

City of High Point

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



Meeting Agenda

Monday, December 6, 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)*

ROLL CALL, MOMENT OF SILENCE, AND PLEDGE OF ALLEGIANCE**STRATEGIC PLAN UPDATE- Blight Reduction and Marketing & Branding Initiative****2021-547****Strategic Plan Update**

Council Member Chris Williams, Chairman of the Community Development Committee, will recognize staff to provide an update on the Strategic Plan regarding Blight Reduction. Council Member Michael Holmes, Chairman of the Marketing & Branding Task Force will provide an update on the Marketing & Branding Initiative.

Attachments: Nov 2021 Monthly Report2.pdf

PUBLIC COMMENT PERIOD**2021-546****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.

FINANCE COMMITTEE - Mayor Pro Tem Moore, Chair**CONSENT AGENDA ITEMS****2021-524****Utility Construction Agreement - NCDOT Interchange Improvement Project - -U-5896, US 29/US70/Business 85 & South Main Street (SR 1009)**

City Council is requested to approve a Utility Construction Agreement with North Carolina Department of Transportation (NCDOT) in the amount of \$2,153,063. for water and sewer improvements at the upcoming NCDOT interchange improvement project at US 29/ US 70/ Business 85 and South Main Street (SR 1009) and that the appropriate City official and/or employee be authorized to execute all necessary documents to finalize the agreement with the NCDOT.

Attachments: [2. NCDOT Utility Construction Agreement \(UCA\) U-5896 - US 29 US 70 Busir](#)

[2021-525](#)**Contract - WESCO Distribution, Inc. -- Montlieu Undergrounding Project - Material Purchase**

City Council is requested to award a contract to WESCO Distribution, Inc. in the amount of \$1,562,612.66 for material purchases in conjunction with the Montlieu Undergrounding project that was previously approved by City Council.

Attachments: [3. Contract WESCO Distribution Inc. - Montlieu Undergrounding Project - Mat](#)

[2021-526](#)**Contract - Tetra Tech, Inc. - Pro-Active Storm Debris Removal**

City Council is requested to award a contract to Tetra Tech, Inc. for storm debris removal services in the event of any potential storms resulting in large quantities of vegetative debris.

Attachments: [4. Contract Tetra Tech Inc. - Pro-Active Storm Debris Removal](#)

[2021-527](#)**License Agreement - Climavision Operating, LLC - Weather Equipment - Potts Avenue Water Tower**

City Council is requested to approve a license agreement with Climavision Operating, LLC to install and maintain weather related equipment on the Potts Avenue water tower and authorize the appropriate city official to execute all necessary documents.

Attachments: [5. License Agreement Climavision Operating LLC - Weather Equipment-Potts](#)

[2021-528](#)**Resolution - Sale of City Owned Property - 1215 E. Green Drive**

City Council is requested to adopt a resolution accepting the offer of \$7,000.00 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.

Attachments: [6. 1215 Green Drive-Sale of City Owwned Property by Upset Bid Process](#)

REGULAR AGENDA ITEMS[2021-523](#)**Transit - Bus Pass Donation Policy**

City Council is requested to adopt a Bus Pass Donation Policy regarding the donation of transit passes to assist customers in need.

This matter was discussed at the Finance Committee meeting held on December 2, 2021 and forwarded to City Council with a favorable recommendation to be placed on the regular agenda.

Attachments: [1. Transit Bus Pass Donation Policy](#)

[2021-529](#)**Authorize Issuance of Series 2021A CES Revenue Refunding 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 \$21,000,000 Taxable Combined Enterprise System Revenue Refunding Bond, Series 2021A And A Subsequent Tax-Exempt Combined Enterprise System Revenue Refunding Bond And Authorizing The Execution And Delivery Of Certain Documents In Connection Therewith”.

Attachments: [7. Bond Order 2021A Revenue Refunding Bond](#)

[2021-530](#)**Authorize Issuance of Series 2021B CES Revenue Refunding 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 \$32,000,000 Taxable Combined Enterprise System Revenue Refunding Bond, Series 2021B And A Subsequent Tax-Exempt Combined Enterprise System Revenue Refunding Bond And Authorizing The Execution And Delivery Of Certain Documents In Connection Therewith”.

Attachments: [8. Bond Order 2021B Revenue Refunding Bonds](#)

[2021-531](#)**Acknowledge Receipt - City of High Point Annual Comprehensive Financial Report 2021**

City Council is requested to acknowledge receipt of the City of High Point Annual Comprehensive Financial Report for the Fiscal Year Ended June 30, 2021 and related required communications from the City’s auditors, Cherry Bekaert LLP.

Attachments: [9. Acknowledge Receipt of ACFR-2021](#)

**COMMUNITY DEVELOPMENT COMMITTEE - Council Member Williams,
Chair**[2021-532](#)**Ordinance - Demolition of Dwelling - 315 Louise Avenue**

Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 315 Louise Avenue belonging to Stephen Macconnell.

Attachments: [315 Louise Council Packet2](#)

PLANNING & DEVELOPMENT - Mayor Jay W. Wagner[2021-533](#)**Adoption of Findings of Fact and Conclusions of Law-Special Use 21-03**

City Council is requested to adopt the Findings of Fact and Conclusion of Law in reference to Special Use 21-03.

Attachments: [SU-21-03 Adoption of Findings of Fact and Conclusions of Law](#)

[2021-534](#)**Historic Marker Request - Washington Terrace Park**

A request by Yalik's African American Art & Cultural Movement, in partnership with the Washington Street Historical Preservation Society, DRIVE High Point Foundation, and Visit High Point for approval of a historic marker to recognize Washington Terrace Park, to be located on the north side of the park entrance on Murray Street.

Attachments: [Historic Marker Request - Washington Terrace Park](#)

[2021-535](#)**Historic Marker Request - Green Hill Cemetery**

A request by Yalik's African American Art & Cultural Movement, in partnership with the Washington Street Historical Preservation Society, DRIVE High Point Foundation, and Visit High Point for approval of a historic marker to recognize Green Hill Cemetery, to be located on the south side of the cemetery, 350 feet from the corner of Meredith Street and R.C. Baldwin Avenue.

Attachments: [Historic Marker Request - Greenhill Cemetery](#)

PUBLIC HEARINGS[2021-536](#)**Madi Construction, LLC-Annexation 21-10**

A request by Madi Construction, LLC for 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: [Staff Report AN-21-10](#)

[2021-537](#)**Ezine Inc. and Orbaden Inc.-Zoning Map Amendment 21-26**

A request by Ezine Inc. and Orbaden Inc. to rezone approximately 0.7 acres from the Heavy Industrial (HI) District to the Central Business (CB) District. The site is located along the north side of W. Green Drive, approximately 300 feet west of S. Lindsay Street (512 & 514 W. Green Drive) and at the northeast corner of W. Green Drive and Oak Street (520 W. Green Drive).

Attachments: [Staff Report ZA-21-26](#)

[2021-538](#)**High Point Eastchester Investment, LLC.-Zoning Map Amendment 21-27**

A request by High Point Eastchester Investment, LLC, to rezone an approximate one-acre parcel from the Office-Institutional (OI) District to a Conditional Zoning General Business (CZ-GB) District. The site is located along the south side of Eastchester Drive, approximately 1,100 feet east of N. Centennial Street.

Attachments: [Staff Report ZA-21-27](#)

[2021-539](#)**City of High Point-Zoning Map Amendment 21-28**

A request by the High Point City Council to rezone 151 properties, totaling approximately 36.14 acres, as part of the Comprehensive Zoning Map Amendment project.

- a) To rezone 10 properties, totaling approximately 4.11 acres, from the Residential Single Family - 5 (R-5) District, Office Institutional (OI) District and Residential Multifamily - 16 (RM-16) District to the Transitional Office (TO) District. The properties are located along the north side of Washington Street between Penn Griffin High School and the N. University Parkway bridge.
- b) To rezone 136 properties, totaling approximately 30.98 acres, from the Residential Multifamily - 16 (RM-16) District and to the Residential Single Family - 7 (R-7) District. The properties are located between Park Street and S. University Parkway and between Leonard Avenue and E. Commerce Avenue.
- c) To rezone 5 properties, totaling approximately 1.05 acres, from a Conditional Use Transitional Office (CU-TO) District to the Transitional Office (TO) District and the Residential Single Family - 7 (R-7) District. The properties are located at 401 Park Street and 702, 704, 706 and 707 E. Commerce Avenue.

Attachments: [Staff Report ZA-21-28](#)

[2021-540](#)**City of High Point-Zoning Map Amendment 21-29**

A request by the High Point City Council to rezone 78 properties, totaling approximately 42.08 acres, as part of the Comprehensive Zoning Map Amendment project.

- a) To rezone an approximate 3.35 acre parcel from a Conditional Use Residential Multifamily - 16 (CU RM- 16) District to the Residential Multifamily - 16 (RM-16) District. The parcel is located at 1022 True Lane.
- b) To rezone 74 properties, totaling approximately 29.33 acres, from the Residential Multifamily - 16 (RM-16) District to the Residential Single Family - 5 (R-5) District and the Light Industrial (LI) District. The properties are located south of the intersection of Hickory Chapel Road and Randall Street, within the Garner Height subdivision and includes a portion of the property located at 1237 Hickory Chapel Road.
- c) To rezone 3 properties, totaling approximately 8.44 acres, from a Conditional Use Light Industrial (CU-LI) District to the Light Industrial (LI) District. The properties are located at 1124, 1120 & 1018 Roberts Lane.

Attachments: [Staff Report ZA-21-29](#)

PENDING ITEMS (Continued 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 \(Council\)](#)

[2021-506](#)**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 \(Council\)](#)

GENERAL BUSINESS AGENDA[2021-545](#)**Appointment of John Kennett - Reappointment of Deborah Davis/David Horne/Tyler Walsh to Board of Adjustment**

City Council is requested to approve the following appointment/reappointments to the Board of Adjustment.

Reappointment of Deborah Davis as a full member; appointment to be effective immediately and will expire June 30, 2024.

Reappointment of David Horne as a full member; appointment to be effective immediately and will expire June 30, 2023.

Reappointment of Tyler Walsh as an alternate member; appointment to be effective immediately and will expire on June 30, 2024.

Appointment of John Kennett as a full member; appointment to be effective immediately and will expire June 30, 2023.

Attachments: [BOA Appointments](#)

[2021-541](#)**Minutes To Be Approved**

November 10, 2021 Finance Committee Meeting Minutes @ 4:00 p.m.

November 15, 2021 Regular Council Meeting Minutes @ 5:30 p.m.

November 17, 2021 Public Safety Committee Meeting Minutes @ 4:00 p.m.

Attachments: [1. November 10 2021 Finance Committee Meeting Minutes.pdf](#)
[2. November 15, 2021 Regular Meeting Minutes.pdf](#)
[3. November 17 2021 Public Safety Committee Minutes.pdf](#)

ADJOURNMENT