

**HIGH POINT CITY COUNCIL  
REGULAR MEETING  
MARCH 21, 2022 – 5:30 P.M.  
COUNCIL CHAMBERS – MUNICIPAL BUILDING**

**MINUTES**

**ROLL CALL, MOMENT OF SILENCE, AND PLEDGE OF ALLEGIANCE**

*Mayor Wagner called the meeting to order at 5:30 p.m.*

*Upon call of the roll, the following Council Members were Present (9):*

*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; and Council Member Michael A. Holmes, Ward 6.*

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

**RECOGNITIONS AND PRESENTATIONS**

**2022-132 Recognition - Greater High Point Food Alliance Awards**

*Representatives from the High Point Food Alliance will be in attendance to present the Rooted In The Community Award to the Community & Neighborhood Development Division and to present the Food Security Advocate Award to Sherman Marshall a leader addressing food insecurity in the High Point community.*

*Carl Vierling, Executive Director of the Greater High Point Food Alliance (GHPFA), explained they generally announce and present these awards during their annual Food Summit. He thanked the Mayor and City Council for allowing them to make these presentations publicly because they were unable to make the presentations in person this year due to the event being held virtually.*

*He shared some background information regarding this year's Food Security Advocate Award winner, Sherman Marshall, a leader addressing food insecurity in the High Point community. After reading the nomination that was submitted for Mr. Marshall, he asked him to come forward. He then introduced Emily McCollum, Chair of the Greater High Point Food Alliance Board, who presented the award to Mr. Sherman and thanked him for his service to the Burns Hill community.*

*[photo op, applause, standing ovation]*

*Following some brief remarks by Mr. Sherman, Mr. Vierling proceeded with the announcement of the recipient of the Rooted in the Community Award. This year's recipient of this award was the Community Housing & Neighborhood Department for their*

*collaboration and assistance in furthering food insecurity in the neighborhoods within the High Point community. He shared that the GHPFA continues to innovatively and creatively do programs in High Point that are not being done anywhere else in the State of North Carolina. He expressed appreciation to the City of High Point and remarked this work could not be carried out without the city's collaborative efforts in "creating a single most livable safe and prosperous community in America."*

*Mr. Vierling then recognized Michelle McNair, Community Resources Manager with the Community Development & Neighborhood Development Department and asked her to come forward to accept the award.*

*Ms. McCollum presented the Rooted in the Community Award to Ms. McNair on behalf of the Community Housing & Neighborhood Development Department.*

*[photo op, applause, standing ovation]*

**2022-140 Proclamation - Developmental Disabilities Awareness Month**

Members of The ARC of High Point will be in attendance to receive a proclamation from Mayor Wagner, recognizing March as Developmental Disabilities Awareness Month 2022.

*Mayor Wagner read the proclamation into the record recognizing March as Developmental Disabilities Awareness Month 2022 and presented the proclamation to members of the ARC in attendance.*

*[group photo op, applause, standing ovation]*

**2022-141 Proclamation - Hank Wall**

Mayor Wagner will read a proclamation, recognizing the passing of Mr. Henry Adam "Hank" Wall and his service to the City of High Point.

*Mayor Wagner read the proclamation into the record recognizing the passing of Mr. Henry Adam "Hank" Wall and his service to the City of High Point. Mr. Wall co-founded BOTS O (Brothers Organized to Serve Others) in 1993.*

*Another B.O.T.S.O co-founder, Julius Clark, accepted the proclamation on behalf of Mr. Wall's family.*

*[photo op, applause, standing ovation]*

**2022-149 Proclamation- Women's History Month**

Mayor Wagner will read a proclamation recognizing March 2022 as Women's History Month in High Point.

*Mayor Wagner read the proclamation into the record recognizing March 2022 as Women's History Month in High Point and presented it to Mayor Pro Tem Peters on behalf of all women.*

*[photo op with Mayor Wagner, Mayor Pro Tem Peters, and City Manager Tasha Logan Ford; applause; standing ovation]*

FINANCE COMMITTEE - *Britt Moore, Chair*

CONSENT AGENDA ITEMS

*Council Member Moore, Finance Committee Chairman, reported that the Finance Committee did meet on March 17, 2022 and recommended the matters under the Consent Agenda be forwarded to the City Council with a favorable recommendation for approval.*

Council Member Moore then moved approval of all matters on the Finance Committee Consent Agenda. Council Member Hudson made a second to the motion. The motion carried by the following 8-0 unanimous vote:

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

Absent (1): Council Member Williams

**2022-119 Contract - Sole Source - United Systems - Meter Reading Equipment**

City Council is requested to award a Sole Source Contract to United Systems in the amount of \$43,325.00 for the purchase of IMR-0902-003 Itron Mobile Radio's; Honeywell CN80 Handheld; 4 Bay Docking Station for CN80 for Customer Service Department water and \

**A motion was made by Council Member Moore, seconded by Council Member Hudson, to award a Sole Source Contract to United Systems in the amount of \$43,325.00 for the purchase of water and electric meter reading equipment for the Customer Service Department. Council Member Hudson made a second to the motion. The motion carried by the following 8-0 unanimous vote:**

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

Absent (1): Council Member Williams

**2022-120 Contract - Sole Source - United Systems - Itron 100W ERT's**

City Council is requested to award a Sole Source Contract to United Systems in the amount of \$374,970 for the purchase of 4,310 Itron 100W ERT's ( Encoder Receiver Transmitter ) for the Customer Service Department.

**A motion was made by Council Member Moore, seconded by Council Member Hudson to approve award of a Sole Source contract to United Systems in the amount of \$374,970.00 for the purchase of 4,310 Itron 100W ERT's (Encoder Receiver Transmitter) for the Customer Service Department. The motion carried by the following 8-0 vote:**

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

Absent (1): Council Member Williams

**2022-121 Contract - E Source - Implementation of Advanced Metering Infrastructure (AMI)**

City Council is requested to award a contract to E Source in the amount of \$1,148,225.00 to become the Implementation Services Contractor for the successful implementation of Advanced Metering Infrastructure (AMI).

**A motion was made by Council Member Moore, seconded by Council Member Hudson, to approve award of a contract to E Source in the amount of \$1,148,225.00 to become the Implementation Services Contractor for the successful implementation of Advanced Metering Infrastructure (AMI). The motion carried by the following 8-0 unanimous vote:**

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

Absent (1): Council Member Williams

**2022-122 THRIVE High Point Minority Entrepreneurship Initiative Grant - Approval to Create Memorandum of Understanding (MOU)-High Point Chamber Foundation-City of High Point**

City Council is requested to authorize City staff to complete a Memorandum of Understanding (MOU) between the High Point Chamber Foundation and the City of High Point providing a pass-through grant in the amount of \$1.0 million from the State of North Carolina, through the City, to the High Point Chamber Foundation for the THRIVE Minority Entrepreneurship Initiative and authorize the appropriate city official to execute all necessary documents.

**A motion was made by Council Member Moore, seconded by Council Member Hudson, to authorize City staff to complete a Memorandum of Understanding (MOU) between High Point Chamber Foundation and the City of High Point providing a pass-through grant in the amount of \$1.0 million from the State of North Carolina, through the City to the High Point Chamber Foundation for the THRIVE Minority Entrepreneurship Initiative and to authorize the appropriate city official to execute all necessary documents. The motion carried by the following unanimous 8-0 vote:**

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

Absent (1): Council Member Williams

**2022-123 Ordinance - THRIVE High Point Minority Entrepreneurship Grant - Budget Ordinance**

City council is requested to accept and appropriate a \$1,000,000 pass-through grant from the State of North Carolina to the High Point Chamber Foundation for the THRIVE Minority Entrepreneurship Initiative.

**A motion was made by Council Member Moore, seconded by Council Member Hudson, to adopt a Budget Ordinance Amendment accepting and appropriating a \$1,000,000.00 pass-through grant from the State of North Carolina to the High Point Chamber Foundation for the THRIVE Minority Entrepreneurship Initiative. The motion carried by the following 8-0 unanimous vote:**

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

Absent (1): Council Member Williams

**Ordinance No. 7810/22-31  
Ordinance Book, Volume XXII, Page 127**

**2022-124 Contract - Sole Source - Deep Trekker - Remote Underwater Vehicle (ROV) - High Point Fire Department-Dive Team**

City Council is requested to award a Sole Source Contract to Deep Trekker for the purchase of an Underwater Remote Operated Vehicle (ROV) for the High Point Fire Department Dive team and allocate \$120,000 in State grant funds from Homeland Security Grant Program through the NC Department of Emergency Management.

**A motion was made by Council Member Moore, seconded by Council Member Hudson, to approve award of a Sole Source Contract to Deep Trekker for the purchase of an Underwater Remote Operated Vehicle (ROV) for the High Point Fire Department Dive team and to allocate \$120,000.00 in State grant funds from Homeland Security Grants Program through the NC Department of Emergency Management. The motion carried by the following 8-0 unanimous vote:**

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

Absent (1): Council Member Williams

**2022-125 Contract - Houston-Galveston Area Council (HGAC) Cooperative - Atlantic Emergency Solutions - 2023 Pierce Enforcer Pumper Truck/2023 Skeeter Hybrid Brush Truck -- High Point Fire Department**

City Council is requested to award a contract using the Houston-Galveston Area Council (HGAC) Cooperative in the amount of \$1,004,944.00 for the purchase of a 2023 Pierce Enforcer Pumper and a 2023 Skeeter Hybrid/Brush Truck from Atlantic Emergency Solutions and that the appropriate City official and/or employee be authorized to execute all necessary documents.

**A motion was made by Council Member Moore, seconded by Council Member Hudson, to approve award of a contract using the Houston-Galveston Area Council (HGAC) Cooperative in the amount of \$1,004,944.00 for the purchase of a 2023 Pierce Enforcer Pumper and a 2023 Skeeter Hybrid/Brush Truck from Atlantic Emergency Solution and that the appropriate City official and/or employee be authorized to execute all necessary documents. The motion carried by the following 8-0 unanimous vote:**

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

Absent (1): Council Member Williams

**2022-126 Resolution - Rescinding Resolution to Accept Donation of Real Property - 1502 & 1500 R1 Johnson Street**

City Council is requested to adopt a Resolution rescinding the December 7, 2020 Resolution to accept the donation of real property from Cheryl Harrison, located at 1502 Johnson Street and 1500 R1 Johnson Street.

**A motion was made by Council Member Moore, seconded by Council Member Hudson, to adopt a Resolution rescinding the December 7, 2020 Resolution accepting the donation of real property from Cheryl Harrison, located at 1502 Johnson Street and 1500 R1 Johnson Street. The motion carried by the following unanimous 8-0 vote:**

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

Absent (1): Council Member Williams

**Resolution No. 2042/22-16  
Resolution Book, Volume XXI, Page 75**

**2022-127 Resolution - Sale of City Owned Property - 307 Park Street**

City Council is requested to adopt a resolution accepting the offer of \$5,000.00 and authorizing the sale of the property through the upset bid procedure of N.C.G.S. 160A-269 and direct the City Clerk to publish a public notice of the proposed sale in accordance with N.C.G.S. 160A-269.

**A motion was made by Council Member Moore, seconded by Council Member Hudson, to adopt a Resolution accepting the offer of \$5,000.00 for city-owned property located at 307 Park Street and to authorize the sale of the property through the upset bid procedure of N.C.G.S. 160A-269 and to direct the City Clerk to publish a public notice of the proposed sale in accordance with N/C.G.S. 160A-269. The motion carried by the following 8-0 unanimous vote:**

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

Absent (1): Council Member Williams

**Resolution No. 2043/22-17**  
**Resolution Book, Volume XXI, Page 88**

**2022-128**     **Resolution - Sale of City Owned Property - 235 & 237 Windley Street**

City Council is requested to adopt a resolution accepting the offer of \$5,000.00 and authorizing the sale of the properties through the upset bid procedure of N.C.G.S. 160A-269 and direct the City Clerk to publish a public notice of the proposed sale in accordance with N.C.G.S. 160A-269.

**A motion was made by Council Member Moore, seconded by Council Member Hudson, to adopt a Resolution accepting the offer of \$5,000.00 for city-owned property located at 235 and 237 Windley Street and to authorize the sale of these properties through the upset bid procedure pursuant to N.C.G.S. 160A-269 and to direct the City Clerk to publish a notice of the proposed sale in accordance with N.C.G.S. 160A-269. The motion carried by the following unanimous 8-0 vote:**

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

Absent (1): Council Member Williams

**Resolution No. 2044/22-18**  
**Resolution Book, Volume XXI, Page 89**

**2022-129**     **Resolution - Condemnation - Construction Easements - 1113, 1115, 1119 Washington Street, 114 Underhill Street, 103 N. Downing Street**

City Council is requested to adopt a resolution authorizing condemnation to acquire temporary construction easements in connection with the Washington Street Realignment Project at 1113, 1115, 1119 Washington Street, 114 Underhill Street, 103 N. Downing Street and authorizing the Finance Director to issue a draft in the amount of \$3,368.00 to the Clerk of Superior Court and authorizing the City Attorney to file the necessary proceedings under Chapter 40A of the North Carolina General Statutes to acquire the needed easements.

**A motion was made by Council Member Moore, seconded by Council Member Hudson, to adopt a Resolution authorizing condemnation to acquire temporary construction easements in connection with the Washington Street Realignment Project at 1113, 1115, 1119 Washington Street, 114 Underhill Street, 103 N. Downing Street, and to authorize the Finance Director to issue a draft in the amount of \$3,368.00 to the Clerk of Superior Court, and to authorize the City Attorney to file the necessary proceedings under Chapter 40A of the North Carolina General Statutes for the acquisition of these easements. The motion carried by the following 8-0 unanimous vote:**

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

Absent (1): Council Member Williams

**Resolution No. 2045/22-19  
Resolution Book, Volume XXI, Page 90**

REGULAR AGENDA ITEMS

**2022-130 Authorize Issuance of Series 2022 Combined Enterprise System Revenue Bonds**

City Council is requested to approve the attached “Bond Order Authorizing the Sale and Issuance by The City of High Point, North Carolina Of Not to Exceed \$40,000,000 Combined Enterprise System Revenue Bonds, Series 2022 And Authorizing the Execution and Delivery of Certain Documents in Connection Therewith.”

*Bobby Fitzjohn, Director of Financial Services, reported this is a Bond Order authorizing the Sale and Issuance by the City of High Point, North Carolina of Not to Exceed \$40,000,000.00 Combined Enterprise System Revenue Bonds, Series 2022 and authorization of the Execution and Delivery of Certain Documents in Connection Therewith. He noted the projects have already been approved by Council and are underway and include: Richland Creek Sewer Outfall Replacement, Registers Creek Lift Station Expansion, Riverdale Sewer Lift Station West force Main, and replacement of the Eastside Wastewater Treatment Plants UV disinfection system. He explained this the last stage before the bonds are actually issued and they are scheduled to go to Market in April; however, staff was presented with another opportunity for a private placement which is still being analyzed.*

**A motion was made by Council Member Moore, seconded by Council Member Hudson, to approve the "Bond Order Authorizing the Sale and Issuance by the City of High Point, North Carolina of Not to Exceed \$40,000,000.00 Combined Enterprise System Revenue Bonds, Series 2022 and to authorize the execution and delivery of certain documents in connection therewith. The motion carried by the following 8-0 unanimous vote:**

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

Absent (1): Council Member Williams

**2022-131 Authorize the Issuance of Series 2022A, 2022B, and 2022C General Obligation Bonds**

City Council is requested to approve the attached “Resolution of the City Council of the City of High Point, North Carolina, Providing for the Issuance of Not to Exceed \$5,300,000 General Obligation Parks and Recreation Bonds, Series 2022A, Not to Exceed 26,000,000 General Obligation Public Improvement Bonds, Series 2022B and Not to Exceed \$20,000,000 General Obligation refunding Bonds, Series 2022C of the City of High Point, North Carolina.”

*Bobby Fitzjohn, Director of Financial Services, advised this is the final step in the authorization of the issuance of up to \$5,300,000.00 Series 2022A General Obligation Parks and Recreation Bonds, up to \$26,000,000.00 Series 2022B Public Improvement Bonds, and*

*up to \$20,000,000.00 General Obligation Refunding Bonds. The proposed resolution prepared by the City's bond attorneys, provides staff the authorization to issue up to \$31.3 million in new money for Parks and Recreation, Transportation, and Affordable Housing bonds, comprised of bonds authorized in the 2019 bond referendum and two-thirds bonds approved by City Council. The resolution also approves the issuance of up to \$20,000,000.00 in refunding bonds to potentially refund Series 2012 Public Improvement Bonds, 2012 Refunding Bonds, and 2020 Refunding Bond. The issuance of these bonds requires approval by the Local Government Commission.*

*Council Member Moore introduced the RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HIGH POINT, NORTH CAROLINA, PROVIDING FOR THE ISSUANCE OF NOT TO EXCEED \$5,300,000.00 GENERAL OBLIGATION PARKS AND RECREATION BONDS, SERIES 2022a, NOT TO EXCEED \$26,000,000.00 GENERAL OBLIGATION PUBLIC IMPROVEMENT BONDS, SERIES 2022b AND NOT TO EXCEED \$20,000,000.00 GENERAL OBLIGATION REFUNDING BONDS, SERIES 2022C OF THE CITY OF HIGH POINT, NORTH CAROLINA which was ready by title.*

**Council Member Moore then moved adoption of the RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HIGH POINT, NORTH CAROLINA, PROVIDING FOR THE ISSUANCE OF NOT TO EXCEED \$5,300,000.00 GENERAL OBLIGATION PARKS AND RECREATION BONDS, SERIES 2022a, NOT TO EXCEED \$26,000,000.00 GENERAL OBLIGATION PUBLIC IMPROVEMENT BONDS, SERIES 2022B AND NOT TO EXCEED \$20,000,000.00 GENERAL OBLIGATION REFUNDING BONDS, SERIES 2022C OF THE CITY OF HIGH POINT, NORTH CAROLINA. Council Member Johnson made a second to the motion which carried by the following 8-0 unanimous vote:**

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

Absent (1): Council Member Williams

**Resolution No. 2047/22-21  
Resolution Book, Volume XXI, Page 92**

PROSPERITY & LIVABILITY COMMITTEE - Council Member Hudson, Chair  
Committee Members: Hudson, Holmes, Jefferson, and Peters

**2022-146 Ordinance- Designating a Social District (Catalyst Social District)**

Consideration of the creation of a Social District to be designated as Catalyst Social District, which is designated as the area within the City as more particularly described in Exhibit "A." which is hereby attached and incorporated in the Ordinance entitled "An Ordinance Concerning the Designation of Social Districts as Defined in N.C.G.S. 160A-205.4 and 18B-904.1.

**Motion by Council Member Hudson, second by Council Member Jefferson to suspend the rules to place this matter on the agenda for consideration. The motion to suspend the rules carried by the following unanimous 8-0 vote:**

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

Absent (1): Council Member Williams

**Council Member Hudson moved adoption of an Ordinance designating Social Districts in accordance with N.C.G.S. 160A-205.4 and N.C.G.S. 18B-904(h) with the boundaries of the Catalyst Social District as amended and shown on the map attached and incorporated as part of the Ordinance with an effective date of April 21, 2022. Council Member Jefferson made a second to the motion. The motion carried by the following unanimous 8-0 vote:**

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

Absent (1): Council Member Williams

**Ordinance No. 7811/22-32  
Ordinance Book, Volume XXII, Page 128**

**2022-145 Funding Request-Visit High Point Events for 2022**

City Council is requested to approve the Special Events and funding as requested by Visit High Point.

*Council Member Hudson, Prosperity & Livability Committee Chair, advised that Visit High Point has worked with Special Event stakeholders and city staff to provide five (5) events during the coming year and that the Prosperity & Livability Committee provided a placeholder for these events in their recommendation to City Council for City Sponsored events for 2022. Funding for these events would take place of the events delivered by Forward High Point for 2021 and funding is available in the current year's budget. The events to be added to the list of city-sponsored events are:*

Event	Date
Grand Opening of Impulse Exhibit/High Point Rockers Game/Stock &	
Grain Ribbon Cutting with Earth Day Theme	<b>Friday, 4.22.22</b>
High Point Food Truck Rodeo	<b>Saturday, 6.11.22</b>
Downtown Block Party with Congdon Yards, Stock & Grain Assembly and	
Truist Point	<b>Saturday, 9.10.22</b>
High Point Food Truck Rodeo	<b>Saturday, 10.8.22</b>
Tree Lighting Ceremony at Truist Point	<b>Saturday, 11.26.22 or</b>
	<b>12.3.22 (Exact date TBD)</b>

**Motion by Council Member Hudson, second by Council Member Jefferson to suspend the rules to place this matter on the agenda for consideration. The motion to suspend the rules carried by the following unanimous 8-0 vote:**

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

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

Absent (1): Council Member Williams

PLANNING & DEVELOPMENT - *Mayor Jay W. Wagner*

PUBLIC HEARINGS

**2022-133 Ordinance- Edward Greene-Zoning Map Amendment 21-37**

A request by Edward Greene to rezone an approximate 35.7-acre parcel from a Conditional Use General Business (CU-GB) District to the Employment Center (EC) District. The site is located along the north side of Model Farm Road, approximately 625 feet east of S. Main Street (205 Model Farm Road).

*The public hearing for this matter was held on Monday, March 21, 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.*

*This is a request to rezone a 35.7-acre parcel from its current Conditional Use General Business District to the Employment Center (EC) District. The site is located along the north side of Model Farm Road, approximately 625 feet east of S. Main Street. The current Conditional Use GB zoning on the site was established in 1990 and the site has developed with a 4,000 sq. ft. structure. The applicant is requesting rezoning to convert this structure to a warehouse and distribution facility. Only the western portion of this site is developed and there are no immediate plans proposed at this time for the eastern portion of the site; however, it would be some form of warehousing or limited intensity industrial use.*

*Mr. Shannon shared the Land Use Policy document for this area and noted the proposed Employment Center (EC) District was specifically designed for lands that are designated as Restricted Industrial and includes standards to ensure compatibility with these adjacent residential land areas. Under the proposed EC District, there will be a higher landscaping requirement along the perimeter and a higher building setback under the current zoning. This District will prohibit any outdoor manufacturing process and assembly.*

*Staff is recommending approval of the request to rezone this property to the Employment Center (EC) District as it is consistent with the adopted Land Use Plan. The Planning & Zoning Commission reviewed this request at their February public hearing and also recommended approval by a vote of 7-0 as the request is consistent with adopted policy guidance because the requested EC District is supported by the Restricted Industrial Land Use Map classification of the area and represents an orderly growth pattern for this portion of the city; and the request is reasonable because the proposed EC District is similar to adjacent zoning on properties east of this site.*

*At the conclusion of the staff report, Mayor Wagner asked if there were any questions of staff.*

*Mayor Pro Tem Peters mentioned that she had the pleasure of meeting with Eddie Green, Mark Lindsay, Tom Terrell and some Model Farm Road residents and she spoke about the sense of honesty that Mr. Green gave the residents and his kind and caring ways. She extended condolences to Mr. Green's family for their recent loss and suggested the possibility of doing some kind of memorial on the land.*

*Mayor Wagner opened the public hearing and invited the applicant to come forward to speak.*

*Mark Lindsay with Lindsay Commercial Properties, 1912 Eastchester Drive, Suite 200, echoed Mayor Pro Tem Peters' comments and noted he was available to address any questions.*

*Tom Terrell, Fox Rothschild, attorney representing the applicant, advised he was the one who asked at the January Planning & Zoning Commission meeting that this matter be continued because there was not any outreach to the neighbors and noted that Mr. Lindsay and Mr. Green could not have been more responsive, kind, direct, and gracious. He testified to the strong consensus from those who attended that this project should be approved. On behalf of that community, Mr. Terrell stated it was his honor to support the rezoning.*

*Council Member Moore shared that Mr. Green was a friend of his and spoke to the legacy that he left behind.*

*Mayor Wagner asked if there was anyone else who would like to comment. Hearing none, he declared the public hearing closed.*

**A motion was made by Mayor Wagner, seconded by Council Member Jones, to adopt an Ordinance providing for the rezoning of an approximate 35.7-acre parcel located along the north side of Model Farm Road, approximately 625 feet east of S. Main Street, specifically addressed as 205 Model Farm Road from a Conditional Use General Business (CU-GB) District to the Employment Center (EC) District. The motion carried by the following unanimous 8-0 vote:**

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

Absent (1): Council Member Williams

**Ordinance No. 7804/22-25  
Ordinance Book, Volume XXII, Page 121**

**2022-134 Ordinance- Susan Wilson-Zoning Map Amendment 21-38**

A request by Susan Wilson to rezone approximately 1.45 acres from the Heavy Industrial (HI) District to the Central Business (CB) District. The site is located at the southwest corner of S. Elm Street and W. Russell Avenue (416 & 418 S. Elm Street).

*The public hearing for this matter was held on Monday, March 21, 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 21-38 which is hereby attached in Legistar as a permanent part of these proceedings.*

*This is a request to rezone approximately 1.45 acres located at the southwest corner of S. Elm Street and W. Russell Avenue, specifically addressed as 416 and 418 S. Elm Street, from the Heavy Industrial (HI) District to the Central Business (CB) District.*

*Mr. Shannon reported this application is being made to support the development of this site for a market showroom facility. The current HI zoning is a holdover for when the entire block was an industrial area at the southwestern edge of the downtown area. Since the 1990s, there have been multiple rezonings to the Central Business District which has created a situation where the site is completely surrounded by the CB District. The requested CB District is consistent with the Land Use Plan and is supported by the Core City Plan which has this area as part of the Showroom District. Staff is recommending approval of the request to rezone this site to a Central Business District zoning designation. The request was reviewed by the Planning and Zoning Commission at their February public hearing and they recommended approval by a vote of 7-0 and stated that the request is consistent with adopted policy guidance because the requested CB District is supported by the goals and objectives of the Land Use Plan and the Showroom District designation applies to this area of the Core City Plan. The Commission also stated that this request is reasonable as the requested CB District is similar to previous zoning approvals granted in this area.*

*Following the presentation of the staff report, Mayor Wagner asked if there were any questions for staff. Hearing none, he opened the public hearing and invited the applicant to come to the podium to speak.*

*Wendy Fuscoe with Price Commercial Properties at Congdon Yards, representing the seller, advised that the property is under contract and they would be able to close once the rezoning is approved.*

*Mayor Wagner asked if there were any others in the audience who would like to speak. Hearing and seeing none, he declared the public hearing closed and proceeded with the following motion.*

**A motion was made by Mayor Wagner, seconded by Mayor Pro Tem Peters, to adopt an Ordinance providing for the rezoning of approximately 1.45 acres located at the southwest corner of S. Elm Street and W. Russell Avenue (416 & 418 S. Elm Street) from the Heavy Industrial (HI) District to the Central Business (CB) District based on the following Consistency and Reasonableness Statements as outlined in the staff report:**

*"That Zoning Map Amendment 21-38 is consistent with the City's adopted policy guidance because the requested CB District is supported by the goals and objectives of the Land Use Plan and the Showroom District designation applied to this area in the Core City Plan. Furthermore, the requested CB District is similar to previous zoning approvals granted in this area."*

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

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

Absent (1): Council Member Williams

**Ordinance No. 7805/22-26  
Ordinance Book, Volume XXII, Page 122**

**2022-135 Ordinance- Calvin Johnson and Sharon Johnson-Annexation 22-01**

A request by Calvin Johnson and Sharon Johnson for a voluntary contiguous annexation of an approximate 0.33-acre parcel located along the north side of Samet Drive, approximately 500 feet east of Penny Road. The property is addressed as 7702 Samet Drive and is also known as Guilford County Tax Parcel 196674.

*The joint public hearing for this matter and related matter 2022-136 Zoning Map Amendment 21-39 was held on Monday, March 21, 2022 at 5:30 p.m. as duly advertised.*

*Herb Shannon, Senior Planner with the Planning and Development Department, advised that although staff would be providing a combined presentation on Annexation 22-01 and related matter Zoning Map Amendment 21-39, separate votes would be required on the individual matters. He provided an overview of the staff reports which are hereby attached in Legistar as a permanent part of these proceedings.*

*In regards to the Annexation proposal of an approximate 0.33-acre parcel located along the north side of Samet Drive, approximately 500 feet east of Penny Road, specifically addressed as 7702 Samet Drive and known as Guilford County Tax Parcel 196674, Mr. Shannon noted the site is surrounded by the city limits and the inclusion of this property into the city would be a logical progression of the city's annexation policy and would not negatively affect the city's ability to provide services.*

*Regarding Zoning Map Amendment 21-39, Mr. Shannon explained this 0.33-acre parcel will be added to the 34.7 acres located at the southeast corner of Wendover Avenue and Penny Road that received Council's approval for annexation and rezoning in December 2021. He noted all the previous conditions from the December approval would be carried over and the only change would be updating the legal description to include the additional land area and tax parcel number; everything else will remain the same.*

*Staff considers this a minor expansion of less than 1% of the land area and Mr. Shannon advised the Conditional Zoning Ordinance includes standards for higher landscaping and conditions to protect the residents along the southside of Samet. Staff is recommending approval of the rezoning of this area to include this 0.33-acre parcel. The Planning & Zoning Commission reviewed this request at their February meeting and are also recommending approval because the request is consistent with adopted policy guidance as the proposed expansion of the CZ RC District is supported by the adopted policy guidance documents including the Land Use Plan, and, as conditioned, the requested expansion of the CZ RC District would be similar and compatible with previous zoning conditions and zoning approvals in the area.*

*Following the presentation of the staff report, Mayor Wagner asked if there were any questions. Hearing none, he opened the public hearing and invited the applicant to come forward to speak.*

*Tom Terrell, 529 W. Parkway, Fox Rothschild, attorney representing the application, acknowledged Dennis Bunker and Jim Girdich who were in the audience. He spoke to this being a very, very small addition; to it being a minor expansion of less than 1% of the land area; and asked for Council's support for approval of the annexation and rezoning request.*

*Mayor Wagner asked if there were any additional comments. Hearing and seeing none, the public hearing was declared closed. He then proceeded with the following motion.*

**A motion was made by Mayor Wagner, seconded by Council Member Holmes, to adopt an Ordinance providing for the annexation of this 0.33-acre parcel located along the north side of Samet Drive, approximately 500 feet east of Penny Road, specifically addressed as 7702 Samet Drive and known as Guilford County Tax Parcel 196674. The motion carried by the following unanimous 8-0 vote:**

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

Absent (1): Council Member Williams

**Ordinance No. 7806/22-27  
Ordinance Book, Volume XXII, Page 123**

**2022-136 Ordinance- Shamrock Petey, LLC-Zoning Map Amendment 21-39**

A request by Shamrock Petey, LLC to rezone approximately 35 acres from the Residential Single Family - 40 (RS-40) District, within Guilford County's zoning jurisdiction, and a Conditional Zoning Retail Center (CZ-RC) District to a Conditional Zoning Retail Center (CZ-RC) District. The site is located at the southeast corner of W. Wendover Avenue and

Penny Road. Approval of this rezoning request is contingent upon City Council approval of a voluntary annexation request.

*The joint public hearing for this matter and related matter Annexation 22-01 was held on Monday, March 21, 2022 at 5:30 p.m. as duly advertised.*

*Herb Shannon, Senior Planner with the Planning and Development Department, advised that although staff would be providing a combined presentation on Annexation 22-01 and related matter Zoning Map Amendment 21-39, separate votes would be required on the individual matters.*

*Note: For specific comments made regarding Zoning Map Amendment 22-01, please refer to 2022-135 Annexation 22-01.*

**A motion was made by Mayor Wagner, seconded by Council Member Jefferson, to adopt an Ordinance to rezone approximately 35 acres located at the southeast corner of W. Wendover Avenue and Penny Road from the Residential Single Family - 40 (RS-40) District within Guilford County's zoning jurisdiction, and a Conditional Zoning Retail Center (CZ-RC) District to a Conditional Zoning Retail (CZ-RC) District based on the following Consistency and Reasonableness Statements as outlined in the staff report:**

*"That Zoning Map Amendment 21-39 is consistent with the City's adopted policy guidance because the proposed expansion of the CZ-Rc District is supported by adopted policy guidance documents, including the City's Land Use Plan. Furthermore, as conditioned, the requested expansion of the CZ-RC District will be similar and compatible with previous conditional zoning approvals granted in this area."*

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

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

Absent (1): Council Member Williams

**Ordinance No. 7807/22-28  
Ordinance Book, Volume XXII, Page 124**

**2022-137 Ordinance- City of High Point-Zoning Map Amendment 22-01**

A request by the High Point City Council to rezone 378 properties, totaling approximately 100 acres, as part of the Comprehensive Zoning Map Amendment Project. This request will rezone this area from the Residential Multifamily - 16 (RM-16) District to the Residential Single Family - 7 (R-7) District. The parcels are located south of E. Green Drive, south and north of E. Kearns Avenue, east of Macedonia Court/Tate Street/Park Street and west of S. University Parkway.

*The public hearing for Zoning Map Amendment 22-01 was held on Monday, March 21, 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's Comprehensive Zoning Map Amendment Project focusing on lands within the Core City area. The project is intended to review, evaluate zoning throughout the city, identify areas where zoning is inconsistent or out of sync with existing Land Use policy and to propose new zonings for that area.*

*This area, lying south of Green Drive and west of University Parkway consists of approximately 100 acres and has a zoning designation of Residential Multifamily 16. Staff is recommending rezoning this area to the Residential-7 (R-7) District. Mr. Shannon advised that the area was platted and developed as a single-family neighborhood. The Land Use Plan classifies this area as Low Density Residential which is intended for single-family development; however, the current RM-15 District will permit residential development of the 16 units per acre, but staff is concerned about shoe-horning in the apartment complex in the middle of an established neighborhood. Mr. Shannon noted that staff is not opposed to multi-family development in this area but feels it would be more appropriate on the outer edges where there is adequate land area to ensure appropriate parking and buffering.*

*Staff is recommending rezoning to the R-7 District as it more accurately reflects the manner in which this area has developed. The Planning & Zoning Commission reviewed this request at their February public hearing and are also recommending approval based on consistency with adopted policy guidance, that the zoning map amendment for this residential neighborhood is supported by Goal 1 of the Land Use Plan which encourages enhancement and preservation of established neighborhoods, and that the request is reasonable because the amendments are needed to better match the way the neighborhood has developed. Mr. Shannon advised that staff sent out over 500 notices last Fall to gauge community support; staff fielded about 50 phone calls between January and today and once the issues and concerns were explained, no objections were voiced from any of the property owners or surrounding neighbors.*

*Following the conclusion of the staff report, Mayor Wagner asked if there were any questions of staff. Hearing none, he opened the public hearing and asked if there was anyone present in the audience who would like to speak. Hearing and seeing none, the public hearing was closed. He proceeded with the following motion.*

**A motion was made by Mayor Wagner, seconded by Council Member Hudson, to adopt an Ordinance providing for the rezoning of 378 properties, totaling approximately 100 acres located south of E. Green Drive, south and north of K. Kearns Avenue, east of Macedonia Court/Tate Street/Park Street and west of S. University Parkway from Residential Multifamily-16 (RM-16) District to the Residential Single Family-7 (RS-7) District based on the following Consistency and Reasonableness Statements as outlined in the staff report as follows:**

*"That Zoning Map Amendment 22-01 is consistent with the City's adopted policy guidance because the zoning map amendment for these residential neighborhoods is supported by Goal #1 of the Land Use Plan which encourages development that enhances and preserves established neighborhoods. Furthermore, the amendments are needed to better match the way these neighborhoods have developed."*

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

Aye (8): Mayor Wagner, Mayor Pro Tem Peters, Council Member Moore, Council Member Johnson,

Council Member Jefferson, Council Member Hudson, Council Member Jones, and Council Member Holmes

Absent (1): Council Member Williams

**Ordinance No. 7808/22-29**  
**Ordinance Book, Volume XXII, Page 125**

Pending - Public Hearing

**2022-18 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).

*Mayor Wagner advised this is a continued public hearing and asked if staff would like to comment.*

*Herb Shannon, Senior Planner with the Planning and Development Department, stated staff heard from the applicant late Friday afternoon and they have requested additional time.*

**A motion was made by Mayor Wagner, seconded by Council Member Hudson, to continue the public hearing for Zoning Map Amendment 21-31 to the April 18, 2022 City Council Meeting at 5:30 p.m. The motion carried by the following unanimous 8-0 vote:**

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

Absent (1): Council Member Williams

GENERAL BUSINESS AGENDA

**2022-138 Resolution - Condemnation - 208 N. Lindsay Avenue, 508 W. English Road - Stadium Parking Lot Project**

City Council is requested to adopt a resolution authorizing condemnation of properties located at 208 N. Lindsay Street and 508 W. English Road in connection with the Stadium Parking Lot Project and authorize the City Attorney to give a 30 day Notice of Condemnation to the property owner, to file the necessary proceedings under Chapter 40A of the North Carolina General Statutes, and to authorize the Finance Director to issue a draft in the amount of \$985,000 to the Clerk of Superior Court as just compensation to the property owner.

*City Attorney JoAnne Carlyle explained this is a request for Council to consider adopting a resolution authorizing the Legal Department to bring the action of eminent domain for the properties located at 208 N. Lindsay Street and 508 W. English Road in connection with the stadium parking lot project. At this point in time, representatives of the city have been unable to negotiate a sale price that is agreeable between the parties. She reported that an appraisal of the property has been done and the city has estimated the amount of \$985,000.00 to be just compensation for the property.*

*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 Council Member Jefferson, to adopt a resolution authorizing condemnation of properties located at 208 N. Lindsay Street and 508 W. English Road in connection with the Stadium Parking Lot Project and to authorize the city attorney to provide a 30-day Notice of Condemnation to the property owner, and to file the necessary proceedings under Chapter 40A of the North Carolina General Statutes, and to authorize the Finance Director to issue a draft in the amount of \$985,000.00 to the Clerk of Superior Court as just compensation to the property owner. The motion carried by the following unanimous 8-0 vote:**

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

Absent (1): Council Member Williams

**Resolution No. 2046/22-20  
Resolution Book, Volume XXI, Page 91**

**2022-139 Appointment - Human Relations Commission - Royland "Rodd" Smith**

City Council is requested to confirm the appointment of Royland "Rodd" Smith to the Human Relations Commission; appointment to be effective immediately and will expire November 1, 2022.

**A motion was made by Mayor Pro Tem Peters, seconded by Council Member Johnson, to approve the appointment of Royland "Rodd" Smith to the Human Relations Commission to be effective immediately and will expire November 1, 2022. The motion carried by the following unanimous 8-0 vote:**

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

Absent (1): Council Member Williams

**2022-142 Approval of Minutes**

March 3, 2022 Finance Committee Minutes @ 4:00 p.m.

March 7, 2022 Special Meeting Minutes @ 3:30 p.m.

March 7, 2022 Regular Meeting Minutes @ 5:30 p.m.

March 9, 2022 Prosperity & Livability Committee Minutes @ 9:00 a.m.

March 10, 2022 Special Meeting Minutes @ 8:00 a.m.

**A motion was made by Council Member Hudson, seconded by Council Member Jones, to approve the preceding Minutes as submitted. The motion carried by the following unanimous 8-0 vote:**

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

Absent (1): Council Member Williams

**RETIREMENT OF MARK MCDONALD- TRANSPORTATION DIRECTOR**

*Councilman Hudson recognized Transportation Director Mark McDonald who was in the audience and noted it would be his last Council Meeting due to his pending retirement. On behalf of Council, he thanked Mr. McDonald for his work and dedication to the city for so many years.*

*[applause, standing ovation]*

**ADJOURNMENT**

*Prior to adjournment of this meeting, Mayor Wagner announced that Council would be reconvening the Special Meeting held at 3:30 p.m. prior to this meeting to finish the closed session.*

*There being nothing further to come before Council, the meeting adjourned at 6:18 p.m. upon motion duly made and seconded.*

Respectfully Submitted,

\_\_\_\_\_  
Jay W. Wagner, Mayor

Attest:

\_\_\_\_\_  
Lisa B. Vierling, MMC  
City Clerk