

**HIGH POINT CITY COUNCIL
SPECIAL MEETING
JULY 19, 2023 – 8:00 A.M.
HIGH POINT THEATER-220 E. COMMERCE AVE.**

MINUTES

CALL TO ORDER and ROLL CALL

Note: No quorum of council was present. The meeting started at 8:38 a.m.

The following Council Members were Present (4):

Council Member Britt W. Moore, At Large; Council Member Cyril A. Jefferson, Ward 1 [arrived at 8:54 a.m.]; Council Member Monica Peters, Ward 3 [arrived at 8:46 a.m.]; and Council Member Victor A. Jones, Ward 5

Absent (5):

Mayor Jay W. Wagner; Mayor Pro Tem S. Wesley Hudson, Ward 4; Council Member Tyrone E. Johnson, At Large; Council Member Christopher Williams, Ward 2; and Council Member Michael A. Holmes, Ward 6

Staff Present:

Eric Olmedo, Assistant City Manager; Damon Dequenne, Assistant City Manager; Gina Lindsey, Administrative Coordinator-Planning Department; and Mary S. Brooks, Deputy City Clerk

Planning and Zoning Commission Members Present:

Tom Kirkman, Terry Venable, mark Morgan, Joan Swift, Thad Juszczak, and Ray Wheatley

Also Present:

czb Consultants: Matt Ingalls, Thomas Eddington, Lauren Holm, and Larry Weston

PRESENTATION OF ITEM**2023-337 High Point 2045 Comprehensive Plan**

The High Point City Council and Planning and Zoning Commission will hold a joint meeting to discuss the High Point 2045 Comprehensive Plan.

Matt Eddington, czb Consultants made a PowerPoint Presentation regarding the High Point 2045 Comprehensive Plan (Plan); said that the open house event to the public had around 70 attendees; outlined the process overview regarding the Plan; discussed the three fundamental components for the Plan as followed:

- *It gets the “Big Things” right.*
- *It plans for what is know.*
- *It creates a decision-making framework for what is unknown.*

Mr. Eddington continued discussion regarding the Plan; said that it would be a 14-month process; spoke to how the public would be engaged during this process such as having the following:

- *Kitchen Table Conversations.*
- *Online Survey.*
- *Open House “Road Show”.*
- *Online Feedback.*

Council Member Peters arrived at the meeting at 8:46 a.m.

Mr. Eddington spoke to and outlined the Plan’s draft core values and draft planning principles; said that the draft core values included an inclusive community, entrepreneurial community, and a creative community; and that the draft planning principles included four basic principles as followed: support critical thinking and strategic risk-taking, work together and include all voices, set standards that would move us forward and make us proud decades from now, and build and celebrate our own identity.

Discussion took place regarding new developments; strategic efforts in transforming the downtown area (catalyst project); having a more inviting location for entertainment in the core city; improving roads/streets; affordable housing; and discussed the city’s core values.

Council Member Jefferson arrived at the meeting at 8:54 a.m.

Council Member Peters proposed to conduct a pilot program to create a form-based zoning code specifically for different types of housing.

Mr. Eddington said that he would research that information to assure the zoning would be consistent with the Plan; explained what a form-based code was; and shared the feedback from the public during an open house to continue the progress taking place downtown.

Council Member Jefferson spoke to assisting areas in the city impacted by food deserts; and to improving schools.

Discussion took place regarding developing downtown; attracting more people to High Point; to the demand for manufacturers; public transportation; core city investments; improving schools; and discussed the needs of the community.

Mr. Eddington discussed scenarios to explore how the city's values might translate to what the community would look like in the future; thanked everyone for their time; and concluded with the next steps for the Plan as followed:

- 1. Online open house goes live on Thursday.*
- 2. Summarize input from this week and update the project website.*
- 3. Revise the scenarios, if necessary, and do build-out calculations.*
- 4. Online survey September (date TBD).*
- 5. Next round of meetings: week of September 18th.*

ADJOURNMENT

There being no further business to come before Council, the meeting ended at 9:50 a.m.

Respectfully Submitted:

Mary S. Brooks, CMC
Deputy City Clerk