

**HIGH POINT CITY COUNCIL
REGULAR MEETING
FEBRUARY 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 5:44 p.m.

*Upon call of the roll, the following Council Members were **Present (8):***

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 Christopher Williams, Ward 2; Council Member S. Wesley Hudson, Ward 4; and Council Member Michael A. Holmes, Ward 6.

Absent: Council Member Victor A. Jones, Ward 5

Mayor Wagner called for a Moment of Silence. The Pledge of Allegiance followed.

FINANCE COMMITTEE - Britt Moore, Chair

Council Member Moore, Finance Committee Chairman, reported that the Finance Committee did meet on February 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 Holmes 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 Williams, Council Member Hudson, and Council Member Holmes

Absent (1): Council Member Jones

CONSENT AGENDA ITEMS

2022-62 Contract-Piedmont Automation Inc. - Change Order #1 - Westside Wastewater Treatment Plant Upgrade

City Council is requested to approve Change Order #1 for Piedmont Automation, Inc. in the amount of \$ 6,750 and a time increase of 91 days for additional work to be performed as part of the upgrade to the SCADA (Supervisory Control and Data Acquisition) system at the Westside Wastewater Treatment Plant.

A motion was made by Council Member Moore, seconded by Council Member Holmes, that the request to approve Change Order #1 for Piedmont Automation, Inc. in the amount of \$6,750.00 and a time increase of 91 days be approved. 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 Williams, Council Member Hudson, and Council Member Holmes

Absent (1): Council Member Jones,

2022-63 Contract - Dellinger Inc. - Change Order #1 - Riverdale Sewer Lift Station – West Force Main

City Council is requested to approve Change Order #1 to Dellinger Inc. in the amount of \$81,500 for additional materials and work outside of the scope of work for the Riverdale West Force Main Project.

A motion was made by Council Member Moore, seconded by Council Member Holmes, that Change Order #1 to the Dellinger Inc. contract in the amount of \$81,500.00 be approved for additional materials and work outside of scope of work for the Riverdale West Force Main Project. 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 Williams, Council Member Hudson, and Council Member Holmes

Absent (1): Council Member Jones

2022-64 Contract - Polydyne Inc. - Sludge Thickening & Dewatering Polymer

City Council is requested to award a contract to Polydyne Inc. in the amount of \$1.35 per neat pound for the purchase of sludge thickening & dewatering polymer for an annual award amount of \$352,080 based on estimated usage at the Eastside Wastewater Treatment Plant (WWTP)- Centrifuge and the Westside Wastewater Treatment Plant (WWTP)- Rotary Drum Thickener.

A motion was made by Council Member Moore, seconded by Council Member Holmes, that a contract with Polydyne Inc. in the amount of \$1.35 per neat pound for the purchase of

sludge thickening & dewatering poymer in the amount of \$352,080.00 be approved. 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 Williams, Council Member Hudson, and Council Member Holmes

Absent (1): Council Member Jones

2022-65 Contract - Chemtrade Chemicals US LLC- Liquid Aluminum Sulfate - Water & Wastewater Treatment Facilities

City Council is requested to award a contract to Chemtrade Chemicals US LLC in the amount of \$409,348.80 for the purchase of liquid aluminum sulfate to be used at City Water and Wastewater Treatment Facilities for treatment plant processes for a one (1) year period with an option to renew for two additional one (1) year periods.

A motion was made by Council Member Moore, seconded by Council Member Holmes, that a contract with Chemtrade Chemicals US LLC in the amount of \$409,348.80 be approved. 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 Williams, Council Member Hudson, and Council Member Holmes

Absent (1): Council Member Jones

2022-66 Contract - HDR, Inc. - (CMMS) Computerized Maintenance Management System - Public Services Dept.

City Council is requested to award a contract to HDR, Inc. in the amount of \$98,000 to develop steps required for Public Services Department to select and implement the most suitable (CMMS) Computerized Maintenance Management System, including documentation of functional requirements, criteria for software package selection, and suggesting an implementation plan and estimated costs.

A motion was made by Council Member Moore, seconded by Council Member Holmes, that a contract with HDR, Inc. in the amount of \$98,000.00 be approved. 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 Williams, Council Member Hudson, and Council Member Holmes

Absent (1): Council Member Jones

2022-67 Contract - Sole Source - Accruent - Computerized Maintenance Management

System (CMMS) - Public Services Dept.

City Council is requested to award a sole source contract to Accruent in the amount of \$42,589.54 for the annual renewal of the (CMMS) Computerized Maintenance Management software.

A motion was made by Council Member Moore, seconded by Council Member Holmes, that a sole source contract with Accruent in the amount of \$42,589.54 for the annual renewal of the CMMS software be approved. 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 Williams, Council Member Hudson, and Council Member Holmes

Absent (1): Council Member Jones

2022-68 Contract - Sole Source - Passport Dock & Door Systems - Batter's Eye - Truist Point Stadium

City Council is requested to award a sole source contract to Passport Dock & Door Systems in the amount of \$166,490.82 purchase and installation of a replacement batter's eye at Truist Point Stadium and that the appropriate city officials be authorized to execute all necessary documents.

A motion was made by Council Member Moore, seconded by Council Member Holmes, that a sole source contract with Passport Dock & Door Systems in the amount of \$166,490.82 be approved. 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 Williams, Council Member Hudson, and Council Member Holmes

Absent (1): Council Member Jones

2022-69 Contract - Change Order #4 - Samet Corporation (CMAR) - City Lake Park Phase 1 Renovations - Pedestrian Bridge-Greenway Connection

City Council is requested to approve Change Order #4 package with Samet Corporation (CMAR) in the amount of \$861,619.01 to include the construction of a pedestrian bridge over Arnold Koonce City Lake and a greenway connection to the park as outlined in the City Lake Park site plan.

A motion was made by Council Member Moore, seconded by Council Member Holmes, that a Change Order #4 package with Samet Corporation (CMAR) in the amount of \$861,619.01 to include the construction of a pedestrian bridge outlined in the City Lake Park site plan be approved. 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 Williams, Council Member Hudson, and Council Member Holmes

Absent (1): Council Member Jones

2022-70 Budget Ordinance - Parks & Recreation Trust Fund (PARTF) Grant - City Lake Park

City Council is requested to accept and appropriate a Parks and Recreation Trust Fund (PARTF) grant totalling \$500,000 for renovations to City Lake Park, including a pedestrian bridge and greenway connection.

A motion was made by Council Member Moore, seconded by Council Member Holmes, to accept and appropriate PARTF grant in the amount of \$500,000.00 for renovations to City Lake Park be approved. 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 Williams, Council Member Hudson, and Council Member Holmes

Absent (1): Council Member Jones

**Ordinance No. 7795/22-16
Ordinance Book, Volume XXII, Page 112**

2022-71 Grant Project Ordinance - American Rescue Plan of 2021 - Coronavirus State and Local Fiscal Recovery Funds (CSLFRF)

City Council is requested to approve the grant project ordinance creating a special revenue fund and appropriating \$22,699,511 in American Rescue Plan Act of 2021: Coronavirus State and Local Fiscal Recovery Funds.

A motion was made by Council Member Moore, seconded by Council Member Holmes, that the grant project ordinance be approved creating a special revenue fund and appropriating \$22,699,511.00 in American Rescue Plan Action of 2021: Coronavirus State and Local Fiscal Recovery Funds. 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 Williams, Council Member Hudson, and Council Member Holmes

Absent (1): Council Member Jones

**Ordinance No. 7796/22-17
Ordinance Book, Volume XXII, Page 113**

2022-72 Ordinance - Budget Amendment - American Rescue Plan of 2021 - Special Revenue Fund

City Council is requested to approve a budget amendment to appropriate \$11,349,755.50 in American Rescue Plan Act of 2021: Coronavirus State and Local Fiscal Recovery Funds (CSLFRF) received to date and transfer them to a newly created special revenue fund set up specifically for these funds.

A motion was made by Council Member Moore, seconded by Council Member Holmes, that a budget amendment to appropriate \$11,349,755.50 in the American Rescue Plan Act of 2021 be approved. 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 Williams, Council Member Hudson, and Council Member Holmes

Absent (1): Council Member Jones

**Ordinance No. 7797/22-18
Ordinance Book, Volume XXII, Page 114**

2022-73 Budget Ordinance - American Rescue Plan of 2021 - Vehicles & Capital Projects

City Council is requested to approve a budget ordinance to appropriate \$5,077,240 for vehicles and other rolling stock, general capital projects, and parking capital projects that were deferred as part of the FY 2021-22 budget process.

A motion was made by Council Member Moore, seconded by Council Member Holmes, to approved a budget ordinance to appropriate \$5,077,240.00 for vehicles and other rolling stock, general capital projects, and parking capital projects that were deferred as part of the FY 2021-22 budget process be approved. 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 Williams, Council Member Hudson, and Council Member Holmes

Absent (1): Council Member Jones

**Ordinance No. 7798/22-19
Ordinance Book, Volume XXII, Page 115**

2022-74 Resolution - Modify Procurement Policies & Procedures Manual

City Council is requested to adopt a resolution to modify the Procurement Policies and Procedures Manual authorizing the City Manager (or their designee) to sign contracts that exceed \$90,000, upon approval of the City Council.

A motion was made by Council Member Moore, seconded by Council Member Holmes, to adopt a resolution to modify the Procurement Policies and Procedures Manual authorizing the City Manager (or their designee) to sign contracts that exceed \$90,000.00. 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 Williams, Council Member Hudson, and Council Member Holmes

Absent (1): Council Member Jones

**Resolution No. 2036/22-10
Resolution Book, Volume XXI, Page 81**

2022-75 Pay Plan Adjustments - Addressing Staffing Challenges - Employee Retention & New Hire

City Council is requested to approve the recommended list of strategies and funding request to retain current workforce and attract new employees.

A motion was made by Council Member Moore, seconded by Council Member Holmes, to approve the recommended list of strategies and funding request to retain current workforce and attract new employees. 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 Williams, Council Member Hudson, and Council Member Holmes

Absent (1): Council Member Jones

REGULAR AGENDA ITEMS

2022-76 Resolution - Issuance of Series 2022A General Obligation Parks and Recreation Bonds - Making Statement of Facts - Establish Public Hearing

City Council is requested to approve:

1. A Resolution of the City Council of the City of High Point, North Carolina Making Certain Statements of Fact Concerning Proposed Bond Issue.
2. Adopt Bond Order Authorizing the Issuance of Not to Exceed \$5,300,000 General Obligation Parks and Recreation Bonds of the City of High Point, North Carolina.
3. Establish a public hearing on March 7, 2022 at 5:30pm as required by state law on the issuance of the referenced 2/3 bonds.

Bobby Fitzjohn, Financial Services Director, reported that Council would need to take the first steps to authorize the issuance of up to \$5,300,000 Series 2022A General Obligation Parks and Recreation Bonds. Actions requested include making certain statements of fact concerning the proposed bond issue, adopting a preliminary order to issue bonds at a not-to-exceed amount of \$5,300,000, and establishing a public hearing as required by state law; and advised council that they would need to take three separate votes for each item mentioned.

A motion was made by Council Member Moore, seconded by Council Member Hudson, to adopt a resolution of the City Council of the City of High Point, North Carolina making certain statements of Fact Concerning Proposed Bond Issue. 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 Williams, Council Member Hudson, and Council Member Holmes

Absent (1): Council Member Jones

**Resolution No. 2037/22-11
Resolution Book, Volume XXI, Page 82**

A motion was made by Council Member Moore, seconded by Council Member Johnson, to acknowledge the introduction of a bond order authorizing the Issuance of not to exceed \$5,300,000 general obligation Parks and Recreation Bonds of the City of High Point, NC. 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 Williams, Council Member Hudson, and Council Member Holmes

Absent (1): Council Member Jones

A motion was made by Council Member Moore, seconded by Council Member Hudson, to establish a public hearing on March 7, 2022 at 5:30 p.m. as required by state law on the issuance of the referenced 2/3 bonds. 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 Williams, Council Member Hudson, and Council Member Holmes

Absent (1): Council Member Jones,

**PROSPERITY & LIVABILITY COMMITTEE - Council Member Hudson,
Chair**

2022-77 City Sponsored Annual Special Events

City Council is requested to approve as recommended by the Prosperity & Livability Committee a list of City sponsored special events and \$30,000 for special events outside of this list to be planned for by Visit High Point or Forward High Point.

Council Member Hudson, Prosperity and Livability Committee Chairman, reported that the Prosperity and Livability Committee did meet on February 9, 2022, and recommended that the list of City sponsored special events and \$30,000.00 for special events outside of this list to be planned for by Visit High Point or Forward High Point be forwarded to the City Council with a favorable recommendation for approval.

A motion was made by Council Member Hudson, seconded by Council Member Peters, that the recommended list of City Sponsored special events and \$30,000.00 for special events outside of this list to be planned for by Visit High Point or Forward High Point be approved. 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 Williams, Council Member Hudson, and Council Member Holmes

Absent (1): Council Member Jones

PLANNING & DEVELOPMENT - Mayor Jay W. Wagner

2022-78 Resolution of Intent-Annexation 22-01

Approval of a Resolution of Intent to establish a public hearing date of March 21, 2022, to consider 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 also known as Guilford County Tax Parcel 196674.

A motion was made by Mayor Wagner, seconded by Council Member Johnson, to adopt a resolution of Intent to establish a public hearing date of March 21, 2022, to consider a voluntary contiguous annexation of an approximate 0.33-acre parcel located along the north side of Samet Drive. 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 Williams, Council Member Hudson, and Council Member Holmes

Absent (1): Council Member Jones

**Resolution No. 2035/22-09
Resolution Book, Volume XXI, Page 80**

PUBLIC HEARINGS - CONTINUED

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).

Note: The public hearing for this matter was initially held on January 18, 2022 and was continued at that time to Monday, February 7, 2022 at 5:30 p.m.; and continued again at that time to Monday, February 21, 2022 at 5:30 p.m.

Herb Shannon, Senior Planner with the High Point Planning Department, advised that this is a request to rezone a 0.9-acre parcel located at the northwest corner of Eastchester Drive and Penny Road (the location of the Panera Bread restaurant). This parcel was developed with a minor restaurant (a sit-down restaurant). The applicant desires to renovate this facility and convert it to a major restaurant (a restaurant with a drive-thru). The zoning site is currently developed with a minor restaurant use type, the applicant desires to renovate this facility and change it to a major restaurant (restaurant with drive through window). When the site was granted its current CU-GB District zoning in 1998, only office and limited intensity commercial uses were permitted, and the major restaurant use type was specifically prohibited. This application proposed rezoning from the CU-GB District to an updated CZ-GB District. The applicant had submitted a corresponding conditional zoning ordinance that removed the prohibition against a major restaurant use and carries forward all other relevant zoning conditions; staff is recommending approval of this request; the Planning and Zoning Commission also recommended approval; and accepted the consistency and reasonableness statements. Mr. Shannon stated that he did contact the attorney for the abutting property, Kick Back Jacks, and that they were in attendance to address council; noted that the agreement still has not been signed; and stated that council may proceed to take action or continue this matter.

Mayor Wagner asked if this request triggered a traffic study. Mr. Shannon replied, "no", said that staff completed a technical memo; and that a traffic study was not required.

Mayor Wagner noted that this is a continued public hearing; and opened the floor for comments.

Jennifer Fountain, 804 Green Valley Road, Greensboro, advised that the agreement had not been executed at this moment; said that she had contacted the property owner for said property, but had no success with a response; would like the agreement to be put in place before the rezoning; requested council to continue the public hearing to a later date; and entertained any questions.

Council Member Holmes asked if there would be long-term consequences if the rezoning were to move forward without an agreement put in place. Ms. Fountain replied that there would be no conditions to address parking; spoke to the traffic safety concerns without an agreement; and said that signage for parking would help with the challenges of parking.

Tom Mincher Jr., 701 Woodland Dr., Greensboro, provided a history of working with the trustee for said property on rezoning; voiced concerns for future challenges that would be faced regarding parking without an agreement; and requested leverage to keep a driveway open for request.

Amy Ducat, 921 Beeson Road, Kernersville, said that Panera Bread's drive through averaged 12 cars in an hour's timeframe; it would require at least 22 vehicles to stack, or prohibit/block, other vehicles; said that she had reached out to the trustee of said property regarding the agreement, who was an absentee trustee; spoke to the challenges faced in regards to executing the agreement; to providing parking signage; requested to continue the public hearing; and recognized Mr. Fischer, who did an traffic assessment in attendance, to answer any questions.

Council Member Hudson inquired on how many vehicles would impact parking. Ms. Ducat replied that it would take 22 cars to extend out into the street.

Council Member Moore asked if anyone else could sign the agreement on behalf of the absentee trustee. Mayor Wagner inquired on the landlord's ability to sign the agreement on behalf of the absentee trustee. JoAnne, Carlyle, City Attorney, advised that according to the paperwork, the trustee is required to sign.

Chris Andrews, Interim Planning Director, wanted to assure that council understood that the agreement between the parties was not a condition of the zoning.

Mayor Pro Tem Peters asked if the agreement was not signed, could there be a drive-thru. Mr. Andrews replied, "that is correct."

Mayor Wagner asked if there was anyone else in the audience who would like to speak. Hearing and seeing none, he entertained a motion.

A motion was made by Council Member Hudson, seconded by Council Member Jefferson, to continue the public hearing for Zoning Map Amendment 21-31 until the March 21, 2022, Council Meeting @ 5:30 p.m. 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 Williams, Council Member Hudson, and Council Member Holmes

Absent (1): Council Member Jones

PUBLIC HEARINGS

2022-79 ARC of High Point-Zoning Map Amendment 21-33

A request by the ARC of High Point to rezone an approximate 3.5-acre parcel from the Residential Single Family - 5 (R-5) District to the Parks and Natural Resources (PNR) District. The site is located west of the intersection of Bellevue Drive and School Park Road (153 Bellevue Drive).

The public hearing for this matter was held on Tuesday, February 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 advised that the request was made by the ARC of High Point to rezone an approximate 3.5-acre parcel from the Residential Single Family District to the Parks and Natural Resources District; the site is located west of the intersection of Bellevue Drive and School Park Road; The ARC is a non-profit Medicaid funded facility serving people with intellectual and developmental disabilities; their existing facility is licensed by North Carolina Department of Health and Human Services for adult day activity; The ARC obtained specialized approval, under standards of the prior development ordinance to allow an Adult Day Care with over 30 persons; with the adoption of the current Development Ordinance in 2017, this use type is no longer permitted in residential zoning districts; despite this, the facility had been continuously operating; it may continue as long as that use does not cease operation for more than 180 days. Staff is recommending approval of this request as outlined in the attached staff report; the Planning and Zoning Commission recommended approval by a vote of 8-0; and with the consistency and reasonableness statements.

Mayor Wagner asked if there were any questions for staff following the presentation of Zoning Map Amendment 21-33. Hearing none, Mayor Wagner opened the public hearing and asked if there was anyone present who would like to comment on this matter.

Stephanie Antkowiak, 153 Bellevue Drive, High Point, The Arc of High Point Executive Director, thanked everyone for their consideration; and stated that she would answer any questions that council may have.

Council Member Peters thanked Ms. Antkowiak for her commitment, and efforts for the work that she has done for the students that attended The Arc.

Mayor Wagner declared the public hearing closed and proceeded with the following motion.

A motion was made by Mayor Wagner, seconded by Council Member Peters, to adopt an Ordinance for ZMA 21-33 to rezone an approximate 3.5-acre parcel from the Residential Single Family - 5 (R-5) District to the Parks and Natural Resources (PNR) District. The site is located west of the intersection of Bellevue Drive and School Park Road (153 Bellevue Drive) and to adopt the following Consistency and Reasonableness Statement.

“That Zoning Map Amendment 21-33 is consistent with the City’s adopted policy guidance because the proposed PNR District does not conflict with any adopted land use policies.

Furthermore, the requested PNR District, and its allowable land uses, are similar and compatible with the surrounding zoning and development pattern of this area.”

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 Williams, Council Member Hudson, and Council Member Holmes

Absent (1): Council Member Jones

Ordinance No. 7791/22-12

Ordinance Book, Volume XXII, Page 108

2022-80 City of High Point Zoning Map Amendment 21-34

A request by the High Point City Council to rezone 568 properties, totaling approximately 124.8 acres, as part of the Comprehensive Zoning Map Amendment project.

a.To rezone 561 parcels, totaling approximately 123.3 acres, from the Residential Multifamily - 16 (RM-16) District and the Residential Multifamily - 26 (RM-26) District to the Residential Single Family - 7 (R-7) District. The parcels are located south of E. Martin Luther King Jr. Drive, north of E. Green Drive, east of S. University Parkway and west of Meredith Street.

b.To rezone 7 parcels, totaling approximately 1.5 acres, from the Residential Multifamily - 16 (RM-16) District and the Limited Business (LB) District to the Residential Single Family - 5 (R-5) District. The parcels are located north of E. Green Drive, between Meredith Street and Hill Street.

The public hearing for this matter was held on Tuesday, February 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 advised that this is a request to rezone 568 properties, totaling approximately 124.8 acres, as part of the Comprehensive Zoning Map Amendment Project. This request focused on lands within central eastern portion of the Core City Area lying north of E. Green Drive, South of E. Martin Luther King Jr. Drive and east of S. University Parkway. Current land uses in this area consists of single-family homes, duplexes, one multifamily use, public parks and churches on smaller parcels. The purpose of the Comprehensive Zoning Map Amendment Project is to review and evaluate the zoning of land throughout the city, identify areas where the zoning is out of sync with the existing use of land or is inconsistent with current land use policy, and propose appropriate changes in zoning for those areas. A primary goal of the project is to remove improper or obsolete zoning districts that may be acting as a barrier to development. The Comprehensive Zoning Map Amendment Project was

initiated in 2017. The City Council initiated this current fourth round of zoning evaluations, associated with this request in December 2020. The purpose of the Comprehensive Zoning Map Amendment Project is to review and evaluate the zoning of land throughout the city, identify areas where the zoning is out of sync with the existing use of land or is inconsistent with current land use policy, and propose appropriate changes in zoning for those areas. A primary goal of the project is to remove improper or obsolete zoning districts that may be acting as a barrier to development. The Comprehensive Zoning Map Amendment Project was initiated in 2017. The City Council initiated this current fourth round of zoning evaluations, associated with this request, in December 2020. The Land Use Plan classifies this area as Low Density Residential which supports residential development at a density of five dwelling units per acre. However, the RM-16 District that currently governs land uses in this area permits multifamily development at a density of 16 units per acre. The introduction of higher density residential development, in the middle of an established single-family neighborhood, is not compatible with the manner in which this area has developed or with the Low Density Residential land use classification governing this area. Thus, this application proposes rezoning to the R-7 and R-5 Districts as they more accurately reflect the way this area has developed and will assist in ensuring the long-term stability of this single-family neighborhood. Notices were sent out to property owners; and noted that staff did attend community meetings with the neighborhoods last fall to assure they were aware of this request. Staff is recommending approval for this request to adopt the land use policy; and that it is reasonable in the public's interest.

Mayor Wagner asked if there were any questions for staff following the presentation of Zoning Map Amendment 21-33. Hearing none, Mayor Wagner opened the public hearing and asked if there were anyone present who would like to comment on this matter.

***Zelma Morrison**, 801 Meredith St., High Point, said is representing the property at 801 Meredith St. belongs to her father, who is now deceased; and asked what will happen to said property after the zoning is completed. **Mr. Shannon** asked how was the property currently developed. **Ms. Morrison** replied that it was a single family home. **Mr. Shannon** advised that the property at 801 Meredith St. would not be negatively affected; and would continue to be operated as a single-family zoning.*

***Mayor Wagner** noted that the zoning would protect the property from future development.*

***Harold Johnson**; noted that he represented the Johnson Family for the property located at the 1900 Block of E. Green St.; provided a brief history of the property; voiced concerns regarding said property being zoned as residential use due to contamination; said that there was a study conducted that proved contamination; and that he objected to the zoning request.*

Mayor Wagner asked if the said property located in are B on the map provided by staff. Mr. Johnson replied, "yes"; and that the street numbers were 1903, and 1905 E. Green St.

Mayor Wagner requested staff to respond to Mr. Johnson's concerns.

Mr. Shannon confirmed Mr. Johnson's property address; and stated that his property was not proposed to be rezoned.

Mr. Johnson voiced appreciation; and thanked everyone for their time.

Mayor Wagner declared the public hearing closed and proceeded with the following motion.

A motion was made by Mayor Wagner, seconded by Council Member Williams, to adopt an Ordinance for ZMA 21-34 to rezone 568 properties, totaling approximately 124.8 acres, as part of the Comprehensive Zoning Map Amendment project and to adopt the following Consistency and Reasonableness Statement.

“That Zoning Map Amendment 21-34 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 speaks to encouraging development that enhances and preserves established neighborhoods. Furthermore, the request is reasonable and in the public interest because the amendments are needed to better match the way these neighborhoods have developed.”

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 Williams, Council Member Hudson, and Council Member Holmes

Absent (1): Council Member Jones

**Ordinance No. 7783/22-04
Ordinance Book, Volume XXII, Page 100**

2022-81 City of High Point-Zoning Map Amendment 21-35

A request by the High Point City Council to rezone six properties, totaling approximately 3.19 acres, as part of the Comprehensive Zoning Map Amendment project.

a. To rezone two parcels (an entire parcel and a portion of another parcel), totaling approximately 0.77 acres, from a Conditional Use Transitional Office (CU-TO) District and the General Business (GB) District to the Transitional Office (TO) District and the Light Industrial District (LI) District. The parcels are located at the southeast corner of E. Green Drive and Brentwood Street (1207 Brentwood Street and a portion of an abutting undeveloped parcel).

b. To rezone two parcels (an entire parcel and a portion of another parcel), totaling approximately 0.92 acres, from a Conditional Use Light Industrial (CU-LI) District to the Light Industrial (LI) District. The parcels are located along the west side of Manley Street, approximately 130 feet south of Clish Place (508 Manley Street and a portion of 500 Manley Street).

c. To rezone a portion of two parcels, totaling approximately 1.5 acres, from a Conditional Use General Business (CU-GB) District to the General Business (GB) District. The parcels are located at the southeastern corner of Brentwood Street and Royal Place.

The public hearing for this matter was held on Tuesday, February 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 advised that this request was to rezone six properties, totaling approximately 3.19 acres, as part of the Comprehensive Zoning Map Amendment Project. This request focuses on lands within the central eastern portion of the Core City Area along the east side of Brentwood Street, between E. Green Drive and US 29 (formerly known as Business 85). Staff recommends approval of the following zoning map amendments:

Area A:

- a. To rezone 1205 and 1207 Brentwood Street (Tax Parcel 183907) from a CU-TO District to the TO District.*
- b. To rezone the northern portion of Tax Parcel 192411 (an undeveloped parcel) from the GB District to the LI District.*

Area B:

To rezone the southern portion of 500 Manley Street (south portion of Tax Parcel 183900) and all of 508 Manley Street (Tax Parcel 183905) from a CU-LI District to the LI District.

Area C:

To rezone the western portion of 1901 Brentwood Street (street frontage of Tax Parcel 192454 and 192471) from a CU-GB District to the GB District.

Mr. Shannon noted that staff did receive feedback from property owners with no objections; and that the Planning and Zoning Commission recommended approval; and placed in record with the consistency and reasonableness statements.

Mayor Wagner asked if there were any questions for staff following the presentation of Zoning Map Amendment 21-35. Hearing none, Mayor Wagner opened the public hearing and asked if there was anyone present who would like to comment on this matter. Hearing none, he declared the public hearing closed and proceeded with the following motion.

A motion was made by Mayor Wagner, seconded by Council Member Moore, to adopt an Ordinance for ZMA 21-35 to rezone six properties, totaling approximately 3.19 acres, as part of the Comprehensive Zoning Map Amendment project and to adopt the following Consistency and Reasonableness Statement.

“That Zoning Map Amendment 21-35 is consistent with the City’s adopted policy guidance because the zoning map amendments are supported by the Land Use Plan and will ensure the manner in which development has occurred is consistent with zoning of the area. Furthermore, the request is reasonable and in the public interest because the amendments are needed to remove unneeded restrictions on the properties and to remove the conditional use zoning districts, which are not to be amended. Mr. Walsh seconded the motion. The Planning and Zoning Commission adopted these statements by a vote of 8-0.”

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 Williams, Council Member Hudson, and Council Member Holmes

Absent (1): Council Member Jones

Ordinance No. 7793/22-14

Ordinance Book, Volume XXII, Page 110

2022-82 Caliber Car Wash, LL-Zoning Map Amendment 21-36

A request by Caliber Car Wash, LLC to rezone the western 0.36-acre portion of Guilford County Tax Parcel 194626 from the Residential Multifamily-16 (RM-16) District to the General Business (GB) District. The area to be rezoned lies along the north side of Oxford Place, approximately 300 feet west of N. Main Street (western portion of 2401 N. Main Street).

The public hearing for this matter was held on Tuesday, February 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 advised that this was a request by Caliber Car Wash, LLC to rezone the western 0.36-acre portion of Guilford County Tax Parcel 194626 from the Residential Multifamily-16 (RM-16) District to the General Business (GB) District. The area to be rezoned lies along the north side of Oxford Place, approximately 300 feet west of N. Main Street (western portion of 2401 N. Main Street). The Planning and Zoning Commission reviewed this request at their January 25, 2022 public hearing. The applicant's representative, Mr. Patrick Lineberry, attorney with Tuggle Duggins, 400 Bellemeade Street, Greensboro, spoke in favor of the request. Mr. Lineberry provided an overview of this request to redevelop the site for a car wash and is in attendance and available for questions. There were no speakers in opposition to the request.

Mayor Wagner asked if there were any questions for staff following the presentation of Zoning Map Amendment 21-35.

Patrick Lineberry, 400 Bellamy St., Greensboro, stated that he was here on behalf of Caliber Car Wash; said that the car wash would be a tax advantage to the city; recognized Dan Brown, Site Operations who was in attendance to address any questions or concerns; and that he would be available to answer any questions as well.

Council Member Hudson noted that the car wash was in his ward; said there were concerns from the community regarding the noise that would be coming from the vacuums located at the car wash; and asked about the flow of the traffic regarding the car wash.

Dan Brown, Atlantic GA, extended greetings; explained the noise level effect; and that a fence for noise reductions could be installed to help with concerns.

Council Member Hudson voiced appreciation for new businesses; said that due to concerns regarding the noise factors, and because the surrounding area is residential, that he was not in favor of this request and would be voting no.

Council Member Moore asked if the request could be amended to add a noise barrier if there were to be any complaints. Mr. Brown replied, "yes"; said that they had installed noise barriers before.

Council Member Moore inquired if research was conducted regarding the noise; and asked about the traffic concerns, whether a turning lane would be required. Mr. Shannon replied that based on an analysis and size of the building for the car wash regarding the noise, staff had no concerns; and that based on the traffic analysis a turning lane would not be required.

Mayor Wagner opened the public hearing and asked if there was anyone present for or against this request who would like to comment on this matter. Hearing none, he declared the public hearing closed and proceeded with the following motion.

A motion was made by Mayor Wagner, seconded by Council Member Peters, to adopt an Ordinance for ZMA 21-36 to rezone the western 0.36-acre portion of Guilford County Tax Parcel 194626 from the Residential Multifamily-16 (RM-16) District to the General Business (GB) District. The area to be rezoned lies along the north side of Oxford Place, approximately 300 feet west of N. Main Street (western portion of 2401 N. Main Street) and to adopt the following Consistency and Reasonableness Statement.

"That Zoning Map Amendment 21-36 is consistent with the City's adopted policy guidance because the proposed GB District is supported by the Community/Regional Commercial designation of the Land Use Plan. Furthermore, the portion of the parcel to be rezoned has been used for commercial activities since the early 1990s and the proposed rezoning will promote a consistent zoning pattern along this portion of the N. Main Street Corridor."

The motion carried by the following 7-1 vote:

Aye (7): Mayor Wagner, Mayor Pro Tem Peters, Council Member Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, and Council Member Holmes

No (1): Council Member Hudson

Absent (1): Council Member Jones

**Ordinance No. 7794/22-15
Ordinance Book, Volume XXII, Page 111**

GENERAL BUSINESS AGENDA

A motion was made by Mayor Wagner, seconded by Council Member Johnson to suspend

the rules to add item: 2022-89, Civil Action with ARCO Realty, L.L.C. 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 Williams, Council Member Hudson, and Council Member Holmes

Absent (1): Council Member Jones

2022-89 Civil Action: ARCO Realty, L.L.C.

The City Attorney is requesting approval from city council to institute a civil action in the name of the City for injunctive relief against ARCO Realty, L.L.C., Basil Agapion, Sophia S. Agapion, Emanuel A.G.. Agapion, and Basil N.T. Agapion for violation of the City of High Point Ordinance, Section 9.7.7 titled Injunction Relief.

A motion was made by Mayor Wagner, seconded by Council Member Williams that, in accordance with the City of High Point Ordinance, Section 9.7.7. titled Injunctive Relief, City Council has found reasonable cause to believe that ARCO Realty, L.L.C., Basil Agapion, Sophia S. Agapion, Emanuel A.G. Agapion, and Basil N.T. Agapion are violating or threatening to violate the Ordinance, and therefore the City Attorney's office is directed to institute a civil action in the name of the City for injunctive relief to restrain, correct, abate, mandate or enjoin the violation or threatened violation. 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 Williams, Council Member Hudson, and Council Member Holmes

Absent (1): Council Member Jones

2022-83 Resolution - Adoption of the 2021 General Records Schedule - Local Government Agencies and the 2021 Program Records Schedule - Local Government Agencies

City Council is requested to adopt a resolution approving the 2021 General Records Schedule: Local Government Agencies and the 2021 Program Records Schedule: Local Government Agencies.

A motion was made by Mayor Wagner, seconded by Council Member Moore, to adopt a resolution approving the 2021 General Records Schedule: Local Government Agencies and the 2021 Program Records Schedule: Local Government Agencies. 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 Williams, Council Member Hudson, and Council Member Holmes

Absent (1): Council Member Jones,

Resolution No. 2038/22-12
Resolution Book, Volume XXI, Page 83

2022-84 Minutes to be Approved

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

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

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

February 8, 2022 Community Development Committee @ 4:00 p.m.

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

A motion was made by Council Member Moore, seconded by Council Member Johnson, to approve the preceding minutes as submitted. 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 Williams, Council Member Hudson, and Council Member Holmes

Absent (1): Council Member Jones,

REMARKS FROM COUNCIL/SPEAKER FROM THE FLOOR

Council Member Williams presented the Mayor, council, and staff with a photo/frame of the first family that was a part of the Habitat Humanity home built; and voiced appreciation for this holistic accomplishment.

Council Member Jefferson wanted to recognize the announcement regarding Volvo's financial services headquarters that will be located in the Triad; and spoke to the positive impact it would have.

Stan Martin, 1417 Chestnut Drive High Point, thanked the mayor and council for the wonderful work that they were doing in the city; asked that when citizens reached out to them, that council responded; and spoke to the duties and obligations that the mayor and council had when it comes to serving the public.

Council Member Moore requested to recognize a former High Point Central Student who was a linebacker in the Superbowl.

ADJOURNMENT

There being no further business to come before Council, the meeting adjourned at 6:54 p.m. upon motion duly made and seconded.

Respectfully Submitted,

Jay W. Wagner, Mayor

Attest:

Mary S. Brooks, CMC
Deputy City Clerk