

**HIGH POINT CITY COUNCIL
REGULAR MEETING
July 15, 2024 – 5:30 P.M.
Council Chambers – Municipal Building
211 South Hamilton Street**

ROLL CALL, MOMENT OF SILENCE, AND PLEDGE OF ALLEGIANCE

Mayor Pro Tempore Holmes called the Regular Meeting of the High Point City Council to order at 5:30 p.m. and stated all members were present with the exception of Mayor Jefferson. He called for a Moment of Silence and the Pledge of Allegiance followed.

Present

Mayor Pro Tem Michael Holmes, At-Large Council Member Britt Moore, At-Large Council Member Amanda Cook, Council Member Vickie McKiver, Council Member Tyrone Johnson, Council Member Monica Peters, Council Member Patrick Harman, and Council Member Tim Andrew

Absent

Mayor Cyril Jefferson

ADOPTION OF AGENDA

A motion was made by Mayor Pro Tempore Holmes, seconded by Council Member McKiver, to adopt the agenda as presented.

Motion carried with the following vote:

Aye:

Mayor Pro Tem Holmes, At-Large Council Member Moore, At-Large Council Member Cook, Council Member McKiver, Council Member Johnson, Council Member Peters, Council Member Harman, and Council Member Andrew

Absent:

Mayor Jefferson

RECOGNITIONS AND PRESENTATIONS

2024-284

Proclamation - High Point Elks Lodge 115th Anniversary Day

Mayor Jefferson will present a Proclamation declaring July 15, 2024, as "The High Point Elks Lodge 115th Anniversary Day"

Mayor Pro Tempore Holmes read the Proclamation and presented it to Kevin Randell, President of the High Point Elks Lodge.

Mr. Randall thanked the City Council for the proclamation. He noted the Elks Lodge has well over 600 members and they look forward to many more years of supporting the veterans and giving back to those in need.

2024-286

Proclamation - Parks and Recreation Month

Mayor Jefferson will present a Proclamation declaring the month of July as "Parks and Recreation Month"

Mayor Pro Tempore Holmes read the Proclamation and presented it to Lee Tillery, Parks and Recreation Director, and Tracy Pegram, Assistant Parks and Recreation Director.

PUBLIC COMMENT PERIOD

2024-285 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.

Jerry Corns, Oakview Rd. - provided a copy of his statement to the City Clerk. Mr. Cornes spoke to his opposition regarding a new sidewalk being built on James Road.

Wynona Merritt 1114 Bridges Dr. - provided a handout to the City Clerk, congratulated the City on winning the All American City Award, spoke to extreme heat, climate change, and effects of extreme heat on workers and the City providing adequate breaks and water to City employees.

Kirby Heard 333 Farriss Ave - provided a handout to the City Clerk, spoke to housing crises, affordable housing, Airbnb's along her street and the need for a stop sign at Hamilton and Farriss.

CONSENT AGENDA ITEMS

A motion was made by Council Member Moore, seconded by Council Member Andrew, to approve the Consent Agenda as presented.

Motion carried with the following vote:

Aye: Mayor Pro Tem Holmes, At-Large Council Member Moore, At-Large Council Member Cook, Council Member McKiver, Council Member Johnson, Council Member Peters, Council Member Harman, and Council Member Andrew

Absent: Mayor Jefferson

2024-264 Consideration of a Speed Limit Concurrence with North Carolina Department of Transportation (NCDOT) on Kendale Road within High Point City Limits

City Council is requested to consider a request from NCDOT for concurrence from the City of High Point regarding a speed limit ordinance update for Kendale Road between Skeet Club Road and 0.282 miles north of Kendale Road. (Recommended by Finance Committee.)

Approved by the Consent Vote.

2024-261 Consideration of Contracts with Sharpe Brothers (Primary) and APAC-Atlantic, Inc. (Secondary)

City Council is requested to consider contracts with Sharpe Brothers in the amount of \$355,387.50 and APAC - Atlantic, Inc in the amount of \$376,525.00 for asphalt materials and authorize the appropriate City Official(s) to execute all necessary documents. (Recommended by Finance Committee.)

Approved by the Consent Vote.

2024-262 Consideration of a Change Order to American Process Group, LLC

City Council is requested to consider Change Order No. 1 to American Process Group, LLC in the amount \$132,757.48 for additional dewatered alum sludge that was removed from the south lagoon at the Ward Water Treatment Plant and authorize the appropriate City Official(s) to execute all necessary documents. Upon approval of Change Order No. 1, the new total contract amount will be increased to \$1,018,530.48. (Recommended by Finance Committee.)

Approved by the Consent Vote.

2024-263 Consideration of a Sole Source Purchase from Envitech

City Council is requested to consider a Sole Source purchase from Envitech in the amount of \$210,256 for two (2) Gore Gen 4 Mercury Modules for the Mercury Recovery

Vessel for the incinerator at the Eastside Wastewater Treatment Plant and authorize the appropriate City Official(s) to execute all necessary documents. (Recommended by Finance Committee.)

Approved by the Consent Vote.

2024-265 Consideration of a Purchase of Four Ford Explorers from Performance Ford

City Council is requested to consider a purchase from Performance Ford for four (4) Ford Explorer SUV's in the amount of \$162,371.80. (Recommended by Finance Committee.)

Approved by the Consent Vote.

2024-266 Consideration of a Purchase of Fifteen Ford Interceptors from Performance Ford

City Council is requested to consider a purchase from Performance Ford for Fifteen Ford Inceptor SUV's in the amount of \$638,822.85. (Recommended by Finance Committee.)

Approved by the Consent Vote.

2024-267 Consideration of a Purchase from Ditch Witch

City Council is requested to consider a purchase from Ditch Witch in the amount of \$347,603.71 for a Ditch Witch JT24A drilling machine and declare the old machine as surplus and disposing through the online auction process. (Recommended by Finance Committee.)

Approved by the Consent Vote.

2024-268 Consideration of a Purchase from James River Equipment

City Council is requested to consider a purchase from James River Equipment in the amount of \$480,259.80 for three (3) new 2024 John Deere 410P backhoes and declare the old units as surplus and disposing through the online auction process. (Recommended by Finance Committee.)

Approved by the Consent Vote.

2024-269 Consideration of a Purchase from Whites International Truck

City Council is requested to consider a purchase from Whites International Truck in the amount of \$174,566.05 for one (1) International MV607 with Godwin body, plow, and spreader and declare the old truck as surplus and disposing through the online auction process. (Recommended by Finance Committee.)

Approved by the Consent Vote.

2024-270 Consideration of a Purchase from National Equipment Dealers, LLC

City Council is requested to consider a purchase from National Equipment Dealers, LLC in the amount of \$1,288,721.59 for a Tana H555 Landfill Compactor and declare the current compactor as surplus and disposing through the online auction process. (Recommended by Finance Committee.)

Approved by the Consent Vote.

2024-271 Consideration of Opioid Settlement Resolution

City Council is requested to consider a Resolution authorizing execution of Kroger Opioid Settlement agreement and approving second supplement agreement for additional funds related to the settlement of opioid litigation. (Recommended by Finance Committee.)

Approved by the Consent Vote.

2024-290 Consideration of Real Property Acquisition - 205 Model Farm Road

City Council is requested to approve the acquisition of property at 205 Model Farm Road for the purchase price of \$3,500,000 and authorize the appropriate City Official(s) to execute all necessary documents. (Recommended by Finance Committee.)

Approved by the Consent Vote.

2024-272 Consideration of a Sole Source Service Agreement with Motorola Services, Inc.

City Council is requested to consider a Sole Source Service Agreement with Motorola Services, Inc. in the total amount of \$2,519,229.40 for maintenance and support of the City's Motorola Radio System and authorize the appropriate City Official(s) to execute all necessary documents. (Recommended by Finance Committee.)

Approved by the Consent Vote.

2024-274 Consideration of a Contract with Motorola Services, Inc.

City Council is requested to consider a contract with Motorola Services, Inc. in the amount of is \$177,993.00 for radio equipment to facilitate testing as required by changes to the International Fire Code and authorize the appropriate City Official(s) to execute all necessary documents. (Recommended by Finance Committee.)

Approved by the Consent Vote.

2024-275 Consideration of a Contract with 5S Technologies

City Council is requested to consider a contract with 5S Technologies in the amount of \$107,342.46 for the annual renewal of licenses for Cisco Duo Multi-Factor

Authentication and authorize the appropriate City Official(s) to execute all necessary documents. (Recommended by Finance Committee.)

Approved by the Consent Vote.

2024-279

Consideration of a Contract with Mental Health Associates of the Triad

City Council is requested to consider a contract with Mental Health Associates of the Triad in the amount of \$136,987.20 for contracted social work support services at the library and authorize the appropriate City Official(s) to execute all necessary documents. (Recommended by Finance Committee.)

Approved by the Consent Vote.

2024-280

Consideration of a Resolution and Interlocal Agreement between the City of High Point and the County of Guilford for the Provision of Animal Sheltering

City Council is requested to consider a Resolution ratifying and authorizing the execution of an Interlocal Agreement to the provision of animal shelter services by Guilford County to the City of High Point. (Recommended by Finance Committee.)

Approved by the Consent Vote.

2024-281

Consideration of a Purchase of Training and Duty Ammunition from Vista Outdoor dba Kiesler Police Supply

City Council is requested to approve a purchase of training and duty ammunition from Vista Outdoor dba Kiesler Police Supply in the amount of \$152,203 and authorize the appropriate City Official(s) to execute all necessary documents. (Recommended by Finance Committee.)

Approved by the Consent Vote.

2024-283

Consideration of a Purchase from Lawmen's Police and Tactical Supply

City Council is requested to consider a purchase from Lawmen's Police and Tactical Supply in the amount of \$125,731 for the purchase of Sig P320, 9 MM handgun duty pistols. (Recommended by Finance Committee.)

Approved by the Consent Vote.

2024-282

Consideration of Approval of Minutes

City Council is requested to approve the following minutes:

Finance Committee Minutes - June 13, 2024, at 4:00 p.m.

Special Meeting of the High Point City Council Minutes - June 17, 2024, at 4:00 p.m.

Regular Meeting of the High Point City Council Minutes - June 17, 2024, at 5:30 p.m.

Approved by the Consent Vote.

GENERAL BUSINESS AGENDA**2024-248 Consideration of Amendments to the Fair Housing Ordinance (Second Reading)**

City Council is requested to amend the Fair Housing Ordinance in the areas suggested by HUD to increase the ordinance's substantial equivalence to federal fair housing laws. (First reading was at the June 17, 2024, City Council Meeting.)

Mayor Pro Tempore Holmes noted this is the second reading of this ordinance and asked if there were any questions regarding this item.

A motion was made by Council Member Harman, seconded by Council Member Cook, to approve agenda item 2024-248.

In response to Council Member Andrew, Meghan Maguire City Attorney, confirmed this is the second reading of the ordinance and there is a motion on the floor to approve it.

Council Member Andrew noted concerns regarding subpoena power and civil penalty power to a director who is not an Elected Official.

Jeron Hollis, Managing Director, stated regarding the subpoena power of a director, it is part of substantial equivalent process that is required by HUD. He noted that other State and Federal Governments have the same requirement. He explained this provision is rarely used but it is a tool in case it is needed. There will not be subpoenas for every case, but there are times when that authority will be necessary, and it is in line with what HUD requires.

In response to Council Member Andrew, Mr. Hollis stated there will not be oversight by the City Council on this process, noting this process mirrors employment law, which means as cases come in, there is a collaboration with the legal department, and a case review and monitoring by HUD. He stated this is in line with processes currently in place for housing providers, but for High Point residents, it is at the state level. He stated this would be a closed confidential process, however, the results at the end will be for public consumption.

In response to Council Member Moore, Mr. Hollis confirmed this ordinance has been requested for several years and has come before the City Council and did not pass.

Council Member Moore stated he had concerns regarding this ordinance, but noted he was in full support of fair housing. He acknowledged that he will be supporting this ordinance, appreciates the hard work by staff, and requested regular updates be brought before the City Council.

Motion carried with the following vote:

Aye: Mayor Pro Tem Holmes, At-Large Council Member Moore, At-Large Council Member Cook, Council Member McKiver, Council Member Johnson, Council Member Peters, Council Member Harman, and Council Member Andrew

Absent: Mayor Jefferson

2024-287 Public Hearing Regarding a Request from C&C Industries

City Council is requested to consider a request from C&C Industries to authorize performance-based incentives for a manufacturing project at 2103 Brentwood Street in the amount of \$100,000 over a five-year period, approve a resolution in support of a OneNC Fund and Building Reuse Grant from the North Carolina Department of Commerce, and authorize the City Manager to execute a performance agreement with the company containing benchmarks for the company to achieve and a schedule for the payment of such financial incentives. (Presented at the Finance Committee.)

Mayor Pro Tempore Holmes opened the Public Hearing.

Peter Bishop, Economic Development Director, provided a brief report noting this is a request to authorize performance-based incentives for a manufacturing project at 2103 Brentwood Street in the amount of \$100,000 over a five-year period and approve resolutions in support of a OneNC Fund and Building Reuse Grant from the North Carolina Department of Commerce.

Mr. Andy Boutros, Chief Executive Officer, provided a PowerPoint presentation and spoke to the vision and commitment of C&C Industries noting the impact on the City of High Point would be 108 new full-time position, investment in excess of \$14 million dollars, and the purchase and renovation of an abandoned building with plans for future expansion.

Council Member Cook noted her enthusiasm regarding this project and hoped in the future the wages may be higher.

Mayor Pro Tempore Holmes noted his approval of the location.

In response to Mayor Pro Tempore Holmes, Mr. Boutros stated the Florida facility will not be closing. He noted the High Point location is more ideal for logistics which is why they are considering making High Point the primary manufacturing location.

Council Member Peters thanked Mr. Boutros for considering High Point.

Council Member Moore noted his enthusiasm regarding the manufacturing component of the project.

Mayor Pro Tempore Holmes asked if anyone else would like to speak regarding this item. Seeing none, he closed the Public Hearing.

A motion was made by Council Member Moore, seconded by Council Member Peters, to approve agenda item 2024-287.

Motion carried with the following vote:

Aye: Mayor Pro Tem Holmes, At-Large Council Member Moore, At-Large Council Member Cook, Council Member McKiver, Council Member Johnson, Council Member Peters, Council Member Harman, and Council Member Andrew

Absent: Mayor Jefferson

2024-288 Public Hearing Regarding a Request from Triad Expeditor's, Inc

City Council is requested to consider a request from Triad Expeditor's, Inc to authorize performance-based incentives for a manufacturing project at 1806 Wade Place in the amount of \$37,126 over a five-year period and authorize applications to the NC Commerce OneNC Fund and Building Reuse Grant. (Presented at the Finance Committee.)

Mayor Pro Tempore Holmes opened the Public Hearing.

Peter Bishop, Economic Development Director, stated this is a request from Triad Expeditors, Inc, to authorize performance-based incentives for a manufacturing project at 1806 Wade Place in the amount of \$37,126 over a five-year period. Triad Expeditors Inc. is the parent company for College Hunks Moving Company, DryMedic Restoration and Carolina Boys Portable Storage. This project will relocate these companies to High Point in a new warehouse-shop facility and fenced storage yard and create 66 new jobs with an average wage of over \$45,000. He noted this location is in the East Green Drive targeted area which is an area identified by Council in need of additional investment and support. He introduced Anthony Auman, Owner of Triad Expeditors,

In response to Council Member Moore, Mr. Auman stated they have been in Greensboro for 13 years.

Mayor Pro Tempore Holmes asked if anyone else wished to speak regarding this item. Seeing none, he closed the Public Hearing.

Council Member Johnson stated this would be in his ward and expressed excitement regarding this project and welcomed Mr. Auman to High Point.

Mayor Pro Tempore Holmes echoed Council Member Johnson's excitement noting both of these projects being in the proposed location is a huge credit to our Economic Development Department and staff.

A motion was made by Council Member Peters, seconded by Council Member Johnson, to approve agenda item 2024-288.

Motion carried with the following vote:

Aye: Mayor Pro Tem Holmes, At-Large Council Member Moore, At-Large Council Member Cook, Council Member McKiver, Council Member Johnson, Council Member Peters, Council Member Harman, and Council Member Andrew

Absent: Mayor Jefferson

2024-273 Soltani Properties, LLC, Annexation 24-02

A request by Soltani Properties, LLC to consider a voluntary contiguous annexation of an approximate 1.29 acre parcel, located along the west side of Deep River Road, approximately 340 feet south of Running Cedar Trail. The site is addressed as 2009 Deep River Road and also known as Guilford County Tax Parcel 195646.

Mayor Pro Tempore Holmes opened the Public Hearing

Herb Shannon, Senior Planner, provided the staff report for this item. He stated this is a request to annex a 1.29-acre parcel in the central portion of the city along Brentwood Street. The applicant is requesting annexation to obtain access to city utilities; specifically sewer. He provided a map and noted this area is within the City's Extraterritorial Jurisdiction (ETJ Area), and subject to the City's zoning and building permit authority. This annexation represents a logical progression of the City's annexation policy for this area as the property is generally surrounded by the City's corporate limits and is within the City's ETJ and City services and service vehicles are already present in this area.

Mayor Pro Tempore Holmes asked if anyone would like to speak regarding this item. Seeing none, he closed the Public Hearing.

A motion was made by Council Member Moore, seconded by Council Member Andrew, to approve agenda item 2024-273.

Motion carried with the following vote:

Aye: Mayor Pro Tem Holmes, At-Large Council Member Moore, At-Large Council Member Cook, Council Member McKiver, Council Member Johnson, Council Member Peters, Council Member Harman, and Council Member Andrew

Absent: Mayor Jefferson

2024-276 Frances Marshall and Joan Behrens, Annexation 24-01

A request by Frances W. Marshall and Joan W. Behrens to consider a voluntary contiguous annexation of approximately 24.9 acres, lying northeast of the intersection of Willard Dairy Road and Southwest School Road (2513 and 2501 Willard Dairy Road). The site is also known as Guilford County Tax Parcel 169927 and 169949.

Mayor Pro Tempore Holmes opened the Public Hearing.

Herb Shannon, Senior Planner, stated he would provide a combined presentation for this item and agenda item 2024-277 but Council would need to vote on them separately. He stated the applicant is requesting annexation into the city to support the development of a townhome subdivision, noting this site is within the city's designating planning area. He stated the annexation proposal is for approximately 136 townhome units and provided a map of the area. He stated there have been several annexation and zoning approvals in this area since the 1990's that allow a mixture of single family, twin home, and townhome developments. He said this annexation petition represents logical progression of the City's annexation policy for this area as the proposed annexation site is generally surrounded by the City's corporate limits. He noted city services are already present in the area and staff is supporting this request.

Mr. Shannon explained regarding the zoning portion of the request, the land is currently zoned Agricultural within Guilford County, and the request is to establish a Conditional Zoning Residential Multifamily 16 Development to support a townhome development. In conjunction with the zoning request, they submitted a conditional zoning document that is part of the staff report. The summary of those conditions is restricting development size (number of attached townhome units), higher set back standards to the north in tract 2, higher street yard landscaping, and a provision for a public street stub of the northern property line. He noted this request was submitted prior to the 2045 Comprehensive Plan. He reviewed compatibility with surrounding areas and mitigation of impacts, and noted staff is supporting this request.

Council Member Harman noted his concern with sprawl and is not in favor of this request.

Council Member Peters noted her concerns with being in compliance with the 2045 Comprehensive Plan and asked how we could start moving forward focusing on the plan.

Mr. Shannon noted that this is the last zoning application received under the former land use plan and future applications would be reviewed using the 2045 Comprehensive Plan guidelines.

Council Member Andrew noted his support of this item noting he doesn't think it violates the 2045 Comprehensive Plan as there are already developments near the site.

Council Member Moore, noted his support of this item.

Charlie Hall, Applicant, 1007 Battleground Avenue Greensboro, NC 27408

Mr. Hall stated Windsor Homes has been around since 2001 and provided background of the company and noted recent developments constructed in High Point. He noted the current proposed site is in Guilford County and needs to be annexed in the town of High Point and stated this item received unanimous approval from the Planning Board and no one showed up in opposition. He reviewed the current zoning request and reviewed the 136-unit proposal and provided examples of other developments constructed by Windsor Homes. He provided logistics of the operation of the development and noted during the community meeting eight residents were present and several phone calls were received and he reviewed those concerns.

Council Member Cook noted her concern regarding the overcrowding of the school, maintaining green space, and affordability of the homes.

In response to Council Member Cook, Mr. Hall spoke to affordability noting these homes will not be constructed for another two to three years, they are keeping cost in mind, a traffic impact analysis was not required, a buffer is required and noted the need to stay off the gas line.

Brand Winfrow, 615 Piedmont Crossing Drive - spoke to his concerns regarding the overcrowding of the school.

Council Member Moore noted the Guilford County School Board should be addressing the overcrowding issues.

Mayor Pro Tempore Holmes pointed out that there is a housing crises and housing stock matters.

David Michaels, Applicant, 1007 Battleground Ave. Greensboro, stated these units are more suited for empty nesters or young families; a turning lane will be required for Willard Dairy Road and noted his company will comply with DOT requirements. He stated there is a tremendous need for housing and they work to keep cost down and these units have been well received in the market.

Mayor Pro Tempore Holmes asked if anyone else would like to speak for or against this item. Seeing none, he closed the Public Hearing.

A motion was made by Council Member Moore, seconded by Council Member Andrew, to approve agenda item 2024-276.

Motion carried with the following vote:

Aye: Mayor Pro Tem Holmes, At-Large Council Member Moore, Council Member McKiver, Council Member Johnson, Council Member Peters, and Council Member Andrew

Nay: At-Large Council Member Cook and Council Member Harman

Absent: Mayor Jefferson

2024-277 Public Hearing Regarding Land Acquisition & Development Services, Zoning Map Amendment 24-13

A request by Land Acquisition & Development Services, LLC to rezone approximately 25 acres from the Agricultural (AG) District, within Guilford County's zoning jurisdiction, to a Conditional Zoning Residential Multifamily - 16 (CZ RM-16) District. The site is located northeast of the intersection of Willard Dairy Road and Southwest School Road. Approval of this rezoning request is contingent upon City Council approval of a voluntary annexation request.

The Zoning Presentation for this item can be found under agenda item 2024-276

Mayor Pro Tempore Holmes opened the Public Hearing and asked if anyone would like to speak for or against this item. Seeing none, he closed the Public Hearing.

A motion was made by Council Member Moore, seconded by Council Member Peters, to approve agenda item 2024-277 and approve the Consistency and Reasonableness Statements as noted in the staff report.

Consistency and Reasonableness Statements

That Zoning Map Amendment 24-13 is consistent with the City's adopted policy guidance because policy guidance evaluation for this request includes both the former Land Use

Plan, which was in effect at the time the application was submitted, and the newly adopted 2045 Comprehensive Plan. The request is supported by several of the goals, objectives and policies of the former Land Use Plan and by newly adopted policies of the 2045 Comprehensive Plan. Furthermore, adopted land use policy supports higher intensity residential development for this area as similar RM-16 District zoning/land uses have been approved for adjacent parcels to the east and west of this site.

Motion carried with the following vote:

Aye: Mayor Pro Tem Holmes, At-Large Council Member Moore, Council Member McKiver, Council Member Johnson, Council Member Peters, and Council Member Andrew

Nay: At-Large Council Member Cook, and Council Member Harman

Absent: Mayor Jefferson

2024-278 Public Hearing Regarding City of High Point, Text Amendment 24-01

A request by the Planning and Development Department to adopted various miscellaneous amendments to the City of High Point Development Ordinance pertaining to:

- a) Removes references to the Land Use Plan, the Land Use Plan Amendment, and the Community Growth Vision Statement and amends the ordinance to incorporate the Comprehensive Plan.
- b) Removes the Rules of Procedure information from the Planning & Zoning Commission, Historic Preservation Commission, and the Board of Adjustment (BOA) to avoid conflict with the adopted Rules of Procedures and amends Section 2.2.5., Historic Preservation Commission to change “Guidelines” to “Standards” and update the qualifications.
- c) Amends various sections of the Development Ordinance related to Certificates of Appropriateness (COA), change “Guidelines” to “Standards”, and removes the BOA as the appeal body for COA’s; and
- d) Amends Section 3.8.8.B.4 and Section 3.8.8.E to maintain consistent wording and adds the Washington Street Historic District.

Mayor Pro Tempore Opened the Public Hearing.

Samuel Hinnant, Interim Development Director, provided the staff report and discussed the following changes:

- a) *Removes references to the Land Use Plan, the Land Use Plan Amendment, and the Community Growth Vision Statement and amends the ordinance to incorporate the Comprehensive Plan.*

b) *Removes the Rules of Procedure information from the Planning & Zoning Commission, Historic Preservation Commission, and the Board of Adjustment (BOA) to avoid conflict with the adopted Rules of Procedures and amends Section 2.2.5., Historic Preservation Commission to change “Guidelines” to “Standards” and update the qualifications.*

c) *Amends various sections of the Development Ordinance related to Certificates of Appropriateness (COA), change “Guidelines” to “Standards”, and removes the BOA as the appeal body for COA’s; and*

d) *Amends Section 3.8.8.B.4 and Section 3.8.8.E to maintain consistent wording and adds the Washington Street Historic District*

Mayor Pro Tempore Holmes asked if there was anyone that wished to speak for or against this item. Seeing none, he closed the Public Hearing.

A motion was made by Council Member Peters, seconded by Council Member Johnson, to approve agenda item 2024-278 and approval of the Consistency and Reasonableness Statements as stated in the staff report.

Consistency and Reasonableness Statements

That Text Amendment 24-01 is consistent with the City’s adopted policy guidance because these general amendments make the Development Ordinance more up-to-date, user-friendly and flexible. Furthermore, the request is reasonable and in the public interest because the proposed amendments to the Development Ordinance address necessary changes due to the adoption of the 2045 Comprehensive Plan and Chapter 160D of the NC General Statutes and continue to provide consistent language and formatting.

Motion carried with the following vote:

Aye: Mayor Pro Tem Holmes, At-Large Council Member Moore, At-Large Council Member Cook, Council Member McKiver, Council Member Johnson, Council Member Peters, Council Member Harman, and Council Member Andrew

Absent: Mayor Jefferson

2024-292 Consideration of an Appointment to the Human Relations Commission

City Council is requested to consider the appointment of Allan Johnson to the Human Relations Commission; term effective immediately and expiring on November 1, 2025.

A motion was made by Council Member Cook, seconded by Council Member Johnson, to approve agenda item 2024-292.

Motion carried with the following vote:

Aye: Mayor Pro Tem Holmes, At-Large Council Member Moore, At-Large Council Member Cook, Council Member McKiver, Council Member Johnson, Council Member Peters, Council Member Harman, and Council Member Andrew

Absent: Mayor Jefferson

2024-293 **Consideration of an Appointment to the Historic Preservation Commission**

City Council is requested to confirm the appointment of Shawn Smith to the Historic Preservation Commission; term effective immediately and expiring on June 30, 2026.

A motion was made by Council Member Peters, seconded by Council Member Moore, to approve agenda item 2024-293.

Motion carried with the following vote:

Aye: Mayor Pro Tem Holmes, At-Large Council Member Moore, At-Large Council Member Cook, Council Member McKiver, Council Member Johnson, Council Member Peters, Council Member Harman, and Council Member Andrew

Absent: Mayor Jefferson

2024-294 **Consideration of Reappointments to the Theatre Advisory Board**

City Council is requested to consider the reappointments of Tom Blount, Clay Fielding, Mary McInerney, and Edie Williams to the Theatre Advisory Board with terms effective immediately and expiring on June 1, 2027.

A motion was made by Council Member Moore, seconded by Council Member Cook, to approve agenda item 2024-294.

Motion carried with the following vote:

Aye: Mayor Pro Tem Holmes, At-Large Council Member Moore, At-Large Council Member Cook, Council Member McKiver, Council Member Johnson, Council Member Peters, Council Member Harman, and Council Member Andrew

Absent: Mayor Jefferson

2024-295 **Consideration of Reappointments to the Board of Adjustment**

City Council is requested to confirm the reappointments of Deborah Davis and John Kennett (Alternate Member) to the Board of Adjustment with terms effective immediately and expiring on June 30, 2027.

A motion was made by Council Member Moore, seconded by Council Member Johnson, to approve agenda item 2024-295.

Motion carried with the following vote:

Aye: Mayor Pro Tem Holmes, At-Large Council Member Moore, At-Large Council Member Cook, Council Member McKiver, Council Member Johnson, Council Member Peters, Council Member Harman, and Council Member Andrew

Absent: Mayor Jefferson

ADJOURNMENT

Mayor Pro Tempore Holmes reminded everyone of the State of the City event on Wednesday.

There being no further business to come before the City Council, the meeting adjourned at 7:02 p.m.

Respectfully Submitted,

Michael Holmes, Mayor Pro Tempore

Attest:

Sandra Keeney, City Clerk