

City of High Point

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



Minutes

Monday, April 18, 2022

5:30 PM

Council Chambers

City Council

Jay W. Wagner, Mayor

Monica L. Peters, Mayor Pro Tem

*Britt W. Moore (At Large), Tyrone Johnson (At Large), Cyril Jefferson (Ward 1),
Christopher Williams (Ward 2), S. Wesley Hudson (Ward 4), Victor Jones (Ward 5), and
Michael Holmes (Ward 6)*

ROLL CALL, MOMENT OF SILENCE, AND PLEDGE OF ALLEGIANCE

Mayor Wagner called the meeting to order at 5:33 p.m.

Upon call of the roll, the following Council Members were **Present (8)**:

Mayor Jay W. Wagner; Mayor Pro Tem Monica Peters, Ward 3; Council Member Britt W. Moore, At Large; Council Member Tyrone E. Johnson, At Large; Council Member Cyril A. Jefferson, Ward 1; Council Member S. Wesley Hudson, Ward 4; Council Member Victor A. Jones, Ward 5 [arrived at 5:57 p.m.]; and Council Member Michael A. Holmes, Ward 6.

Council Member Christopher Williams, Ward 2, was **Absent**.

Mayor Wagner called for a Moment of Silence. The Pledge of Allegiance followed.

The Mayor advised that Council met during a Special Meeting held at 4:00 p.m. prior to this meeting and due to time constraints and the scheduled Regular Meeting that was to begin at 5:30 p.m., that meeting was recessed at 5:22 p.m. so Council could begin the 5:30 p.m. session.

Mayor Wagner noted there was still one remaining item to be discussed during Closed Session, so Council would recess the Regular Meeting after the ceremonial and public comment portion. Council recessed the Regular Meeting at 5:50 p.m.

Council reconvened the Regular Meeting at 6:20 p.m. following the adjournment of the Special Meeting.

- Present** 8 - Council Member Britt Moore, Council Member Cyril Jefferson, Mayor Jay Wagner, Council Member Michael Holmes, Mayor Pro Tem Monica Peters, Council Member Tyrone Johnson, Council Member Victor Jones, and Council Member Wesley Hudson
- Absent** 1 - Council Member Christopher Williams

RECOGNITIONS AND PRESENTATIONS

[2022-176](#)

Proclamation - Child Abuse Prevention Month

Mayor Wagner will read a proclamation proclaiming April 2022 as Child Abuse Prevention Month.

Attachments: [Child Abuse Prevention Month April 2022 final - signed](#)

Mayor Wagner read the Proclamation proclaiming April 2022 as Child Abuse Prevention Month into the record.

PUBLIC COMMENT PERIOD

[2022-180](#)**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 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.

Mayor Wagner opened the floor for the Public Comment Period. The following individuals addressed Council.

Billy Queen took advantage of the opportunity to campaign for his candidacy as the Guilford County Sheriff. Mr. Queen shared that he grew up in Guilford County; started his law enforcement career in High Point; shared a brief history of his career and asked those in the audience to vote for him.

Joseph Jackson and Greg Black addressed Council on behalf of Team Jackson Boxing and Black's Boxing Academy. Mr. Jackson, a professional boxer, shared that he and Coach Greg Black recently opened up a boxing gym at 1190 Eastchester Drive about two weeks ago; that they are trying to give back to the community by teaching the kids to get them out of the streets. They reported they are planning to put in a bid to host the 2023 National Boxing Qualifier in High Point next year; they really didn't have an ask of Council, just bringing awareness to their presence.

Mayor Wagner welcomed them to High Point and encouraged Mr. Jackson and Mr. Black to get connected with Visit High Point so they can help in coordinating their activities and events in High Point. Council Member Holmes shared their business happens to be in Ward 6 and that he would also be reaching out to them.

Jessica Wynn, Abigail Lind, and Kristen Moore, addressed Council regarding walkability in High Point and what it means to them as young professionals.

Ms. Wynn expressed strong support behind all of the downtown initiatives that City Council is currently working on. She felt it was important to raise awareness while budget conversations are underway and to remind Council of the importance and walkability and other capital improvements in the downtown area that really reinforces all the hard work that has been put into downtown events.

Ms. Lind shared that they all are involved in the business community and with young professionals organizations; that she currently serves as president of the High Point Jaycees; that they want to get involved in the community as much as possible; their desire is to make the city more walkable and safe between different areas that are growing; expressed excitement about the growth they have seen in the community, neighborhoods in High Point; their desire to work towards making the community better for young professionals and for the future of everyone else coming into the city.

Ms. Moore shared that she moved to High Point from Ohio four years ago and was very surprised to see the lack of walkability in the city based on High Point's population. She advised of her association with the High Point Young Professionals and shared that she currently serves as the vice president of the High Point Jaycees. She expressed excitement about the downtown renovations and felt the food hall will be great to make it walkable for High Point and that it would create more revenue.

Kevin Andrews, from New Jersey, shared that he was previously incarcerated for the past 14 years and has now been out of prison for a year. While in prison, he came up with a workshop, MAD, acronym for Making a Difference. He explained with the skills that he has been blessed with in home improvement work, MAD has turned into Making a Difference in home improvements. He shared his vision of creating a dynamic team with people getting out of prison, realtors, investors, etc.....He mentioned the vacant houses and buildings and believed there was potential to change that. He encouraged everyone present to also make a difference and be a part of Making a Difference (MAD).

Mayor Wagner asked if there was anyone else present who would like to speak. Hearing and seeing none, he declared the Public Comment Period closed.

At 5:50 p.m., the Mayor announced that Council would now recess the Regular meeting and reconvene the Special Meeting to go back into Closed Session to finish discussion on the remaining closed session matter. He asked everyone, but the appropriate staff members, to vacate the room.

Note: At 6:20 p.m. Council adjourned the Special Meeting and reconvened the Regular Meeting.

FINANCE COMMITTEE- CONSENT AGENDA ITEMS - Britt Moore, Chair
Committee Members: Moore, Peters, Holmes, and Jones

[2022-153](#)

Contract - Jackson Lake Substation Upgrade - Substation Enterprises, Inc., R.W. Chapman & Co., Myers Controlled Power, Birmingham Control Systems, Virginia Transformer Corp.

City Council is requested to award contracts for five (5) schedules for materials to perform maintenance, upgrade and increase the electric system’s capacity at the Jackson Lake Substation.

Schedule I - Substation Structure	Substation Enterprises, Inc.
\$921,718.00	
Schedule II - Circuit Switchers	R.W. Chapman & Co.
\$142,825.40	
Schedule III - 15 kV Circuit Breakers	Myers Controlled Power
\$205,186.00	
Schedule IV - Relay & Control Panels	Birmingham Control Systems
\$185,995.00	
Schedule V - Power Transformers	Virginia Transformer Corp.
\$2,250,300.00	

Attachments: [1. Contract – Jackson Lake Substation Upgrade – Substation Enterprises, Inc Recommendation Form - Council Approval \(Formal Bids\) - Schedule 1 - Sub](#)
[Recommendation Form - Council Approval \(Formal Bids\) - Schedule 2 - Circ](#)
[Recommendation Form - Council Approval \(Formal Bids\) - Schedule 3 - 15k\](#)
[Recommendation Form - Council Approval \(Formal Bids\) - Schedule 4 - Rela](#)
[Recommendation Form - Council Approval \(Formal Bids\) - Schedule 5 - Pow](#)

A motion was made by Council Member Moore, seconded by Council Member Holmes, to approve award of the following contracts for five schedules for materials to perform maintenance, upgrade and increase the electric system's capacity at the Jackson Lake Substation.

Schedules/Materials	Company	Amount
Schedule I- Substation Structure	Substation Enterprises, Inc,	\$ 921,718.00
Schedule II- Circuit Switchers	R.W. Chapman & Co.	\$ 142,825.40
Schedule III- 15 kV Circuit Breakers	Myers Controlled Power	\$ 205,186.00
Schedule IV- Relay & Control Panels	Birmingham Control System	\$ 185,995.00
Schedule V- Power Transformers	Virginia Transformer Corp.	\$2,250,300.00

The motion carried by the following unanimous 8-0 vote:

approved. The motion carried by the following vote:

Aye: 8 - Council Member Moore, Council Member Jefferson, Mayor Wagner, Council Member Holmes, Mayor Pro Tem Peters, Council Member Johnson, Council Member Jones, and Council Member Hudson

Absent: 1 - Council Member Williams

[2022-154](#)

Contract - Carolina Industrial Equipment, LLC - Bed & Boom Purchase for a 2019 Freightliner M2-10 Leaf Truck

City Council is requested to award a contract to Carolina Industrial Equipment, LLC in the amount of \$55,811.41 for the replacement of the bed and boom of a 2019 Freightliner M2-10 Leaf Truck due to an accident with the Streets Division.

Attachments: [2. Contract – Carolina Industrial Equipment, LLC – Bed & Boom Purchase fo](#)

A motion was made by Council Member Moore, seconded by Council Member Holmes, to approve award of a contract to Carolina Industrial Equipment, LLC in the amount of \$55,811.41 for the replacement of the bed and boom of a 2019 Freightliner M2-10 Leaf Truck due to an accident with the Streets Division. The motion carried by the following 8-0 unanimous vote:

Aye: 8 - Council Member Moore, Council Member Jefferson, Mayor Wagner, Council Member Holmes, Mayor Pro Tem Peters, Council Member Johnson, Council Member Jones, and Council Member Hudson

Absent: 1 - Council Member Williams

[2022-155](#)

Contract - Construction Support Services- Contract Administration (CA) and Resident Project Representative (RPR) services provided by Davis-Martin-Powell (DMP) - U-5896 US 29/US 70/Business 85 and South Main Street (SR 1009)

City Council is requested to approve a proposal from Davis-Martin-Powell (DMP) for Contract Administration (CA) and Resident Project Representative (RPR) for the upcoming NCDOT interchange improvement project at US 29/ US 70/ Business 85 and South Main Street (SR 1009) and that the appropriate City official and/or employee be authorized to execute all necessary documents to finalize the agreement with DMP and for an estimated total of \$97,800.

Attachments: [3. Contract – Construction Support Services- Contract Administration-Davis-I](#)

A motion was made by Council Member Moore, seconded by Council Member Holmes, to approve award of a contract with Davis Martin Powell for contract administration (CA) and Resident Project Representative (RPR) for the upcoming NCDOT interchange

improvement project at US 29/US 70/Business 85 and South Main Street (SR 1009) and to authorize the appropriate city official and/or employee to execute all necessary documents to finalize the agreement with DMP for an estimated total of \$97,800.00. The motion carried by the following unanimous 8-0 vote:

Aye: 8 - Council Member Moore, Council Member Jefferson, Mayor Wagner, Council Member Holmes, Mayor Pro Tem Peters, Council Member Johnson, Council Member Jones, and Council Member Hudson

Absent: 1 - Council Member Williams

[2022-156](#)

Contract - City of High Point Streets Resurfacing - Sharpe Brothers, A Division of Vecellio & Grogan, Inc.

City Council is requested to award a contract to Sharpe Brothers, A Division of Vecellio & Grogan, Inc. in the amount of \$495,963.58 for the resurfacing and paving of specific City of High Point maintained streets and that the appropriate City official and/or employee be authorized to execute all necessary documents.

Attachments: [4. Contract – City of High Point Streets Resurfacing – Sharpe Brothers, A Div Recommendation Form](#)

A motion was made by Council Member Moore, seconded by Council Member Holmes, to approve award of a contract to Sharpe Brothers, a Division of Vecellio & Grogan, Inc. in the amount of \$495,963.58 for the resurfacing and paving of specific City of High Point maintained streets and to authorize the appropriate city official and/or employee to execute all necessary documents. The motion carried by the following unanimous 8-0 vote:

Aye: 8 - Council Member Moore, Council Member Jefferson, Mayor Wagner, Council Member Holmes, Mayor Pro Tem Peters, Council Member Johnson, Council Member Jones, and Council Member Hudson

Absent: 1 - Council Member Williams

[2022-157](#)

Resolution - Grant Application - American Rescue Plan Act (ARPA) - Various Projects - Water-Wastewater-Storm Water Infrastructure

City Council is requested to adopt a resolution to allow for Public Services to submit applications for grant funding through the Federal American Rescue Plan Act (ARPA) and State Revolving Fund (SRF) for water, wastewater, and stormwater infrastructure.

Attachments: [5. Resolution – Grant Application – American Rescue Plan Act \(ARPA\) - Vari Resolution- Grant Application ARPA Projects \(water and wastewater\).pdf](#)

**Resolution No. 2048/22-22
Resolution Book, Volume XXI, Page 93**

A motion was made by Council Member Moore, seconded by Council Member Holmes, to adopt a resolution to allow for Public Services to submit applications for grant funding through the Federal American Rescue Plan Act (ARPA) and State Revolving Fund (SRF) for water, wastewater, and stormwater infrastructure. The motion carried by the following unanimous 8-0 vote:

Aye: 8 - Council Member Moore, Council Member Jefferson, Mayor Wagner, Council Member Holmes, Mayor Pro Tem Peters, Council Member Johnson, Council Member Jones, and Council Member Hudson

Absent: 1 - Council Member Williams

[2022-158](#)

Contract-Change Order #10 - Samet Corp - High Point Police Department (HPPD)

City Council is requested to approve Change Order #10 for Samet Corporation in the amount of \$65,675 for additional electrical work, detention area benches, landscaping enhancements and plumbing repairs that were not included in the original scope of the project.

Attachments: [6. Contract-Change Order #10 – Samet Corp – High Point Police Departmen](#)

A motion was made by Council Member Moore, seconded by Council Member Holmes, to approve Change Order #10 to the SAMet Corporation contract for the High Point Police Department renovations in the amount of \$65,675.00 for additional electrical work, detention area benches, landscaping enhancements and plumbing repairs that were not included in the original scope of the project. The motion carried by the following unanimous 8-0 vote:

Aye: 8 - Council Member Moore, Council Member Jefferson, Mayor Wagner, Council Member Holmes, Mayor Pro Tem Peters, Council Member Johnson, Council Member Jones, and Council Member Hudson

Absent: 1 - Council Member Williams

[2022-159](#)

Contract - Kone, Inc. - High Point Police Department (HPPD) Headquarters - Elevator Modernization

City Council is requested to award a contract to Kone, Inc. in the amount of \$282,780.18 to modernize two existing elevators at the High Point Police Department (HPPD) Headquarters building at 1730 Westchester Drive.

Attachments: [7. Contract – Kone, Inc. – High Point Police Department \(HPPD\) Headquarte Recommendation Form - Kone HPPD \(002\)](#)

A motion was made by Council Member Moore, seconded by Council Member Holmes, to approve award of a contract to Kone, Inc. in the amount of \$282,780.18 to modernize two existing elevators at the High Point Police Department (HPPD) Headquarters building at 1730 Westchester Drive. The motion carried by the following unanimous 8-0 vote:

Aye: 8 - Council Member Moore, Council Member Jefferson, Mayor Wagner, Council Member Holmes, Mayor Pro Tem Peters, Council Member Johnson, Council Member Jones, and Council Member Hudson

Absent: 1 - Council Member Williams

FINANCE COMMITTEE- REGULAR AGENDA ITEMS

[2022-160](#)

Resolution - Dedicated Medical Center-ChenMed - Building Reuse Grant - 131 Greensboro Road

City Council is requested to approve a resolution of support for Dedicated Medical Center receiving a \$300,000 Building Reuse Grant from the State of North Carolina.

Attachments: [8. Resolution – Dedicated Medical Center-ChenMed – Building Reuse Grant Resolution Grant Medical Center](#)

Sandy Dunbeck, Economic Development Director, noted that staff is asking the City Council to consider approval of a Resolution of Support for a dedicated medical center that is proposed to receive a \$300,000 Building Reuse Grant from the state of North Carolina. They have leased 131 Greensboro Road with plans to locate a primary medical care center servicing senior citizen patients with Medicare Advantage insurance. The company plans to invest \$1.7 million in upfits and create 30 jobs within the first two years with an average annual salary of \$90,339.00. She noted the grants would be decided upon the week of April 21st.

Council Member Moore, Finance Committee Chairman, pointed out that this would not have any effect on the city's budget.

A motion was made by Council Member Moore, seconded by Council Member Jones, to adopt a Resolution of Support for a Dedicated Medical Center receiving a \$300,000.00 Building Reuse Grant from the state of North Carolina. The motion carried by the following unanimous 8-0 vote:

Aye: 8 - Council Member Moore, Council Member Jefferson, Mayor Wagner, Council Member Holmes, Mayor Pro Tem Peters, Council Member Johnson, Council Member Jones, and Council Member Hudson

Absent: 1 - Council Member Williams

[2022-161](#)

Resolution - Authorize the Issuance of Series 2022C General Obligation Refunding Bond

City Council is requested to approve the “Resolution of The City Council of The City of High Point, North Carolina Authorizing the Issuance of a General Obligation Refunding Bond, Series 2022C”.

Attachments: [11. Resolution - Authorize the Issuance of Series 2022C General Obligation Refunding Bond Series 2022C](#)

Bobby Fitzjohn, Director of Financial Services, advised that during last month's meeting, the City Council approved the issuance of the 2022C General Obligation Refunding bonds for a public sale; however, since that time, the market has changed and the city is actually scheduled to sell the refunding bonds tomorrow for the new money. Staff is proposing a private placement with Pinnacle Bank. This will ensure a savings of nearly \$200,000.00 over the next 10 years; refundable, penalty free over the term, so if interest rate environments become more favorable, the city will have the opportunity to refund it again.

He further advised this resolution, once adopted, would replace the last resolution that was adopted.

A motion was made by Council Member Moore, seconded by Mayor Pro Tem Peters, to

approve the "Resolution of the City of High Point, North Carolina Authorizing the Issuance of a General Obligation Refunding Bond, Series 2022C." The motion carried by the following 8-0 unanimous vote:

Aye: 8 - Council Member Moore, Council Member Jefferson, Mayor Wagner, Council Member Holmes, Mayor Pro Tem Peters, Council Member Johnson, Council Member Jones, and Council Member Hudson

Absent: 1 - Council Member Williams

PROSPERITY & LIVABILITY COMMITTEE - Council Member Hudson,

Chair

Committee Members: Hudson, Holmes, Jefferson, and Peters

CONSENT AGENDA ITEM

[2022-163](#)

Long Term Tree Plan

City Council is requested to approve a recommendation from the Prosperity & Livability Committee to establish a long-term, budget funded tree plan with an enhancement to the existing tree replacement budget item to \$25,000.

Attachments: [9. Long Term Tree Plan – Prosperity & Livability Committee](#)

Council Member Hudson, Prosperity & Livability Committee Chairman, personally thanked Andy Piper for his hard work and all the time he has put in helping with the development of a Long-Term Tree Plan. He briefly explained the required criteria for establishment of a Long-Term, Funded Tree Plan. He shared they hope to also establish a program to offer free trees to citizens and staff is asking for \$25,000 to be a line item in the city's budget to help establish this program and ensure the success of it.

Council Member Moore asked if the guidelines for the free trees to citizens were still under development. Council Member Hudson stated they were and noted there are non-profits in the city that are interested in using them in the training they do to establish farming and agriculture in the city.

A motion was made by Council Member Hudson, seconded by Council Member Jefferson, to approve a recommendation from the Prosperity & Livability Committee to establish a long-term, budget funded tree plan with an enhancement of \$25,000 to the existing tree replacement budget. The motion carried by the following 8-0 unanimous vote:

Aye: 8 - Council Member Moore, Council Member Jefferson, Mayor Wagner, Council Member Holmes, Mayor Pro Tem Peters, Council Member Johnson, Council Member Jones, and Council Member Hudson

Absent: 1 - Council Member Williams

REGULAR AGENDA ITEMS

**COMMUNITY DEVELOPMENT COMMITTEE - Council Member Williams,
Chair**

In the absence of Council Member Williams, Council Member Hudson chaired this portion of the meeting.

2022-164**Ordinance - Demolition of Dwelling - 524 Roy Avenue**

Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 524 Roy Avenue belonging to Sonia Elizabeth Portillo.

Attachments: [524 Roy Council Packet2](#)

Lori Loosemore, Code Enforcement Manager, requested Council place this housing case pending in committee until the first meeting in May because she was just made aware that there is a potential buyer for this property and needs additional time to meet with them tomorrow to find out their plans for the property and the work they plan to do as far as repairing it.

A motion was made by Council Member Hudson, seconded by Council Member Holmes, to place this matter in pending until the May 2, 2022 council meeting. The motion carried by the following unanimous

8-0 vote:

Aye: 8 - Council Member Moore, Council Member Jefferson, Mayor Wagner, Council Member Holmes, Mayor Pro Tem Peters, Council Member Johnson, Council Member Jones, and Council Member Hudson

Absent: 1 - Council Member Williams

2022-165**Ordinance - Demolition of Dwelling - 1402 Ragan Avenue**

Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 1402 Ragan Avenue belonging to Joseph White.

Attachments: [1402 Ragan Council Packet2](#)

[Ordinance Demo 1402 Ragan Avenue](#)

Lori Loosemore, Code Enforcement Manager, reported this property was originally inspected on July 30, 2018; a hearing was held on November 14, 2021; there was a problem locating the owner; a hearing was held on September 14, 2021; no one appeared; an order to repair or demolish was issued with a compliance date of February 25, 2022; staff has not heard from anyone regarding this property; delinquent taxes were owed, but have since been paid.

Council Member Hudson asked if there were any questions. Hearing none, he proceeded with the following motion.

Ordinance 7816/22-37

Ordinance Book, Volume XXII, Page 133

A motion was made by Council Member Hudson, seconded by Council Member

Jefferson, to adopt an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 1402 Ragan Avenue. The motion carried by the following 8-0 unanimous vote:

Aye: 8 - Council Member Moore, Council Member Jefferson, Mayor Wagner, Council Member Holmes, Mayor Pro Tem Peters, Council Member Johnson, Council Member Jones, and Council Member Hudson

Absent: 1 - Council Member Williams

[2022-166](#)

Ordinance - Demolition of Dwelling - 1227 Greensboro Road

Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 1227 Greensboro Road belonging to NC Group Capital LLC.

Attachments: [1227 Greensboro Council Packet2](#)

[Ordinance Demo 1227 Greensboro Road](#)

Lori Loosemore, Code Enforcement Manager, reported this property was originally inspected on July 14, 2020; a hearing was held on January 12, 2021; no one appeared for the hearing; an order to repair or demolish was held on January 13, 2021 with a compliance date of February 17, 2021; the current owners purchased this property on July 14, 2021; a Lis Pendens was recorded on December 30, 2020; the inspector spoke to a representative with the company, Joseph Hefet, in November 2021; the company stated they may sell the property and may have plans by an architect to make renovations; they spoke to Mr. Hefet again in December 2021 and staff advised him that they needed to know the plans for the property; staff heard nothing and reached out and left a voice mail on January 28th asking for an update; staff was informed by Mr. Hefet on February 22, 2022 that they plan to demolish the property; staff heard nothing and again reached out on March 29, 2022 and was informed that they plan to demolish it and asked for a list of demolition contractors; as of April 7, 2022, no one had applied for a demolition permit.

Council Member Hudson asked if there were any questions. Hearing none, he proceeded with the following motion.

Ordinance No. 7817/22-38

Ordinance Book, Volume XXII, Page 134

A motion was made by Council Member Hudson, seconded by Council Member Johnson, to adopt an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 1227 Greensboro Road. The motion carried by the following 8-0 unanimous vote:

Aye: 8 - Council Member Moore, Council Member Jefferson, Mayor Wagner, Council Member Holmes, Mayor Pro Tem Peters, Council Member Johnson, Council Member Jones, and Council Member Hudson

Absent: 1 - Council Member Williams

PLANNING & DEVELOPMENT - Mayor Jay W. Wagner[2022-167](#)**Resolution of Intent-Annexation 22-02**

Approval of a Resolution of Intent to establish a public hearing date of May 16, 2022, to consider a voluntary noncontiguous annexation of multiple parcels, totaling approximately 60 acres, lying in the northwestern portion of the City of High Point's Planning Area along Sandy Ridge Road, Adkins Road and Staples Road. The request consists of:

- a. Four parcels, totaling approximately 11.76 acres, lying west of the intersection of Sandy Ridge Road and Gallimore Dairy Road (Guilford County Tax Parcels 170825, 170854, 170866 and 170855);
- b. An approximate 12.77-acre parcel lying near the northeast corner of Adkins Road and Staples Road (8702 Staples Road - Guilford County Tax Parcels 170728);
- c. An approximate 12.18-acre parcel lying along the south side of Adkins Road, approximately 800 feet east of Staples Road (8423 Adkins Road - Guilford County Tax Parcel 170740);
- d. An approximate 18.07-acre parcel lying north of the intersection of Sandy Ridge Road and Sandy Camp Road (2301 Sandy Ridge Road - Guilford County Tax Parcel 170893).
- e. An approximate 5.1 acre parcel lying west of the intersection of Adkins Road and Boylston Road (8545 Adkins Road - Guilford County Tax Parcel 171057).

Attachments: [Resolution of Intent \(ROI AN-22-02\)](#)

Resolution No. 2051/22-25
Resolution Book, Volume XXI, Page 96

A motion was made by Mayor Wagner, seconded by Council Member Jefferson, to adopt a Resolution of Intent establishing a public hearing date of May 16, 2022 to consider a voluntary noncontiguous annexation of multiple parcels as referenced above, totaling approximately 60 acres, lying in the northwestern portion of the City of High Point's Planning Area along Sandy Ridge Road, Adkins Road, and Staples Road. The motion carried by the following unanimous 8-0 vote:

Aye: 8 - Council Member Moore, Council Member Jefferson, Mayor Wagner, Council Member Holmes, Mayor Pro Tem Peters, Council Member Johnson, Council Member Jones, and Council Member Hudson

Absent: 1 - Council Member Williams

[2022-168](#)**ROW Encroachment-RE-22-0009**

A request by Peters Development LLC to install 2 parking lot lights, 2 understory trees, 24 shrubs and 2 fountain grasses within the N Wrenn St right-of-way. The site is located at the corner of N Main St, E Westwood Av, and N Wrenn St (650 N Main St).

Attachments: [Staff Report RE-22-0009](#)
[ROW Encroachment RE 22 0009](#)
[Peters ROW Encroachment 4.18.22.pdf](#)

Sam Hinnant, Senior Planner with the Planning and Development Department, advised this is a right-of-way encroachment on N. Wrenn Street for the Peters

Development at 650 N. Main Street, at the intersection of Westwood Avenue, N. Main Street, and N. Wrenn Street and is for two understory trees, 24 shrubs, 2 fountain grasses, and variegated liriopse in addition to two parking lot lights. He noted the Technical Review Committee has reviewed this request and is recommending approval.

Mayor Wagner asked if there were any questions. Hearing none, he proceeded with the following motion.

A motion was made by Mayor Wagner, seconded by Mayor Pro Tem Peters, to approve Right-of-Way Encroachment (RE 22-0009) with Peters Development LLC to install 2 parking lot lights and other plantings (understory trees, shrubs, and fountain grasses) The motion carried by the following unanimous 8-0 vote:

Aye: 8 - Council Member Moore, Council Member Jefferson, Mayor Wagner, Council Member Holmes, Mayor Pro Tem Peters, Council Member Johnson, Council Member Jones, and Council Member Hudson

Absent: 1 - Council Member Williams

CONTINUED PUBLIC HEARING[2022-18](#)**Ordinance- Covelli Enterprise-Zoning Map Amendment 21-31**

A request by Covelli Enterprise to rezone an approximate 0.9-acre parcel from a Conditional Use General Business (CU-GB) District to a Conditional Zoning General Business (CZ-GB) District. The site is located at the northwest corner of Eastchester Drive and Penny Road (2400 Penny Road).

Attachments: [Staff Report ZA-21-31](#)
[Ordinance Covelli ZMA 21-31](#)

The public hearing for Zoning Map Amendment 21-31 was held on January 18, 2022, continued to February 7th, continued to February 21st, continued to March 21st, and continued to April 17th.

Herb Shannon, Senior Planner with the Planning and Development Department, advised that he received an email on Friday and they are requesting an additional continuance of the public hearing and were told they needed to have a representative at the meeting to specifically address that.

Pam Ducat, representing Panera Bread, argued that point and stated that Mr. Shannon must have misread the email because they were not seeking another continuance and have now obtained all the necessary signatures for the agreement.

Mayor Wagner then moved adoption of an ordinance approving Zoning Map Amendment 21-31 to rezone an approximate 0.9-acre parcel located at the northwest corner of Eastchester Drive and Penny Road from a Conditional Use General Business (CU-GB) District to a Conditional Zoning General Business (CZ-GB) District. Council Member Holmes made a second to the motion.

For further discussion, Council Member Jones felt some verification was needed that the contract was signed because there was no representative from Kick Back Jacks present. Mr. Shannon explained that this is a private agreement between the property owners that is separate from the zoning ordinance for that site. A lengthy discussion ensued as to whether or not the email indicated no continuance was needed and they were ready to move forward. Council Member Jefferson asked Mr. Shannon to verify what the email said and Mr. Shannon replied that he did not have any access to his emails in the Chamber. Ms. Ducat found the emails and came to the podium to read the email thread which did indicate that Kim Phillips, the architect, had asked for it to remain on the agenda for consideration. Ms. Ducat pointed out that Tom Mincher and his attorney have been in attendance at all of the meetings and they were not present tonight because they were no longer objecting because the agreement has now been signed by all parties. Council Member Jones stated that Tom Mincher just texted him and clarified that

everything was good to proceed with a vote.

A motion was made by Mayor Wagner, seconded by Council Member Holmes, to adopt an ordinance approving Zoning Map Amendment 21-31 to rezone an approximate 0.9-acre parcel located at the northwest corner of Eastchester Drive and Penny Road from a Conditional Use General Business (CU-GB) District to a Conditional Zoning General Business (CZ-GB) District based on the following consistency and reasonableness statement as outlined in the staff report.

"That Zoning Map Amendment 21-31 is consistent with the City's adopted policy guidance because, as conditioned, the requested CZ-GB District will align with adopted policy guidance documents established for this portion of the City's planning area. Furthermore, the request is reasonable and in the public interest because the requested CZ-GB District is similar to the previous conditional zoning approvals granted in this area."

The motion carried by the following unanimous 8-0 vote:

Aye: 8 - Council Member Moore, Council Member Jefferson, Mayor Wagner, Council Member Holmes, Mayor Pro Tem Peters, Council Member Johnson, Council Member Jones, and Council Member Hudson

Absent: 1 - Council Member Williams

PUBLIC HEARINGS

[2022-169](#)

Ordinance- Jennifer McCannon-Zoning Map Amendment 22-02

A request by Jennifer McCannon to rezone approximately 1.3 acres from a Conditional Use General Business (CU-GB) District to the Residential Single Family - 5 (R-5) District. The site is located west of the intersection of Harvey Road and Ken Coy Road (5224 and 5300 Harvey Road).

Attachments: [Staff Report ZA-22-02](#)
[Ordinance Jennifer McCannon ZMA 22-02](#)

The public hearing for this matter was held on Monday, April 18, 2022 at 5:30 p.m. as duly advertised.

Herb Shannon, Senior Planner with the Planning and Development Department, provided an overview of the staff report for Zoning Map Amendment 22-02, which is hereby attached in Legistar as a permanent part of these proceedings.

This is a request to rezone approximately 1.3 acres located west of the intersection of Harvey Road and Ken Coy Road (5224 and 5300 Harvey Road) from a Conditional Use General Business (CU-GB) District to the Residential Single Family - 5 (R-5) District.

Mr. Shannon advised the site is within the city's Extra Territorial Zoning

Jurisdiction (ETJ) where the county has granted the city zoning and building authority; most of the area has been annexed; it was part of a larger area that was rezoned to support a record store; the use has not been in operation for several decades; the existing single family dwelling on the site is considered a non-conforming use; the applicant is considering a pending sale of one of the homes in the future; thus, the requested rezoning to remove that old commercial zoning and establish an R-5 Residential Single Family - 5 (R-5) District to bring the site into conformance.

The Land Use Plan designates this area for Moderate Density Residential and has been a long-standing island of commercial surrounded by residential uses. This rezoning will bring the site into conformance with the Land Use Plan and surrounding development pattern. Staff is recommending approval. The Planning & Zoning Commission reviewed this matter at their March public hearing and also recommended approval with the adoption of the consistency and reasonableness statement as outlined in the staff report.

At the conclusion of the staff report, Mayor Wagner asked if there were any questions for staff. Hearing none, he opened the public hearing and asked if anyone was present to speak for or against the matter. Hearing and seeing none, the Mayor declared the public hearing closed.

A motion was made by Mayor Wagner, seconded by Council Member Moore, to adopt an ordinance providing for the rezoning of approximately 1.3 acres located west of the intersection of Harvey Road and Ken Coy Road (5224 and 5300 Harvey Road) from a Conditional Use General Business (CU-GB) District to the Residential Single Family -5 (R-5) District based on the following consistency and reasonableness statement as outline in the staff report.

"That Zoning Map Amendment 22-02 is consistent with the City's adopted policy guidance because the requested R-5 District is compatible with the Moderate Density Residential Land Use Plan designation governing this area and it does not conflict with adopted policy guidance. Furthermore, the request is reasonable and in the public interest because the zoning site is surrounded by the R-5 zoning designation and single family dwellings."

The motion carried by the following unanimous 8-0 vote:

Aye: 8 - Council Member Moore, Council Member Jefferson, Mayor Wagner, Council Member Holmes, Mayor Pro Tem Peters, Council Member Johnson, Council Member Jones, and Council Member Hudson

Absent: 1 - Council Member Williams

[2022-170](#)

Ordinance- Boys and Girls Club of Greater High Point-Text Amendment 22-02

A request by the Boys and Girls Club of Greater High Point, Inc to amend Section 4.3.3.A.1 and Table 4.1.9 (Principal Use Table) pertaining to the Major and Minor Assembly use types in the Core City Area.

Attachments: [Staff Report TA-22-02](#)
[Text Amendment Boys and Girls Club 22-02](#)

The joint public hearing for Text Amendment 22-02 and Zoning Map Amendment 22-05 was held on Monday, April 18, 2022 at 5:30 p.m.

Chris Andrews, Interim Director of Planning and Development, explained that he would be providing the presentation for Text Amendment 22-02 and Herb Shannon would present the staff report for the accompanying Zoning Map Amendment 22-05.

Mr. Andrews advised this is an application from the Boys and Girls Club of Greater High Point; the applicant desires to amend the Development Ordinance to allow Major assembly uses to reuse the building of a former religious institution; the Residential Single Family - 5 (R-5) District as well as the Residential Multifamily - 16 (RM-16) District permits religious institutions, but no major assembly uses which are assembly uses greater than 15,000 sq. ft.; the site straddles two different zoning jurisdictions.

The applicant is also proposing an exemption to the specific use standards for the reuse of buildings within the Core City, but only within higher intensity multi-family districts; as a result of that and this request, staff has also recommended adding some lower intensity business districts where minor and major assembly uses would be permitted; the Development Ordinance currently permits the reuse buildings for minor and major assembly uses within the Light Industrial (LI) District within the city, subject to use standards.

Mr. Andrews noted that overall, the proposed amendment is narrow in its focus in requesting that major assembly uses be permitted within existing buildings only within the Core City; the standards and amendments to the permitted uses within this districts helps ensure that assembly uses will continue to be in higher intensity residential and business zoning districts while allowing the reuse of existing buildings; in many cases, these existing buildings may be desirable for reuse as they were previously religious institutions or schools and it would be expected they would have the same type of traffic and usage; this amendment will allow existing buildings to be used in a very similar way, just not religious institutions; staff recommends approval; the Planning and Zoning Commission reviewed this matter at the March 22, 2022 meeting and also recommended approval of Text Amendment 22-02 by a vote of 5-0 based on statements of consistency and reasonableness as outlined in the staff report.

At the conclusion of the staff report, the Mayor asked if anyone had any questions regarding Text Amendment 22-02 before turning the floor over to Herb Shannon to provide a presentation regarding the accompanying Zoning Map Amendment 22-05.

As to Zoning Map Amendment 22-05, the applicant is requesting rezoning of approximately 1.9 acres located approximately 500 feet west of the intersection of W English Road and Barker Road (300,302,306,30y, and 314 Barker Avenue; 1200 Bradshaw Street; and 1217 and 1213 Adams Street) from the Residential Single Family - 5 (R-5) District and the Residential Multifamily - 16 (RM-16) District to a Conditional Zoning Residential Multifamily - 16 (CZ RM-16) District.

Mr. Shannon noted the applicant has included a Conditional Zoning Ordinance in which they have offered a condition to prohibit multifamily uses on this site. He proceeded to identify the following Key Findings of the request.

The rezoning request does not introduce any higher intensity development in this area;

The area is within an area where multifamily is already existing and allowed;
The applicant is proposing reuse of an existing religious institution (a 25,000 sq. ft. facility);

There are already accessory lots that have parking and recreational facilities;
The applicant is proposing to convert the existing church into a Boys and Girls Club; and

Reuse of the current facility to another community-oriented use would be compatible with the area.

As far as mitigation of any impacts, Mr. Shannon advised that they plan to convert the sanctuary to a gym and a large meeting area and noted the applicant could go into more detail regarding the upgrades they plan for the assembly; there is a separate educational wing on the property with existing classrooms and offices that will also be reused, as well as existing, established parking lots; and an outdoor recreational court.

Mr. Shannon advised a key item to note is there were specific neighborhoods that were identified in the policies of the Core City Plan, and this site is located in the West End section of the Core City; that specific section had policies that encourage neighborhood meeting places and social events to help solidify a stronger neighborhood. Thus, the proposal to reuse as an institutional use promotes the policy of the Core City Plan. Staff is recommending approval. The Planning and Zoning Commission reviewed this request at their March public hearing and also recommended approval and offered a consistency and reasonableness statement for Council's consideration.

At the conclusion of staff's presentation on Zoning Map Amendment 22-05, the Mayor entertained any questions regarding Text Amendment 22-02 or Zoning Map Amendment 22-05. Hearing no questions at this time, he opened the public hearing and invited the applicant or applicant's representative to come forward.

Tom Terrell, 529 W. Parkway Avenue, attorney with Fox Rothschild, expressed

pleasure to be able to present the request on behalf of the Boys and Girls Clubs of Greater High Point. He recognized Floyd Johnson, who is responsible for the day-to-day operation of the Boys and Girls Clubs and Warren Preston, Bradley Gibbs, and Tom Schaaf, who are board members.

Mr. Terrell advised that staff has worked very closely with them on this very small, carefully tailored text amendment. He spoke to how this would stabilize neighborhoods to enable churches such as Rankin Memorial to be transitioned to other uses where it makes sense; the church being part of the neighborhood for decades; replacing this institution with something that is appropriate and very similar; how this is an area with a lot of different uses which include Green Street Baptist Church, a soccer field, and allowing the church to be transitioned would help with neighborhood and stability.

At this time, Mr. Terrell turned the presentation over to board members of the Salvation Army Boys and Girl Clubs of Greater High Point.

Warren Preston, a long-term board member, shared enthusiasm about this project. He stated that they have had a long-term goal to have their flagship in a High Point facility that they own and explained they do not typically own property, but they use facilities owned by churches and schools and the city. He spoke to this property being perfect for their needs and the kids needs; it could be easily converted for their purposes (administration space, club space, recreation space, a lot of green space, plenty room for a playground, existing basketball courts, plenty of parking, etc....). He shared that they have purchased the property and plan to create a shining star in the struggling neighborhood while watching he enthusiasm grow that this part of the city. He thanked Council for the opportunity to speak and asked for consideration and support of the project.

Tom Schaaf, 157 White Oak Road, chair of the High Point Boys and Girls Club, and member of the Forest Hills Presbyterian Church, shared that he has served for years on the board of directors at Forest Hills and they tried for several years to vet projects to use the space at their own church. He spoke to them housing and cooking for homeless families so the families could all stay together and the males/femals/children did not have to be separated; considered duplicating a mission destination site where people would come to High Point, stay at their church, and the youth would go into the neighborhoods to do mission projects in the community; and finally attracted a Boys and Girls Club to use their space. He shared that the Boy Scouts cut a path to their church through the woods to allow the students from Northwood Elementary walkable access to the church.

He asked Council to support and approve their request for this rezoning change which would allow them to serve hundreds of children at the Rankin Memorial site.

Mayor Wagner shared that he did go out and walk the property; felt it is a perfect

location; glad that they seized this unique opportunity; appreciates the vision they have for the site. Mayor Pro Tem Peters stated that she also drove by the property; felt it was a perfect location because it serves the community walking to Ferndale and Central High School; expressed happiness that they found a home; and wished them much success.

Mayor Wagner asked if there was anyone else present who would like to speak. Hearing and seeing none, he declared the public hearing closed and proceeded with the following motions.

Regarding Text Amendment 22-02, Mayor Wagner moved approval of the text amendment to amend Section 4.3.3.A.1 and Table 4.1.9 (Principal Use Table) pertaining to the Major and Minor Assembly use types in the Core City area based on the following consistency and reasonableness states as outlined in the staff report.

"That Text Amendment 22-02 does not conflict with adopted policy guidance documents and promotes policies recommended by the Core City Plan. Furthermore, the request is reasonable and in the public interest because the proposed amendment provides increased flexibility of allowable land uses within the City's business and more-intense residential districts in the Core City Area, with uses subject to standards that encourage the reuse of existing buildings and limiting the introduction of a new assembly buildings or uses within established neighborhoods."

The motion was seconded by Council Member Jones and carried by the following 8-0 unanimous vote:

**Ordinance No. 7813/22-34
Ordinance Book, Volume XXII, Page 130**

Regarding Zoning Map Amendment 22-05, Mayor Wagner made a motion to adopt an ordinance providing for the rezoning of approximately 1.9 acres located approximately 500 feet west of the intersection of W. English Road and Barker Road (300, 302, 306, 307, 314 Barker Avenue, 1200 Bradshaw Street, 1217 and 1213 Adams Street) from the Residential Single Family - 5 (R-5) District and the Residential Multifamily - 16 (RM-16) District to a Conditional Zoning Residential Multifamily - 16 (CZ RM-16) District based on the following consistency and reasonableness statements as outlined in the staff report.

"That Zoning Map Amendment 22-05 is consistent with the City's adopted policy guidance because, as conditioned, the requested CZ-RM-16 District does not conflict with adopted policy guidance documents and promotes policies recommended by the Core City Plan. Furthermore, the request is reasonable and in the public interest because the zoning request would be in the public interest as its primary purpose is to support conversion of a neighborhood church into a neighborhood civic facility that will provide a local service to the people of the community."

Mayor Pro Tem Peters made a second to the motion, which carried by the following unanimous 8-0 vote:

**Ordinance No. 7814/22-35
Ordinance Book, Volume XXII, Page 131**

Aye: 8 - Council Member Moore, Council Member Jefferson, Mayor Wagner, Council Member Holmes, Mayor Pro Tem Peters, Council Member Johnson, Council Member Jones, and Council Member Hudson

Absent: 1 - Council Member Williams

[2022-171](#)**Ordinance- Boys and Girls Club of Greater High Point-Zoning Map Amendment****22-05**

A request by the Boys and Girls Club of Greater High Point, Inc. to rezone approximately 1.9 acres from the Residential Single Family - 5 (R-5) District and the Residential Multifamily - 16 (RM-16) District to a Conditional Zoning Residential Multifamily - 16 (CZ RM-16) District. The site is located approximately 500 feet west of the intersection of W. English Road and Barker Road (300, 302, 306, 307 and 314 Barker Avenue; 1200 Bradshaw Street; and 1217 and 1213 Adams Street).

Attachments: [Staff Report ZA-22-05](#)
[Ordinance Boys and Girls Club ZMA 22-05](#)
[Public comment for April 18 meeting voicing support of HP Boy's and Girl's C](#)

The joint public hearing for this matter and accompanying matter, Text Amendment 22-02, was held on Monday, April 18, 2022 at 5:30 p.m. as duly advertised.

Note: Please refer to 2022-170 Boys and Girls Club of Greater High Point- Text Amendment 22-02 for comments made at the joint public hearing.

Mayor Wagner made a motion to adopt an ordinance providing for the rezoning of approximately 1.9 acres located approximately 500 feet west of the intersection of W. English Road and Barker Road (300, 302, 306, 307, 314 Barker Avenue, 1200 Bradshaw Street, 1217 and 1213 Adams Street) from the Residential Single Family - 5 (R-5) District and the Residential Multifamily - 16 (RM-16) District to a Conditional Zoning Residential Multifamily - 16 (CZ RM-16) District based on the following consistency and reasonableness statements as outlined in the staff report.

"That Zoning Map Amendment 22-05 is consistent with the City's adopted policy guidance because, as conditioned, the requested CZ-RM-16 District does not conflict with adopted policy guidance documents and promotes policies recommended by the Core City Plan. Furthermore, the request is reasonable and in the public interest because the zoning request would be in the public interest as its primary purpose is to support conversion of a neighborhood church into a neighborhood civic facility that will provide a local service to the people of the community."

Mayor Pro Tem Peters made a second to the motion, which carried by the following unanimous 8-0 vote:

Ordinance No. 7814/22-35
Ordinance Book, Volume XXII, Page 131

Aye: 8 - Council Member Moore, Council Member Jefferson, Mayor Wagner, Council Member Holmes, Mayor Pro Tem Peters, Council Member Johnson, Council Member Jones, and Council Member Hudson

Absent: 1 - Council Member Williams

[2022-172](#)**Ordinance- City of High Point-Zoning Map Amendment 22-04**

A request by the High Point City Council to rezone 475 properties, totaling approximately 137.8 acres, as part of the Comprehensive Zoning Map Amendment project.

- a) To rezone 471 parcels, totaling approximately 136.7 acres, from the Residential Multifamily - 16 (RM-16) District to the Single Family Residential - 7 (R-7) District. The parcels are located south of E. Green Drive, along the north and south sides of Kerns Avenue, east of University Parkway and along both sides of Pershing Street/Hines Street and west of Worth Avenue.
- b) To rezone four parcels, totaling approximately 1.1 acres, from the Limited Business (LB) District to the Single Family Residential - 7 (R-7) District. The parcels are located at the southwest corner of E. Green Drive and Arch Street.

Attachments: [Staff Report ZA-22-04](#)
[Ordinance ZMA 22-04](#)
[Public comment for April 18 meeting voicing support of HP Boy's and Girl's C](#)

The public hearing for this matter was held on Monday, April 18, 2022 at 5:30 p.m. as duly advertised.

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

Mr. Shannon explained this is a continuation of the city Planning Department's comprehensive zoning map amendment project and noted for the past several months, staff has been focusing on the downtown area and have broken up the quadrant at the intersection of S. University Parkway and Green Drive and plan to bring each individual quadrant forward so as to not overload their administrative staff. He pointed out this is the last corner in the area for Council's consideration.

This area contains 138 acres in a neighborhood that was established in the 1920s and platted between the 1920s and 19402; it developed as a single-family neighborhood ; according to a street survey conducted by staff in 2020, a majority of the uses were single family, but the zoning is RM-16 (multi-family) and the Land Use Plan designates the area for lower density residential.

Because this area is mostly single-family, staff feels the rezoning would protect the character of that area and staff is recommending rezoning from the RM-16 District to the R-7 District as it more accurately reflects the manner in which this neighborhood has developed. Staff's concern is that someone shoehorning the apartment complex in the middle of an established neighborhood. Mr. Shannon advised that the R-7 District does allow some diversity in housing types; it not only permits single-family, but would also permit duplexes and townhomes with specific development standards. He went on to say that property owners on the outer edges could still request rezoning to multifamily, but would have to have the appropriate buffering, parking, etc.....

Mr. Shannon noted the Planning and Zoning Commission reviewed Zoning Map Amendment 22-04 at their March public hearing and also recommended approval based on the consistency and reasonableness statement as outlined in the staff report. He stated that staff did send out early notices to the neighbors last summer and fall in advance; met with neighborhood organizations; no objections were voiced; fielded 150 phone calls and once explained, all callers were satisfied and in agreement with protecting the single-family character of the neighborhood.

At the conclusion of staff's presentation, Mayor Wagner asked if there were any questions of staff. Hearing none, he opened the public hearing and asked if there were anyone present who would like to speak in favor of or against this matter. Hearing and seeing none, he declared the public hearing closed and proceeded with the following motion.

Ordinance No. 7815/22-36
Ordinance Book, Volume XXII, Page 132

A motion was made by Mayor Wagner, seconded by Council Member Jefferson, that this matter be adopted. The motion carried by the following 8-0 unanimous vote:

Aye: 8 - Council Member Moore, Council Member Jefferson, Mayor Wagner, Council Member Holmes, Mayor Pro Tem Peters, Council Member Johnson, Council Member Jones, and Council Member Hudson

Absent: 1 - Council Member Williams

GENERAL BUSINESS AGENDA

[2022-173](#)

Reappointment - Human Relations Commission - Kim Barker

City Council is requested to confirm the reappointment of Kim Barker to the Human Relations Commission; appointment to be effective immediately and will expire November 1, 2023.

A motion was made by Council Member Johnson, seconded by Council Member Hudson, to approve the reappointment of Kim Barker to the Human Relations Commission as Council Member Johnson's At Large appointee; appointment to be effective immediately and will expire November 1, 2023. The motion carried by the following unanimous 8-0 vote:

Aye: 8 - Council Member Moore, Council Member Jefferson, Mayor Wagner, Council Member Holmes, Mayor Pro Tem Peters, Council Member Johnson, Council Member Jones, and Council Member Hudson

Absent: 1 - Council Member Williams

[2022-174](#)

Reappointment - Planning & Zoning Commission - Thaddeus Juszczak

City Council is requested to confirm the reappointment of Thaddeus Juszczak to the Planning & Zoning Commission to be effective July 1, 2022 and will expire on June 30, 2025.

Attachments: [Reappointment -Planning and Zoning Commission Thad Juszczak](#)

A motion was made by Council Member Holmes, seconded by Council Member Johnson, to approve the reappointment of Thad Juszcak to the Planning and Zoning Commission as Council Member Holmes' Ward 6 appointee; appointment to be effective July 1, 2022 and will expire on June 30, 2025. The motion carried by the following unanimous 8-0 vote:

Aye: 8 - Council Member Moore, Council Member Jefferson, Mayor Wagner, Council Member Holmes, Mayor Pro Tem Peters, Council Member Johnson, Council Member Jones, and Council Member Hudson

Absent: 1 - Council Member Williams

[2022-181](#)

Appointment- High Point Housing Authority Board (Gail Tuttle)

Angela McGill, Executive Director, High Point Housing Authority, is requesting the appointment of Gail Tuttle to the High Point Housing Authority Board. Ms. Tuttle will be filling the unexpired term of Meredith Boger, who has resigned. Ms. Tuttle's appointment will be effective July 1, 2022 and will expire December 2026.

Motion by Mayor Wagner, second by Council Member Hudson to suspend the rules to place this matter on the agenda for consideration. The motion to suspend the rules carried by a unanimous 8-0 vote as follows:

A motion was made by Mayor Wagner, seconded by Council Member Hudson, to approve the appointment of Gail Tuttle to the High Point Housing Authority Board; appointment to be effective July 1, 2022 and will expire December 22, 2026. The motion carried by the following 8-0 unanimous vote:

Aye: 8 - Council Member Moore, Council Member Jefferson, Mayor Wagner, Council Member Holmes, Mayor Pro Tem Peters, Council Member Johnson, Council Member Jones, and Council Member Hudson

Absent: 1 - Council Member Williams

[2022-175](#)

Minutes To Be Approved

March 17, 2022 Finance Committee Minutes @ 4:00 p.m.

March 21, 2022 Special Meeting Minutes @ 3:30 p.m.

March 21, 2022 Regular Meeting Minutes @ 5:30 p.m.

March 23, 2022 Public Safety Committee Minutes @ 4:00 p.m.

Attachments: [1. March 17 2022 Finance Committee Minutes](#)

[2. March 21 2022 Special Meeting Minutes](#)

[3. March 21 2022 Regular Meeting Minutes](#)

[4. March 23 2022 Public Safety Committee Minutes](#)

A motion was made by Council Member Jefferson, seconded by Mayor Pro Tem Peters, to approve the preceding minutes as submitted. The motion carried by the following 8-0 unanimous vote:

Aye: 8 - Council Member Moore, Council Member Jefferson, Mayor Wagner, Council Member Holmes, Mayor Pro Tem Peters, Council Member Johnson, Council Member Jones, and Council Member Hudson

Absent: 1 - Council Member Williams

Update- Coltrane Project (Blair-Coltrane House)**Council Member Jefferson provided the following update for the Coltrane project:****Historical designation has been**

Council Member Jefferson provided the following updates regarding the Coltrane Project (Blair-Coltrane House):

city acquired the Blair-Coltrane House several years ago; Historical designation has been approved; historical market has been erected; area has been cleaned up; working with representatives at the state level in the General Assembly for support; city financed architectural study a couple of years ago; study has been completed; learned what work needed to be done on the house; one of the partners in this effort is the High Point Historic Preservation Society; state awarded them a \$250,00 grant in the recent budget for the Blair-Coltrane House; they have started the work in re-engaging with the same architect that worked on the study to look at all the plans needed for the house and moving it forward; their scope of services proposal should be approved soon to actually get the funding; should see some work on the house soon; very exciting vision and future for the house; a number of entities have been involved who have been great collaborators; very appreciative for all their work.

Deputy City Manager Greg Ferguson added that there will need to be some formal agreements between the organizations. The state will have to approve the Historical Society's plan in theory which can be brought to the City Council. He noted it might be an opportunity for the city to consider a second round of funding if there's an appetite for this type of request to Raleigh.

Mayor Wagner noted the Coltrane House has been a topic of discussion by Council and staff for at least ten years and that it was great to hear the progress being made.

What's Happening in High Point?

Baseball game: HPU will be playing NCSU at Rucker's stadium on Wednesday, April 20th.

First pitch for the Rockers, Thursday, April 21st.

Earth Day Celebration at the stadium on Friday, April 22nd.

Edward Cain will be performing at Ziggy's on Thursday, April 21st.

April 21st is the first night of the Catalyst Social District.

CivicBrand will have representatives in High Point on Friday, April 22nd.

The Grand Opening of the Nido & Mariana Qubein Children's Museum on Thursday, April 28th

ADJOURNMENT

There being no further business to come before Council, the meeting adjourned at 7:20 p.m. upon motion duly made by Council Member Moore and second by Council Member Holmes.

Respectfully Submitted,

Jay W. Wagner, Mayor

Attest:

Lisa B. Vierling, MMC
City Clerk