



City of High Point

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

Meeting Agenda

City Council

Jay W. Wagner, Mayor

S. Wesley Hudson, Mayor Pro Tem

Britt W. Moore (At Large), Tyrone Johnson (At Large), Cyril Jefferson (Ward 1), Christopher Williams (Ward 2), Monica L. Peters (Ward 3), Victor Jones (Ward 5), and Michael Holmes (Ward 6)

Monday, April 17, 2023

5:30 PM

Council Chambers

ROLL CALL, MOMENT OF SILENCE, AND PLEDGE OF ALLEGIANCE

RECOGNITIONS AND PRESENTATIONS

[2023-183](#)

Proclamation - National Library Week 2023

Mayor Wagner will present High Point Library staff with a proclamation recognizing April 23-29, 2023 as National Library Week.

Attachments: [National Library Week April 2023--pending sig](#)

FINANCE COMMITTEE - Britt Moore, Chair

CONSENT AGENDA ITEMS

[2023-162](#)

Contract - Schnabel Engineering South, PC - Arnold Koonce City Lake Dam

City Council is requested to award a contract to Schnabel Engineering South, PC in the amount of \$495,970 and approve the Capital Budget Ordinance for the replacement design of the Arnold Koonce City Lake Dam.

Attachments: [2. Contract - Schnabel Engineering South, PC - Arnold Koonce City Lake Dam](#)

[2023-163](#)

Resolution - Interlocal Agreement City of Archdale - Richland Creek Outfall
City Council is requested to approve a Resolution regarding an Interlocal Agreement with the City of Archdale in the amount of \$297,918.40 to utilize an existing contractor to make improvements and upgrades to Richland Creek Outfall.

Attachments: [3. Interlocal Agreement – City of Archdale – Richland Creek Outfall](#)

[2023-171](#)

Budget Ordinance - James Road Sidewalk Project - Deep River Road Sidewalk

City Council is requested to adopt a budget ordinance in the amount of \$279,267 to appropriate transportation turn lane funds for the local match for the James Road sidewalk project and for the installation of a sidewalk

on Deep River Road.

Attachments: [1. Budget Ordinance – James Road Sidewalk Project – Deep River Road Sidewalk](#)

[2023-172](#)

Resolution - Multi-Family Housing Revenue Bonds - Lofts of Brentwood, LLC

City Council is requested to adopt a resolution approving the Lofts of Brentwood, LLC to issue bonds not to exceed \$12,000,000 in multifamily housing revenue bonds.

Attachments: [4. Resolution - Multi-Family Housing Revenue Bonds – Lofts of Brentwood, LLC](#)

[2023-173](#)

Authorize Write-off of Delinquent Utilities Accounts Receivables & Miscellaneous Accounts

City Council is requested to authorize the Financial Services Director to write-off \$977,238 for original utilities billings from fiscal year 2018-2019 and to authorize the Financial Services Director to write-off \$4,088 for prior years original billings of miscellaneous accounts through fiscal year 2018-2019.

Attachments: [5. Authorize Write-off of Delinquent Utilities Accounts Receivables & Miscellaneous Accounts](#)

PUBLIC HEARINGS

[2023-174](#)

Performance Base Incentives - Vecoplan LLC

City Council is requested to consider a request from Vecoplan LLC to authorize performance-based incentives for an expansion project at 501 Gallimore Dairy Rd., 27265 in the amount of \$155,366 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.

Attachments: [6. Performance Base Incentives – Vecoplan LLC](#)

REGULAR AGENDA ITEMS

PROSPERITY & LIVABILITY COMMITTEE - Council Member Hudson,

Chair

[2023-176](#)

Disparity Study - Request for Proposal

City Council is requested to approve a request for proposal (RFP) for the following items: Direct staff to issue a Request for Proposal for a Disparity Study and allocate \$350,000 from American Rescue Plan funds for the Disparity Study.

Attachments: [Disparity Study – Request for Proposal](#)

[2023-177](#)

N. Elm Street Streetscape - High Point on the RISE Grant Project

City Council is requested to adopt the conceptual aesthetic design elements for the N. Elm Street streetscape in line with those demonstrated

on Streetscape Concept Plan Pattern #A-1 to be incorporated in the future N. Elm Street Streetscape improvements as part of the federally funded High Point on the RISE grant project.

Attachments: [N. Elm Street Streetscape – High Point on the RISE Grant Project](#)

PLANNING & DEVELOPMENT - Mayor Jay W. Wagner

[2023-169](#)

City of High Point, Request to Initiate Zoning Map Amendment
A request by the Planning and Development Department that City Council initiate a zoning map amendment for the establishment of a local historic overlay district for properties adjacent to and in the vicinity of Washington Street, in response to a petition and subsequently completed local designation report.

Attachments: [Request to Initiate Zoning Map Amendment \(Washington Street Historic District\)](#)

PENDING ITEMS

[2023-084](#)

City of High Point, Text Amendment 22-05
To amend the City of High Point Development Ordinance to update and revise the Sign Ordinance and various other sections of the Development Ordinance that pertain to signs.

Attachments: [REVISED Draft Sign Ordinance of Adoption - TA-2205](#)
[Staff Report TA-22-05.pdf](#)

PUBLIC HEARINGS

[2023-164](#)

Woodhaven Development Group, LLC, Zoning Map Amendment 23-02
A request by Woodhaven Development Group, LLC to rezone approximately 5.7 acres from the Retail Center (RC) District to a Conditional Zoning General Business (CZ-GB) District. The site is located southeast of the intersection of N. Main Street and N. University Parkway (2620 N. Main Street).

Attachments: [Staff Report ZA-23-02.pdf](#)

[2023-165](#)

Wynnfield Properties, Inc., Zoning Map Amendment 23-05
A request by Wynnfield Properties, Inc. to rezone approximately 3.6 acres from the Residential Single Family - 5 (R-5) District to a Conditional Zoning Residential Multifamily - 26 (CZ RM-26) District. The site is located at the northwest corner of Old Winston Road and N. University Parkway (503, 601 and 701 Old Winston Road).

Attachments: [Staff Report ZA-23-05.pdf](#)

[2023-166](#)

Wynnfield Properties, Inc., Zoning Map Amendment 23-06
A request by Wynnfield Properties, Inc. to rezone approximately 6.7 acres from a Conditional Use Office Institutional (CU-OI) District to a Conditional Zoning Residential Multifamily - 26 (CZ RM-26) District. The site is located

south of E. Russell Avenue, between Brentwood Street and Worth Street (1400 Brentwood Street).

Attachments: [Staff Report ZA-23-06.pdf](#)

[2023-167](#)

Keystone Group, Inc., Zoning Map Amendment 23-07

A request by Keystone Group, Inc. to rezone approximately 114.79 acres from a Planned Unit Development - Residential (PDR) District to an amended Planned Unit Development - Residential (PDR) District. The site is located south of Boylston Road, approximately 1,300 feet west of Adkins Road.

Attachments: [Staff Report ZA-23-07.pdf](#)

[2023-168](#)

Solution Architects, Inc., Zoning Map Amendment 23-09

A request by Solution Architects, Inc. to rezone approximately 18.4 acres from the Institutional (I) District to a Conditional Zoning Residential Multifamily - 16 (CZ RM-16) District and a Conditional Zoning General Business (CZ-GB) District. The site is located north of Jamestown Parkway (formerly Greensboro Road), between Deep River Road and I-74.

Attachments: [Staff Report ZA-23-09.pdf](#)

[Staff Report ZA-23-09.pdf](#)

GENERAL BUSINESS AGENDA

[2023-175](#)

Minutes to be Approved

Special Meeting of the High Point City Council Minutes, November 3, 2022 @ 9:00 a.m.

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

Finance Committee Minutes, March 30, 2023 @ 4:00 p.m.

Special Meeting of the High Point City Council Minutes, April 3, 2023

Regular Meeting of the High Point City Council Minutes, April 3, 2023

Prosperity & Livability Committee Minutes, April 5, 2023 @ 9:00 a.m.

Attachments: [Memo - Minutes](#)

[November 3 2022 Special Meeting Minutes Retreat](#)

[November 3 2022 Finance Committee Minutes](#)

[Finance Committee Meeting Minutes - March 30, 2023](#)

[Special Meeting Meeting Minutes - April 3, 2023](#)

[City Council Meeting Minutes - April 3, 2023](#)

[Prosperity Livability Committee Minutes-April 5 2023](#)

ADJOURNMENT