

**HIGH POINT CITY COUNCIL  
REGULAR MEETING  
SEPTEMBER 21, 2020 – 5:30 P.M.  
COUNCIL CHAMBERS**

**MINUTES**

As part of the city of High Point's on-going COVID-19 mitigation efforts, in-person attendance will not be allowed at this meeting. Instead, the meeting will be live-streamed and the public can listen to the meeting as it is being live-streamed by clicking on the following link [www.HighPointNC.gov/VirtualPublicMeeting](http://www.HighPointNC.gov/VirtualPublicMeeting)

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

Mayor Wagner called the meeting to order at 5:38 p.m.

The recitation of the Pledge of Allegiance followed a Moment of Silence.

The Mayor the roll call for attendance. The following council members were present (9):

Mayor Jay W. Wagner (physically present)  
Mayor Pro Tem Christopher Williams- Ward 2 (physically present)  
Council Member Tyrone Johnson- At Large (physically present)  
Council Member Britt Moore- At Large (physically present)  
Council Member Cyril Jefferson- Ward 1 (physically present)  
Council Member Monica Peters- Ward 3 (physically present)  
Council Member Wesley Hudson- Ward 4 (physically present)  
Council Member Victor Jones- Ward 5 (remote participation)  
Council Member Michael Holmes- Ward 6 (remote participation)

The following staff members were physically present:

Randy McCaslin, Interim City Manager; Eric Olmedo, Assistant City Manager; Greg Ferguson, Assistant City Manager; JoAnne Carlyle, City Attorney; Meghan Maguire, Assistant City Attorney; Lee Burnette, Director of Planning & Development; Herb Shannon, Planning & Development; Chris Andrews, Planning & Development; Lee Burnette, Director of Planning and Development; Lee Tillery, Director of Parks & Recreation; Michael McNair, Director of Community Development & Housing; David Briggs, Director of the High Point Theatre; Reggie Hucks, Inspections; Lori Loosemore, Local Codes Enforcement Supervisor; Mary Brooks, Deputy City Clerk; and Lisa Vierling, City Clerk

Others Participating in the meeting remotely were:

Mark Lindsay

**RECOGNITIONS AND PRESENTATIONS**

**2020-355      Proclamation - National Recovery Month**

Mayor Wagner will read a proclamation declaring the month of September 2020 as National Recovery Month.

*Mayor Wagner read the proclamation into the record declaring the month of September 2020 as National Recovery Month.*

**2020-356      Proclamation - Extraordinary Educators**

Mayor Wagner will read a proclamation recognizing extraordinary educators in the City of High Point.

*Mayor Wagner read the proclamation into the record recognizing the extraordinary educators in the City of High Point and acknowledged each one individually by the reading of his/her name into the record as follows:*

Allen Jay Elementary - Brittany Nunes

Allen Jay Prep - Shaina Parker

T. Wingate Andrews High School –

Jose Ascencio

Fairview Elementary - Courtney Burns

Ferndale Middle - Michelle SmithDean B.

Florence Elementary - Jonathan LeGrande

High Point Central High School –

Kayla Ranew

Johnson Street Global Studies - Freda Walker

Kearns Academy - Gary Gray

Kirkman Park Elementary - LaQuisa Lytch

Middle College at GTCC High Point –

Deanna Wynn

Montlieu Academy - Shana Winstead

Northwood Elementary - Lauren Smith

Oak Hill Elementary - Ebonie Jones

Oak View Elementary - Nikkia Mack

Parkview Village Elementary - Meagan Smoot

Penn-Griffin School for the Arts - Hector Gomez

Pruette SCALE Academy -Cephonia Gilmore

Shadybrook Elementary - Kayla Tate

Southwest Elementary - Kimberly Threewitt

Southwest High - Stuart Cox

Southwest Middle - Aneisha Coffield

Triangle Lake Montessori - Michelle King

Union Hill Elementary - Tessa Pendley

Welborn Academy - Erica McLeod

**STRATEGIC PLAN UPDATE**

*Lori Loosemore, Local Codes Enforcement Manager, shared some before and after photos of a success story for the property located at 1516 Willard Avenue. The City Council adopted an ordinance to demolish this property on August 5, 2019. The property has since been renovated, brought up to code, and is now occupied.*

*Mayor Wagner pointed out that the Strategic Plan information on the city's website has not been updated and asked staff to make the necessary updates to reflect the City Council's current Strategic Plan.*

PUBLIC COMMENT PERIOD**2020-357      Public Comment Period**

A Public Comment Period will be held on Monday, September 21, 2020 at 5:30 p.m.

As part of the city of High Point's COVID-19 mitigation efforts, in-person public attendance will not be allowed at this meeting. Instead, the city will be live streaming this meeting. Once the City Council is in Session, please click on the following link to listen to the meeting as it is being live-streamed [www.highpointnc.gov/VirtualPublicMeeting](http://www.highpointnc.gov/VirtualPublicMeeting)

Although the public is unable to physically participate in the meeting, the public can submit comments by

1. Calling 336-883-3522 and leaving a message, or by
2. Emailing written comments to [publiccomment@highpointnc.gov](mailto:publiccomment@highpointnc.gov), or by
3. Dropping off written comments in the city of High Point's utility payment drop-boxes located on both sides of the Municipal Building located at 211 S. Hamilton Street in the Green Drive and the Commerce Avenue parking lots.

All comments received will be forwarded to the City Council and will be incorporated as part of the permanent proceedings of the September 21, 2020 City Council Meeting. The city of High Point's Public Comment Policy restricts comments to no more than three (3) minutes which will apply for the telephone message submission. Email submissions and written comments should be kept at 350 words or less. The deadline for submitting public comments is Friday, September 18 at 5:00 p.m.

*Mayor Wagner reported that he was advised by the Clerk that no public comments were received.*

FINANCE COMMITTEE - Council Member Moore, Chair

*Committee Members: Moore, Holmes, Jones, and Peters*

CONSENT AGENDA ITEMS

Finance Committee Chair Moore reported all finance items were discussed at the Finance Committee Meeting held on Thursday, September 17th at 4:00 p.m. and are being forwarded to the City Council with a favorable recommendation for approval.

He advised that the city attorney has asked that **2020-351 Contract- EZGO Golf Cart Three-Year Lease Program be pulled from the Finance Committee Consent Agenda and placed on the Regular Agenda to receive some additional information and to adopt the required resolution approving the lease.**

**Motion by Council Member Moore, seconded by Council Member Hudson to pull 2020-351 Contract- EZGO Golf Cart Three-Year Lease Program from the Finance Committee Consent Agenda and place it on the Finance Committee Regular Agenda for further discussion and separate action, AND to approve all remaining matters on the Finance Committee Consent Agenda. Following a roll call vote by the Mayor, the motion carried by the following unanimous 9-0 vote.**

Aye (9): Mayor Wagner, Mayor Pro Tem Williams, Council Member Johnson, Council Member Moore, Council Member Jefferson, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes.

*Note: Although one motion was made to approve/adopt these matters under the Finance Committee Consent Agenda, action on all of these matters will be reflected throughout the Consent Agenda portion of these minutes as being made and seconded by the same persons*

**2020-346      Contract - Amick Equipment Company - Freightliner Rear Loading Refuse Truck**

City Council is requested to award a contract to Amick Equipment Company in the amount of \$188,885.63 for the purchase of one (1) Freightliner truck with New Way Rear Loading Refuse body using the NC Sheriffs' Association procurement contract; for use by the Environmental Services Division and declare the old truck as surplus and disposing through the online auction process.

Approved the award of a contract to Amick Equipment Company in the amount of \$188,885.63 for the purchase of one Freightliner truck with New Way rear loading refuse body using the NC Sheriffs' Association procurement contract; and declared the old truck as surplus to be disposed of through the online auction process.

**A motion was made by Council Member Moore, seconded by Council Member Hudson, that this contract be approved. Following a roll call vote by the Mayor, the motion carried by the following unanimous 9-0 vote:**

Aye (9): Mayor Wagner, Mayor Pro Tem Williams, Council Member Johnson, Council Member Moore, Council Member Jefferson, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes.

**2020-347      Contract - Piedmont Truck Center - Western Star Tandem Axle Dump Truck**

City Council is requested to award a contract to Piedmont Truck Center in the amount of \$178,804 for the purchase of one (1) 2021 Western Star tandem axle truck with dump body for use by the Storm Water Division of the Public Services Department; and declare the old truck as surplus and disposing through the online auction process.

Approved award of a contract to Piedmont Truck Center in the amount of \$178,804 for the purchase of one 2021 Western Star tandem axle truck with dump body; and declared the old truck as surplus to be disposed of through the online auction process.

**A motion was made by Council Member Moore, seconded by Council Member Hudson, that this contract be approved. Following a roll call vote by the Mayor, the motion carried by the following unanimous 9-0 vote:**

Aye (9): Mayor Wagner, Mayor Pro Tem Williams, Council Member Johnson, Council Member Moore, Council Member Jefferson, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes.

**2020-348      Resolution - HPPD K-9 Rudo**

City Council is requested to approve High Point Police Department K-9 Rudo be declared surplus property and that High Point Police Department be allowed to retire him.

Adopted a resolution declaring that the High Point Police Department K-9, "Rudo," be declared as surplus property and retired from the High Point Police Department.

**A motion was made by Council Member Moore, seconded by Council Member Hudson, that this resolution be adopted. Following a roll call vote by the Mayor, the motion carried by the following unanimous 9-0 vote:**

Aye (9): Mayor Wagner, Mayor Pro Tem Williams, Council Member Johnson, Council Member Moore, Council Member Jefferson, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes.

**Resolution No. 1936/20-25**

**Resolution Book, Volume XX, Page 165**

**2020-349      Ordinance - HPPD - Proceeds From Sale of Retired Police Badges**

A budget ordinance is needed to appropriate funds for a special allocation totaling \$34,625 of general budget funds derived from the sales proceeds of retired police badges and will be applied to the purchase of new badges.

Adopted an ordinance amending the 2020-2021 Budget Ordinance to appropriate funds totaling \$34,625 for a special allocation of general budget funds derived from the proceeds from the sale of retired police badges which will be applied to the purchase of the new badges.

**A motion was made by Council Member Moore, seconded by Council Member Hudson, that this ordinance be adopted. Following a roll call vote by the Mayor, the motion carried by the following unanimous 9-0 vote:**

Aye (9): Mayor Wagner, Mayor Pro Tem Williams, Council Member Johnson, Council Member Moore, Council Member Jefferson, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes.

**Ordinance No. 7631/20-47**

**Ordinance Book, Volume XXI, Page 47**

**2020-350      Resolution - Piedmont Triad Regional Mobility Management Call Center (PART)**

City Council is requested to approve the continuation of an interlocal agreement with Piedmont Triad Regional Mobility Management (PART) for the operation of a regional call center.

Adopted a resolution approving the continuation of an Interlocal Agreement with Piedmont Triad Regional Mobility Management (PART) for the operation of a regional call center.

**A motion was made by Council Member Moore, seconded by Council Member Hudson, that this resolution be adopted. Following a roll call vote by the Mayor, the motion carried by the following unanimous 9-0 vote:**

Aye (9): Mayor Wagner, Mayor Pro Tem Williams, Council Member Johnson, Council Member Moore, Council Member Jefferson, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes.

**Resolution No. 1937/20-26  
Resolution Book, Volume XX, Page 166**

**2020-352      Contract - HH Architecture - City Lake Park Master Plan**

City Council is requested to award a contract to HH Architecture in the amount of \$417,300 for design development services for the High Point City Lake Park Site Master Plan Phase 1.

Approved award of a contract to HH Architecture in the amount of \$417,300 for design development services for the High Point City Lake Park Site Master Plan Phase 1.

**A motion was made by Council Member Moore, seconded by Council Member Hudson, that this contract be approved. Following a roll call vote by the Mayor, the motion carried by the following unanimous 9-0 vote:**

Aye (9): Mayor Wagner, Mayor Pro Tem Williams, Council Member Johnson, Council Member Moore, Council Member Jefferson, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes.

**2020-353      Ordinance - High Point Historical Society Donation**

City Council is requested to approve a donation in the amount of \$6,000 from the High Point Historical Society to fund Museum Park Interpreter positions for the FY20-21.

Adopted an ordinance approving a donation in the amount of \$6,000 from the High Point Historical Society to fund Museum Park Interpreter positions for Fiscal Year 2020-2021.

**A motion was made by Council Member Moore, seconded by Council Member Hudson, that this ordinance be adopted. Following a roll call vote by the Mayor, the motion carried by the following unanimous 9-0 vote:**

Aye (9): Mayor Wagner, Mayor Pro Tem Williams, Council Member Johnson, Council Member Moore, Council Member Jefferson, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes.

**Ordinance No. 7633/20-49  
Ordinance Book, Volume XXI, Page 49**

**2020-354      Ordinance - Housing Bonds - Housing Authority - Daniel Brooks Redevelopment**

City Council is requested to approve a Capital Project Ordinance to appropriate \$6,500,000 for the Housing Authority's Daniel Brooks redevelopment plan.

*Council Member Jefferson asked about the possibility of getting an update and a financial timeline from staff on the Daniel Brooks redevelopment project. Interim City Manager Randy McCaslin explained that this particular agenda item is a matter of formality to set the \$6.5 million appropriation up in the budget, and advised that staff could certainly provide an update at a future manager's briefing on the subject.*

Adopted an ordinance approving a Capital Project Ordinance appropriating \$6,500,000 for the Housing Authority's Daniel Brooks redevelopment plan.

**A motion was made by Council Member Moore, seconded by Council Member Hudson, that this ordinance be adopted. Following a roll call vote by the Mayor, the motion carried by the following unanimous 9-0 vote:**

Aye (9): Mayor Wagner, Mayor Pro Tem Williams, Council Member Johnson, Council Member Moore, Council Member Jefferson, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes.

**Ordinance No. 7634/20-50  
Ordinance Book, Volume XXI, Page 50**

**REGULAR AGENDA ITEMS**

**FINANCE COMMITTEE** - *Council Member Moore, Chair*  
*Committee Members: Moore, Holmes, Jones, and Peters*

**2020-351      Contract - EZGO Golf Cart Three (3) Year Lease Program**

City Council is requested to approve a contract extension of the City of High Point Parks & Recreation golf cart lease program for both Oak Hollow and Blair Park golf courses with EZGO, Inc. in the amount of \$373,515 for three years beginning October 2020.

*City Attorney JoAnne Carlyle advised this matter was removed from the Finance Committee Consent Agenda so a vote could be taken on adoption of the corresponding resolution. She informed Council that the resolution was emailed to Council ; explained this was a procedural matter; and noted there were no substantial changes or anything that would change the vote as it was already on the Consent Agenda.*

**A motion was made by Council Member Jefferson, seconded by Council Member Hudson, that this matter be approved. Following a roll call vote by the Mayor, the motion carried by the following 9-0 vote:**

Aye (9): Mayor Wagner, Mayor Pro Tem Williams, Council Member Johnson, Council Member Moore, Council Member Jefferson, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes.

**Resolution No. 1938/20-27**

**Resolution Book, Volume XX, Page 167**

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

*Committee Members: Hudson, Holmes, Peters, and Jefferson*

**2020-362      Prosperity & Livability Committee - Creation of Marketing & Branding Task Force**

City Council is requested to approve the creation of a Marketing & Branding Task Force and the appointees proposed by the Prosperity & Livability Committee.

*Prosperity & Livability Chairman Wesley Hudson, advised that at the City Council Retreat held in February, the City Council adopted a short-term goal to create and implement a marketing and branding campaign.*

*Council Member Hudson, then moved to ask the City Council to approve the creation of a Marketing & Branding Task Force. Council Member Jefferson made a second to the motion.*

*For further discussion, Council Member Holmes, stated he would like to formally recognize Councilwoman Peters, who had expressed a desire to be part of the Task Force and asked that her name be added to the membership for the Marketing & Branding Task Force.*

*Council Member Hudson agreed and noted it was a mere oversight that she was not included on the list. Those serving on the High Point Marketing & Branding Task Force will be:*

1. Council Member Michael Holmes, Chair
2. Council Member Monica Peters (Ward 3)
3. Assistant City Manager Greg Ferguson
4. Forward High Point- Ray Gibbs
5. Market Authority representatives
6. Chamber of Commerce representative
7. High Point Convention & Visitors Bureau (Visit High Point) representative
8. Director of Communications & Public Engagement Jeron Hollis- Advisor

**A motion was made by Council Member Hudson, seconded by Council Member Jefferson, that this matter be approved. Following a roll call vote by the Mayor, the motion carried by the following unanimous 9-0.**

Aye (9): Mayor Wagner, Mayor Pro Tem Williams, Council Member Johnson, Council Member Moore, Council Member Jefferson, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes.



COMMUNITY DEVELOPMENT COMMITTEE - Mayor Pro Tem Williams, Chair*Committee Members: Williams, Hudson, Jefferson, and Johnson***2020-358      Ordinance - Demolition of Dwelling - 723 Fairview Street**

Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 723 Fairview Street belonging to Heirs of Va Mae Huntley.

*Lori Loosemore, Local Codes Enforcement Manager, advised that this case was initiated by an inspector after observing the condition of the property. She then shared the following timeline for the property at 723 Fairview Street.*

First inspection	1/8/2019
Hearing	10/4/2019 (no one appeared)
Order to Repair or Demolish	12/17/2019
Compliance Date	1/7/2019
Delinquent Property Taxes \$13,158.36	Years: 2007-2019

*Ms. Loosemore explained that because this was heir property, it took a little more time because it had to be advertised and provide notification in the newspaper. Council Member Moore asked if the heirs were local and if they responded. Ms. Loosemore replied that no one has responded at all and noted there was a trustee and a beneficiary on the property who were also sent notices, but there was no response from them either.*

*Community Development Committee Chair Chris Williams asked the clerk if any comments were received for 723 Fairview Street and the clerk replied there were no comments received.*

Adopted an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 723 Fairview Street.

**A motion was made by Mayor Pro Tem Williams, seconded by Council Member Johnson, that the ordinance to demolish the structure located at 723 Fairview Street be adopted. Following a roll call vote by the Mayor, the motion carried by the following unanimous 9-0 vote:**

Aye (9): Mayor Wagner, Mayor Pro Tem Williams, Council Member Johnson, Council Member Moore, Council Member Jefferson, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes.

**Ordinance No. 7629/20-45  
Ordinance Book, Volume XXI, Page 45**

**2020-359      Ordinance - Demolition of Dwelling - 1207 Green Drive**

Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 1207 Green Drive belonging to Heirs of Mary McCormick.

*Lori Loosemore, Local Codes Enforcement Manager, advised that this case was initiated by an inspector after observing the condition of the property. She then shared the following timeline for the property at 1207Green Drive.*

First inspection	10/2/2019
Hearing	10/16/2019 (no one appeared)
Order to Repair or Demolish	10/18/2019
Compliance Date	11/18/2019
Delinquent Property Taxes \$6,276.39	Years: 2013-2019

*Ms. Loosemore pointed out this property is also heir property and was advertised in the newspaper to gain service in accordance with the general statute.*

*Community Development Committee Chair Chris Williams asked the clerk if any comments were regarding 1207 Green Drive; the clerk replied there were no comments received.*

Adopted an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 1207 Green Drive.

*At this time, Council Member Peters thanked Ms. Loosemore and staff and stated it was good to see housing cases on the agenda again, so we could continue to clean up the blight in the city.*

**A motion was made by Mayor Pro Tem Williams, seconded by Council Member Peters, that the ordinance to demolish the structure located at 1207 Green Drive be adopted. Following a roll call vote by the Mayor, the motion carried by the following unanimous 9-0 vote.**

Aye (9): Mayor Wagner, Mayor Pro Tem Williams, Council Member Johnson, Council Member Moore, Council Member Jefferson, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes.

**Ordinance No. 7630/20-46  
Ordinance Book, Volume XXI, Page 46**

PLANNING & DEVELOPMENT - Mayor Jay WagnerPUBLIC HEARINGS**2020-316     George Pitts and Lala Pitts-Annexation 20-05 (Continued Public Hearing)**

A request by George Pitts and Lala Pitts for a voluntary noncontiguous annexation of approximately 15.5 acres located along the south side of National Service Road, approximately 200 feet east of Sandy Ridge Road. The property is addressed as 8051 National Service Road and 2520 Sandy Ridge Road, and also known as Guilford County Tax Parcel Guilford County Tax Parcels 170819 and 170821.

*Note: The Public Hearing for this matter was held on Monday, August 17, 2020 at 5:30 p.m. Council took action to continue the public hearing to Monday, September 21, 2020 at 5:30 p.m.*

*Herb Shannon, Senior Planner with the Planning and Development Department, advised that the City Council reviewed this matter and corresponding matter 2020-317 Zoning Map Amendment 20-13 at the August 17th meeting and at that time, the applicant requested the public hearing be continued to today's meeting, Monday, September 21st at 5:30 p.m.. He reported that staff received an email from the applicant earlier today and the applicant is requesting an additional continuance of the public hearing to the November 2nd Council Meeting at 5:30 p.m. as they require additional time to complete their due diligence.*

*Approved the applicant's request for a continuance of the public hearing before City Council to Monday, November 2, 2020 at 5:30 p.m.*

**A motion was made by Mayor Wagner, seconded by Mayor Pro Tem Williams, that the public hearing for Annexation 20-05 be continued to the November 2, 2020 Council Meeting scheduled for 5:30 p.m. Following a roll call vote by the Mayor, the motion carried by the following unanimous 9-0 vote.**

Aye (9): Mayor Wagner, Mayor Pro Tem Williams, Council Member Johnson, Council Member Moore, Council Member Jefferson, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes.

**2020-317     UMA Geotechnical Construction - Zoning Map Amendment 20-13 (Continued Public Hearing)**

A request by UMA Geotechnical Construction to rezone approximate 15.5 acres from the Residential Single Family-40 (RS-40) District and the Agricultural (AG) District, both within Guilford County's zoning jurisdiction, to a Conditional Zoning Light Industrial (CZ-LI) District. The site is located along the south side of National Service Road, approximately 200 feet east of Sandy Ridge Road (8051 National Service Road and 2520 Sandy Ridge Road). Approval of this rezoning request is contingent upon City Council approval of a voluntary annexation request.

*Note: The Public Hearing for this matter was held on Monday, August 17, 2020 at 5:30 p.m. At the request of the applicant, Council took action to continue the public hearing to Monday, September 21, 2020 at 5:30 p.m.*

*Herb Shannon, Senior Planner with the Planning and Development Department, advised that the City Council reviewed this matter and corresponding matter **2020-316 Annexation 20-05** at the August 17th meeting and at that time, the applicant requested the public hearing be continued to today's meeting, Monday, September 21st. He reported that staff received an email from the applicant earlier today and the applicant is requesting an additional continuance of the public hearing to the November 2nd Council Meeting at 5:30 p.m. as they require additional time to complete their due diligence.*

Approved the applicant's request for another continuance of the public hearing before City Council to Monday, November 2, 2020 at 5:30 p.m.

**A motion was made by Mayor Wagner, seconded by Mayor Pro Tem Williams, that the public hearing for Zoning Map Amendment 20-13 be continued to the November 2, 2020 Council Meeting scheduled for 5:30 p.m. Following a roll call vote by the Mayor, the motion carried by the following unanimous 9-0 vote.**

Aye (9): Mayor Wagner, Mayor Pro Tem Williams, Council Member Johnson, Council Member Moore, Council Member Jefferson, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes.

#### **2020-361 Lindsay Commercial Properties - Zoning Map Amendment 20-15**

A request by Lindsay Commercial Properties to rezone approximately 1.1 acres from the Conditional Use General Business (CU-GB) District to a Light Industrial (LI) District. The site is located along the east side of King Street, approximately 175 feet south of West Market Center Drive (1709 King Street).

*Herb Shannon, Senior Planner with the Planning and Development Department, provided an overview of the staff report for Zoning Map Amendment 20-15, which is hereby attached in Legistar as a permanent part of these proceedings.*

*This is a request to rezone approximately 1.1 acres located along the east side of King Street, approximately 175 feet south of West Market Center Drive, specifically addressed as 1709 King Street, from the Conditional Use General Business (CU-GB) District to a Light Industrial (LI) District. The applicant is requesting Council rezone this property to the LI District to permit assembly and warehousing within the existing 50,000 sq. ft. structure on this site. This property is in the Core City area and allows some existing LI zoned property already developed to allow commercial uses. While the requested LI District allows the applicant to meet the current demand for some warehouse assembly space, it also allows some future commercial uses as marketing demands change in an area of the city switching back and forth between commercial and industrial uses depending on real estate market demands. The LI District will allow for industrial and commercial use on this property as it does contain an existing structure.*

*The Planning and Development Department has reviewed the request and recommends approval.*

*Mr. Shannon pointed out the site is unique in that it is in a transitional area because it sits in what is referred to as "no man's land" in a transitional area. He advised that the request to rezone this property to the LI District is supported by Objective 9 of the Land Use Plan which speaks to where feasible and appropriate, it is advisable to provide a transitional land use between more and less intense uses.*

*As outlined in the staff report, the request is consistent with adopted policy guidance because the zoning site is in a transitional area of the Core City, west of commercial development on S. Main Street, east of the railroad and more significant industrial development. The request is reasonable and in the public interest as the requested LI District is the same district applied to abutting property to the south along King Street.*

*The Planning & Zoning Commission reviewed this request at their August public hearing and are also recommending approval by a vote of 7-0 and adopted the following consistency and reasonableness statements:*

*Consistency and Reasonableness Statements*

*That Zoning Map amendment 20-15 is consistent with the City's adopted policy guidance because the zoning site is within a transitional area of the Core City, west of commercial development along S. Main Street and east of the railroad and more significant industrial development, which is supported by Objective 9 in the adopted Land Use Plan. Furthermore, the requested LI District is the same district applied to the abutting property to the south on King Street.*

*Mr. Shannon reported there were no comments submitted on this request at the Planning & Zoning Commission meeting. Following the conclusion of the staff report, Mr. Shannon entertained any questions.*

*Council Member Peters pointed out this property is in Ward 3, and expressed appreciation to staff for bringing up the term "no man's land" because many of the residents in the surrounding neighborhoods do not feel like they fit in. She spoke to how it would be great to reinforce to them that they are part of High Point and they are valued as taxpayers. She also spoke to having the Planning and Development Department recognize the importance of encouraging businesses in High Point and making it as easy as possible by providing customer-friendly service.*

*At this time, Mayor Wagner recognized the applicant, Mark Lindsay, who joined the meeting remotely, and provided an opportunity for him to speak. Mr. Lindsay expressed appreciation for Council's consideration in rezoning this property and spoke to the difficulties he has encountered in trying to market the property under its current zoning and how changing the zoning to LI would definitely help them be able to market the property more successfully.*

*The Mayor asked if there were any questions for the applicant. Hearing none, he then asked the clerk if any public comments were received regarding this public hearing. The clerk advised that no comments were received.*

**At this time, Mayor Wagner made a motion to approve the request to rezone this property to the LI District citing that it is consistent with the city's adopted plant and reasonable in the public interest for the reasons outlined in the staff report. Council Member Hudson made a second to the motion.**

*Staff reminded Council that a vote could not be taken on this matter until the required 24-hour time period is up to receive additional comments. Mayor Wagner then withdrew his previous motion and reminded everyone that Council would take action on this matter at a Recessed Meeting scheduled for Wednesday, September 23, 2020 at 5:30 p.m.*

**2020-360****City of High Point - Zoning Map Amendment 20-16**

A request by the High Point City Council to rezone 389 properties, totaling approximately 124 acres, as part of the Comprehensive Zoning Map Amendment project. The properties are located within the Hartley Square Condominium development (Ingleside Drive), a portion of the Hartley Ridge Apartment complex (Ingleside Drive), 2701 Ingleside Drive, Franklin Ridge Apartment complex (W. Hartley Drive), the Brookdale Assisted Living Facility (201 W. Hartley Drive), Fox Hollow Apartment complex (W. Hartley Drive), 4111 Greenvalley Drive, Westchester Keys Apartment complex (Westchester Drive), Copper Mill Village Apartment complex (Hickwood Road), Castle Pines Townhome subdivision (Woodpark Drive), Eagle Glen Townhome subdivision (Penny Road) and the Greenside Townhome subdivision (Penny Road).

***Note: Map 4 that was initially submitted with this request, was withdrawn.***

*The public hearing for this matter was held on Monday, September 21, 2020 at 5:30 p.m.*

*Herb Shannon, Senior Planner with the Planning & 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 Zoning Map Amendment 20-16 is part of the Comprehensive Zoning Map Amendment project that is currently underway, which is a multi-year project where the Planning & Development Department is reviewing and evaluating the zoning throughout the city to identify areas where zoning is out of sync or inconsistent with current land use policies and removing or proposing to remove improper obsolete zoning and proposing appropriate changes.*

*This zoning map amendment is part of Round 3 which was initiated by the City Council in October 2019 and includes 389 properties, approximately 124 acres in four specific areas of the City as follows:*

**Map 1**

*To rezone the Hartley Square Condominiums from a Conditional Use Residential Multifamily-16 (CU RM-16) to the Residential Multifamily-16 District (RM-16). The purpose*

*is to remove conditional use designations as development conditions for these developments happen. The primary conditions are relative to the right-of-way dedication for Hartley and all those improvements have taken place.*

*To rezone an approximate 5,864 sq. ft. portion of the Hartley Ridge development from the Conditional Use Residential Multifamily-16 (CU RM-16) to a Residential Multifamily-16 (RM-16). All the conditions have been met; the road has been improved; so staff is recommending rezoning to a manner that matches the existing zoning pattern. There is a single-family home that was developed on the site in 2000, and staff is recommending that property be rezoned to the Residential-5 (R-5) District that matches the zoning of the abutting single-family neighborhood to the north.*

### **Map 2**

*To rezone the Fox Hollow Apartments, the Brookdale assisted living facility and the Franklin Ridge Apartments from a Conditional Use Residential Multifamily-16 (CU RM-5) District to the Residential Multifamily-16 (RM-16) District.*

*To rezone 4111 Greenvalley Drive from a Conditional Use Residential-5 (CU R-5) District to the Residential-5 (R-5 District).*

*Mr. Shannon reported that in the early 1980s - 1984 when this property received zoning approval, it was all under single ownership and it was zoned for Official Institutional use at that time; however, it was later amended and changed in the Development Ordinance and the applicant came back in 1989 to change the zoning in the rear to remove the Office Institutional zoning and allow multifamily and rezone it to a residential district. Since that time, all of the area is now fully developed.*

### **Map 3**

*To rezone Westchester Keys Apartments from a Conditional Use Residential Multifamily-26 (CU RM-26) District to the Residential Multifamily-26 (RM-26) District.*

*Mr. Shannon advised that several phone calls were received from the residents in this area with the main concern being the possible extension of Green Valley Drive. He explained that with the environmental features and the full development of the Franklin Ridge Apartments, any possible extension of this roadway is not going to happen. So, staff is recommending the removal of those conditions and to give the single-family dwelling the same zoning as the rest of the neighborhood. The residents were satisfied with staff's reasoning for the rezoning.*

### **Map 5**

*To rezone the Copper Mill Village apartment complex and the Castle Pines Townhome subdivision from their Conditional Use Residential Multifamily-16 (CU RM-16) District to the Residential Multifamily-16 (RM-16) District.*

*To rezone the Eagle Glen and Greenside Townhome subdivision from the Conditional Use Residential Multi-family-5 (CU RM-5) District to the Residential Multifamily-5 (RM-5) District.*

*All requirements for the Copper Mill Village development have been met regarding access and putting in turn lanes). Staff received an inquiry from one of the property owners from the south; they wanted assurance that there would be no development to the south of the property near them. Mr. Shannon explained that the stream that runs along the southern part of this property with the associated flood plains restrict any kind of development.*

*Regarding the Castle Pines development, the main condition was the extension of Woodpark Drive. All conditions for extending and connecting for street activity have been met. All conditions have also been met for the Eagle Glen townhome development pertaining to dedication of land for improvements to Penny Road, turn lanes, and landscaping along the frontage.*

*The Greenside Townhome development is the only one of these developments that is not yet fully developed; currently it is about 60% developed. Staff spoke with the president of the Homeowner's Association (HOA) for this development and they expressed no objections to rezoning it and felt their HOA rules and regulations would ensure the few remaining lots develop similar to the other properties in that development.*

*Mr. Shannon advised that in total, staff received about 75 calls regarding the proposal to rezone the property in this area and they were able to address the questions. The bulk of their comments pertained to:*

- ✓ *They wanted to ensure there were not any changes in use because of the staff's notification to property owners within 300 feet of the affected property;*
- ✓ *They wanted to make sure there was no new development;*
- ✓ *They wanted assurance that there would be no changes to the HOA rules and regulations;*
- ✓ *They wanted to know if this was part of any planned road improvements;*
- ✓ *The property owners whose property was located 300 feet away from the affected property, wanted to make sure that this change would not affect their property.*

*Staff is recommending approval because the request is consistent with adopted policy guidance; the proposed zoning map amendments are supported by various land use designations for these areas and as contained in the adopted Land Use Plan; and the request is reasonable in the public interest because it mimics the need to remove unneeded restrictions on the properties and to remove outdated conditional use zoning. The Planning & Zoning Commission reviewed this request at their August public hearing and also recommended approval by a vote of 7-0.*

*Following the conclusion of the staff report, Mr. Shannon asked if there were any questions.*

*Council Member Peters mentioned a complaint that she received previously that she passed along to the manager regarding the dumping of furniture on the side of the street and she*



*wanted to ensure that the city's policies and ordinances that are already in place are being enforced. This was determined to be a separate issue; however, Randy McCaslin, Interim City Manager, advised that the sanitation department staff did meet with the management of the complex and they are spreading the word and trying to contact other multi-family neighbors to do the same.*

*Mayor Wagner asked if there were any additional questions. Hearing none, he advised that the public hearing on this item would remain open for the required 24-hour period and that Council would reconvene on Wednesday, September 23, 2020 at 5:30 p.m. to vote on the matter.*

#### GENERAL BUSINESS AGENDA

#### **2020-370     Amended Targeted Downtown Office Incentive Policy**

Council is requested to approve the amended Targeted Downtown Office Incentive Policy that was adopted by City Council on July 20, 2020 as follows:

##### **Section 1 Policy Adopted**

The City of High Point adopts this Targeted Downtown Office Incentives Policy for the purposes and reasons stated below. This policy is in effect from the date of its adoption by the High Point City Council and expires on July 31, 2021, for companies applying for consideration. For any qualifying project located in the Downtown Municipal Service District that is under construction as of December 31, 2020, this policy will remain in effect until such project is leased at 95% occupancy.

**Mayor Wagner moved to suspend the rules so this matter could be added to the agenda for consideration. Council Member Jefferson made a second to the motion. The motion to suspend the rules carried by the following 9-0 vote.**

*Mayor Wagner explained that this amends the recently adopted Downtown Office Incentives Policy to include the language that is underlined in the first paragraph as follows:*

##### **Section 1 Policy Adopted**

*The City of High Point adopts this Targeted Downtown Office Incentives Policy for the purposes and reasons stated below. This policy is in effect from the date of its adoption by the High Point City Council and expires on July 31, 2021, for companies applying for consideration. For any qualifying project located in the Downtown Municipal Service District that is under construction as of December 31, 2020, this policy will remain in effect until such project is leased at 95% occupancy.*

*City Attorney JoAnne Carlyle advised that the Council did receive hard copies and the two council members participating remotely did receive the document by email. Mayor Wagner asked Council Member Holmes and Council Member Jones if they had received the document by email if they had the opportunity to review the changes. Both replied in the affirmative.*

**A motion was made by Mayor Wagner, seconded by Council Member Hudson, that to approve this revision to the Downtown Office Incentives Policy. Following a roll call vote by the Mayor, the motion carried by the following 9-0 unanimous vote:**

Aye (9): Mayor Wagner, Mayor Pro Tem Williams, Council Member Johnson, Council Member Moore, Council Member Jefferson, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes.

## **2020-363      Discussion - The Pit**

City Council is requested to review a request for an event to be held at the Pit and discuss usage parameters to provide staff with guidance.

*Interim City Manager Randy McCaslin reported that the request for the use of the Pit has since been withdrawn, but asked staff to brief Council on the history and limitations associated with it.*

*Assistant City Manager Greg Ferguson advised that there is not an adopted policy, document, or lease in place that has been approved for rental of the facility and spoke to how the facility is not ADA accessible and the current parameters for the possibility of leasing it out. Staff put together a list of restrictions/limitations for use of the Pit as follows:*

- 1. Ingress/Egress is extremely limited; only one very steep ramp in and out of the facility;*
- 2. No elevator or lift for access;*
- 3. Lack of water/sewer;*
- 4. Conflict with the parking spaces for some of the surrounding businesses and they have to be able to access their property;*

*Mr. Ferguson shared a concern received from one of the business owners regarding any changes with the parking situation and the possibility that they might lose their parking or that there might be some impact to their property. He pointed out the need for some fairly significant improvements relative to the access limitations if there is a desire to have this facility as a city-leased property.*

*City Attorney JoAnne Carlyle added that along with the ingress/egress issues, there are multiple overlapping issues with property interests of other parties in the area as well. She mentioned the issues relative to use of a surfaced area off Main Street (the Plaza level) which would require a lot of title work and permission from those property owners involved.*

*Mr. McCaslin relayed that staff's recommendation is to refer this matter to a committee for a deeper discussion of the issues that will have to be addressed before the area can actually be used for any kind of public activity. At this point, staff is not recommending any action be taken as far as allowing activities in the Pit area until these issues can be resolved.*

*Mayor Wagner shared that the Pit has a lot of history, going back to the 1960s when there was an unsuccessful attempt to create a downtown shopping mall which resulted in a parking deck being built in the middle of that block. He felt it was odd that a lot of the title issues*

*have come up because of the construction that went on in the 1960s. City Attorney Carlyle advised that although the issues have been dormant for a while, there is still a lot of work and research to do.*

*The Mayor mentioned that the city did put up some temporary fencing about 6-7 years ago to make the area safer and noted there have been a few events at the Pit over time. To get around the water/sewer issues, port-a-johns were brought in. The Mayor also mentioned that one of the property owners did reach out to him and expressed concerns with homeless people, so there are enforcement issues as well.*

*Council Member Peters felt it would be a cool spot for downtown apartments and having a nice, livable building in the area would make the Plaza area safer. She asked if the property has been listed for sale yet and Mr. McCaslin replied that it has not been listed yet, but staff has talked to some people about the possible development of it.*

*Council Member Jefferson thanked the city staff for working with some of the residents who have asked to hold an event at the Pit and although they did rescind their request for use of the Pit because of these complicated issues, they are still interested in utilizing the Pit in some capacity with some ongoing events to generate some foot traffic downtown.*

**A motion was made by Mayor Wagner, seconded by Council Member Hudson, that this matter be referred to the Prosperity and Livability Committee for further discussion. Following a roll call vote by the Mayor, the motion carried by the following unanimous 9-0 vote:**

Aye (9): Mayor Wagner, Mayor Pro Tem Williams, Council Member Johnson, Council Member Moore, Council Member Jefferson, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes.

**2020-364 Appointment- Human Relations Commission**

Council member Jones is recommending the appointment of Betsy Clark to the Human Relations Commission. Ms. Clark will fill the unexpired term of Ann Dawson, who has resigned. Appointment to be effective immediately and will expire on November 1, 2021.

Approved the appointment of Betsy Clark to the Human Relations Commission as Council Member Jones' Ward 5 appointee; appointment to be effective immediately and will expire on November 1, 2021.

**A motion was made by Council Member Jones, seconded by Council Member Moore, that this appointment be approved. Following a roll call vote by the Mayor, the motion carried by the following 9-0 vote:**

Aye (9): Mayor Wagner, Mayor Pro Tem Williams, Council Member Johnson, Council Member Moore, Council Member Jefferson, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes.

**2020-369      Appointment- Historic Preservation Commission (Jeremy Fennema)**

Council is requested to confirm the appointment of Jeremy Fennema to the Historic Preservation Commission as Councilman Victor Jones' Ward 5 appointee. Appointment to be effective immediately and will expire on June 30, 2023.

**Mayor Wagner moved to suspend the rules so this matter could be added to the agenda for consideration. Council Member Jefferson made a second to the motion. The motion to suspend the rules carried by the following 9-0 vote.**

Approved the appointment of Jeremy Fennema to the Historic Preservation Commission as Council Member Jones' Ward 5 appointee; appointment to be effective immediately and will expire on June 30, 2023.

**A motion was made by Council Member Jones, seconded by Council Member Johnson, that this appointment be approved. Following a roll call vote by the Mayor, the motion carried by the following 9-0 unanimous vote.**

Aye (9): Mayor Wagner, Mayor Pro Tem Williams, Council Member Johnson, Council Member Moore, Council Member Jefferson, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes.

**2020-368      Contract - CIGNA Renewal - Employee Health/Dental Care**

City Council is requested to authorize the Interim City Manager to execute a twelve (12) month contract with Cigna Healthcare for health and dental care coverage for city employees effective January 1, 2021, to December 31, 2021.

Approved the renewal of a 12-month contract with CIGNA Healthcare for health and dental care coverage for city employees effective January 1, 2021 to December 31, 2021.

**A motion was made by Mayor Wagner, seconded by Council Member Peters, that this matter be approved. Following a roll call vote by the Mayor, the motion carried by the following unanimous 9-0 vote.**

Aye (9): Mayor Wagner, Mayor Pro Tem Williams, Council Member Johnson, Council Member Moore, Council Member Jefferson, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes.

**2020-365      Minutes To Be Approved**

Finance Committee; August 13, 2020 @ 4:00 p.m.  
Special Meeting of City Council; August 17th @ 4:30 p.m.  
Regular Meeting of City Council; August 17, 2020 @ 5:30 p.m.  
Public Safety Committee; August 19, 2020 @ 4:00 p.m.  
Recessed Meeting of City Council; August 19, 2020 @ 5:30 p.m.  
Community Development Committee; September 8th @ 4:00 p.m.  
Prosperity & Livability Committee; September 9th @ 9:00 a.m.  
Special Meeting of City Council; September 9th @ 1:30 p.m.

Special Meeting of City Council; September 14th @ 3:30 p.m.

**A motion was made by Mayor Pro Tem Williams, seconded by Council Member Jefferson, that the preceding minutes be approved as submitted. Following a roll call vote by the Mayor, the motion carried by the following unanimous 9-0 vote.**

Aye (9): Mayor Wagner, Mayor Pro Tem Williams, Council Member Johnson, Council Member Moore, Council Member Jefferson, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes.

ADJOURNMENT

At 7:15 p.m., Council recessed this meeting until September 23, 2020 at 5:30 p.m. in order to take action on the public hearing items that were heard at tonight's meeting.

Respectfully Submitted,

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Jay W. Wagner, Mayor

Attest:

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Lisa B. Vierling, City Clerk