

# City of High Point

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



## Minutes

**Monday, November 6, 2017**

**5:30 PM**

**Council Chambers**

## **City Council**

*William S. Bencini, Jr., Mayor  
Jay W. Wagner, Mayor Pro Tem  
Latimer B. Alexander, IV., Cynthia Y. Davis  
James C. Davis, Jason P. Ewing,  
Jeffrey J. Golden, Alyce E. Hill,  
Christopher Williams*

**ROLL CALL, PRAYER, AND PLEDGE OF ALLEGIANCE**

*Mayor Bencini called the meeting to order. Upon call of the roll, the following Council Members were Present:*

*Upon call of the roll, the following Council Members were **Present:***

*Mayor William S. Bencini, Jr., Mayor Pro Tem Jay Wagner (Ward 4); and Council Members Cynthia Y. Davis (At-Large), Latimer Alexander (At-Large), Jeffrey Golden (Ward 1), Chris Williams (Ward 2), Alyce Hill (Ward 3), James C. Davis (Ward 5) and Jason Ewing (Ward 6).*

*The Pledge of Allegiance followed with a Moment of Silence.*

*Mayor Bencini acknowledged Boy Scout Matt Garner with Troop #26 (Immaculae Heart of Mary).*

**Present** 9 - Council Member Jeffrey Golden, Council Member Christopher Williams, Council Member Jason Ewing, Mayor Pro Tem Jay Wagner, Council Member Alyce Hill, Mayor Bill Bencini, Council Member Latimer Alexander, Council Member Cynthia Davis, and Council Member James Davis

**RECOGNITIONS AND PRESENTATIONS****[170367](#)****Resolution - New Bethel Baptist Church**

Mayor Bencini will present a Resolution to New Bethel Baptist Church for their outreach, service to the Community and positive contributions to our children.

**Attachments:** [Resolution- New Bethel Baptist Church](#)

Mayor Bencini read the Resolution recognizing New Bethel Baptist Church for their outreach, service to the Community and positive contributions to the children into the record and presented it to Pastor Sherman Mason. [applause]

**[170371](#)****Proclamation - Rev. Robert Williams**

Mayor Bencini will present a Proclamation to Rev. Robert J. Williams recognizing him for 40 years of ministry at Williams Memorial Christian Methodist Episcopal Church.

**Attachments:** [Proclamation - Rev Williams](#)

Mayor Bencini read the Proclamation into the record recognizing Rev. Robert J. Williams for 40 years of ministry at Williams Memorial Christian Methodist Episcopal Church.

**[170368](#)****Johnson Street Sports Complex**

Ms. Nichole Donoghue with the Declan Foundation will be present to show the City Council drawings of the Johnson Street Sports Complex new playground equipment.

**Attachments:**    [2017 Declans 5th playground CityCouncil](#)

Lee Tillery, Director of Parks & Recreation, introduced Nichole Donoghue with the Declan Foundation. Ms. Donoghue approached the city about six months ago about a proposed collaboration project for a playground that was needed to replace the existing playground at Johnson Street Complex. He then asked Ms. Donoghue to come forward to talk about the Declan Foundation, its mission and collaboration efforts.

Nichole Donoghue, mother of Declan Donoghue, shared a brief history on how the Foundation was created. Her son, Declan, who was born in 2008, passed away on September 2, 2010 after struggling with an undiagnosed rare immune genetic disease that was not diagnosed until after his death. Ms. Donoghue described her son as a wonderful little boy who loved to play and noted although his time here was short and sometimes painful, it was never without play. To honor his legacy, she and her husband created the Declan Donoghue Foundation and sought out to carry on the Declan's memory and his spirit of play by helping to fund and build playgrounds in the North Carolina Piedmont Triad area. They took advantage of the opportunity to partner with parks and recreation departments and groups from Kernersville, Greensboro, and High Point.

To date, the Declan Foundation has helped fund the following playgrounds:

1. Harman Park in Kernersville- September 2011;
2. IVM Redman Sports Complex in Kernersville;
3. Merlyn F. Griffin Park in Greensboro;
4. Lindley Park in Greensboro; and
5. Johnson Street Sports Complex in High Point

Ms. Donoghue advised that the Foundation actually makes a donation to the city and the city owns and maintains the playgrounds for the life of the playgrounds.

She issued an invitation for Council to attend the Grand Opening of Declan's Playground at the Johnson Street Sports Complex on Sunday, November 12th @ 2:00 p.m. Ms. Donoghue hopes to raise additional funds and do another playground in High Point. She thanked the city for its support and stated without the city's support, Declan's fifth playground would not have been possible.

Mayor Bencini thanked Ms. Donoghue for building a wonderful, inspiring legacy for Declan and making High Point a part of it.

## **STRATEGIC PLAN UPDATE**

[170369](#)

**Update on the Strategic Plan adopted by City Council**

Council Member Jeff Golden, Chair of the Community Housing, Neighborhood Development and Public Safety Committee and Council Member Jason Ewing, Chair of the Prosperity & Livability Committee will give an update to City Council on the Strategic Plan as adopted by City Council.

**Attachments:** [Code Enforcement Activity Report for October 2017](#)

### **Code Enforcement/Blight**

Community Housing, Neighborhood Development & Public Safety Committee Chair Council Member Golden provided an update on some numbers as they relate to the Code Enforcement efforts regarding blight in the city. He then shared numbers for the October 2017 activities as follows:

42 New Minimum Housing Complaints  
291 Active Minimum Housing cases  
24 Active Backlog cases  
72 Public Nuisance Complaints  
130 Active Public Nuisance cases  
23 Zoning Complaints (vehicles, signs, banners, etc....)  
165 Signs collected

Chairman Golden noted the backlog of minimum housing cases from the old system continues to drop; down from 270 to a remarkable 24 for October. Interviews for the vacant Local Codes Enforcement Officer position are expected to take place over the next few weeks.

Lori Loosemore, Local Codes Enforcement Supervisor, shared some before and after photographs of minimum housing cases and lots cleaned in October.

### **Connect HP**

Prosperity & Livability Chairman Jason Ewing reported that Connect HP would be hosting the 2nd Annual Young Professional's Summit on November 14th from 8:30 a.m. to 11:30 a.m. at the High Point University Community Center. At next month's meeting, they will be considering their 2019 strategic planning based on City Council's direction.

## **PUBLIC COMMENT PERIOD**

[170370](#)

### **Public Comment Period**

A Public Comment Period will be held on the first Monday of the regular City Council meeting schedule at 5:30 p.m. or as soon thereafter as reasonably possible following recognitions, awards and presentations. Our policy states persons may speak on any item not on the agenda.

- \* Persons who have signed the register to speak shall be taken in the order in which they are listed. Others who wish to speak and have not signed in will be taken after those who have registered.
- \* Persons addressing City Council are asked to limit their comments to three (3) minutes.
- \* Citizens will be asked to come to the podium, state their name and address and the subject(s) on which they will comment.
- \* If a large number of people are present to register concerns about the same subject, it is suggested

that they might be acknowledged as a unified group while a designated speaker covers the various points. This helps to avoid repetition while giving an opportunity for people present with the same concerns to be recognized.

Thanks to everyone in the audience for respecting the meeting by refraining from speaking from the audience, applauding speakers, or other actions that distract the meeting.

On the eve of the election, Frank Thomas, Pastor of Mt. Zion Baptist Church, took the opportunity to thank the City Council Members for their service for the past three years, specifically for their support of three major projects:

1. Library project;
2. Renaming of Martin Luther King, Jr. Drive; and
3. Stadium project

He also thanked Council for donating the fourteen computers for their computer lab.

Mayor Bencini asked if there was anyone else who would like to speak during the public comment period. There being none, the public comment period was closed.

### **CONSENT AGENDA ITEMS**

Council Member J. Davis reported that the Finance Committee met on November 1st and recommended approval of all eight matters under the Finance Committee.

Mayor Pro Tem Wagner stated he did have one question regarding 170379 Contract- Traffic Signal Poles and Mast Arms and offered to make a second to the motion if this matter could be pulled.

Council Member J. Davis then moved that all matters with the exception of 170379 Traffic Signal Poles and Mast Arms be approved. Council Member Wagner made a second to the motion, which carried unanimously. [9-0 vote]

Matter 170379 will be pulled from the Finance Committee Consent Agenda and voted on separately.

*Note: Although one motion was made to approve/adopt these matters under the Finance Committee Consent Agenda, action on all of these matters will be reflected throughout the Consent Agenda portion of these minutes as being made and seconded by the same persons.*

**FINANCE COMMITTEE - Council Member J. Davis, Chair****Committee Members: J. Davis, C. Davis, Hill and Alexander**[170372](#)**Lease Amendment - High Point Theatre/International Market Center - HVAC**

Council is requested to approve an amendment to the original lease agreement between the High Point Theatre and the International Market Centers for the HVAC usage by the Theatre.

**Attachments:**    [1. High Point Theatre - HVAC Lease Agreement](#)

Approved the amendment to the original lease agreement between the High Point Theatre and the International Market Centers for HVAC usage by the Theatre.

**A motion was made by Council Member J. Davis, seconded by Mayor Pro Tem Wagner, that this matter be approved. The motion carried by the following 9-0 vote:**

**Aye:**    9 -    Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, Council Member Davis, and Council Member Davis

[170373](#)**Budget Ordinance Amendment - Fire Truck Insurance Proceeds**

Council is requested to adopt an ordinance amending the 2017-2018 City of High Point Budget Ordinance to appropriate funds in the amount of \$138,859 for insurance proceeds received for repair of a fire truck damaged in an accident.

**Attachments:**    [2. Budget Ordinance - Fire Insurance amendment](#)

Adopted an ordinance amending the 2017-2018 City of High Point Budget Ordinance appropriating funds in the amount of \$138,859 for insurance proceeds received for repair of a fire truck damaged in an accident.

**Ordinance No. 7341/17-83****Introduced 11/6/2017; Adopted 11/6/2017****Ordinance Book, Volume XIX, Page 223**

**A motion was made by Council Member J. Davis, seconded by Mayor Pro Tem Wagner, that this Budget Ordinance Amendment be adopted. The motion carried by the following 9-0 vote:**

**Aye:**    9 -    Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, Council Member Davis, and Council Member Davis

[170374](#)**Budget Ordinance Amendment - Governor's Crime Commission Grant**

Council is requested to adopt an ordinance amending the 2017-2018 City of High Point Budget Ordinance to appropriate funds in the amount of \$35,332 received from for the Gang Prevention and Intervention from the Byrne Justice Assistance Grants via the North Carolina Governor's Crime Commission.

**Attachments:**    [3. Budget Ordinance Amendment - JAG Gang Grant](#)

Adopted ordinance amending the 2017-2018 city of High Point Budget Ordinance appropriating funds in the amount of \$35,332 received from the Gang Prevention and Intervention from the Byrne Justice Assistance Grant via the North Carolina Governor's Crime Commission.

**Ordinance No. 7342/17-84**

**Introduced 11/6/2017; Adopted 11/6/2017**

**Ordinance Book, Volume XIX, Page 224**

**A motion was made by Council Member Davis, seconded by Mayor Pro Tem Wagner, that this budget ordinance amendment be adopted. The motion carried by the following 9-0 vote:**

**Aye:** 9 - Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, Council Member Davis, and Council Member Davis

[170375](#)

**Budget Ordinance Amendment - Community Gardens**

Council is requested to adopt an ordinance amending the 2017-2018 City of High Point Budget Ordinance to appropriate funds in the amount of \$37,289 for a Community Gardens Program and a Community Garden Coordinator position as recommended by the Prosperity & Livability Committee at the August 2, 2017 meeting.

**Attachments:** [4. Budget Ordinance Amendment - Community Garden Coordinator](#)

Adopted ordinance amending the 2017-2018 City of High Point Budget Ordinance appropriating funds in the amount of \$37,289 for a Community Gardens Program and a Community Garden Coordinator position.

**Ordinance No. 7343/17-85**

**Introduced 11/6/2017; Adopted 11/6/2017**

**Ordinance Book, Volume XIX, Page 225**

**A motion was made by Council Member J. Davis, seconded by Mayor Pro Tem Wagner, that this matter be adopted. The motion carried by the following 9-0 vote:**

**Aye:** 9 - Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, Council Member Davis, and Council Member Davis

[170376](#)

**Budget Ordinance Amendment- Johnson Street Sports Complex**

Council is requested to adopt an ordinance amending the 2017-2018 City of High Point Budget Ordinance to appropriate funds in the amount of \$40,000 received from the Declan Donoghue Foundation for replacement playground equipment at the Johnson Street Sports Complex.

**Attachments:** [5. Amendment - Playground equipment - Johnson Street Sports Complex](#)

Adopted ordinance amending the 2017-2018 City of High Point Budget Ordinance appropriating funds in the amount of \$40,000 received from the Declan

Donoghue Foundation for replacement playground equipment at the Johnson Street Sports Complex.

**Ordinance No. 7344/17-86**

**Introduced 11/6/2017; Adopted 11/6/2017**

**Ordinance Book, Volume XIX, Page 226**

**A motion was made by Council Member J. Davis, seconded by Mayor Pro Tem Wagner, that this matter be adopted. The motion carried by the following 9-0 vote:**

**Aye:** 9 - Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, Council Member Davis, and Council Member Davis

### [170377](#)

#### **Resolution - Agreement - NCDOT - Furniture Market Transportation Grant**

Council is requested to adopt a resolution authorizing the city manager to enter into an agreement with the North Carolina Department of Transportation (NCDOT) to execute all agreements and contracts in connection with the transportation activities for the biennial Furniture Market.

**Attachments:** [6. NCDOT - Furniture Market Funding Agreement](#)  
[NCDOT Public Transportation Grant for Furniture Market \(signed\).pdf](#)

Adopted a resolution authorizing the city manager to enter into an agreement with the North Carolina Department of Transportation (NCDOT) to execute all agreements and contracts in connection with the transportation activities for the biennial Furniture Market.

**A motion was made by Council Member Davis, seconded by Mayor Pro Tem Wagner, that this resolution be adopted. The motion carried by the following 9-0 vote:**

**Aye:** 9 - Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, Council Member Davis, and Council Member Davis

### [170378](#)

#### **High Point MPO - Pedestrian Plan for City of Archdale**

The High Point Metropolitan Planning Organization (MPO) is requesting that Council approve a contract with Alta Planning and Design in the amount of \$104,236 to develop a pedestrian plan for the City of Archdale.

**Attachments:** [7. MPO - Pedestrian Plan for Archdale](#)

Approved a contract with Alta Planning and Design in the amount of \$104,236 to develop na pedestrian plan for the City of Archdale.

**A motion was made by Council Member J. Davis, seconded by Mayor Pro Tem Wagner, that this matter be approved. The motion carried by the following 9-0 vote:**

**Aye:** 9 - Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, Council Member Davis, and Council Member Davis



**FINANCE COMMITTEE - Council Member J. Davis, Chair****REGULAR AGENDA ITEMS**[170379](#)**Contract - Traffic Signal Poles and Mast Arms**

Council is requested to award contract in the amount of \$104,236.00 for the purchase of traffic signal poles and mast arms assemblies from Atlantic Technical Sales for installation at the intersections of 1) North Main Street and Lexington Avenue, and 2) North Centennial Street and Montlieu Avenue.

**Attachments:**    [8. Traffic Signal Mast Arms\\_NMain\\_Lex\\_Cent\\_Mont 110617](#)

Mayor Pro Tem Wagner asked if all of the money for this project was coming from the NCDOT money that has already been received that was earmarked for the improvements to the Lexington/Main Street intersection. Mark McDonald, Director of Transportation, replied that it was not and explained the part for the Montlieu/Centennial improvements would be paid for through the High Point University funds for those improvements, and the part for the Lexington/Main intersection improvements would come from the NCDOT funding. He pointed out that funding is being increased from \$140,000 in State participation to \$240,000.

There being no further questions, the contract was approved with Atlantic Technical Sales in the amount of \$104,236.00 for the purchase of traffic signal poles and mast arms assemblies for improvements at the intersections of 1) North Main Street/Lexington Avenue, and 2) North Centennial Street/Montlieu Avenue.

**A motion was made by Council Member J. Davis, seconded by Mayor Pro Tem Wagner, that this matter be approved. The motion carried by the following 9-0 vote:**

**Aye:** 9 - Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, Council Member Davis, and Council Member Davis

**REGULAR AGENDA ITEMS****COMMUNITY HOUSING, NEIGHBORHOOD DEVELOPMENT AND PUBLIC SAFETY COMMITTEE - Council Member Golden, Chair**  
**Committee Members: Golden, Alexander, Ewing, and Williams**[170380](#)**Ordinance - Demolition of Dwelling - 708 Old Winston Road**

Council is requested to adopt an ordinance ordering the housing inspector to effectuate the demolition of a dwelling located at 708 Old Winston Road belonging to David C. Martin.

**Attachments:**    [1. 708 Old Winston Council Packet](#)

Lori Loosemore, Local Codes Enforcement Supervisor, reported that this property

was originally inspected on October 11, 2016. This was on one the cases from the old system that was started over. An inspection was done on October 11, 2016 with a hearing held on November 11, 2016. No one appeared for the hearing. At the time of the hearing, it was determined that the house exceeded 50% of the cost for repairing. As a result, an ordinance to repair or demolish was issued with a compliance date of December 16, 2016. There have been no appeals, nor has the property owner made any repairs. During the process of the notices being issued, the owner had stated that he had sold the property, but when staff spoke to the new owner, they found out that the property never officially transferred so staff is requesting the structure be demolished.

Chairman Golden asked staff if there had been any contact with the previous owner since that time. Ms. Loosemore replied that the inspector did speak with him, but he indicated that he was not going to make the repairs and inquired about demolition.

At this time, Chairman Golden asked if the owner was present to speak regarding the property. The property owner was not present.

Adopted ordinance ordering the housing inspector to effectuate the demolition of the dwelling located at 708 Old Winston Road.

**Ordinance No. 7345/17-87**  
**Introduced 11/6/2017; Adopted 11/6/2017**  
**Ordinance Book, Volume XIX, Page 227**

**A motion was made by Council Member Golden, seconded by Council Member Ewing, that this demolition ordinance be adopted. The motion carried by the following 9-0 vote:**

**Aye:** 9 - Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, Council Member Davis, and Council Member Davis

### [170381](#)

#### **Ordinance - Demolition - 3111 Martin Luther King, Jr. Drive**

Council is requested to adopt an ordinance ordering the housing inspector to effectuate the demolition of a dwelling located at 3111 Martin Luther King, Jr. Drive.

**Attachments:** [2. 3111 MLK Council Cover Packet Final](#)

Lori Loosemore, Local Codes Enforcement Supervisor, advised this property was originally inspected on June 15, 2017. A hearing was held on June 30, 2017 and it was determined at that time that the repairs exceeded 65% of the value of the property. As a result, an order to repair or demolish was issued with a compliance date of August 9, 2017. There have been no appeals, nor have any repairs been made to date. The inspector did speak with the executor of the estate of the property owner and they had asked for a list of the demolition

contractors that the city uses, but no action has been taken by the property owner to demolish the structure.

There was no one present to speak regarding 3111 Martin Luther King, Jr. Drive.

Adopted an ordinance ordering the housing inspector to effectuate the demolition of a dwelling located at 3111 Martin Luther King, Jr. Drive.

**Ordinance No. 7346/17-89**  
**Introduced 11/6/2017; Adopted 11/6/2017**  
**Ordinance Book, Volume XIX, Page 228**

**A motion was made by Council Member Golden, seconded by Council Member Williams, that this demolition ordinance be adopted. The motion carried by the following 9-0 vote:**

**Aye:** 9 - Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, Council Member Davis, and Council Member Davis

[170382](#)

**Ordinance - Demolition of Dwelling - 222 Hobson Street**

Council is requested to adopt an ordinance ordering the housing inspector to effectuate the demolition of a dwelling located at 222 Hobson Street belonging to Rebekah J. Hoover.

**Attachments:** [3. 222 Hobson Council Packet Final](#)

Lori Loosemore, Local Codes Supervisor, reported that this housing case was initiated by a complaint and after an inspection took place, the hearing was held on September 11, 2017. It was deemed at that time that the repairs exceeded 65% of the value of the property and an order to repair or demolish was issued on September 13, 2017 with a compliance date of October 16, 2017. No one appeared for the hearing. The property owner, Ms. Hoover, did make an inquiry about having the property demolished, but stated she did not have the money to have it done.

Chairman Golden asked if there was anyone present to speak regarding this housing case.

Edward Jordan addressed Council. He shared that he recently entered into an agreement with Mrs. Hoover to repair the property and spent last weekend boarding it up and securing it. He reported that they have also entered into a contract to get an engineer to look at the foundation so the structure could be renovated.

Chairman Golden asked Mr. Jordan if he or the property owner has had any conversation with the city's inspectors regarding their plans to repair the property. Mr. Jordan replied they have not. Ms. Loosemore replied that there has not been any communication between the property owner and the inspectors since August.

Ms. Loosemore specifically asked Mr. Jordan if he is a general contractor. Mr. Jordan replied in the affirmative. Council Member J. Davis then asked if he is a licensed general contractor and Mr. Jordan, again, replied that he is.

Chairman Golden recommended this housing case be turned over to Code Enforcement and Inspections for oversight.

**A motion was made by Council Member Golden, seconded by Council Member C. Davis, that this matter be placed on the pending list in the Community Housing, Neighborhood Development & Public Safety Committee and the progress reviewed under the direction of Inspections. The motion carried by the following 9-0 vote:**

**Aye:** 9 - Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, Council Member Davis, and Council Member Davis

### 170383

#### **Resolution - Conveyance of Properties to Housing Consultants Group**

Council is requested to adopt resolutions authorizing the conveyance of properties located at 800 George Place and 802 George Place to Housing Consultants Group (HCG) to build and sell two homes to income eligible buyers.

**Attachments:** [4. Conveyance of Property to HCG](#)

Mike McNair, Director of Community Development & Housing, reported that staff continues to work with nonprofits to develop affordable housing in the city. Housing Consultants Grant (HCG) is the city's new partner and they have secured a loan commitment from Pinnacle Bank to construct two houses in the Southside neighborhood. One at 800 George Place and the other at 802 George Place). HCG has asked the city to enter into a relatively small contract and provide gap financing in the amount of \$50,000 (\$25,000 for each home) to assist them in constructing these affordable homes.

Mr. McNair explained in order for this to be done, a conveyance would be needed first so staff can move forward with the project and staff is seeking approval from Council.

Adopted resolutions authorizing the conveyance of properties located at 800 George Place and 802 George Place to Housing Consultants Group (JCG) to build and sell two affordable homes to income eligible buyers.

**Resolution No. 1722/17-69**  
**Introduced 11/6/2017; Adopted 11/6/2017**  
**Resolution Book, Volume XIX, Page 191**

**Resolution No. 1723/17-70**  
**Introduced 11/6/2017; Adopted 11/6/2017**  
**Resolution Book, Volume XIX, Page 192**

**A motion was made by Council Member Golden, seconded by Council Member C. Davis, that this resolution be adopted. The motion carried by the following 9-0 vote:**

**Aye:** 9 - Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, Council Member Davis, and Council Member Davis

## **PENDING ITEMS**

### **170350**

#### **Ordinance - Demolition of Structure - 1207 Vernon Place**

Council is requested to adopt an ordinance ordering the housing inspector to effectuate the demolition of a structure located at 1207 Vernon Place belonging to Dennis Wall. (At the October 2, 2017, it was reported that the property owner is in the process of making repairs. Item was placed back in committee on pending list for 30 days or until the November 6 Council Meeting.)

**Attachments:** [1207 Vernon Council Council 10-2-17 Final](#)

Chairman Golden advised that staff is recommending to pull the following matters off the pending list 170350 (1207 Vernon Place), 170349 (119 Underhill), 170284 (709 Hilltop), 170255 (1013 Johnson Street), and 160330 (512 Hines Street).

**Council Member Golden then made a motion to pull these matters from the pending list and refer back to staff. Mayor Pro Tem Wagner made a second, which carried unanimously. [9-0 vote]**

Removed from the agenda at the recommendation from staff.

**A motion was made by Mayor Pro Tem Wagner, seconded by Council Member Golden, that this matter be removed from the agenda. The motion carried by the following 9-0 vote:**

**Aye:** 9 - Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, Council Member Davis, and Council Member Davis

### **170349**

#### **Ordinance - Demolition of Structure - 119 Underhill Street**

Council is requested to adopt an ordinance ordering the housing inspector to effectuate the demolition of a structure located at 119 Underhill Street belonging to Innovative Investments & Contracting, LLC.

**Attachments:** [119 Underhill Council Packet 10-2-17 Final](#)

Chairman Golden advised that staff is recommending to pull the following matters off the pending list 170350 (1207 Vernon Place), 170349 (119 Underhill), 170284 (709 Hilltop), 170255 (1013 Johnson Street), and 160330 (512 Hines Street).

**Council Member Golden then made a motion to pull these matters from the pending list and refer back to staff. Mayor Pro Tem Wagner made a**

**second, which carried unanimously. [9-0 vote]**

Removed from the agenda at the recommendation from staff.

**A motion was made by Mayor Pro Tem Wagner, seconded by Council Member Golden, that this matter be removed from the agenda. The motion carried by the following 9-0 vote:**

**Aye:** 9 - Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, Council Member Davis, and Council Member Davis

#### [170284](#)

##### **Ordinance - Demolition of Structure - 709 Hilltop Street**

Council is requested to adopt an ordinance requiring the building inspector to effectuate the demolition of a structure located at 709 Hilltop Street belonging to Victor Manuel Campos Rivas and Cynthia Lanto. (This item was placed in Committee and will be reviewed at the November 6th meeting.)

**Attachments:** [5. 709 Hilltop Council packet](#)

Chairman Golden advised that staff is recommending to pull the following matters off the pending list 170350 (1207 Vernon Place), 170349 (119 Underhill), 170284 (709 Hilltop), 170255 (1013 Johnson Street), and 160330 (512 Hines Street).

**Council Member Golden then made a motion to pull these matters from the pending list and refer back to staff. Mayor Pro Tem Wagner made a second, which carried unanimously. [9-0 vote]**

Removed from the agenda at the recommendation from staff.

**A motion was made by Mayor Pro Tem Wagner, seconded by Council Member Golden, that this matter be removed from the agenda. The motion carried by the following 9-0 vote:**

**Aye:** 9 - Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, Council Member Davis, and Council Member Davis

#### [170255](#)

##### **Ordinance - Demolition of Structure - 1013 Johnson Street**

Council is requested to adopt an ordinance ordering the housing inspector to effectuate the demolition of a structure located at 1013 Johnson Street belonging to Don G. Angell Trust.

**Attachments:** [5. 1013 Johnson St Council Packet](#)

Chairman Golden advised that staff is recommending to pull the following matters off the pending list 170350 (1207 Vernon Place), 170349 (119 Underhill), 170284 (709 Hilltop), 170255 (1013 Johnson Street), and 160330 (512 Hines Street).

**Council Member Golden then made a motion to pull these matters from the pending list and refer back to staff. Mayor Pro Tem Wagner made a**

**second, which carried unanimously. [9-0 vote]**

Removed from the agenda at the recommendation from staff.

**A motion was made by Mayor Pro Tem Wagner, seconded by Council Member Golden, that this matter be removed from the agenda. The motion carried by the following 9-0 vote:**

**Aye:** 9 - Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, Council Member Davis, and Council Member Davis

### [160330](#)

#### **Ordinance - Demolition of Structure - 512 Hines Street**

Council is requested to adopt an ordinance requiring the building inspector to effectuate the demolition of a structure located at 512 Hines Street belonging to Eliseo Zavala. (At the November 7, 2016 meeting this item was deferred to the December 5, 2016 Council Meeting. At the December 5, 2016 Council Meeting, Council deferred this item for 60 days or until the February 6, 2017 Council Meeting. At the February 6th Council Meeting, item was placed back in pending. At the May 1, 2017 meeting this item was continued to the May 15, 2017 meeting. At the May 15th Council Meeting this item was deferred for 45 days). At the June 5th meeting item was deferred pending receipt of the executed Supplemental Order from the property owner.

**Attachments:** [512 Hines St Council 5-1-17 updated](#)

Chairman Golden advised that staff is recommending to pull the following matters off the pending list 170350 (1207 Vernon Place), 170349 (119 Underhill), 170284 (709 Hilltop), 170255 (1013 Johnson Street), and 160330 (512 Hines Street).

**Council Member Golden then made a motion to pull these matters from the pending list and refer back to staff. Mayor Pro Tem Wagner made a second, which carried unanimously. [9-0 vote]**

Removed from the agenda at the recommendation from staff.

**A motion was made by Mayor Pro Tem Wagner, seconded by Council Member Golden, that this matter be removed from the agenda. The motion carried by the following 9-0 vote:**

**Aye:** 9 - Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, Council Member Davis, and Council Member Davis

### **PROSPERITY & LIVABILITY COMMITTEE - Council Member Ewing, Chair** **Committee Members: Ewing, Hill, Wagner, and Williams**

### [170384](#)

#### **Community Garden Assistance Procedure**

Council is requested to approve the Procedures for Assistance to Community Gardens as

approved and recommended by the Prosperity and Livability Committee at the August 2, 2017 meeting.

**Attachments:** [1. Community Garden Assistance procedure](#)

Mike McNair, Director of Community Development & Housing, reported that this matter was discussed during a Prosperity & Livability Committee meeting held on August 2nd at which time they received a presentation and a request from the Greater High Point Food Alliance to promote community gardens. They were also asked for funding to provide garden materials for things such as compost, etc.... At that time, the Committee agreed this was a good idea provided there was an appropriate procedure developed that would govern how the resources would be allocated and who would receive them, etc.... Then on October 4th, the Prosperity & Livability Committee met a second time to review the procedures that were developed that would allow nonprofit agencies to get soil, mulch, compost, etc.... and would allow neighborhood groups to partner with nonprofits to access those resources. The Prosperity & Livability Committee is recommending funding in the amount of \$20,000, which has already been approved in a budget ordinance amendment earlier in the meeting.

Mr. McNair noted the procedures still need to be approved and proceeded to recognize those individuals who served on the committee that met and helped develop the procedures: Karen Neill, State Cooperative Extension Service in Guilford County; Carl Vierling, Executive Director- Greater High Point Food Alliance; and Patrick Harman of the Hayden-Harman Foundation.

Approved the Procedures for Assistance to Community Gardens as recommended by the Prosperity & Livability Committee.

**A motion was made by Council Member Ewing, seconded by Council Member Williams, that this matter be approved. The motion carried by the following vote:**

**Aye:** 9 - Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, Council Member Davis, and Council Member Davis

[170385](#)

**Interlocal Agreement - NC State Cooperative Extension in Guilford County - Community Garden Coordinator**

Council is requested to adopt a resolution authorizing staff to execute an Interlocal Agreement between the City of High Point, City of Greensboro and Guilford County to fund a Community Garden Coordinator position that will coordinate community, school and shared garden spaces located on public and private lands in Guilford County as recommended by the Prosperity & Livability Committee at their August 2, 2017 meeting. This position will be housed at and administered by the NC State Cooperative Extension in Guilford County.

**Attachments:** [2. Interlocal Agreement with the NC State Cooperative Extension in Guilford](#)

Mike McNair, Director of Community Development & Housing, reported that the



Prosperity & Livability Committee heard a proposal from the County Extension Director of the NC State Cooperative Extension Office in Guilford County, to participate in an Interlocal Agreement with the City of High Point, City of Greensboro, and Guilford County to establish a community garden coordinator position for Guilford County. This person will work with all community gardens in Guilford County and will dedicate two days a week in High Point. They will also provide technical expertise and assistance to help community gardens raise the yield in High Point and establish some consistency for more effective gardens. The position will be housed at the State Cooperative Extension Office in Guilford County.

The Interlocal Agreement provides for sharing of the cost for the position. The City of Greensboro will be responsible for one-third of the cost, as well as the City of High Point and Guilford County. This equates to about \$17,289 annually for each entity. The City of High Point, City of Greensboro and Guilford County will participate on the hiring committee, but the administration will be handled by the Extension Service.

Chairman Ewing recalled the discussion back in September and felt the position should greatly enhance the community garden program and what can be done for areas in High Point where there is need for better garden assistance.

Mayor Bencini inquired about High Point's pro rata share of the expenses and how that would be determined. Mr. McNair replied that the cost of the position is approximately \$51,386 and High Point's share would be one-third of that (\$17,289).

Adopted a resolution authorizing staff to execute an Interlocal Agreement between the City of High Point, City of Greensboro, and Guilford County to fund a community garden coordinator position that will coordinate community, school, and shared garden spaces located on public and private lands in Guilford County.

#### **Resolution No. 1726/17-73**

#### **Resolution Book, XIX, page 195**

#### **Introduced 11/6/2017; Adopted 11/6/2017**

**A motion was made by Council Member Ewing, seconded by Council Member Hill, that this matter be approved as recommended by the Prosperity & Livability Committee. The motion carried by the following 9-0 vote:**

**Aye:** 9 - Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, Council Member Davis, and Council Member Davis

[170386](#)

#### **Public Hearing - Resolution - Acquisition of Properties - Catalyst Project**

Monday, November 6, 2017 at 5:30 p.m. is the date established for the adoption of a Resolution providing for the acquisition of properties in accordance with NCGS§158-7.1 as

part of the Downtown Catalyst Project.

**Attachments:**    [3. Second Acquisition of Properties - Catalyst Project](#)

Chairman Ewing read the following resolution into the record:

**RESOLUTION AUTHORIZING THE MAYOR, CITY ATTORNEY, CITY  
MANAGER, OR HIS DESIGNEE TO EXECUTE ANY AND ALL DOCUMENTS  
ASSOCIATED WITH THE ACQUISITION OF PROPERTIES PURSUANT TO  
THE PROVISIONS OF N.C.G.S. 158-7.1**

**WHEREAS**, on April 3, 2017 City Council adopted the implementation of procedures relating to the Downtown Catalyst Project (“Project”) which included the purchase of land, site and multi-use stadium design at a cost not to exceed \$15,000,000; and

**WHEREAS**, the Project requires the acquisition of multiple properties and the City Council desires to acquire said properties located in the downtown area in accordance with the provisions of N.C.G.S. 158-7.1; and

**WHEREAS**, City staff has negotiated Offers to Purchase fee simple interests for the following properties:

<u>PROPERTIES</u>	<u>PURCHASE PRICE</u>
201 Church Avenue	212 N. Lindsay Street
210 N. Lindsay St.	218 N. Lindsay Street
\$850,000	\$340,500    \$285,000

**THEREFORE, THE HIGH POINT CITY COUNCIL RESOLVES THAT** the Mayor, City Attorney, City Manager, or his designee, execute any and all documents necessary in order to effectuate the City’s acquisition of the properties identified above at a purchase price totaling \$1,475,500

**ADOPTED** this the 6th day of November 2017.

Mayor William S. Bencini, Jr.

Attested to:

Lisa B. Vierling, City Clerk

**[end of resolution]**

Following the reading of the resolution into the record, Assistant City Manager Randy Hemann advised this is the second of three public hearings for acquisition of property that

would be done under N.C. General Statute 158-7.1. He reminded Council that the statute does require that these properties be sold at fair market value. The following properties are being acquired by the city:

201 Church Street (United Way Property)  
210-212 N. Lindsay (Crisis Pregnancy Center)  
218 N. Lindsay (house)

At this time, Chairman Ewing opened the public hearing and asked if anyone was present to offer comment on the purchase of the four aforementioned properties. No one came forward to speak and the public hearing was closed.

Council Member Ewing then moved adoption of the resolution as presented and read into the record. Council Member Alexander made a second to the motion.

For further discussion, Council Member C. Davis announced that she would not be supporting this matter for the following reasons:

1. On April 3rd, a presentation was made to Council, but prior to that date, Council was not provided any working documents;
2. She made a substitute motion at the April 3rd meeting for Council to defer a vote that evening to allow citizens an opportunity to view the presentation and come before Council with comments/thoughts on the project, or to place the item on a Referndum for citizens to have a vote on the project; and
3. The potential financing has not been secufurther date.

There being no further discussion, the motion carried by the following 8-1 vote:

**Resolution No. 1724/17-71**  
**Introduced 11/6/2017; Adopted 11/6/2017**  
**Resolution Book, Volume XIX, Page 193**

**A motion was made by Council Member Ewing, seconded by Council Member Alexander, that this resolution be adopted. The motion carried by the following 8-1 vote:**

**Aye:** 8 - Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, and Council Member Davis

**Nay:** 1 - Council Member Davis

**PLANNING & DEVELOPMENT COMMITTEE - Mayor Pro Tem Wagner,****Chair****Committee Members: Wagner, J. Davis, C. Davis, and Golden**[170387](#)**Resolution of Intent - Annexation 17-11**

Approval of a Resolution of Intent that establishes a public hearing date of Monday, November 20, 2017, at 5:30 p.m. to consider a voluntary contiguous annexation of approximately 20.5 acres lying along the north side of Willard Dairy Road, approximately 800 feet east of Southwest School Road. The property is known as Guilford County Tax Parcel 0169933.

**Attachments:**    [1. Council ROI AN-17-11](#)

Adopted Resolutio of Intent establishing a public hearing date of Monday, November 20, 2017 at 5:30 p.m. to consider a contiguous annexation of approximately 20.5 acres lying along the north side of Willard Dairy Road, approximately 800 feet east of Southwest School Road.

**Resolution No. 1725/17-72**

**Introduced 11/6/2017; Adopted 11/6/2017**

**Resolution Book, Volume XIX, Page 194**

**A motion was made by Mayor Pro Tem Wagner, seconded by Council Member Alexander, that this resolution of intent be adopted. The motion carried by the following 9-0 vote:**

**Aye:**    9 -    Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, Council Member Davis, and Council Member Davis

**PUBLIC HEARINGS - Planning & Development Committee**[170388](#)**Ordinance - William R. Fowler, Jr and Tonia C. Fowler - Annexation 17-09**

A request by William R. Fowler, Jr and Tonia C. Fowler to consider a voluntary contiguous annexation of approximately 7.53 acres lying along the north side of Willard Road, approximately 130 feet east of Hickswood Road. The property is addressed as 2603 Willard Road and also known as Guilford County Tax Parcel 0187194.

**Attachments:**    [2. AN-17-09 Staff Report](#)

The joint public hearing for this matter and the accompanying Zoning Map Amendment 17-17 was held on Monday, November 6, 2017 at 5:30 p.m.

Herb Shannon of Planning and Development provided an overview of the staff report, which is hereby attached in Legistar as a permanent part of these proceedings.

He advised that staff would provide a combined presentation on Annexation 17-09

and Zoning Map Amendment 17-17; however, each matter will require a separate vote by Council.

Regarding Annexation 17-09, the property owner is requesting voluntary annexation of a 7.5 acre parcel lying along the north side of Willard Road, approximately 130 feet east of Hickwood Road in order to access city utilities. The property is already in the city's corporate limits and the portion in the Hickwood/Willard Road area is within the city's ETJ area. Because the site does abut the city limits, there are already city utility vehicles that travel in this area daily and this would be a logical progression of the city's annexation policy for this area.

Regarding Zoning Map Amendment 17-17, Mr. Shannon advised the applicant is requesting rezoning of this 7.5-acre parcel from the current Residential Single Family-3 to the Residential Single Family-5 (R-5) District. Both are similar in nature in that they are intended for single family dwellings. The primary difference is density and allowable uses. The R-3 District permits densities up to 3 units per acre, while the R-5 district allows attached dwellings or townhome developments. Regardless of whether the site develops as single family detached or attached dwellings, the maximum density is 5 units per acre, up to 37 unit.

Key points that staff shared were:

1. If the zoning is approved to a R-5 district, the applicant has noted an intent to develop a twinhome subdivision. This would be consistent with the Land Use Plan, which does permit up to 5 dwelling units per acre.
2. Development standards of the ordinance would ensure compatibility. A 20-foot wide perimeter setback is required and no more than two homes can be attached, thus a long row of houses would not be allowed.
3. Compatibility with abutting single family developed to the east, the ordinance would require a Type C planting yard that requires a minimum of a 50-foot wide planting area with at least seven trees and 20 shrubs every 100 linear feet.
4. There are similar uses (twinhome developments) in the area, thus the request would not be introducing a use type that is not already developed in the area.

Mr. Shannon pointed out the request is consistent with the Land Use Plan, which permits densities up to five units per acre and the request would be reasonable in the public interest as the development standards of the R-5 district would ensure compatibility with surrounding uses. Additionally, the standards of the R-5 district would ensure the goals and objectives of the Land Use Plan are being met. Staff recommends approval of the request. The Planning & Zoning Commission reviewed this request at their September public hearing and are also recommending approval by a vote of 6-1.

Following staff's presentation on both the annexation request and the zoning map amendment, Chairman Wagner asked the applicant to come forward.

David Michaels, 5603 New Garden Village Road, Greensboro, provided a brief background for Landcraft Acquisition and Development Services. He noted that they are affiliated with Windsor Homes, one of the largest builders in the Triad. Windsor has developed and built in High Point for a number of years in numerous neighborhoods.

Mr. Michaels felt the site is a very good infill site and it would make good use of existing utility infrastructure that is close to the property. He explained that the current owner inherited the property and has no current use for it, so he would like to sell it. An agreement has been reached between the current property owner and Mr. Michaels subject to approval of the annexation and the zoning map amendment requests.

Approximately 14 people attended the citizen information meeting. Mr. Michaels then touched on the points of discussion that came up during the Planning & Zoning Commission meeting as follows:

Traffic. Concerns about the traffic exterior to the site along Penny Road, some on Hickwood and on Willard. He noted the site does have direct access onto Willard Road and they would not be creating any street connection into the existing neighborhood, so all traffic will go directly out onto Willard.

A traffic impact analysis was not required for this side because they are developing only 36 lots. NCDOT has approved their driveway permit with input from the High Point Transportation staff as well

Density. Mr. Michaels feels like the density is consistent with the Land Use Plan and pointed out there are similar zoning uses nearby.

Property values. The applicant does not feel like approval of this request would have any negative impact on the neighbors.

Stormwater and buffer. Mr. Michaels pointed out they would be putting in a Type C buffer and environmentally the site has no flood plain, wetlands, streams, and as far as run-off, they will have a stormwater control device (a bio cell), which is a system that does not expose water.

No wells or septic tanks. Since the area will be served by city water/sewer, there will be no wells or septic tanks, so there will not be an impact on the groundwater.

Mr. Michaels then asked Judy Stalder to come forward to address the marketing

and procedural aspect of the request.

Judy Stalder, 665 N. Main Street, reminded Council that a major priority of the Development Ordinance rewrite was to encourage new housing options. She noted the proposed twinhome development is a new option now allowed in the R-5 district and this is why no additional conditions are necessary with this rezoning. She further advised that the standards, setbacks, buffers, landscaping are built into the ordinance and they would be able to easily meet these standards with their development proposal.

Ms. Stalder pointed out this development would attract the 50+ age group, single professionals and millennials. The homes would be manageable in size, around 1,700 sq. ft., would be low maintenance, and the homeowner's association would maintain the exterior and the lawns. The homes will sell in the \$220,000 range and are intended for owner occupancy.

TRC has reviewed the site for layout, fire code, building standards, buffer requirements, zoning requirements, public water and sewer, environmental protection, water quality, erosion control, and transportation and Ms. Stalder pointed out nothing needs to be added for protection from traffic.

Chairman Wagner opened the public hearing and invited those present desiring to speak to come forward to the podium. There being no one present to offer any comments, the public hearing was closed.

Following the conclusion of the public hearing, the following actions were taken.

**Regarding Annexation 17-09, Mayor Pro Tem Wagner moved adoption of the ordinance annexing this 7.53-acre tract lying along the north side of Willard Road, approximately 130 feet east of Hickwood Road, specifically addressed as 2603 Willard Road. Council Member Alexander made a second to the motion, which carried by the following 9-0 unanimous vote:**

Ordinance No. 7347/17-90  
Introduced 11/6/2017; Adopted 11/6/2017  
Ordinance Book, Volume XIX, Page 229

**Regarding Zoning Map Amendment 17-17, Mayor Pro Tem Wagner moved adoption of the ordinance approving Zoning Map Amendment 17-17 based on consistency with the city's adopted plans and that the action is considered to be reasonable and in the public interest for the reasons outlined in the staff report. Council Member Ewing made a second to the motion, which carried by the following 9-0 unanimous vote:**

Ordinance No. 7348/17-91

Introduced 11/6/2017; Adopted 11/6/2017  
Ordinance Book, Volume XIX, Page 230

**A motion was made by Mayor Pro Tem Wagner, seconded by Council Member Alexander, that this matter be adopted. The motion carried by the following 9-0 vote:**

**Aye:** 9 - Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, Council Member Davis, and Council Member Davis

[170389](#)

**Ordinance - Land Acquisition & Development Services, LLC - Zoning Map Amendment 17-17**

A request by Land Acquisition and Development Services, LLC to rezone an approximate 7.53-acre parcel from the Residential Single Family-3 (R-3) District to the Residential Single Family-5 (R-5) District. The property is lying along the north side of Willard Road, approximately 130 feet east of Hickswood Road (2603 Willard Road). Approval of this rezoning request is contingent upon City Council approval of a voluntary annexation request.

**Attachments:** [3. ZA-17-17 Staff Report](#)  
[ZA-17-17 General Zoning Ordinance of adoption](#)

The public hearing for this matter and the accompanying matter 170388 Annexation 17-09 was held on Monday, November 6, 2017 at 5:30 p.m.

Herb Shannon of Planning and Development provided an overview of the staff report, which is hereby attached in Legistar as a permanent part of these proceedings.

He advised that staff would provide a combined presentation on Annexation 17-09 and Zoning Map Amendment 17-17; however, each matter will require a separate vote by Council.

For specific comments made at the public hearing for 170389 Zoning Map Amendment 17-17, please see matter 170388 Annexation 17-09.

Following the conclusion of the public hearing, **Mayor Pro Tem Wagner moved adoption of the ordinance approving Zoning Map Amendment 17-17 based on consistency with the city's adopted plans and that the action is considered to be reasonable and in the public interest for the reasons outlined in the staff report. Council Member Ewing made a second to the motion, which carried by the following 9-0 unanimous vote:**

**Ordinance No. 7348/17-91**  
Introduced 11/6/2017; Adopted 11/6/2017  
Ordinance Book, Volume XIX, Page 230



**A motion was made by Mayor Pro Tem Wagner, seconded by Council Member Ewing, that this matter be adopted. The motion carried by the following 9-0 vote:**

**Aye:** 9 - Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, Council Member Davis, and Council Member Davis

### 170390

#### **Ordinance - The Presbyterian Homes, Inc. - Annexation 17-10**

A request by The Presbyterian Homes, Inc. to consider a voluntary contiguous annexation of approximately 12.8 acres lying north of the intersection of Sandy Ridge Road and Johnson Street. The property also known as Guilford County Tax Parcels 0171322 and 0171330.

**Attachments:** [4. AN-17-10 Staff Report](#)

The public hearing for this matter and accompanying matter 107391 Zoning Map Amendment 17-18 was held on Monday, November 20, 2017 at 5:30 p.m.

Note: Staff will provide a combined presentation; however Council will need to vote on each item separately.

Herb Shannon of Planning and Development provided an overview of the staff report, which is hereby attached in Legistar as a permanent part of these proceedings.

The applicant, The Presbyterian Homes, Inc. is proposing to annex a 12.8-acre site lying south of the River Landing development, which was annexed in 1998 and has has several expansions since that time. Mr. Shannon noted that since the annexation in the late 1990s, over 1,000 acres have been annexed in this northern portion of the city's planning area, thus, city service vehicles have been firmly established in this area and this would be a logical progression of the city's annexation policy.

In regards to Zoning Map Amendment 17-18, the applicant is requesting not only the annexation area, but the entire development be rezoned to the Planned Development- Periphery (PD-P) District so that the entire development is under one zoning regulation. Mr. Shannon pointed out this does not change what is already existing in the area, but it applies the most current zoning from the Development Ordinance on the property. The applicant has taken all the previous conditions and transferred them over into the new PD-P District.

Key things that staff pointed out regarding Zoning Map Amendment 17-18:

The total residential development density will increase from 466 allowable units up to 550 allowable units.

The applicant proposes the following in their Master Plan:

Area A: No changes.

Area B: Proposing single family detached and single family attached cottages.

Area C: The Links Golf Course will now be the interior area of the development. Residential uses (either single family or multi-family will be added to this area, as well as a clubhouse that may include a restaurant on a portion of the site. Driveway will remain from Sandy Ridge Road, although a portion will be diverted to accommodate the expansion.

Area C-1: New maintenance facility is proposed in this area with buffering around the perimeter of the site.

Area D: Nothing has changed in this area. The area is already developed and contains some multi-story structures.

Area E: Rear of the property. Nothing has changed in this area.

Area F: Frontage along Sandy Ridge Road. The updated Master Plan notes this area is intended for residential uses.

Area G: Office use.

Area H: Contains their golf course, walking trail, recreational area, no changes noted.

Mr. Shannon pointed out the Master Plan was designed in such a way so that the more intense uses are towards the interior of the site and the perimeter consists of single family either detached or attached that are consistent or similar to surrounding development.

Additional key items to note:

Density: The request meets the density requirement. The Land Use Plan designates this area for low density residential, which permits residential uses up to five units per acre, thus, the request will be consistent with the Land Use Plan.

Access: No new access points are proposed. The existing access points of Links Drive and John Knox and the additional new area will be assessed from the internal private streets. The applicant has offered dedication of right-of-way on Sandy Ridge Road to address future widening of the corridor.

In conclusion, staff suggests that the request is reasonable and in the public

interest as it is consistent with the adopted policy guidance documents. Staff is recommending approval. The Planning & Zoning Commission reviewed this request at their September public hearing and also recommend approval.

Following the presentation of the staff report, Chairman Wagner asked the applicant to come forward.

Luke Dickey with Stimmell Associates, 601 N. Trade Street, Suite 200 in Winston Salem, spoke in favor of the request on behalf of the applicant, River Landing Presbyterian Homes. He noted the key point of this is a matter of incorporating this 12.8-acre tract back into their main campus for expansion. With the expansion, they are asking for the entire property, including the existing campus, to be rezoned to Planned Development- Periphery (PD-P) District. Mr. Dickey advised that the existing conditions already in place to protect the surrounding property owners on the north side of the development would remain in place. He reiterated that the density would be focused on the interior, with the maintenance facility on the exterior. They have also added conditions on height, as well as conditions for extra buffering and screening from the adjacent properties.

As required, they did have a neighborhood meeting and issued invitations to the residents in Saddlebrook, the Legacy, and surrounding property owners. Mr. Dickey stated that staff provided them with 119 addresses, but they increased that by an additional 158, so they sent out a total of 277 invitations for the drop-in meeting. Only two residents attended and they were good with the development after being assured that the golf course would remain.

Mr. Dickey acknowledged the members of the River Landing and Presbyterian Homes that were present in the audience and entertained questions following his comments.

There being no questions, Chairman Wagner declared the public hearing open and asked if there was anyone present who would like to speak in favor of or in opposition to this request. No one was present to comment and the public hearing was declared closed.

Regarding Annexation 17-10, Mayor Pro Tem Wagner made a motion to adopt the ordinance providing for the annexation of the property. Council Member Alexander made a second, which carried by the following 9-0 unanimous vote.

Regarding Zoning Map Amendment 17-18, Mayor Pro Tem Wagner moved adoption of the ordinance rezoning this property from the Agricultural (AG) District, within Guilford County's zoning jurisdiction, and the Planned Development Development Residential (PDR) District to the Planned Development- Periphery (PD-P) District based on consistency with the city's adopted plans and that the request is reasonable in the public interest for the reasons outlined in the staff

report. Council Member Alexander made a second to the motion, which carried by the following 9-0 unanimous vote.

**A motion was made by Mayor Pro Tem Wagner, seconded by Council Member Alexander, that this matter be adopted. The motion carried by the following 9-0 vote:**

**Aye:** 9 - Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, Council Member Davis, and Council Member Davis

### 170391

#### **Ordinance - The Presbyterian Homes, Inc. - Zoning Map Amendment 17-18**

A request by the Presbyterian Homes, Inc. to rezone approximately 162 acres from the Agricultural (AG) District, within Guilford County's zoning jurisdiction, and the Planned Development Residential (PDR) District to the Planned Development - Periphery (PD-P) District. The site is lying north of the intersection of Sandy Ridge Road and Johnson Street and west of the intersection of Sandy Ridge Road and Kendale Road. Approval of this rezoning request is contingent upon City Council approval of a voluntary annexation request.

**Attachments:** [5. ZA-17-18 Staff-Report](#)  
[ZA-17-18 \(Adopted PUD Dev. Standards\)](#)

The joint public hearing for this matter and accompanying matter 170390 Annexation 17-10 was held on Monday, November 6, 2017 at 5:30 p.m.

Note(s): Staff will provide a combined presentation; however Council will need to vote on each item separately.

Please refer to 170390 Annexation 17-10 for specific comments made during the joint public hearing on 170391 Zoning Map Amendment 17-18.

Regarding Zoning Map Amendment 17-18, Mayor Pro Tem Wagner moved adoption of the ordinance rezoning this property from the Agricultural (AG) District, within Guilford County's zoning jurisdiction, and the Planned Development Development Residential (PDR) District to the Planned Development- Periphery (PD-P) District based on consistency with the city's adopted plans and that the request is reasonable in the public interest for the reasons outlined in the staff report. Council Member Alexander made a second to the motion, which carried by the following 9-0 unanimous vote.

**A motion was made by Mayor Pro Tem Wagner, seconded by Council Member Alexander, that this matter be adopted. The motion carried by the following vote:**

**Aye:** 9 - Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, Council Member Davis, and Council Member Davis

## **GENERAL BUSINESS AGENDA**

### **170392**

#### **Appointment - NCMPA1 - Randy McCaslin**

Council is requested to confirm the appointment of Deputy City Manager, Randy McCaslin, as the City's appointed representative to the North Carolina Municipal Power Agency1 (NCMPA1) replacing former City Manager Strib Boynton. Appointment effective January 23, 2018.

**Attachments:** [Appointment-NCMPA1](#)  
[Letter to Matt Shull - ElectriCities signed](#)  
[Strib - Resignation Letter](#)  
[Oath of Office McCaslin NCMPA1.pdf](#)

Council Member C. Davis stated that although she does not oppose Mr. McCaslin serving in this capacity, she was curious as to why the city manager is not serving.

City Manager Greg Demko explained that he asked Deputy City Manager Randy McCaslin to sit on NCMPA1 board for two specific reasons:

1. Mr. McCaslin has direct responsibility and oversight of the utility operations in his position as Deputy City Manager; and
2. Mr. McCaslin will consult with the city manager on any actions prior to bringing it to the City Council, adding another layer of oversight.

Appointed Deputy City Manager Randy McCaslin to the North Carolina Municipal Power Agency1 (NCMPA1), effective January 23, 2018.

**A motion was made by Council Member Alexander, seconded by Council Member Williams, that this appointment be approved. The motion carried by the following 9-0 vote:**

**Aye:** 9 - Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, Council Member Davis, and Council Member Davis

### **170393**

#### **Abstract of Votes - Primary Election Results**

Council is requested to acknowledge receipt of the abstract of votes received from the Board of Election for Guilford County, Forsyth County, Davidson County and Randolph County for the Municipal Primary Election held Tuesday, October 10, 2017.

**Attachments:**    [Acknowledge Receipt of Abstract of Votes for Primary Election October 10 2017](#)  
[Abstract of Votes - Forsyth County](#)  
[Abstract of Votes - Guilford County](#)  
[Abstract of Votes - Randolph County](#)  
[Abstract of Votes -Davidson County](#)

**A motion was made by Council Member Alexander, seconded by Council Member Ewing, to acknowledge receipt of the Abstract of Votes received from the Guilford County Board of Elections that this matter be acknowledged receipt of report. The motion carried by the following 9-0 vote:**

**Aye:** 9 - Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, Council Member Davis, and Council Member Davis

## 170394

### **Minutes to Be Approved**

Special Meeting- High Point City Council; September 25th @ 4:30 p.m.

Finance Committee; September 27th @ 4:00 p.m.

Manager's Briefing; October 2nd @ 4:00 p.m.

Special Meeting- High Point City Council; October 2nd @ 4:45 p.m.

High Point City Council Regular Meeting; October 2nd @ 5:30 p.m.

Community Housing, Neighborhood Dev. & Public Safety Committee; October 3rd @ 10:00 a.m.

Prosperity & Livability Committee; October 4th @ 9:00 a.m.

Special Meeting- High Point City Council; October 19th @ 2:00 p.m.

Finance Committee; November 1st @ 4:00 p.m.

**Attachments:**    [1. September 25 2017 High Point City Council Special Meeting.pdf](#)  
[2. September 27 2017 Finance Committee.pdf](#)  
[3. October 2 2017 Manager's Briefing Minutes.pdf](#)  
[4. October 2 2017 High Point City Council Special Meeting.pdf](#)  
[5. October 2 2017 High Point City Council.pdf](#)  
[6. October 3, 2017 CH ND & PS Committee.pdf](#)  
[7. October 4 2017 Prosperity & Livability Committee.pdf](#)  
[8. October 19 2017 High Point City Council Special Meeting](#)  
[9. November 1 2017 Finance Committee](#)

**A motion was made by Council Member Alexander, seconded by Council Member Ewing, that the preceding minutes be approved as submitted by the city clerk. The motion carried by the following 9-0 vote:**

**Aye:** 9 - Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, Council Member Davis, and Council Member Davis

## **ADJOURNMENT**

There being no further business to come before Council, the meeting adjourned at 6:45 p.m. upon motion duly made by Council Member Ewing and second by Council Member Hill.

Respectfully Submitted,

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William S. Bencini, Jr., Mayor

Attest:

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Lisa B. Vierling, MMC  
City Clerk