean, that really to me I appreciate the billboard, yes it is a sign. Somebody's asking for naming rights of a water tower. It has value. The question only in my mind is how do you assess what that value would be.

City Attorney JoAnne Carlyle: Well, you know, to me that's kind of equivalent to the signs that are on the buses. You know, there are cities that have signage on their buses and they accept money for that. That's when you start tip-toeing into the area that we're talking about and trying to establish an ordinance that looks like it's content neutral.

Council Member Alexander: So how much money have they offered because if they're not offering any money, the discussion's over.

Committee Member J. Davis: The last Council discussed this same thing and spent a lot of time discussing it and we couldn't come up with a policy that worked. To me a bus, that sign is interchangeable. You can change that on a weekly basis. You're not going to get up there and paint a water tower every month or every 6 months and change it.

Council Member Alexander: We can find some good ole' rednecks and some John Deere green and paint it. I mean is there money involved in this?

Deputy City Manager McCaslin: No.

Council Member Alexander: Then, thank you.

Deputy City Manager McCaslin: As far as over and above the cost of putting the logo on the tank, there has been no offer.

Committee Member J. Davis: I remember the last discussion. It was way on up there in the thousands of dollars. You know because HPU came to us to put their logo on the Bridges Street tank because we were getting ready to paint it. Remember that discussion? That was something like \$20,000 or something like that just to put their logo on it and not including the paint job at the time.

City Manager Demko: Paint jobs on water towers are not cheap and you've got a water tower in one of the areas....do you want to have decorative water towers or just plain water towers.

Council Member Alexander: I mean we already hang cellular arrays all over them and we rent them. I mean anything that you're going to put up there has a revenue component to it. Not, oh we want a feel good and oh, let's do it for cost. So until there's some money, move onto the next thing.

I mean there's no incentive for it.

City Attorney Carlyle: Well even if you've got the money, then you're going to have to make a determination of what the message is.

Council Member Alexander: We can fix that.

City Attorney Carlyle: How big it's going to be and all that.

Chairman Wagner: Okay, so is there a consensus to do nothing on this? Unless a check is in the envelope.

Bill Phillips: Can I say something? Other than HPU and Bridges Street tower, you know, the other one that Randy is talking about is the Southwest Renewal Foundation and Dorothy couldn't be here this afternoon, but the discussion came up about the tower at Oak Hill, which is being replaced and making that a symbol of the community—the Oak Hill Community, which is more than a 100 years old over there. Put some pride into the community. We're not advertising any commercial product, someone just came up with the idea and thought well if you're going to replace the darn thing, paint it like an acorn and put Oak Hill on it. That's where the #2 request came from.

Chairman Wagner: I think we could choose to do that. That's just how we're painting the water tower.

City Manager Demko: We can choose to do any one of them.

Committee Member J. Davis: Just design to look like an acorn.....

Committee Member Golden: The problem I have with it is you're going to have every entity in High Point wanting to do it and going to feel slighted if you don't allow them to do it.

City Attorney Carlyle: Once you open up to anybody at all, then everybody else has an opportunity to come and ask you for the exact same thing, all over the city.

Chairman Wagner: Is it speech to do an acorn?

Council Member Alexander: I think Raleigh's already claimed that.

Chairman Wagner: I'm just saying.

Committee Member C. Davis: You'd have to look up the image on-line.

Chairman Wagner: I can tell you what it technically is, it is a work of art.

Bill Phillips: There's so many towers on-line that they're peaches and all types of things—all over the state.

That was an idea that came from standing there at the Oak Hill Elementary School and the Preserve that the County owns next to it and you can look right up and see that tower and say WOW—Oak Hill pride.

And also coming in on the train from Charlotte, it's right there for people to see. Heck, put the city logo on it.

Chairman Wagner: I guess what I'm saying is not that we let their group do it, I'm just saying that the city choose to paint it that way as a means of cooperation in what's going on in the community.

City Attorney Carlyle: Sure. The city can do that like Greg just said, you can do whatever you want to any of your towers and paint them. You've just got to be very careful too because even the city can be in violation of its own ordinance.

Chairman Wagner: Yeah. Oh, I understand.

Bill Phillips: Let me throw this out too. Dorothy might not appreciate it, but she's talked to Randy about it. You know how she is about writing grants, requesting grants. She saw this as an opportunity if we know what the schedule is on replacing that tower which is going to be replaced and do the paint job at the same time as a replacement, she said I might be able to write a grant and get money through the Southwest Renewal Foundation to help pay for the painting to accomplish what she's got in mind in promoting Oak Hill.

Chairman Wagner: Personally I don't have a problem with the city looking at a way to try to cooperate to do something interesting with that tower, but we're not talking about putting a logo

on the tower. It's not really a logo—it's just a paint scheme, how we're choosing to paint the tower.

Deputy City Manager McCaslin: My understanding was what she was talking about was not painting the tower to look like an acorn, but painting an acorn on the tower, which may be schematics.

Bill Phillips: That tower, the one that's there now and I don't know what the new one's going to look like, but the one that's there now already looks like an acorn and painting it the acorn colors is what she had in mind.

Chairman Wagner: If it's just the city choosing how we do our paint scheme on the tower....

City Attorney Carlyle: Are you going to look at all you different neighborhoods and all your water towers and evaluate them?

Chairman Wagner: I don't know, but I think it's up to us how we choose to paint our towers isn't it?

City Attorney Carlyle: Oh, it is.

Bill Phillips: Well, let me ask the lawyer about a message. Could you put Oak Hill Pride or....

City Attorney Carlyle: No, not in my opinion. Absolutely not, especially not Oak Hill Pride. I'm sorry. Because another prideful group is going to make a request. Just throwing this out, you're right, and the city can. You can paint your towers and do whatever you want to with all of them. If you do something for one neighborhood, you're certainly going to have to take into consideration any requests you receive from others and how they want that painted and how are you going to determine what is acceptable?

Bill Phillips: The answer is you could paint it like an acorn if the Council decided to do that?

Deputy City Manager McCaslin: I think I have enough direction.

3) Update- Urban Agriculture Code & Ordinance Changes

Deputy City Manager McCaslin: I know Brent and Lee have been working on that based on your last meeting and discussion.

Planning Director Burnette: I think Brent's already handed some stuff out. There were sort of five takeaways or five sort of issues when we walked away last time. There was:

1. To allow the sale of eggs.
2. To allow the slaughter of chickens for personal consumption.

I'll let Brent talk about it, but he's drafted a provision in the city code that would allow those two to take place. The other three were to:

3. To remove or reduce the 5-acre minimum lot requirement as it related to small livestock (which refers to sheep and goats)
4. The other aspect was to reduce or remove the density requirement, possibly down to one per 150 sq. ft. (same thing for sheep, goat, etc...)
5. Reduce setback requirement from 100 feet, to 25.

I will let Brent talk about the first two and then I'll respond to the last three.

Assistant City Attorney Cole: As Lee stated, the primary objectives for....I'm going to refer to it as the chicken ordinance, were to allow the sale of eggs from the individual who owns the chicken and then to allow the owner of the chicken to slaughter them if they so desire, but not to sell the slaughtered chicken. We essentially just changed Subsection E of the current ordinance to allow that. It exempts eggs from the no commercial sale provision and then puts some regulations on how the slaughtering would be allowed if Council decided to move forward with that. The focus on the slaughter was to keep it sanitary and keep it private.

Committee Member J. Davis: How do you define that?

Assistant City Attorney Cole: The slaughter?

Committee Member J. Davis: The proper disposal, how do you define that?

Assistant City Attorney Cole: We don't. My thought is you know it when you see it. If it's not disposed of properly.

City Manager Demko: Can you throw it in the trash can?

Assistant City Attorney Cole: Just as long as the odor does not....

Committee Member J. Davis: Well, how many people have ever slaughtered chickens?

Assistant City Attorney Cole: I can't raise my hand for that one.

Committee Member J. Davis: Okay, so we've got three.

Do you know what's involved in the slaughtering? Anybody want to tell them? Randy?

Deputy City Manager McCaslin: You've got the head and you've got the feathers and you've got the guts.

Committee Member J. Davis: How do you get the feathers off the chicken? You have to scold them in hot boiling water when you pluck the feathers. So then what do you do with all the guts? Unless you're going to eat the liver, the gizzard....

Deputy City Manager McCaslin: I will say that we do allow, not that we promote it, but we do allow for the disposal of domestic animals in the garbage. It goes in the landfill.

Committee Member C. Davis: Oh, that's so sad.

Deputy City Manager McCaslin: So this would be in keeping, I think, with that.

Council Member Alexander: Alright, it says here that you can have five chickens. Our biggest problem with our police department if you ask them what their biggest problem that they can't fix is dogs. Animals are their biggest. I mean it's 10% of their calls. How are we going to deal with....my next door neighbors got chickens and it smells?

Assistant City Attorney Cole: It would be just like any other animal complaint. It would be complaint driven as far as....

Council Member Alexander: What tools do we give our police officers to deal with a neighbor whose windows are open and they say when the wind blows from the west, it smells like ammonia?

Committee Member C. Davis: That's right.

Assistant City Attorney Cole: The five chicken allowance is already currently allowed.

Council Member Alexander: Yeah, but if he gets out there and there's ten chickens or twelve chickens, what's he supposed to do?

Chairman Wagner: Isn't this a zoning violation?

Planning Director Burnette: No, the chickens are under city code.

Committee Member J. Davis: Somewhere between my house and Randy's house there's someone that's got chickens and he turns his chickens to go out every day. So they get out in the road and I have neighbors call me and say look, we've got some chickens up here in the road. What do you want to do about it and I say well, we don't have chicken police, go over there and talk to your neighbor.

Council Member Alexander: The same thing happens next to my building. There is a Hispanic family and they've got coops in the backyard and they have half a dozen chickens or more. They let them out, chickens are in the road. They are better than dogs in that they get out of the way when the cars come along.

But you know, they're all over the place. How do you deal with that?

Committee Member J. Davis: You don't.

Committee Member Alexander: What's the upside to this?

Chairman Wagner: I can honestly say that I've never had a call about a chicken. I mean I think we're already allowing five chickens now and all this does is allow people to sell their eggs and I guarantee people are already slaughtering their chickens.

Committee Member J. Davis: The reality in something like this, though, is you're going to have parts of the city that are going to have chickens, you're going to have parts of the city that are not going to have chickens. I can tell you in Ward 5, a lot of those neighborhoods up there, nobody's going to have chickens. It's not going to be an issue. The one that we do hear is over there in David Horne's old neighborhood. He has chickens and I do have comments about it at the store all the time, you know the chickens are out again. I say I'm going to call the chicken police, that's all I'm going to say.

Committee Member C. Davis: We have chickens over there where I live on occasion. I guess they eat them because you'll see them for six months, nine months, the next thing you know they're not there and then you see babies running around.

Committee Member J. Davis: I guess my question as a landlord is we certainly don't have it in our leases that you can't keep chickens and I don't think we're going to go put it in a lease. But if somebody moves in and brings chickens in there, how do I enforce that as a landlord because they're going to say the city allows chickens.

Assistant City Attorney Cole: You, as the homeowner, it would have to be in your lease.

Committee Member J. Davis: I know, but the fact is, are we going to go change all the leases that I have across-the-board right now? Oh, by the way when you come to pay your rent next month, you have to sign this new lease, you can't have chickens.

Chairman Wagner: I mean they can already have chickens now. We're not saying that people can now have chickens. They already have chickens. The only change is whether they can sell eggs and the means by which they can kill a chicken.

Committee Member C. Davis: I don't have a problem with them selling the eggs.

Council Member Alexander: Well, are we....how are we going to enforce the slaughter of chickens?

Chairman Wagner: I think it will be complaint driven. If your neighbor says so and so was in the front yard and scared by kids to death because he rung the chickens neck and the head popped off and blood went everywhere, then you know...

Committee Member J. Davis: Do we even have to have an ordinance that addresses that because people are slaughtering chickens.

Assistant City Attorney Cole: The direction came because the previous ordinance prohibited the slaughter of chickens and the sale of eggs and that was the change that was requested.

Chairman Wagner: It was requested on behalf of the Food Alliance. So we have something to talk about, I'm going to **MAKE A MOTION FOR APPROVAL OF THIS ORDINANCE AMENDMENT.**

Is there a second?

Committee Member Golden: Second.

Chairman Wagner: Is there any further discussion on it? [none] All those in favor, signify by saying Aye.

Chairman Wagner and Committee Member Golden: Aye.

Committee Members J. Davis and C. Davis: No

Chairman Wagner: Okay [2-2 vote] It'll go to Council without a recommendation and we'll just hash it out there.

Discussion- GOATS/SHEEP

Chairman Wagner: Okay, let's talk about goats/sheep.

Planning Director Burnette: The other three points dealt with provisions in our current land development ordinance. More particularly with what I generally refer to as small livestock, sheep, goats and similar sized animals. And, again, the three issues were:

1. Reducing the minimum lot area because it currently is 5 acres.
2. Address the density requirement, which is currently one animal for every 10,000 sq. ft. of land
3. Reduce the setback requirement, which is currently 100 feet from the property line.

Council asked for some direction on this and asked us to go back and look and see if I could provide some information on density, on setback as well as even to contact some folks with the state. We looked to see ...and done some research on comparable sized cities in North Carolina to see what they do on this issue. We also contacted several folks with the state, particularly the State Agricultural Extension Agency.

Really there's not a lot of guidance out there. There's not a lot of hard rules of thumb. In talking with the state, the general rule of thumb there was having one acre for every cow, but everything as far as goats and smaller hoofed animals, there was not a lot of guidance on that issue. Looking at what some of the other cities did, it varies. The minimum lot sizes varied from 10,000 sq. ft. up to 1 acre. So I would say our requirement is probably on the high end in comparison to similar sized cities.

Densities...it varies a lot. Some similar to what we do. Some less than what the city does. Some have no density requirement at all. Setback varies anywhere from 300 feet to 25 feet. We're right at 100 feet right now.

Also, how cities allow them varies too. Right now, the CHP allows you to have small livestock on your property provided you have at least five acres to keep them on. Other jurisdictions do allow them throughout the city regardless of whether it's a residential district or any district for that matter. Some only allow them in the agricultural district and some only allow them in large lot residential districts (12,000 sq. ft. lots and above).

So I guess at this point, is there really wasn't enough guidance in doing some research, I didn't find any sort of common rules of thumb for the state, common information from other cities as to what the magical number should be. Looking at some of the adjoining cities, there's not really any guidance there.

So we haven't drafted anything yet because of the unclear guidance. I guess I do have some questions for Council.

1. Is it your intent or your desire to allow these small-hoofed animals in all parts of the city in terms of allowance. That would address whether you want to have large lot residential, or all over
2. Do you have any concerns regarding density because it does vary and you can come back with something much less than what you do now.

I'd like to get some discussion/feedback on that and we can try to prepare something from that. Also in looking at our new ordinance, we did carry this information over, but we did align this with the larger livestock requirement so whatever y'all do here, we may need to make some adjustments on large livestock end to make it sort of work together. That's not a big issue.

Chairman Wagner: I'd like to maybe hear from Carl because I think this originally came to us from the Food Alliance as a way of trying to address food hardship.

Carl Vierling, Executive Director- Greater High Point Food Alliance: It was. We've got some folks in the community that already have animals on their property and one of the issues with the setback was to give them more property they could do the grazing on and not have so much property they don't have access to because of fencing requirements. So it's just a way of putting something in place and giving people more of an opportunity to be raising their own animals. We know this is not going to be a large population, but we do have a growing immigrant population within the community. So they're really looking for these kinds of things.

Committee Member J. Davis: Okay, let me clarify. We allow it now if you have five acres or more, right?

Planning Director Burnette: You have two requirements: One, you've got to have at least five acres. Second is you're allowed to have one animal for every 10,000 sq. feet, which is about one-quarter of an acre of land.

Committee Member J. Davis: Alright, how many lots do we have inside the city that are one-quarter acre in the core?

Planning Director Burnette: Very few. A quarter-acre in the core.....more than you think but you start looking at residential neighborhoods and you're going to be looking at typically around 8-9,000 lot sizes in those cases.

Committee Member J. Davis: Okay, so most of the animals are probably not meeting the city's ordinance.

Planning Director Burnette: First off, if they're on lots less than five acres and they're not a farm, yes.

Committee Member J. Davis: Being a licensed farm, only two inside the city limits, I get audited every year from the USDA Farm Service Agency. And there are strict guidelines about animals, forage and all this other stuff. I have to fill out all this paperwork and they come visit my farm and look at the conditions and this and that. Now, how are we going to enforce this same type of thing?

Planning Director Burnette: Well, it's like currently you have regulations on the books and it's complaint driven. As a lot of zoning regulations are, neighborhood type regulations. If you do find somebody that has animals that don't meet that requirement, then they're directed to remove them or reduce their number. It's not a very common violation, but it does occur every couple of years or so.

Council Member Alexander: How much trouble would it be to have a special use permit? I mean if somebody wanted to do this, they could come in and apply for a permit to have this and that would give us an opportunity and it would give the neighbors an opportunity to speak to that.

Planning Director Burnette: We looked at one jurisdiction that does that by special use permit. After having some conversation, you know, there's some pluses or minuses in having a special use permit. The minus is you can't be arbitrary. If they meet the requirements, you have to issue the permit. So the question of if this neighborhood likes it and this neighborhood not liking it, you don't have that discretionary authority yes here or no there.

Committee Member J. Davis: My concern is goats. You know, grass is always greener on the other side. And they're going to get out. I don't know if y'all know this, but there are people in town who love horses and fall in love with a horse and get a miniature horse and put it in their back yard. The next thing you know it's out and I'm the go to guy. The police department calls me in the middle of the night and I have to go corral a horse somewhere in the city. I can't imagine that I'm going to be out there catching goats at 2-3:00 in the morning.

Committee Member C. Davis: My father-in-law used to raise goats and he had to electrify his fences to keep them in so are we going to allow electrified fences or things of that such to keep them in?

Planning Director Burnette: That would be another consideration.

Chairman Wagner: I think we need to keep the focus here, though. If the purpose is to help poor people get food, they're not going to have the money to go through a Special Use permit process. They're not going to have money to have an electrified fence. They're not going to have the money to do these things. That's why they have food hardship. They're not going to have enough money to own five acres of land.

Council Member Alexander: Well, then how are the police going to deal with it when you have an animal that's out?

Committee Member C. Davis: My other concern is really sort of, I'm not trying to ignore the food hardship, been there done that most of my life, but what concerns me is what Randy presented earlier and how that's going to impact doing some of the things that we want to do with our city and drawing people into our city. So I think that we really need to focus on some of those things when we're talking about revitalization and redevelopment of our city.

Planning Director Burnette: Well, I think, one thing that I have observed in some of the cities that have addressed this issue in the last couple of years is that...just like the chickens, which basically the number was set at 5 because that was looked at as a way to accomplish personal consumption, looking at not a number that you would produce large enough to where you can sell eggs to the neighborhood and beyond, but basically aimed at personal consumption. Most of the jurisdictions that Iwhile it's not a standard, there is a number in terms of density to about one for every one-quarter acre. That seems to be a little more common rule of thumb. There are several jurisdictions that do that and I think that reason is, you know, is to look at primarily allowing those one or two animals on a property. So I think that, you know, you can sort of...the interest is to allow it for some families obtaining goat milk, sheep for wool—whatever the case may be. I think our 5 acre requirement is eliminating that opportunity. So if you're satisfied with not allowing it, the 5-acre requirement pretty much does that. But if you do want to encourage it, then I would suggest that you probably lower the minimum lot requirement and possibly keep the same density of about one per 10,000 sq. ft. because that seems to be where the jurisdictions that do regulate density sort of fall in the actual neighborhood. One per 5,000, one per 10,000—not one per 150,000 square feet.

Chairman Wagner: I was going to ask Carl. You've been to the houses of these folks I assume.

Carl Vierling: I've seen some, yes.

Chairman Wagner: What's typical? What are we really talking about here?

Carl Vierling: You might be talking about a goat, maybe two goats at the very most. You'll see some chicken coops behind houses. But you're not talking about a whole lot.

Chairman Wagner: I mean in terms of hoofed animals, we're off chickens now.

Carl Vierling: You might see a goat, that will be the most common. And maybe a sheep, but it's going to be mostly goats.

Deputy City Manager McCaslin: Has that made the transition to the new code?

Planning Director Burnette: Yes, we've basically pulled the current regulations over to the new code. So there is no change.

Deputy City Manager McCaslin: So if they don't do anything, then it will be the same as what we have now.

Council Member Alexander: Alright, Lee you're talking about 10,000 sq. ft. Are you talking about 10,000 sq. ft of grass? Okay, so I've got a garage, I've got a house, I've got a driveway.

Planning Director Burnette: That's why it doesn't equate out to grazing. You're looking at more of a spatial separation for the neighborhood is basically what you're doing. Greensboro is one in 5,000 sq. ft., which is a 50 x 100.

Council Member Alexander: Jim, how much....what does a goat need to eat?

Committee Member J. Davis: The rule of thumb for a goat is one acre of grass per goat. A cow is two acres. A horse is two acres.

Council Member Alexander: Okay, so if you put a goat on a quarter of an acre and that quarter of an acre is 50% covered.....

Committee Member J. Davis: Then you're going to be buying it feed every day.

Council Member Alexander: Well, I think that defeats the purpose. If you can't feed your family, you can't feed your goat.

Committee Member C. Davis: That's right.

Council Member Alexander: And if you need an acre, then that goat is going to go wandering and all of a sudden it's just cleaning out a neighborhood and that kind of thing and then you know there are...I don't know how to phrase this. There are groups within our community that love the taste of goat. I can see a goat wandering off and never coming back.

Committee Member J. Davis: You know, Dorothy brought in goats two years in a row and cleaned up railroad tracks and you see what a herd of goats will do in a weeks' time.

Committee Member C. Davis: You know, and the other concern that I have in regards to us talking about redeveloping our city and those sorts of things is if you have a...say you have two goats and you've got five chickens and other things, what's the limit on the property on all of the above? Because then you're got two goats, five hens, and you've got this and you've got that. When do you say that your land has had all that it can bear basically? You know it feels like Farmville, the game. You have to choose wisely in order to feed, but you also have to be responsible with what you've got.

So if we allow one goat and another hoofed animal on a property....

Planning Director Burnette: You see why I'm asking for direction?

Committee Member J. Davis: Has anybody talked to our animal control to see if they could handle this?

Planning Director Burnette: No, we talked with the Agricultural Extension Agency.

Council Member Alexander: We can't handle the dogs in town.

Chairman Wagner: Well, I guess question #1 is there any desire among the group to change the regulations we currently have regarding hoofed animals?

Committee Member C. Davis: No.

Chairman Wagner: What's the consensus of the group?

Council Member C. Davis: Leave it alone.

Chairman Wagner: Okay, **three of the four say No.** So if there's no consensus to change, we might as well quit talking about it.

I will report that to Council the next time I do my report.

I guess that's it then. Anything else?

Recommended Topics for Future Committee Meetings

Chairman Wagner: I still want to talk about billboards at some point. That's something that's gone back over a year or two. Is there anything else among the group that we neglected or that's on everybody's mind? We've got the new Development Ordinance coming up.

Committee Member C. Davis: That's what I was going to say. You know, are we going to, as a group, work on going through that with Randy and staff so that we can make a recommendation back to Council? Our thoughts and feelings because Planning & Zoning is going to do their thing. Are we going to take the time as a committee to read through it. You

know you've got the Pink Code that Duany did that you were passionate about last year. So do we want to do our part in that. Or, what do you want to do?

Chairman Wagner: Well I guess as the process currently exists, it's going to go to P & Z then it's going to come to the full Council.

Then it will be up to the Council to decide if they want to put it in committee.

Planning Director Burnette: I would suggest, just like I suggested with the Commission, that you first hear from the public on the document, then decide what direction you want to go and put it in a committee to discuss a particular issue, or a number of issues, or the whole thing.

Chairman Wagner: I think that's probably the best plan.

Planning Director Burnette: That way you can sort of deal with what seems the issues of concern.

Committee Member J. Davis: I would like sometime in the near future that we revisit our Northwest Area Plan and some of our plans we have up the Skeet Club Road Corridor, Eastchester, Old Plank Road, Squire Davis Road area because I've been meeting with some developers and there are some things that are coming to us. I think we're going to explode here in the next 90 days on some projects from what I'm hearing.

Planning Director Burnette: We've had several conversations with developers in those areas, but the most part it would be giving them direction.

Committee Member J. Davis: I'd like for us to be all on the same page.

Council Member Alexander: I tell you, there's something I'd like for your committee to look at. You know if the Publix project is successful and they're ready to move forward, right across Fisher and Idol Street we've got our fire station #4, but surrounding that really isn't much. And going up Long Street. If you want to talk about a small area plan or something like that, we need to have an idea about what we would like to encourage there because that really is prime if you get that Publix anchor there.

Chairman Wagner: There's also quite a few boarded up houses that I can probably push on and knock over in that area.

Council Member Alexander: Well, we took one down at the corner of Long and Fisher I guess. Thank God it came down because it's been awful for a long time.

Chairman Wagner: There's several more in there that could stand...

Council Member Alexander: And the development community may take care of that for us, but we've got to have an idea about what we'd like to see in there.

Deputy City Manager McCaslin: That's an area that can probably transition from residential to commercial.

Council Member Alexander: It should, but we at least need to be able to look at it ahead of time and go well we're really interesting in seeing this....because there were a lot of people that came to us that were looking at Lexington and they wanted to put some personal services and things there on Lexington. That same thing could fit in there behind the McDonalds and the Zaxby's and all of that. It could fit in there very well. We already have, coming back from the post office, you've already got, Mike Carr's got a little office building there and some things in there.

Chairman Wagner: There's a little office building on Fisher too that I don't know....it's the silver's that own that building and I don't know if that's being purchased as part of Publix deal or not.

Council Member Alexander: I think it's bought.

Chairman Wagner: It's right across from the fire station. Lee, is that something that maybe somebody in your office can jump on and do for us in about a month.

Planning Director Burnette: I agree with Latimer.

Chairman Wagner: I don't think we need what Hemann's talking about, a full blown plan.

Planning Director Burnette: I think you've got to put a lot of infrastructure back there too to encourage some of that because you've got some one-way street areas,

Council Member Alexander: You've got some very narrow streets that are very substandard.

Planning Director Burnette: So it's not just planning looking at it. There's a need to look at it in a much broader context.

City Manager Demko: We can kick it off because a lot of our areas appear to be constrained by some of the infrastructure now that we need to just take a fresh look at it. What's the highest and best use in these areas?

Committee Member C. Davis: And something that you may not be aware of or not, Seventh Day Adventist Church has sold out to Harris Teeter or are working on that deal and they're supposed to be relocating their grocery to that side so that they're in competition....

Chairman Wagner: Are you talking about Eastchester and Johnson?

Council Member Alexander: So Harris Teeter's going to move from 200?

Committee Member C. Davis: Up on that corner where the Seventh Day Adventist Church is. I don't know if they bought the Verizon building or not, I just know that they bought the church

because there's a new Verizon store on down Main Street so I don't know if Harris Teeter bought that particular building or not, but I know that they have offered the church money and the church has accepted because Joe Williams is looking for a new place for her food pantry.

Council Member Alexander: What's it zoned?

Planning Director Burnette: It's zoned Institutional. They will require rezoning. There have been a lot of looks at that property over the years and the current Publix looked at that as well. The biggest issue there is having to access through the shopping center. They can't access from Johnson Street because the city bought up the rights for that.

Council Member Alexander: That is probably the most difficult shopping center in High Point. I mean it's packed full of people and it's tight in there.

Chairman Wagner: Going back to what you said about the Pink Code, Basically what it's going to take is it's going to take action in Raleigh. It's going to take action in Raleigh to get that done. It's so intertwined with building codes that....and I have put that before the governor's people, I've been to the Dept. of Commerce people, I've talked to two or three state legislators....it might be something where we want to get Fred Baggett involved in because we've got to get it in front of somebody who is willing to listen.

Deputy City Manager McCaslin: We have the ear of a pretty powerful legislator that has offered to help us in those areas and we may not can get it all, but there may be some components that we can pull out.

Chairman Wagner: I think the climate is right in Raleigh for us to bring something to them that is sort of anti-regulation and I've always thought that. It's getting somebody down there to listen to you.

Deputy City Manager McCaslin: Well if you can look for Lee or if somebody can give us some ideas.

Chairman Wagner: I'll be happy to keep working on the thing because I honestly believe that even if we can do it....if our city can be the pilot for that and even if we can say....if I can wave my magic wand and say within Randy's new downtown area, if we could pilot it in there. Then I think it would sell itself because a lot of the problem that we have in this city is a lot of our older buildings, when you transition from an old use to a new use, you've got to bring it all up to code and it kind of goes back to what Duany said, whereas in Charlotte you've got a profit margin this big that makes it easy to go in and deal with all the crap you've got to do because you know you're going to make a lot of money. Whereas, the profit margin in HP is much thinner and then just having to deal with all the additional building code regulations just makes it impossible. It's not our building code, it's the state. It's just what the state requires.

Planning Director Burnette: Another way possibly to approach and I have no capacity to provide information, but the state several years ago looked at the Rehab Code in New Jersey and it started as a pilot code. Charlotte and Raleigh pushed it and they got it adopted as...it allowed

local jurisdictions to adopt it as a local option and now it's part of the code. There's some precedent there to push it.....

Chairman Wagner: I put it in front of a guy at the SOG as well. That really didn't go anywhere. I don't think he even understood it.

Committee Member C. Davis: The reason I brought up the Pink Code is there may be things that we can and can't glean that certainly, like Randy said if there's portions of it that we can use, we should be looking at it.

I do have another request and I know I've said it a few times since I've been on Council and Lee will tell you that I asked for it when I was on Planning & Zoning. Paper copies are really important and getting the information is important, but I do have dyslexia, so I'm not one of these individuals that you can put a document in front of and expect me to read it while we sit here and absorb it and vote on it. So if staff would please try to get committee's the information maybe a day before the meeting that allows us to read it before we actually get here. That gives me the opportunity to at least absorb what it is that you're trying to present. Lee will attest. That's just how I learn and how I absorb, so I appreciate you guys considering doing that.

Chairman Wagner: That's all I've got unless somebody else has something.

Bill Phillips: Can I ask one question, Randy McCaslin, you were of the understanding that Dorothy just wanted to paint a nut on that tower. Is that, JoAnne, considered a logo? I mean is that in violation of the law?

Chairman Wagner: You can paint the tower anyway that you want to....Bill, I don't think it's a violation of the law, it's what you open the door to.

There being no further discussion, the meeting adjourned at 5:20 p.m. upon motion duly made and seconded.

Respectfully Submitted,

Maria A. Smith
Deputy City Clerk

Jay Wagner, Chairman