

**HIGH POINT CITY COUNCIL
RECESSED MEETING
(Virtual)
MARCH 17, 2021 – 5:30 P.M.
COUNCIL CHAMBERS – MUNICIPAL BUILDING**

MINUTES

As part of the city of High Point's on-going COVID-19 mitigation efforts, in-person attendance was not allowed at this meeting. Instead, the meeting was live-streamed and the public was provided an opportunity to listen to the meeting as it was being live-streamed.

www.HighPointNC.gov/VirtualPublicMeeting

CALL TO ORDER AND ROLL CALL

Mayor Wagner called the meeting to order at 5:30 p.m.

Following a virtual roll call for attendance by Mayor Wagner, the following council members were present:

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

The following staff members were physically present:

Randy McCaslin, Interim City Manager; Greg Ferguson, Assistant City Manager; Eric Olmedo, Assistant City Manager; Jeron Hollis, Managing Director; JoAnne Carlyle, City Attorney; Ryan Ferguson, Marketing Manager; Herb Shannon, Senior Planner- Planning and Development; Chris Andrews- Planning Administrator- Planning and Development; Matt Carpenter, Transportation Engineer; and Lisa Vierling, City Clerk

Staff participating remotely:

Lee Burnette, Director of Planning and Development

Others participating remotely:

Kye Bunker, LeoTerra Development; Judy Stalder, applicant's representative for LeoTerra Development; Andy Harris, Wyatt Early Harris Wheeler Law Firm; Tom Terrell, attorney representing LeoTerra Development; and Frank Amenya, Davenport Engineering.

PRESENTATION OF ITEMS

PLANNING & DEVELOPMENT - Mayor Jay Wagner

2021-103 Leoterra Development, Inc.- Zoning Map Amendment 21-01

A request by Leoterra Development, Inc. to rezone approximately 20.8 acres from the Conditional Use Office Institutional (CU-OI) District to a Conditional Zoning Office Institutional (CZ-OI) District. The site is located along the east side of Eastchester Drive, approximately 1,300 feet south of Deep River Road.

The public hearing for this matter was held as duly advertised on Monday, March 15, 2021 at 5:30 p.m.

Due to recently adopted legislation regarding remote meetings, the public hearing remained open to allow for the required 24-hour period to receive any additional comments prior to any action being taken by the City Council on this matter. Mayor Wagner advised that quite a few public comments were received prior to the public hearing that were forwarded to the City Council and will be attached as a permanent part of these proceedings. He asked the city clerk if any additional comments were received; the city clerk replied that no additional comments were received. The public hearing was closed.

A motion was made by Mayor Wagner, seconded by Mayor Pro Tem Moore, to adopt an Ordinance Approving Zoning Map Amendment 21-01 providing for the rezoning of approximately 20.8 acres from the Conditional Use Office Institutional (CU-OI) district to a Conditional Zoning Office Institutional (CZ-OI District) based on the following Consistency and Reasonableness Statements:

Consistency and Reasonableness Statements:

Zoning Map Amendment 21-01 is consistent with the City's adopted policy guidance because the requested CZ-OI District is supported by the relevant goals and objectives of the Land Use Plan and the Eastchester Corridor Plan as referenced in the staff report. Furthermore, the request is reasonable and in the public interest because the requested CZ-OI District will enable a development pattern that is consistent with the existing land use pattern established along this segment of Eastchester Drive, which is office uses along the street frontage and residential uses on remaining area of the site.

Following a roll call vote by the Mayor, the motion carried by the following unanimous 9-0 vote:

Ordinance No. 7700/21-17

Ordinance Book, Volume XXII, Page 17

2021-104 True Homes - Zoning Map Amendment 21-02

A request by True Homes to rezone approximately 39.5 acres from the Residential Single Family - 3 (R-3) District to a Conditional Zoning Residential Single Family - 5 (CZ R-5) District. The site is located south of Quail Run Drive at the southern terminus of Derby Court/Dukes Hollow Court/William Joseph Lane.

The public hearing for this matter was held as duly advertised on Monday, March 15, 2021 at 5:30 p.m.

Due to recently adopted legislation regarding remote meetings, the public hearing remained open to allow for the required 24-hour period to receive any additional comments prior to any action being taken by the City Council on this matter. Mayor Wagner advised that at the public hearing held on Monday, March 15th, the city clerk reported no public comments were received. He asked the city clerk if any additional comments were received since the time the public hearing was held; the city clerk advised that no additional comments were received. The public hearing was closed.

A motion was made by Mayor Wagner, seconded by Council Member Williams, to adopt an Ordinance Approving Zoning Map Amendment 21-02 providing for the rezoning of approximately 39.5 acres located south of Quail Run Drive at the southern terminus of Derby Court/Dukes Hollow Court/William Joseph Lane from the Residential Single Family-3 (R-3) District to a Conditional Zoning Residential Single Family-5 (CZ R-5) District

Consistency and Reasonableness Statements:

Zoning Map Amendment 21-02 is consistent with the City's adopted policy guidance because the requested CZ R-5 zoning is supported by the Low-Density Residential land use classification of the adopted Land Use Plan. Furthermore, the request is reasonable and in the public interest because the requested CZ R-5 District, along with the physical constraints of the zoning site, will produce a residential development with a density similar to the surrounding area.

Following a roll call vote by the Mayor, the motion carried by the following unanimous 9-0 vote:

**Ordinance No. 7701/21-18
Ordinance Book, Volume XXII, Page 18**

ADJOURNMENT

There being no further business to come before the City Council, Mayor Wagner asked if there were any objections to adjourn the meeting. Hearing none, the meeting was adjourned at 5:40 p.m.

Respectfully Submitted,

Jay W. Wagner, Mayor

Attest:

Lisa B. Vierling, City Clerk