



City of High Point

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

Meeting Agenda

Prosperity and Livability Committee

Wesley Hudson, Mayor Pro Tem - Chair
Michael Holmes
Cyril Jefferson
Monica Peters
Jay Wagner, Mayor (Alternate)

Wednesday, April 5, 2023

9:00 AM

Council Chambers

Prosperity and Livability Committee - Mayor Pro Tempore Wesley Hudson, Chair

CALL TO ORDER

PRESENTATION OF ITEMS

[2023-137](#)

Discussion Regarding General Development Ordinance Amendments-Spring 2023
Staff will discuss the General Development Ordinance Amendments-Spring 2023.

Attachments: [Memo - General Amendments Spring 2023](#)

[General Development Ordinance Amendment #10 - Spring 2023](#)

[Presentation - General Amendments Spring 2023](#)

[2023-158](#)

Disparity Study Update
Consideration of the Committee to recommend proceeding with the process to issue a Request for Proposal for the Disparity Study.

Attachments: [Memo - Disparity Study Update](#)

[2023-159](#)

Approval of Aesthetic Design Elements for N. Elm Street
Consideration of approval of aesthetic design elements for the N. Elm Street Streetscape project in close conformity with Streetscape Concept Plan Pattern #A-1.

Attachments: [Memo - N. Elm St. Streetscape Elements](#)

[Streetscape Concept Plan Pattern #A-1](#)

ADJOURNMENT



City of High Point

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

Master

File Number: 2023-137

File ID: 2023-137

Type: Miscellaneous Item

Status: To Be Introduced

Version: 1

Reference:

In Control: Prosperity and
Livability Committee

File Created: 03/23/2023

File Name:

Final Action:

Title: Discussion Regarding General Development Ordinance Amendments-Spring
2023
Staff will discuss the General Development Ordinance Amendments-Spring 2023.

Notes:

Sponsors:

Enactment Date:

Attachments: Memo - General Amendments Spring 2023, General
Development Ordinance Amendment #10 - Spring
2023, Presentation - General Amendments Spring
2023

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name: mary.brooks@highpointnc.gov

Effective Date:

Related Files:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File 2023-137

PROSPERITY AND LIVABILITY COMMITTEE AGENDA ITEM



Title: General Development Ordinance Amendments - Spring 2023

From: Sushil Nepal, Planning and Development
Director

Meeting Date: April 5, 2023

Public Hearing: No

Advertising Date / N/A

Advertised By: -

Attachments: None

PURPOSE:

Discussion related to general amendments to the City's Development Ordinance, including the width standards for sidewalks within the city's Mixed Use zoning districts and ground floor use standards for multifamily residential use types with frontage along Main Street in the City's MS-B, MS-C, MX-D and CB Districts.

BACKGROUND:

Planning and Development staff regularly assesses the need for improvement, clarification and correction to the City's Development Ordinance. This is the 10th round of general amendments to the City's Development Ordinance since it was rewritten in 2017. The draft amendments presented here are intended to be presented to the Planning and Zoning Commission at their April 25, 2023 meeting.

BUDGET IMPACT:

N/A

RECOMMENDATION / ACTIONS REQUESTED:

Discussion and information item only.

AN ORDINANCE AMENDING THE CITY OF HIGH POINT DEVELOPMENT ORDINANCE

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

WHEREAS, public hearings were held before the Planning and Zoning Commission on April 25, 2023 and before the City Council on May 15, 2023 regarding Text Amendment 23-XX; and

WHEREAS, notice of the public hearings was published in the High Point Enterprise on MONTH DAY, 2023 for the Planning and Zoning Commission public hearing, and on MONTH DAY, 2023 and MONTH DAY, 2023 for the City Council public hearing pursuant to Chapter 160D-601 of the General Statutes of North Carolina.

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

SECTION 1.

(Regarding changes to applications for conditional zoning or planned development requests)

PART A.

That Section 2.4.6.B.8. *Changes to Application*, regarding changes made by applicants for conditional zoning applications, is hereby amended as follows:

- (a) Changes shall be made in writing to the Planning and Development Director during or after the hearing conducted by the P&Z but no closer ~~two~~ **than ten (10)** business days prior to final action by the City Council on the conditional zoning application;
- (b) *(unchanged)*
- (c) *(unchanged)*

PART B.

That Section 2.4.9.B.8. *Changes to Application*, regarding changes made by applicants for planned development applications, is hereby amended as follows:

- (a) Changes shall be made in writing to the Planning and Development Director during or after the hearing conducted by the P&Z but no closer than ~~48 hours~~ **ten (10)**

business days prior to final action by the City Council on the planned development application;

(b) *(unchanged)*

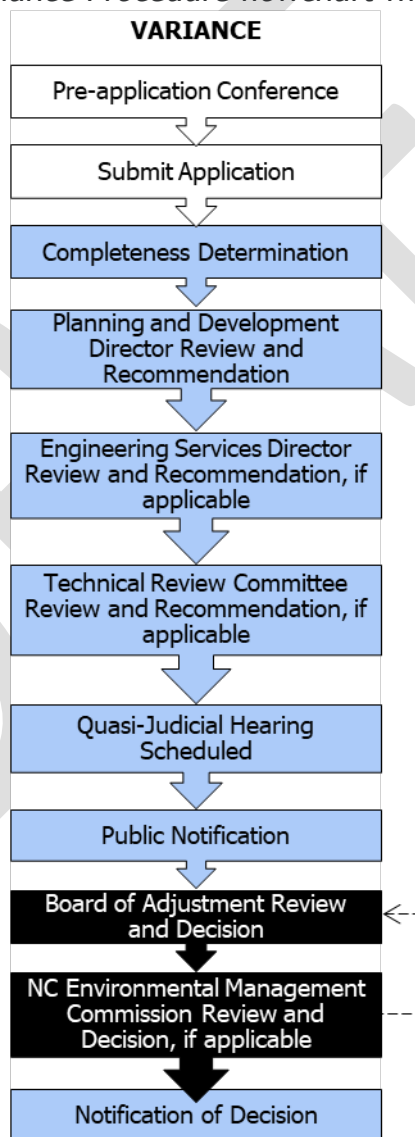
(c) *(unchanged)*

SECTION 2.

(Regarding the Variance procedure)

That Section 2.4.16. *Variance*, is hereby amended as shown, to reflect the current variance procedure. It was previously included in TA-20-03, related to watershed protection standards, but erroneously amended again with TA-21-01 during previous amendments related to 160D.

(Replace the existing Variance Procedure flowchart with this new version below)



SECTION 3.

That Section 3.4.8.G., District Standards, related to the section reference of building standards within the Central Business District, is hereby amended as follows:

G. District Standards

1. Building Compliance due to Expansion or Exterior Alteration

- (a) In cases where an existing building is expanded or enlarged by 25 percent or less of its gross floor area as it existed on June 5, 2017, or the effective date of the district upon the land, whichever is later, the expansion of the building shall either maintain the current appearance of the existing building or comply with the standards in Section 3.4.8 G.~~13~~, Building Standards.
- (b) In cases where an existing building is expanded or enlarged by more than 25 percent of its gross floor area as it existed on June 5, 2017, or the effective date of the district upon the land, whichever is later, the portion of the front and side building facades associated with the expansion or enlargement shall comply with the standards in Section 3.4.8 G.~~13~~, Building Standards.

SECTION 4.

(Regarding sidewalk standards in the Mixed Use Districts and to renumber subsequent tables accordingly)

PART A.

That Section 3.5.7.C.2.h., *Sidewalks*, related to sidewalk widths within the Mixed Use District is hereby amended as follows, including the addition of *Table 3.5.7.D. – Alternate Sidewalk Width Standards in the MX District*:

(h) **Sidewalks** Sidewalks shall comply with the standards in Section 5.9, Sidewalks, as well as the following:

- (1) Sidewalks shall be located on both sides of all streets except alleys.
- (2) Sidewalks shall be located at the back of the curb and shall maintain a minimum width of at least 12 feet or up to the existing building line when less than 12 feet., **unless an alternate width standard is provided in Table 3.5.7.D. – Alternate Sidewalk Width Standards in the MX District.**

Author's note: Table 3.5.7.D. – Alternate Sidewalk Width Standards in the MX District is added below as follows:

TABLE 3.5.7.D, ALTERNATE SIDEWALK WIDTH STANDARDS IN THE MX DISTRICT

Mixed-Use Downtown District (MX-D)	
STREET NAME	WIDTH
Boulevard Street	8 feet
Ferndale Avenue (W. of Lindsay Street)	8 feet
Gatewood Avenue (W. of Lindsay Street)	8 feet
Hayden Place	8 feet
Lindsay Place	8 feet
Oakwood Street	8 feet
Virginia Place	8 feet
W. Broad Avenue	8 feet
Westwood Avenue (W. of Lindsay Street)	8 feet
Mixed-Use Washington Street District (MX-W)	
Fourth Street	8 feet

TEXT AMENDMENT 23-XX

Ordinance #XXXX/23-XX

Applicant: City of High Point

Hobson Street	8 feet
Richardson Avenue	8 feet

(3) Sidewalks may include street tree plantings, street furnishings and sidewalk cafes in accordance with applicable City Codes.

(4) Sidewalks shall be configured to provide a smooth transition in width between new sidewalks and connections to established sidewalks of a lesser width.

PART B.

That the following table titles be amended to reflect the addition of *Table 3.5.7.D. – Alternate Sidewalk Width Standards in the MX District.*

TABLE 3.5.7.~~DE~~, DIMENSIONAL STANDARDS IN THE MX-W DISTRICT

TABLE 3.5.7.~~EE~~, DIMENSIONAL STANDARDS IN THE MX-D DISTRICT

PART C.

That Section 3.5.7.D.2., *Dimensional Standards*, be amended to reflect the addition of *Table 3.5.7.D. – Alternate Sidewalk Width Standards in the MX District.*

2. Dimensional Standards The dimensional standards in Table 3.5.7.~~DE~~, Dimensional Standards in the MX-W District, shall apply to all development in the MX-W District.

PART D.

That Section 3.5.7.E.2., *Dimensional Standards*, be amended to reflect the addition of *Table 3.5.7.D. – Alternate Sidewalk Width Standards in the MX District.*

2. Dimensional Standards The dimensional standards in Table 3.5.7.~~EE~~, Dimensional Standards in the MX-D District, shall apply to all development in the MX-D District.

SECTION 5.

(Regarding the description of a triplex/quadplex)

That Table 4.2.4. *Residential Use Classification*, to amend the use type description for a triplex/quadplex, is hereby amended as follows:

B. HOUSEHOLD LIVING	(h) Triplex/quadplex	A type of residential structure that includes 3 or 4 individual dwelling units located on 1 lot, or configured so that each unit is on its own individual lot.
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SECTION 6.

(Regarding ground floor use standards for multi-family dwellings)

That Section 4.3.2.B.5., *Multi-Family Dwelling*, related to the use standards for multi-family dwellings, is hereby amended as follows to add ground floor use standards:

5. **Multi-Family Dwelling** Multi-family development shall comply with the following standards:

(a) through (g) *(unchanged)*

(h) Permitted Ground Floor Uses Along Main Street

(1) A minimum of 50 percent of the ground floor building frontage along Main Street shall be dedicated to institutional or commercial use types, or an active amenity which is commonly found within a multi-family dwelling, such as offices, recreation rooms, or common areas. The remainder of the frontage may be occupied by any use type permitted within the applicable zoning district.

(2) This standard shall only apply to multi-family dwellings with frontage on Main Street within the MS-A, MS-B, MS-C, MX-D and CB Districts.

SECTION 7.

That Section 4.4.4.D.2., Utilities, related to standards for residential accessory structures, is hereby amended as follows:

2. **Utilities** Utility service, such as water, sewer and electricity, to the accessory structure shall be provided by branching service from the principal structure. **For lots that are 2 acres or more, utility service may be provided by direct service, subject to TRC review, and that no new street address is created for the structure.**

SECTION 8.

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

SECTION 9.

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

SECTION 10.

This ordinance shall become effective upon adoption.

Adopted by the City Council
City of High Point, North Carolina

The **15th day of MAY, 2023**

Sandra R. Keeney, City Clerk

By: _____

Jay W. Wagner, Mayor

ATTEST:

TEXT AMENDMENT 23-XX

Ordinance #XXXX/23-XX

Applicant: City of High Point

Sandra R. Keeney, City Clerk

DRAFT

City of High Point
Prosperity and Livability
Committee
April 5, 2023

General Text Amendment – Spring 2023 City of High Point

Summary

- Regular assessment for improvement, clarification and correction to the City's Development Ordinance.
- 10th round of general amendments to the Development Ordinance since it was rewritten in 2017.
- March 28, 2023 Planning and Zoning Commission

Summary

- 7 sections
 - 4 are clarifications / corrections
 - 1 related to utility service at residences
- 2 most impactful:
 - Width standards for sidewalks in the city's Mixed Use zoning districts
 - Ground floor use standards for multifamily residential use types with frontage along Main Street in the City's MS-B, MS-C, MX-D and CB Districts.

MX Sidewalk Width

- Blanket approach, lacks some context
 - 12 feet in width
- Consideration of policy goals
 - Sidewalk width to accommodate comfortable pedestrian experience, sidewalk dining, street furnishings
 - Contention for sidewalk space; utilities, sanitation, signage

MX Sidewalk Width

- Staff walking tour of MX-D District (July 2022)
- Review of streets by context



Proposed Alternate Sidewalk Width Standards in MX-D and MX-W Districts

- Existing 12' Sidewalk Requirement
- Proposed 8' Sidewalk Amendment
- MX District Boundaries

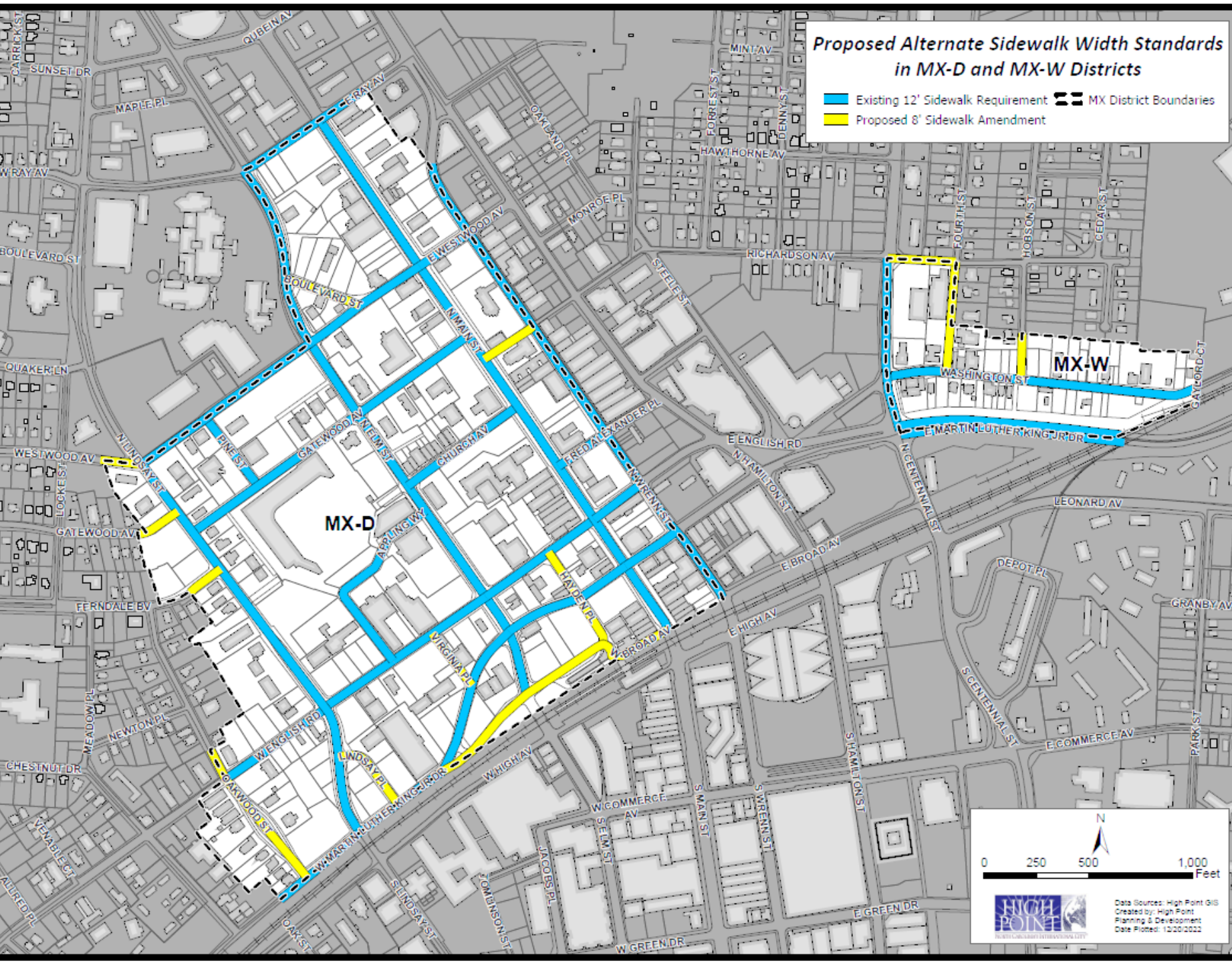


TABLE 3.5.7.D, ALTERNATE SIDEWALK WIDTH STANDARDS IN THE MX DISTRICT

Mixed-Use Downtown District (MX-D)

STREET NAME	WIDTH
Boulevard Street	8 feet
Ferndale Avenue (W. of Lindsay Street)	8 feet
Gatewood Avenue (W. of Lindsay Street)	8 feet

Multifamily Residential Use Standards

- Many uses / use types have use standards within the Development Ordinance
- Multifamily Residential
 - Building placement
 - Building length
 - Open space
 - Recreation facilities
 - Pedestrian connections
 - Utility placement
 - Core City building reuse

Multifamily Residential Use Standards

Proposed:

(h) Permitted Ground Floor Uses Along Main Street

(1) A minimum of **50 percent** of the ground floor building frontage along Main Street shall be dedicated to **institutional or commercial use types**, or an active amenity which is commonly found within a multi-family dwelling, such as offices, recreation rooms, or common areas. The remainder of the frontage may be occupied by any use type permitted within the applicable zoning district.

Multifamily Residential Use Standards

- Section 4.2. of the Development Ordinance
- Institutional or commercial use types:
 - **Institutional:** Civic uses, day care, educational, health care, religious institutions,
 - **Commercial:** eating establishments, offices, personal services, recreation and leisure, retail sales
- Active amenity which is commonly found within a multi-family dwelling:
 - Offices, recreation rooms, common areas



50 percent of width along Main Street

Multifamily Residential Use Standards

- (2) This standard shall only apply to multi-family dwellings with frontage on Main Street within the **MS-B, MS-C, MX-D** and **CB Districts**.
 - These districts all have district, site and building standards that promote an urban/dense development pattern
 - *Façade transparency, materials, entrances, setbacks*
- Main Street (Boundaries)
 - At State Avenue on North Main
 - At East Market Center on South Main

Multifamily Residential Use Standards

- Comparison
 - Greensboro (nothing addressing ground floor uses)
 - Winston-Salem (nothing addressing ground floor uses)
 - Chapel Hill (nothing addressing ground floor uses)
 - Salisbury (nothing addressing ground floor uses)
 - Kannapolis (nothing addressing ground floor uses)
 - Boone (50-100 percent of *square footage* at street level)
 - *Square feet vs. linear feet of frontage*
 - Concord (In their Center City zoning, “*the street level of any new multi-story building shall be devoted to retail, commercial, and service uses.*”



ZONING PRACTICE

Unique Insights | Innovative Approaches | Practical Solutions

**Activating Ground Floors
in Mixed-Use Buildings
After COVID**

- *Montgomery County, MD*
- *Arlington County, VA*
- *Los Angeles, CA*
- *Vancouver, BC*
- *Champaign, IL*
- *Grand Rapids, MI*

“In the long run, commercial centers and corridors will **have to change**. Many will have to be **downsized**. Many will need to combine traditional retail and restaurant uses with facilities for medical care, education, museums and libraries, artist work spaces, personal services, light industry, and meeting and community spaces, along with a wide range of other activities.”

Other Amendments

- Section 2 - Utility Connection for Residential Accessory Structures
 - Some utility connections aren't strong enough to be able to provide adequate service (electric connection to outbuildings)
 - Standard that utilities shall be branched from main dwelling
 - Larger lots (2 AC or more) to be allowed direct connection

Other Amendments

- Section 5 – Time for changes to applications for Conditional Zoning or Planned Development zoning applications
 - Currently, changes to Conditional Zoning or Planned Development applications are permitted to make changes no less than 2 business days prior to City Council action
 - Proposing 10 days to allow staff added review time

Single-Family Attached Development

Use Standards

Single-Family Attached Development

- City has received an increased number of zoning requests for single-family attached dwellings (*townhouses*)
 - ZA 21-19 (Cox Ave at Jackson Lake Road) CZ RM-16
 - ZA 21-22 (*Bencini Property at Skeet Club / I-74*) CZ RM-16
 - ZA 22-16 (*Old Mill Road at I-74*) CZ RM-5
- Proposals include long stretches of single-family attached dwellings
- **Not an issue of density**, but **design**

Single-Family Attached Development

- Issues during plan review
 - Off-street parking requirements
 - *Where do visitors park?*
 - Placement of open space
 - *Should it be easily identifiable and accessible?*
 - Active open space
 - *Should more open space be active?*
 - Variable building spacing, breaking up the façade wall
 - *Block length, building placement*
 - Alley-loaded requirements
 - *Could allow for on-street parking*
 - Sidewalks and accessibility
 - Trash collection
 - Issues for Public Services

Single-Family Attached Development

- Immediate measures
 - Off-street parking, parking lots for visitors
- Long-term measures
 - Begin to revise single-family attached use standards within the Development Ordinance
 - Landscaping, trees

Single-Family Attached Development

- Current use standards are limited:
 - 10 feet of building separation; away from parking lots
 - Maximum number of attached units
 - R-5 and R-7 districts; 2 per building (twin home)
 - RM-5 and TO districts; 6 per building
 - RM-16, OI, LB, EC, and I districts; 8 per building
 - RM-26, GB, and RC districts; 10 per building
 - Setbacks and driveway length
 - Open space is required
 - Placement of recreation facilities

Single-Family Attached Development



Single-Family Attached Development

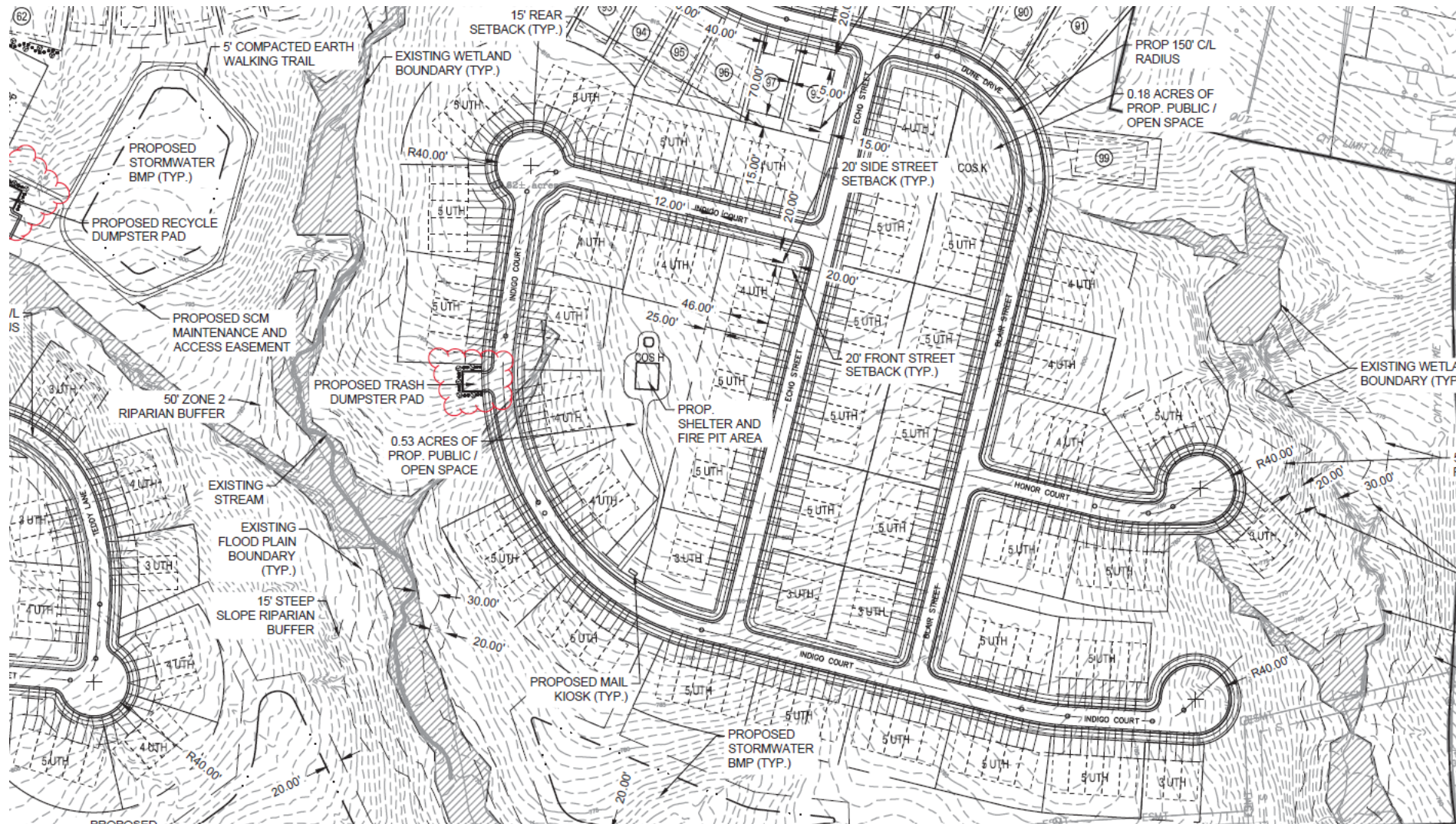
***Montgomery
County, PA***



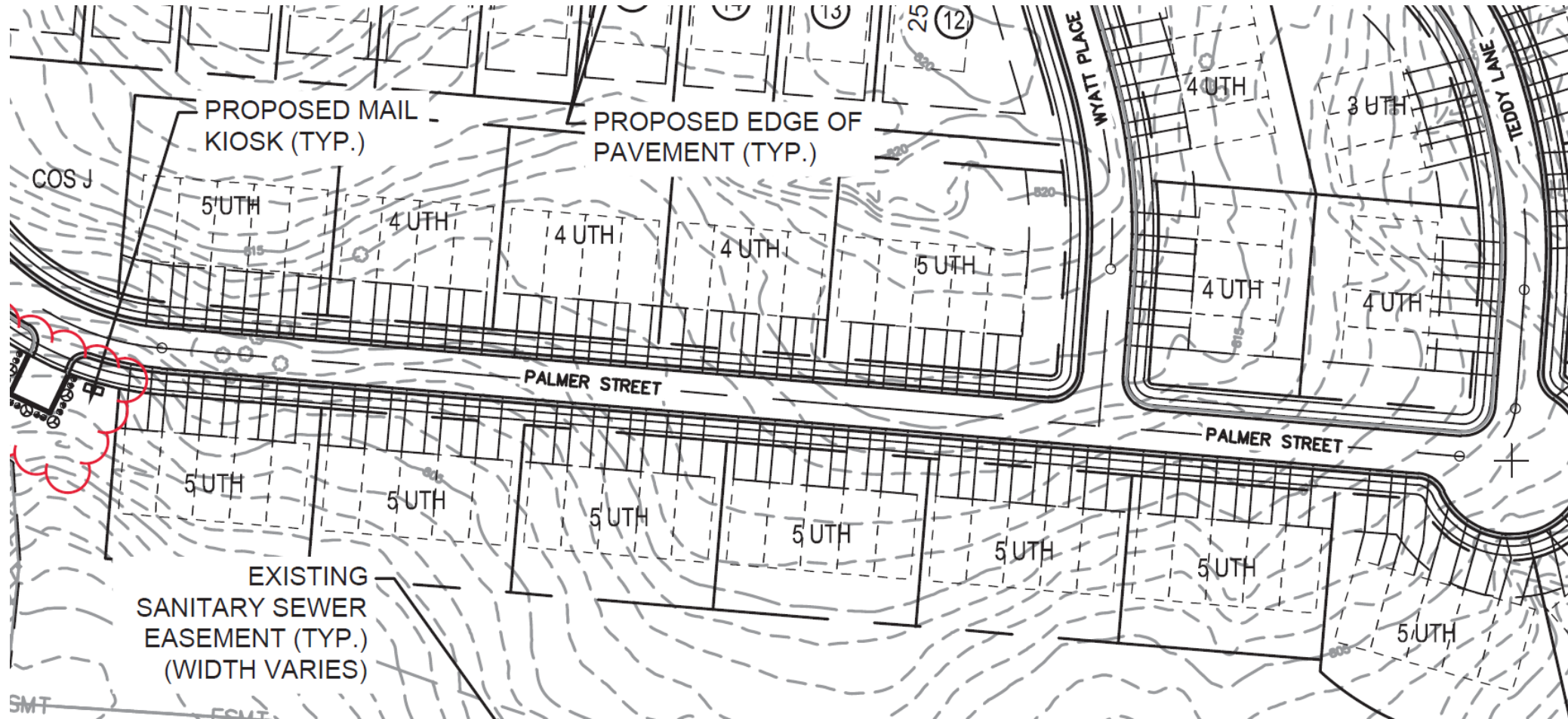
Single-Family Attached Development



Single-Family Attached Development



Single-Family Attached Development



← Northborough Rd
Colfax, North Carolina
Google Street View
Jan 2023



Single-Family Attached Development

📍 Northborough, High Point

← 1746 Eastfall St
Kernersville, North Carolina
Google Street View
Jan 2023



📍 Welden Village, Kernersville



Single-Family Attached Development

 The Trellises,
High Point



 Welden Village,
Kernersville



Single-Family Attached Development

 The Trellises,
High Point



 Welden Village,
Kernersville

Single-Family Attached Development



 Copperfield Glen, High Point

Single-Family Attached Development



 Montgomery County, PA

Single-Family Attached Development



 Montgomery County, PA

Single-Family Attached Development



 Montgomery County, PA



City of High Point

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File Number: 2023-158

File ID: 2023-158

Type: Miscellaneous Item

Status: To Be Introduced

Version: 2

Reference:

In Control: Prosperity and
Livability Committee

File Created: 03/30/2023

File Name:

Final Action:

Title: Disparity Study Update

Consideration of the Committee to recommend proceeding with the process to issue a Request for Proposal for the Disparity Study.

Notes:

Sponsors:

Enactment Date:

Attachments: Memo - Disparity Study Update

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name: sandra.keeney@highpointnc.gov

Effective Date:

Related Files:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File 2023-158

CITY OF HIGH POINT

AGENDA ITEM



Title: Disparity Study update

From: Eric Olmedo, Assistant City Manager

Public Hearing: n/a

Attachments: n/a

Meeting Date: April 5, 2023

Advertising Date / n/a

Advertised By: n/a

PURPOSE:

To discuss the process of issuing a Request for Proposal (RFP) for a Disparity Study.

BACKGROUND:

Disparity studies are designed to document past discrimination in the awarding of contracts by a particular jurisdiction as well as in the industry in general. Local governments are not required to have a disparity study, but they work to support the constitutionality of a local government's Minority and Women Business Enterprise (MWBE) program.

The High Point City Council has been briefed on various facets of disparity studies since October 2020. The Prosperity and Livability Committee requested information be brought back to this meeting regarding the process for issuing an RFP for these services.

Staff has researched and collected RFP documents from other North Carolina city and county jurisdictions, as well as a comprehensive list of consultants that have completed this work in other jurisdictions. Staff is prepared to issue an RFP if so directed.

BUDGET IMPACT:

Unknown, dependent on results of the RFP.

RECOMMENDATION / ACTIONS REQUESTED:

Staff asks the Prosperity and Livability Committee to determine if the Committee would like to recommend moving forward with the process to issue an RFP for the Disparity Study.



City of High Point

Municipal Office Building
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File Number: 2023-159

File ID: 2023-159

Type: Resolution

Status: To Be Introduced

Version: 1

Reference:

In Control: Prosperity and
Livability Committee

File Created: 03/30/2023

File Name:

Final Action:

Title: Approval of Aesthetic Design Elements for N. Elm Street

Consideration of approval of aesthetic design elements for the N. Elm Street Streetscape project in close conformity with Streetscape Concept Plan Pattern #A-1.

Notes:

Sponsors:

Enactment Date:

Attachments: Memo - N. Elm St. Streetscape Elements,
Streetscape Concept Plan Pattern #A-1

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name: sandra.keeney@highpointnc.gov

Effective Date:

Related Files:

History of Legislative File

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Text of Legislative File 2023-159

CITY OF HIGH POINT

AGENDA ITEM



N. Elm Street Streetscape - Aesthetic Design Elements

From: Damon Dequenne, Assistant City Manager
Trevor Spencer, Engineering Services Director

Meeting Date: April 17, 2023

Public Hearing: N/A

Advertising Date: N/A

Advertised By: N/A

Attachments: Streetscape Concept Plan Pattern #A-1

PURPOSE:

Staff recommends adoption of aesthetic design elements to be incorporated in the future N. Elm Street Streetscape improvements as part of the federally funded *High Point on the RISE* grant project.

BACKGROUND:

The City of High Point was awarded RAISE Grant funding by the Federal Highway Administration for its multimodal connectivity and infrastructure improvement project known as *High Point on the RISE*. A vital phase of this project is the N. Elm Street corridor from Commerce Drive to Sunset Drive, which will provide streetscape and utility improvements while achieving complete street multimodal connectivity for motorists, cyclists, pedestrians, and public transportation.

This recommendation focuses on adoption of aesthetic design elements within the N. Elm Street streetscape as depicted in the attached Streetscape Concept Plan Pattern #A-1 created by Forward High Point. Landscape, hardscape, seating, lighting, and public art aesthetic design elements will be followed in close conformity with the visual depictions in the concept plan and included in the engineered design to the most practicable extent.

RECOMMENDATION / ACTION REQUESTED:

Staff recommends adoption of aesthetic design elements for the N. Elm Street streetscape in close conformity with Streetscape Concept Plan Pattern #A-1. If approved by the committee, staff will draft and provide a resolution for consideration by the entire City Council.

N. ELM STREET - STREETScape CONCEPT PLAN (WITH PARKING & BIKE LANES) - PATTERN # A-1

