

City of High Point

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



Meeting Agenda

Monday, November 15, 2021

5:30 PM

Council Chambers

City Council

Jay W. Wagner, Mayor

Britt W. Moore (At Large), Mayor Pro Tem

*Tyrone Johnson (At Large), Cyril Jefferson (Ward 1), Christopher Williams (Ward 2),
Monica L. Peters (Ward 3), S. Wesley Hudson (Ward 4), Victor Jones (Ward 5), and
Michael Holmes (Ward 6)*

NOTICE:

Face Coverings (Face Masks) are now required inside all public places/buildings in Guilford County.

The Guilford County Board of County Commissioners in their capacity as the Guilford County Board of Health Re-Instated a Mandatory Mask Policy which will be effective on Friday, August 13th at 5:00 p.m.

The mandate requires that:

(1) Individuals must wear Face Coverings when indoors in all businesses, establishments, and public places.

(2) All businesses, establishments, and public places must require that all persons wear Face Coverings when indoors on their premises.

For additional information on the Guilford County Mask Mandate, please visit: www.guilfordcountync.gov

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

[2021-521](#)

Proclamation - Sharon C. Smith - High Point Holiday Festival Parade

Mayor Wagner will present a proclamation recognizing Sharon C. Smith and her service to the High Point Community as organizer of the High Point Holiday Festival Parade.

Attachments: [Sharon C. Smith Day HP Parade Organizer Proclamation 2021](#)

FINANCE COMMITTEE - Mayor Pro Tem Moore, Chair**CONSENT AGENDA ITEMS**

[2021-492](#)

Report of Surplus Equipment Disposal FY 19/20 & 20/21

City Council is requested to acknowledge receipt of the report of sale of surplus equipment for FY 2019/2020 & FY 2020-2021.

Attachments: [2. Fleet Report - GovDeals Sales Yrs 20-21 & 19-20\(VER2\)](#)

[2021-493](#)**Contract - Black & Veatch International Company - Engineering Services - Rich Fork Diversion Pump Station**

City Council is requested to award a contract in the amount of \$163,000 to Black & Veatch International Company for professional engineering services to evaluate the necessary capacity and site selection of a new sanitary sewer pump station that would divert flow from the Riverdale Pump Station.

Attachments: [3. Black and Veatch International Co - Professional Engineering Services - Rich](#)

[2021-494](#)**Contract - Change Order - Johnson Controls - High Point Police Department**

City Council is requested to approve a contract increase in the amount of \$113,614.68 with Johnson Controls for the new High Point Police Department located at 1730 Westchester Dr.
High Point, NC.

Attachments: [4. Contract Change Order - Johnson Control HPPD](#)

[2021-495](#)**Contract - ElectriCities Joint Purchasing Agreement**

City Council is requested to approve a three-year Joint Purchasing Agreement with ElectriCities.

Attachments: [5. ElectriCities Joint Purchasing Agreement](#)

[2021-496](#)**Contract - WESCO Distribution - Montlieu Avenue - Underground Cable**

City Council is requested to award a contract to WESCO Distribution in the amount of \$739,407.75 for the purchase of underground cable for the overhead to underground electric conversion on Montlieu Avenue.

Attachments: [6. Contract - WESCO Distribution - Underground Cable - Montlieu Project](#)

[2021-498](#)**Resolution - NCDOT Section 5303 Planning Grant Agreement**

City Council is requested to adopt a resolution approving an agreement with North Carolina Department of Transportation (NCDOT) for the federal and state share of the FY22 Section 5303 planning grant and authorize the City Manager to execute the required agreement with NCDOT to receive reimbursement funds for the project.

Attachments: [8. Resolution - FY22 NCDOT Section 5303 Grant Agreement](#)

[2021-505](#)**Agreement - Equipment Rental - City of Kannapolis - Train Engine**

City Council is requested to ratify an Equipment Rental Agreement with the City of Kannapolis for the use of a 2018 C.P. Huntington Engine for upcoming holiday events and that the City Manager and/or designee be authorized to execute all necessary documents.

Attachments: [Equipment Rental Agreement City of Kannapolis](#)

REGULAR AGENDA ITEMS[2021-497](#)**Resolution - Authorize Issuance of Series 2021A and Series 2021B CES Revenue Refunding Bonds**

City Council is requested to adopt a resolution authorizing the issuance of up to \$21 million Series 2021A Taxable Combined Enterprise System (CES) Refunding Bonds and up to \$32 million Series 2021B Taxable CES Refunding Bonds.

Attachments: [7. Issuance of Series 2021A & Series 2021B CES Revenue Refunding Bonds](#)

COMMUNITY DEVELOPMENT COMMITTEE - Council Member Williams, Chair[2021-499](#)**Ordinance - Demolition of Dwelling - 1221 Franklin Avenue**

Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 1221 Franklin Avenue belonging to Arelis Tejada & Eddys Joel Tejada.

Attachments: [1221 Franklin Council Packet Final](#)

[2021-500](#)**Ordinance - Demolition of Dwelling - 1834 Willard Road**

Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 1834 Willard Road belonging to Heirs of Blanche Kinley.

Attachments: [1834 Willard Rd Council Packet](#)

[2021-501](#)**Ordinance - Demolition - 2429 W. Green Street - Travel Inn Express Restaurant**

Adoption of an ordinance ordering the building inspector to effectuate the demolition of a structure located at 2429 W. Green Street belonging to Harris Kahn LLC & Tahir Hamid Kahn.

Attachments: [1. Ordinance - 2429 W Green Street - Travel Inn Express - Demolition of Restur](#)

PUBLIC HEARINGS[2021-502](#)**Public Hearing - Substantial Amendment #3 to the 2019-20 Action Plan**

City Council is requested to approve Substantial Amendment #3 to the 2019-20 Annual Action Plan and that the appropriate City official and/or employee be authorized to execute all necessary documents.

Attachments: [FINAL 2019 AAP Substantial Amendment #3 for CDBG-CV3](#)

PLANNING & DEVELOPMENT - Mayor Jay W. Wagner[2021-503](#)**Resolution of Intent-Annexation 21-10**

Approval of a Resolution of Intent to establish a public hearing date of December 6, 2021, to consider a voluntary contiguous annexation of an approximate 1.46-acre parcel located along the north side of Willard Road, approximately 220 feet east of White Farm Lane. The property is addressed as 2405 Willard Road and also known as Guilford County Tax Parcel 195739.

Attachments: [Resolution of Intent AN-21-10](#)

PUBLIC HEARINGS[2021-473](#)**Resolution - Shamrock Petey, LLC and City of High Point - Plan Amendment 21-06**

A request by Shamrock Petey, LLC and the City of High Point to change the Land Use Plan classification for approximately 41 acres from the Office and Medium Density Residential classifications to the Community/Regional Commercial classification. The site is located at the southeast corner of W. Wendover Avenue and Penny Road.

Note: This matter was continued from the November 1, 2021 City Council Meeting to the November 15, 2021 Meeting @ 5:30 p.m. at the request of the applicant.

Attachments: [PA-21-06 Final Staff report and CC fwd for 11-1-21 CC mtg__ver2](#)

[2021-474](#)**Ordinance - Maria T. Montoya-Couch et al. - Annexation 21-06**

A request by Maria T. Montoya-Couch, SV LIM Holdings, LLC, Steven Lim, Barbara M. Jordan, Darrin R. Jordan, NorthState Telephone LLC and KTK for a voluntary contiguous annexation of approximately 27.2 acres, located at the southeast corner of W. Wendover Avenue and Penny Road. The property is known as Guilford County Tax Parcels 196671, 196672, 170002, 170004, 170005 and 170006.

Note: This matter was continued from the November 1, 2021 City Council Meeting to the November 15, 2021 Meeting @ 5:30 p.m. at the request of the applicant.

Attachments: [02. Staff Report AN-21-06 \(Council\).pdf](#)

[2021-504](#)**Mark & Carolyn Austin and Steven Lim-Annexation 21-08**

A request by Mark & Carolyn Austin and Steven Lim for a voluntary contiguous annexation of approximately 7.94 acres, located along the south side of W. Wendover Avenue approximately 300 feet west of Gisbourne Drive (5223 W. Wendover Avenue - Guilford County Tax Parcel 170007) and along the north side of Samet Drive approximately 400 feet east of Penny Road (7706 Samet Drive - Guilford County Tax Parcel 196673).

Attachments: [03. Staff Report AN-21-08 \(Council\)](#)

[2021-475](#)**Ordinance - Shamrock Petey, LLC - Zoning Map Amendment 21-20**

Note: This matter was continued from the November 1, 2021 City Council Meeting to the November 15, 2021 Meeting @ 5:30 p.m. at the request of the applicant. However, staff will be requesting that this matter be withdrawn from the agenda. The request has now been merged into 2021-506 Zoning Map Amendment 21-23 which is on tonight's agenda for public hearing.

A request by Shamrock Petey, LLC to rezone approximately 25.5 acres from the Agricultural (AG) District, Residential Single Family - 40 (RS-40) District and General Office-Moderate Intensity (GO-M) District all within Guilford County's zoning jurisdiction, 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.

Attachments: [Staff Report ZA-21-20 ver2](#)

[2021-506](#)**Shamrock Petey, LLC-Zoning Map Amendment 21-23**

A request by Shamrock Petey, LLC to rezone approximately 34.7 acres from the Agricultural (AG) District, Residential Single Family - 40 (RS-40) District and Mixed Use (MXU) District all within Guilford County's zoning jurisdiction, 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.

Attachments: [04. & 05. Staff Report ZA-21-23 \(Council\)](#)

[2021-507](#)**High Point University and Lily Pad Investors, LLC-Street Abandonment Case 21-02**

A request by High Point University and Lily Pad Investors, LLC to abandon (close) the eastern 365± of the Barbee Avenue right-of-way (a 50-foot-wide right-of-way).

This is an improved right-of-way that runs in a general east - west direction between 908 to 920 Barbee Avenue (abutting Guilford County Tax Parcels 190710, 190711, 190712, 190713 and 1900041).

Attachments: [06. Staff Report SA-21-02 \(Council\)](#)

[2021-508](#)**HEPHIGHPT, LLC-Plan Amendment 21-04**

A request by HEPHIGHPT, LLC to change the Land Use Plan classification for approximately 13 acres from the Low Density Residential classifications to the Local Convenience Commercial classification. The site is located at the southeast corner of Johnson Street and Skeet Club Road.

Attachments: [07. Staff Report PA-21-04 \(Council\)](#)

[2021-509](#)**HEPHIGHPT, LLC-Zoning Map Amendment 21-18**

A request by HEPHIGHPT, LLC to rezone approximately 13 acres from the Residential Single Family - 3 (R-3) District to a Conditional Zoning Retail Center (CZ-RC) District and a Conditional Zoning Limited Business (CZ-LB) District. The site is located at the southeast corner of Johnson Street and Skeet Club Road.

Attachments: [08. Staff Report ZA-21-18 \(Council\)](#)

[2021-510](#)**BSP Investment LLC-Zoning Map Amendment 21-21**

A request by BSP Investment LLC to rezone approximately 6.5 acres from the Residential Single Family - 3 (R-3) District to a Conditional Zoning Residential Single Family - 5 (CZ-R-5) District. The site is located along the south side of Skeet Club Road, approximately 2,100 feet west of Johnson Street.

Attachments: [09. Staff Report ZA-21-21 \(Council\)](#)

[2021-511](#)**Bencini Realty Limited Partnership - Annexation 21-07**

A request by Bencini Realty Limited Partnership for a voluntary contiguous annexation of approximately 68.5 acres located south of the southern leg of Joyce Circle, approximately 270 feet west of Skeet Club Road and north of I-74. The property is known as Guilford County Tax Parcel 198681 and Forsyth County Tax Parcels 6892-08-4548 and 6882-99-7011.

Attachments: [10. Staff Report AN-21-07 \(Council\)](#)

[2021-512](#)**Leoterra Development, Inc.-Zoning Map Amendment 21-22**

A request by Leoterra Development, Inc. to rezone approximately 72 acres from the Residential Single Family - 3 (R-3) District and the Residential Single Family - 20 (R-20) Districts, within Forsyth County's zoning jurisdiction, to a Conditional Zoning Residential Multifamily - 16 (CZ RM-16) District. The site is located south of the southern leg of Joyce Circle, west of Skeet Club Road and north of I-74. Approval of this rezoning request is contingent upon City Council approval of a voluntary annexation request.

Attachments: [11. Staff Report ZA-21-22 \(Council\)](#)

[2021-513](#)**Piedmont Triad Airport Authority-Annexation 21-09**

A request by the Piedmont Triad Airport Authority for a voluntary contiguous annexation of approximately 13 acres, located along the north side of National Service Road, approximately 1,200 feet west of Piedmont Triad Parkway. The property is known as Guilford County Tax Parcel 169804, 169805, 169806, 169810, 169812, 169734 and 169798.

Attachments: [12. Staff Report AN-21-09 \(Council\)](#)

[2021-514](#)**Collier's Properties, Inc.-Zoning Map Amendment 21-24**

A request by Collier's Properties, Inc. to rezone approximately 12.2 acres from the Residential Single Family - 40 (RS-40) District and a Conditional Use Light Industrial (CU-LI) District, both within Guilford County's zoning jurisdiction, to a Conditional Zoning Light Industrial (CZ-LI) District. The site is located along the north side of National Service Road, approximately 1,200 feet west of Piedmont Triad Parkway. Approval of this rezoning request is contingent upon City Council approval of a voluntary annexation request.

Attachments: [13. Staff Report ZA-21-24 \(Council\)](#)

[2021-515](#)**High Point Land Investment, LLC-Plan Amendment 21-07**

A request by High Point Land Investment, LLC to change the Land Use Plan classification for approximately 19.3 acres from the Light Industrial classification to the Heavy Industrial classification. The site is located at the northern terminus of Alleghany Street and south of Durand Avenue.

Attachments: [14. Staff Report PA-21-07 \(Council\)](#)

[2021-516](#)**High Point Land Investment, LLC-Zoning Map Amendment 21-25**

A request by High Point Land Investment, LLC to rezone approximately 29 acres from the Light Industrial (LI) District to a Conditional Zoning Heavy Industrial (CZ-HI) District. The site is located at the northern terminus of Alleghany Street and south of Durand Avenue.

Attachments: [15. Staff Report ZA-21-25 \(Council\)](#)

[2021-517](#)**High Point Land Investment, LLC-Special Use 21-03**

A Special Use Permit request to allow the Asphalt Plant use type, as listed in Principal Use Table 4.1.9 of the Development Ordinance, in the Conditional Zoning Heavy Industrial (CZ-HI) District. The site is approximately 29 acres and located at the northern terminus of Alleghany Street and south of Durand Avenue.

Attachments: [16. Staff Report SU-21-03 \(Council\)](#)

GENERAL BUSINESS AGENDA[2021-518](#)**Appointment - Jennifer Mays - Parks & Recreation Commission**

Council is requested to confirm the appointment of Jennifer Mays to the Parks & Recreation Commission as Council Member Chris Williams' appointee. Appointment to be effective immediately and will expire on 7/1/2024.

Attachments: [Appointment Jennifer Mays - Parks and Recreation Commission](#)

[2021-519](#)**Appointment - Oliver Helsabeck - Theatre Advisory Board**

Council is requested to confirm the appointment of Oliver Helsabeck to the Theatre Advisory Board as Council Member Wesley Hudson's appointee. Appointment to be effective immediately and will expire on 6/1/2022.

Attachments: [Appointment Helsabeck Theatre Advisory Board](#)

[2021-520](#)**Minutes To Be Approved**

October 28, 2021 Finance Committee @ 4:00 p.m.

November 1, 2021 Special Meeting @ 4:00 p.m.

November 1, 2021 Regular Meeting @ 5:30 p.m.

November 2, 2021 Community Development Committee @ 4:00 p.m.

Attachments: [1. October 28 2021 Finance Committee Minutes.pdf](#)

[2. November 1 2021 Special Meeting Minutes.pdf](#)

[3. November 1 2021 Regular Meeting Minutes.pdf](#)

[4. November 2 2021 Community Development Committee Meeting Minutes.pdf](#)

ADJOURNMENT