

**HIGH POINT CITY COUNCIL  
RECESSED MEETING  
(VIRTUAL)  
APRIL 21, 2021 – 5:30 P.M.**

**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 a link to listen to the meeting as it was being live-streamed. [www.HighPointNC.gov/VirtualPublicMeeting](http://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 virtually present:

Mayor Jay W. Wagner  
Mayor Pro Tem Britt W. Moore- At Large  
Council Member Tyrone Johnson- At Large [joined meeting after roll call]  
Council Member Cyril Jefferson- Ward 1  
Council Member Christopher Williams- Ward 2  
Council Member Monica L. Peters- Ward 3 [joined meeting after roll call]  
Council Member S. Wesley Hudson- Ward 4  
Council Member Victor Jones- Ward 5 [joined meeting after roll call]  
Council Member Michael Holmes- Ward 6

**The following staff members participated virtually:**

Randy McCaslin, Interim City Manager; Eric Olmedo, Assistant City Manager; Greg Ferguson, Assistant City Manager; JoAnne Carlyle, City Attorney; Jeron Hollis, Managing Director; Sandy Dunbeck, Interim Economic Development Director; Lee Burnette, Director of Planning and Development; Herb Shannon, Senior Planner- Planning and Development; Chris Andrews, Development Administrator- Planning and Development; Mary Brooks, Deputy City Clerk; and Lisa Vierling, City Clerk

**Others participating virtually:**

Amanda Siegal Williams, The Landings at Westmott, LLC  
Barry Siegal, The Landings at Westmott, LLC  
Drew Haire, RUD Fleet

## PRESENTATION OF ITEMS

### FINANCE COMMITTEE - Mayor Pro Tem Moore, Chair

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

- 2021-145      Public Hearing - Project Fleet - High Point Economic Development Corporation**  
Monday, April 19, 2021 at 5:30pm is the date and time established to receive public comments regarding a request for City Council to approve performance-based incentives up to the amount of \$320,000 for RUD Fleet Corporation project to be located at 209 N. Main Street and authorize the City Manager to execute a performance agreement containing benchmarks for the company to achieve and a schedule for the payment of such incentives.

*Due to recently adopted legislation regarding remote meetings, the public hearing remained open to allow for the required 24-hour period for receipt of any additional comments prior to any action being taken by the City Council on this matter. Mayor Wagner asked the city clerk if any additional comments were received; the city clerk replied that no comments were received. The public hearing was closed.*

**A motion was made by Mayor Wagner, seconded by Council Member Peters, to approve up to \$320,000 in performance-based incentives as requested by RUD Fleet corporation for a project to be located at 209 N, Main Street and to authorize the City Manager to execute a performance agreement containing benchmarks for the company to achieve and a schedule for the payment of such incentives. Following a roll call vote by Mayor Wagner, the motion carried by the following unanimous 9-0 vote:**

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

Absent (2): Council Member Johnson, and Council Member Jones

### PLANNING & DEVELOPMENT - Mayor Jay Wagner

- 2021-146      The Landings at Westmott, LLC. - Zoning Map Amendment 21-03**  
A request by The Landings at Westmott, LLC to rezone approximately 71 acres from the Planned Development Periphery (PD-P) District to an amended Planned Development Periphery (PD-P) District. The property is located along the east side of Sandy Ridge Road/Johnson Street, to the south and west of Kendale Road, and along the north and south sides of Bloomfield Trail.

*The joint public hearing for this matter was duly held as advertised on Monday, April 19, 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 for receipt of any additional comments prior to any action being taken by the City Council on this matter. Mayor Wagner asked the city*

*clerk if any additional comments were received; the city clerk replied that no additional comments were received other than the public comment received from Robert Fricke. The public hearing was closed.*

**A motion was made by Mayor Wagner, seconded by Council Member Johnson, to adopt an Ordinance approving Zoning Map Amendment 21-03 to rezone approximately 71 acres located along the east side of Sandy Ridge Road/Johnson Street, to the south and west of Kendale Road, and along the north and south sides of Bloomfield Trail from the Planned Development Periphery (PD-P) District to an amended Planned Development Periphery (PD-P) District as outlined in the staff report and based on the following Consistency and Reasonableness Statements:**

**Consistency and Reasonableness Statements:**

*That Zoning Map Amendment 21-03 is consistent with the City's adopted policy guidance because the adopted Land Use Plan designates this area as Medium-Density Residential, which supports townhouses and multifamily housing at densities up to 16 units per acre. Furthermore, the request is reasonable and in the public interest because the requested increase in building length may be deemed appropriate when adjacent to other higher density residential uses and when situated at the future signalized intersection of two thoroughfares.*

**The motion carried by the following unanimous 9-0 vote:**

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

**GENERAL BUSINESS AGENDA**

**2021-157      Closed Session-Personnel**

Council is requested to go into Closed Session pursuant to N.C.G.S. §143-318.11(a)(6) for personnel.

**At 5:40 p.m., Mayor Wagner moved to go into Closed Session N.C.General Statute §143 318.11(a)(6) for personnel. Council Member Jefferson made a second to the motion, which carried by a 9-0 unanimous vote.**

Upon reconvening into Open Session at 7:12 p.m., Mayor Wagner announced there would be no action taken as a result of the Closed Session.

ADJOURNMENT

There being no further business to come before the City Council, the meeting adjourned at 7:12 p.m. upon motion duly made by Council Member Peters and second by Council Member Jefferson.

Respectfully Submitted,

---

Jay W. Wagner, Mayor

Attest:

---

Lisa B. Vierling, City Clerk