

# City of High Point

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



## Minutes - Final

**Tuesday, January 17, 2023**

**5:30 PM**

**Council Chambers**

## City Council

*Jay W. Wagner, Mayor*

*S. Wesley Hudson, Mayor Pro Tem*

*Britt W. Moore (At Large, Tyrone Johnson (At Large), Cyril Jefferson (Ward 1),  
Christopher Williams (Ward 2), Monica L. Peters (Ward 3), Victor Jones (Ward 5), and  
Michael Holmes (Ward 6)*

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

*Mayor Wagner called the meeting to order at 5:36 p.m. He called for a Moment of Silence; the Pledge of allegiance followed.*

*Upon call of the roll, the following Council Members were Present (9):*

Mayor Jay W. Wagner; Mayor Pro Tem Monica Peters, Ward 3; Council Member Christopher Williams, Ward 2; Council Member Britt W. Moore, At Large; Council Member Tyrone E. Johnson, At Large; Council Member Cyril A. Jefferson, Ward 1; Council Member S. Wesley Hudson, Ward 4; Council Member Victor A. Jones, Ward 5 [arrived at 5:57 p.m.]; and Council Member Michael A. Holmes, Ward 6.

**Present** 9 - Council Member Britt Moore, Council Member Christopher Williams, Council Member Cyril Jefferson, Mayor Jay Wagner, Council Member Michael Holmes, Council Member Monica Peters, Council Member Tyrone Johnson, Council Member Victor Jones, and Mayor Pro Tem Wesley Hudson

**RECOGNITIONS AND PRESENTATIONS****[2023-008](#)****Keep High Point Beautiful Celebrates 35 years of service to High Point**

Rebecca Coplin, High Point Beautification Supervisor, will provide a short presentation regarding Keep High Point Beautiful Program.

**Attachments:** [1-9-22 KHPB Memo](#)  
[Presentation - KHPB 35 Years](#)

*Rebecca Coplin, High Point Beautification Supervisor, stated Keep High Point Beautiful is celebrating 35 years and during that time has picked up 430,000 pound of trash, planted 80 trees, and thousands of flowers.*

*She recognized Willia Mays noting that Ms. Mays was one of the founding leaders for Keep High Point Beautiful, Melanie Bruton, Bill Frazier, Board Members, and the Youth Council. She commended the commitment of the Board Members and noted this years Youth Council is the largest yet.*

**For Information Only**

**[2023-033](#)****City of High Point - Human Relations Committee - Humanitarian of the Year Presentation**

Human Relations Staff and Committee Members will be in attendance to present the Human Relations Committee Humanitarian of the Year award.

*Rase McCray, Human Relations Manager, stated the Human Relations Commission Humanitarian of the Year Award is selected by the Human Relations Commission and honors a resident who has made significant*

*contributions to promoting understanding, respect, equity, and good will among all residents. The award will be presented by Sharon McGregor, Chair of the Human Relations Commission.*

*Ms. McGregor extended greetings to the Mayor, City Council, and Tasha Logan Ford, City Manager. She stated as the new Chair of the Human Relations Commission, it is a pleasure to introduce Reverend Robert Williams. Rev. Williams' outstanding service to the City is being celebrated by the Commission. Rev. Williams is the Pastor of Williams Memorial CME Church, a position in which he has held for 50 years. He is an inspiring church leader and a devoted husband and father. In every aspect of his life he is a model of compassion, love and care for others. Tonight we are recognizing the amazing work he and Williams Memorial CME Church have done including a pop-up dental clinic, overseer of the largest Thanksgiving community meal in High Point noting meals are provided to over 10,000 people, as well as weekly meals to High Point residents that are experiencing homelessness. Ms. McGregor stated as a member of the Williams Memorial CME Church, she can state with out conviction that we are all very blessed to have Rev. Williams as a spiritual leader and friend. No one deserves this accolade more than Rev. Williams as he has worked more than 50 years to make a difference in the community and his legacy will continue because of his amazing work. Therefore, as nominated by Bernita Sims, Rev. Williams is the 2022 Human Relations Commission Humanitarian of the Year.*

*Mayor Wagner commended Rev. Williams and the congregation of Williams Memorial CME Church for their hard work and noted the work they have done for the City of High Point is immeasurable and amazing. He announced in addition to being named the 2022 Human Relations Commission Humanitarian of the Year, he would like to present Rev. Williams with a Key to the City.*

*[standing ovation, applause, and photo op]*

*Rev. Williams gave honor to God, and stated he is very honored to receive the prestigious award and thanked the Human Relations Commission and the High Point City Council for bestowing him with such an honor. He thanked Ms. Bernita Sims for nominating him, his wife of 51 years, family, church family, friends of High Point, Pastors, and brothers of Phi Beta Sigma who have supported him through out the years. He quoted scripture stating "Jesus said when you do it to the least of these, you do it unto me" He said he wants to make sure he lives out the calling which is on his life from God, which is to serve him and make his name known. He stated he was shocked an taken back when he found it he received the Humanitarian of the Year Award and was just as shocked tonight to receive the Key to the City. He stated there are challenges*

*before him, doors that need to be opened, gaps that need to be narrowed, and people that need to be helped. His prayer is that God would give him the strength, vision, and endurance to do the things he has called him to do. It is his desire to continue to work for the good of humankind.*

For Information Only

## **STRATEGIC PLAN UPDATE- Blight Reduction and Marketing & Branding Initiative**

[2023-034](#)

### **Strategic Plan Update**

Council Member Chris Williams, Chairman of the Community Development Committee, will recognize staff to provide an update on the Strategic Plan regarding Blight Reduction.

**Attachments:** [Local Codes Strategic Plan Update January 2023-Final](#)

### **Blight**

Council Member Williams reported there is not an update at this time.

### **Marketing & Branding Initiative**

Council Member Holmes, Marketing & Branding Task Force Chairman, reported that Civic Brand has completed the information they have collected from the Marketing & Branding Task Force, local stake holders, and the community. They have put that information into a brand strategy that they will present to our internal teams. Once we agree on the ideas that they bring to us, they will share with stakeholders and begin the design process around the brand strategy. We are on point to have the process/design and be ready to bring to Council sometime in April.

For Information Only

## **PUBLIC COMMENT PERIOD**

[2023-035](#)

### **Public Comment Period**

A Public Comment Period will be held on the first Monday of the regular City Council meeting schedule at 5:30 p.m. or as soon thereafter as reasonably possible following recognitions, awards and presentations.

Our policy states persons may speak on any item not on the agenda.

- \* Persons who have signed the register to speak shall be taken in the order in which they are listed. Others who wish to speak and have not signed in will be taken after those who have registered.
- \* Persons addressing City Council are asked to limit their comments to 3 minutes.
- \* Citizens will be asked to come to the podium, state their name and address and the subject(s) on which they will comment.
- \* If a large number of people are present to register concerns about the same subject, it is suggested that they might be acknowledged as a unified group while a designated speaker covers the various points. This helps to avoid repetition while giving an opportunity for people present with the same concerns to be recognized.

Thanks to everyone in the audience for respecting the meeting by refraining from speaking from the

audience, applauding speakers, or other actions that distract the meeting.

**Attachments:** [Public Comment Sign-up sheets](#)

*Reverend Frank Thomas, Pastor of Mt. Zion Baptist Church, 753 Washington Street.*  
Rev. Thomas stated his support of Rev. Williams receiving the Humanitarian of the year Award. He expressed concern over the lack of fair housing in the city as well as des crimination against citizens utilizing section 8. He asked the Mayor and City Council to reconsider the Fair Housing Ordinance and have conversations to ensure all citizens are being treated fairly.

**The Friendship Table**

Corey Aydelett, Alan George, Stephanie Peramas, each introduced themselves. Ms. Peramas stated her and her colleagues were representing The Friendship Table that works with St. Mary's Episcopal Church and Growing High Point to help with food insecurities. She stated they are blessed and honored to work with such passionate and amazing people and are very inspired by the community. Mr. George stated his appreciation for the community noting the City of High Point is a very nice place to live.

Council Member Peters thanked them all for coming and commended their hard work and passion in wanting to help with food insecurities through out the City of High Point.

**Dr. Kelly Jackson - 3415 Langdale Drive**

Dr. Jackson thanked the Mayor and Council Members Jefferson and Johnson for their support with her endeavors of starting a school. She asked that she be notified and included in future conversations and meetings regarding the use of the old High Point Police Department. She said the state of North Carolina has granted permission to start the school and has asked about a facility. She ended with a quote by Marva Collins "I'm a teacher. A teacher is someone who leads. There is no magic here. I do not walk on water. I do not part the sea. I just love children."

**For Information Only**

**FINANCE COMMITTEE - Britt Moore, Chair**

**CONSENT AGENDA ITEMS**

Council Member Britt Moore, Chairman of the Finance Committee stated there are two parts to the Finance Agenda and he would consider the Consent

*Agenda first.*

Council Member Moore made a motion, seconded by Council Member Holmes, to move the Consent Agenda forward with a favorable recommendation.

Motion carried with the following vote:

[2023-025](#)

**Contract - WESCO Distribution, Inc. - Underground Cable - Electric Department**

City Council is requested to award a contract to WESCO Distribution, Inc. in the amount of \$170,360 for the purchase of WHS# 2904 (1/0 UG Primary) underground cable used by the Electric Utilities Department to replenish warehouse stock.

**Attachments:**    [1. Contract – WESCO Distribution, Inc. – Underground Cable – Electric Dep](#)  
[SIGNED Recommendation Form - 24-121622 Warehouse Stock - UG Wir](#)

Approved by the Consent Vote.

[2023-026](#)

**Contract - WESCO Distribution, Inc. - Subsurface 300kVA Transformers - Electric Department**

City Council is requested to award a contract to WESCO Distribution, Inc. in the amount of \$551,716 for the purchase of 4 underground (submersible) 300kVA Transformers used by the Electric Utilities Department to replenish warehouse stock.

**Attachments:**    [2. Contract – WESCO Distribution, Inc. – Subsurface 300kVA Transformers -](#)  
[SIGNED Recommendation Form - 26-010623 Warehouse Stock - UG Sut](#)

Approved by the Consent Vote.

[2023-027](#)

**Change Order #6-Budget Ordinance-Capital Project Ordinance - Samet Corp. - Parks & Recreation - City Lake Park Bond Project**

City Council is requested to approve potential change order #6 with Samet Corporation (CMAR) in the amount of \$537,620.43 for the City Lake Park Phase 1 Bond project and a budget ordinance amendment and capital project ordinance utilizing \$312,620 in general fund reserves to cover the additional costs/improvements.

**Attachments:**    [3. Change Order #6-Budget Ordinance-Capital Project Ordinance – Samet C](#)  
[Ordinance Amend 2022-2023 City Lake Park Improvements](#)  
[Ordinance Capital Project City Lake Park Improvements](#)

Approved by the Consent Vote.

[2023-028](#)

**Position Reallocation - Parks & Recreation - Recreation Coordinator (ASPIRE) Program**

City Council is requested to approve a change to an existing part time, benefited Program Activity Leader position to a full time Recreation Coordinator position in our Adaptive Sports, Programs and Inclusive Recreation (ASPIRE) division by reallocating funding from and eliminating a part time Recreation Attendant position.

**Attachments:**    [4. Position Reallocation – Parks & Recreation – Recreation Coordinator \(ASF](#)

Approved by the Consent Vote.

[2023-029](#)

**Resolution - Interlocal Agreement - Piedmont Discovery Application - Parks & Recreation**

City Council is requested to adopt a resolution authorizing the execution of an updated interlocal agreement and expand upon the original agreement between City of High Point, Greensboro and Guilford County and speaks to additional responsibilities, while adding data providers including Gibsonville, Jamestown, Oak Ridge, Pleasant Garden, Stokesdale and Summerfield.

**Attachments:** [5. Resolution - Interlocal Agreement – Piedmont Discovery Application – Parks & Recreation](#)  
[Resolution Discovery Application](#)

Approved by the Consent Vote.

[2023-030](#)

**Agreement - Three Party - United States Department of Transportation (USDOT) and North Carolina Department of Transportation (NCDOT) for Rebuilding American Infrastructure with Sustainability and Equity (RAISE) Funding - Improvements to Elm Street and Construct Phases 1-3 Southwest Heritage Greenway**

City Council is requested to consider a Three-Party Agreement with the United States Department of Transportation (USDOT) and North Carolina Department of Transportation (NCDOT) for Rebuilding American Infrastructure with Sustainability and Equity (RAISE) funding in the amount of \$28,489,089 for construction improvements to Elm Street and construct the Phases 1-3 of the Southwest Heritage Greenway within City Limits.

**Attachments:** [6. Agreement – US Depart of Transportation \(USDOT\) NC Depart of Transportation](#)

Approved by the Consent Vote.

[2023-009](#)

**Change Order No. 7 - Richland Creek Sewer Outfall Aerial Sewer Pipe Replacement Project, Garney Companies Inc.**

To approve Change Order No. 7 to Garney Companies Inc. of an additional manhole and pipe stub-out that will be paid by the Town of Archdale, NC. The Change Order includes related labor, materials, equipment, and overhead outside of the scope of the original contract for the Richland Creek Sewer Outfall Aerial Pipe Replacement Project which is currently under construction.

**Attachments:** [Agenda Item- CO 7 Richland Creek Aerial Outfall- Garney](#)  
[Attachment A Change Order Number 7](#)

Approved by the Consent Vote.

[2023-007](#)

**Contract - Rebuild-It Services Group, LLC**

To hire Rebuild-It Services Group to perform additional work on DAF #3 (dissolve air flotation thickener) at the Eastside Wastewater Treatment Plant (WWTP).

**Attachments:** [Council Agenda Item-Eastside WWTP DAF #3](#)  
[RSG Back Pressure Valve Replacement Proposal- High Point, NC Q123927-](#)

Approved by the Consent Vote.

#### [2023-010](#)

**Riverdale Pump Station Improvements Study- Amendment I - The Wooten Company**

To approve a contract amendment to The Wooten Company (purchase order 108042) for the additional work required to evaluate the feasibility of expanding the Riverdale Pump Station to 44 MGD (million gallons per day) as part of the ongoing Riverdale Pump Station Improvements Study Report.

**Attachments:** [Agenda Item -Wooten- Riverdale Pump Station Improvements Study- Amend 221218 - High Point - Riverdale Pump Station Amendment \(TWC 2784-S\)](#)

Approved by the Consent Vote.

#### [2023-031](#)

**Resolution - Sale of City Owned Property - Sterling Real Estate Development of NC, LLC - 1117 Jefferson St. - 1119 Jefferson St.**

City Council is requested to adopt a resolution accepting an offer of \$20,000.00 from Sterling Real Estate Development of NC, LLC for two (2) City owned vacant lots: (1) located at 1117 Jefferson Street Parcel No. 174216, and (2) 1119 Jefferson Street Parcel No. 176062 and authorize the sale of the properties through the upset bid procedure of N.C.G.S. 160A-269 and direct the City Clerk to publish a public notice of the proposed sale in accordance with N.C.G.S. 160A-269.

**Attachments:** [10. Resolution – Sale of City Owned Property - Sterling Real Estate Development of NC, LLC - 1117 Jefferson St. - 1119 Jefferson St. Upset Bid](#)

Approved by the Consent Vote.

#### [2023-032](#)

**Sale of City Owned Property - North Carolina Department of Transportation (NCDOT) - Easements Johnson Street-Sandy Ridge Road Widening Project**

City Council is requested to approve the sale of a permanent drainage easement, permanent utility easement, and temporary construction easement to the North Carolina Department of Transportation (NCDOT) for the Johnson Street/Sandy Ridge Road Widening Project in the amount of \$34,950.00.

**Attachments:** [11. Sale of City Owned Property – North Carolina Department of Transportation - Easements Johnson Street-Sandy Ridge Road Widening Project](#)

Approved by the Consent Vote.

## **PENDING ITEMS**

## **REGULAR AGENDA ITEMS**

#### [2022-590](#)

**One High Point Commission - Budget Ordinance and Date Extension Request**

Staff requests that City Council approve:



1. Budget Ordinance amendment in the amount of \$45,000.
2. Request for an extension of the date for the presentation of recommendations to Council from the current June 2, 2023 deadline to January 17, 2024.

**Attachments:**    [Budget Ordinance – One High Point Commission – Date Extension Request](#)  
[One High Point Commission Research Categories](#)  
[Ordinance-Amendment OHPC Budget](#)

Council Member Moore made a motion, seconded by Council Member Jefferson, to pull Agenda Item 2022-590 from pending status and bring it forward for consideration.

Motion carried with the following vote:

Council Member Moore stated that Agenda Item 2022-590 is a One High Point Commission budget ordinance and a date extension request. He requested Mr. Hollis to provide a brief report.

Jeron Hollis, Managing Director, provided the staff report for this item stating this item is a budget ordinance from the One High Point Commission as well as a request for a date extension to finish the work the Mayor and City Council has requested.

In response to Mayor Wagner, Mr. Hollis confirmed the current deadline is June 2, 2023.

Council Member Moore stated the budget ordinance is in the amount of \$45,000 which includes \$5,000 for community outreach, \$20,000 is for a Project Manager, and \$20,000 for a subject matter experts.

Council Member Moore made a motion, seconded by Council Member Jefferson, to approve the Budget Ordinance as noted in Agenda Item 2022-590.

**Beginning of Transcript**

Council Member Moore: When this commission was formed, I believe the goal and the intension is good and I think the purpose is good. I was one who felt like that us here before you as Elected Officials would have maybe worked in a different business model than the one that was approved by Council. In as such, as it's gone forward, I have learned several things. Some of my beliefs have been reaffirmed and strengthened and I know that we all come from our own space in time and our own context to discussions like this. It is a very challenging topic. But I've always felt since I became an adult, very very fortunate to have been born in High Point, and as I have traveled the world at different times, that has got even stronger. As the gentleman eluded earlier, he's found this is the only City he likes. It's not been a perfect City, but we stand on the shoulders of an incredible history of both socially and economically. I stopped by today to see the February 1st

plaque memorial behind the old Radisson. Ya'll familiar with that? If your not, I encourage you to either Google search it or go by and look at it and read it. If you equate that to when I was born before you go to the next 22 years until the human brain supposedly develops and you know something, you'll see that in the 60's the early 60's and 1960, that my generation was fortunate to have had those that fought the tough challenges for a lot of positive movement amongst our communities. Not only here, but across the country. So I think this can get us further down the road and I will hope that at the end of my time, I've help move the pendulum forward instead of either leaving it still or moving it backwards. That's why I have changed on the finance part. Make no mistake, I feel like this amount of money and the way we view money today, it doesn't sit with my mind the way I was raised or see it. Especially when you think of people in their 30's 40's or younger who have lived under the truth that we federally just print money. It just shows up. I feel like this amount of money could have been raised pretty easily in the private sector without coming to the public sector. With that being said, I feel like the discussion and the answers that are being requested are important enough to me, that I will agree to vote favorably for this recommendation.

Mayor Wagner: Anyone else like to be heard?

*Council Member Jones: So reading through this are we still...*

*Mayor Wagner: Well there's no motion on the floor right now.*

*Council Member Jefferson: Yes there is. There is a motion by..*

*Mayor Wagner: That's right, I'm sorry, you're right. There is a motion to approve the \$45,000. We are not to the date.*

*Council Member Jones: We are not on the date part just the..*

*Mayor Wagner: No, just approval of the budget ordinance amendment.*

*Council Member Jefferson: I seconded that Mr. Mayor.*

*Mayor Wagner: That's right. Okay; anyone else?*

*Council Member Jones: I will state that I have spoken to a few members of Council about this and I know there is all different schools of thought out in the community about topics or whatever but there have been times in my life where I've had to pay certain amount of money to get an estimate to find out if I have a problem or not. I had to pay, and I feel like this committee is committed to getting us real data, real things we can look at and I'm conservative as they come to spending money, but to what Council Member Moore said I think its*

worth making sure we don't leave any stone unturned. I will support it because I feel like we need to at least get those answers, get that information.

Mayor Wagner: Anyone else? Okay all those in favor please signify by saying aye.

Ayes: Council Member Moore, Council Member Holmes, Council Member Johnson, Council Member Peters, Council Member Williams, Council Member Jones, and Council Member Jefferson

Mayor Wagner: Anyone opposed?

Nay: Mayor Wagner and Council Member Hudson

Mayor Wagner: Motion passes with a vote of I believe it was 7-2. Okay, Mr. Moore.

Council Member Moore: The second part of this request is for extension of the date for the presentation of recommendations to Council, from current date of June 2, 2023, deadline to January 17, 2024. I'll entertain a motion on that.

Interim City Attorney Maguire: Can we get a clarification on the second vote for the Clerks? The two that were no. Okay, thank you.

Council Member Jefferson: Mr. Mayor and Chairman Moore, I make a motion to approve the recommendation for the request of the extension.

Council Member Johnson: I second.

Mayor Wagner: There is a motion and a second to approve the extension. Any discussion?

Council Member Holmes: Yes, Mr. Mayor, enlight of the timelines that we are facing with this being an election year and also the potential that this will cross over into another Council, I feel like the work that this Council has done and this Commission has done, it needs continuity. I would like to make a motion that rather than extending it until the January deadline which will cross over into a new Council, that we look at the only meeting in September, I think that is the September 18th meeting. I think if we get, since the budget has been passed and we can get our subject matter experts in process now, I think the additional three months along with staff and the work that has been done, could be sufficient to deliver those to this Council and also any suggestions that come before that, will also give us time to enact any solutions as we work in concert

*with the Commission. I don't want to hand this over to a Council that could be radically different and lose the momentum that we've gained with the Commissions work.*

*Council Member Williams: I second that substitute motion.*

*Mayor Wagner: So we have a substitute motion to extend the time to September the 18th. We will vote on that, the substitute motion first. Does anyone have any comment on the substitute motion?*

*Council Member Jefferson: Mayor Wagner I' be curious about the substitute motion. We get the recommendations back in September to your point Councilman Holmes, about being able to act on that during this duration of Council, I find it highly unlikely that we get recommendations back in September and act on anything between September and November. I think regardless of what year it is, you're asking for a 60 day turn around. I admittedly, if there is going to be an extension, what I'm really curious to hear is from.. I know there's staff and a number of Commissioners that are here who have been involved in that work. This is my first time hearing about three months as opposed to, I think this other one goes from June to January so its seven months. I'd be curious to know, with the extension that we identified originally what are we cutting short to not get this process right that if your going to invest that money the \$45,000 that we all just voted to approved just about, I want make sure we do it the right way. For the point of wanting to get it done in three months with the hope that you act on it within 60 days before the change in the guard just know that seems feasible to me. If I was forecasting anything here, even if we approved the extension into September that this body is not going to vote on anything, on those recommendations, before November or before December. To me, that sounds highly unlikely. Not that we won't want to take action on things but for whatever considerations there are regarding any restorative economic polices that we talked about or some of the stuff we talked about with transportation infrastructure just some of that stuff when those recommendations come back, I mean it's going to take a mountain of studying the feasibility of that by City Management and Staff and so part of it is if we are going to give the \$45,000 for a you know a just do in terms of doing this right to the point of Councilman Jones and Chairman Moore made about this if you're going to do it and do it right, I think that trying to rush it (inaudible) stand still with the idea that we then pass something within 60 days in that is completely unfeasible and if I'm understanding it differently, I'd love to hear from some Commissioners, I recognize that you two are on the Commission, I recognize Chairman Alston is also here from the Commission and also some staff members are here from that. I'm also curious to hear from our City Manager and her team that if we get recommendations back in September, how feasible is it that we pass anything*

*by November.*

*Council Member Holmes: Yes, Councilman Jefferson, I will defer to staff. My thinking is that this is not a singular motion. This is not necessarily a singular package that we would have to work on once the recommendations are there. The subject matter experts will approach this in the topics that were defined in the Commission. They can return recommendations to us at any point during the time they begin their work and the time that they deliver the final report. So, to your point, yes, any study's that will happen not just happen in this Council but the next, but the report will be completed in it's entirety. Now if there are policies that we can enact in between the time we commission the subject matter experts and the time of September when they deliver that I made in the substitute motion, then Council can act on those. They can deliver that to us, we can vote on those individually, but the final report itself, can be delivered so that this Council will have time to deliver a final product to whatever the next iteration of Council may be. So it will be fully and intact rather than delivering this with no back story or no information to a brand new Council. My concern is that even if this Council is radically different, if this work is then delivered, you've lost some continuity. But I'm open to any interpretation or any additional information from staff. City Manager please enter the debate.*

*Council Member Williams: If I can, just as a reminder, plus when I looked at some of the suggestions of some of the work that came out of the Commission, it is inline with some of the work that we've already done. When you talk about something that is applicable with this body, we've already taken some steps in that direction. The other part was when we voted to formulate to support to forming this Commission, we did agree that it would be with this body and not the next. I'm just you know, keeping it to what we agreed to at the beginning. We haven't had anything at least to my knowledge that came up that changed that mind set or that thought. Like I said, I thought they put in plenty of work, they've done a lot of good work, and then the suggestions that come out is I think I said is applicable to what we do now and every step that Councilman Holmes have already discussed.*

*Council Member Jefferson: So perhaps I'm confused. Can I get clarification of why January 17th was requested originally then? Because if it was always fine to come out by September, I don't imagine why we requested January in the first place. My point is that if folks asked for January, there must have been something we expected to get done in that additional four months.*

*Council Member Williams: I thought that was when the sundown was for the Commission was. It was just a date of ending that Commission. Is that not what is was?*

*Mayor Wagner: June 2nd.*

*Council Member Jefferson: June 2nd like of this year was ending the Commission and now the request is for this to be pushed to be done next January. The substitute motion is for it to be done now earlier and I'm trying to get an understanding of the original request that it be pushed to January because if that's no longer a valid reason for it to be been pushed to January then that's the only thing that validates it moving up to September.*

*Council Member Holmes: So there was some findings in the Commission and also during that discussion period, we realized that some of the information and some of the subject matter experts that were needed we did not have. So this prompted the request for the extension and also we did have to formulate, we began with no budget so part of that discovery period is formulation of a budget, which we now crafted and so several months of debate about the budget has lead us to a point where we lost, not necessarily lost, but we were not able to maximize some of the initial period of the Commission. So that prompted the extension. I believe now with the passing of the budget, and the implementation of the subject matter experts, that we are able to now, if we have an additional three months, that I believe we can still deliver it this year and not take it into a new Council.*

*Council Member Jefferson: I'm sorry, I don't know that, that answered my question. I'm very curious. We set an extension that came for you alls Commission to extend seven months and now I'm hearing we don't need seven months, all we need is an additional three. Why was there a request for the additional request for seven months for? I know what you said the extension was, but in my mind we are running the risk of cutting that back by four months and that four months of time that we could have been spent making sure we have all of our ducks in a row. I think the other thing that is very true to me is wanting the report done before this iteration of Council is gone so that we can hand over to a report over to a new Council in December of that year. There is no different in that report being done January and the report being handed to them then. That new Council is there fear that new Council will come in December and shut down the Commission of December of this year like that's not going to happen, there is a Resolution for it to go on to January of next year. A radical Council, maybe I'm missing something. Forgive me for being as transparent as I'm being here. I'm just not understanding what we mean by a new iteration of Council going to shut down some report.*

*Council Member Holmes: No, it was never about shutting down the Council, it is about the continuity of the work and the (inaudible) of bringing new Council*

*Members on. Also to Councilman Williams point, we did agree that it would be delivered within this body of Council. So if we're pushing it to January, we are not meeting that.*

*Mayor Wagner: So, yes, Council Member Johnson.*

*Council Member Johnson: So even if we extend it by that time, and it's finished by September, would that be a problem?*

*Mayor Wagner: In terms of what?*

*Council Member Johnson: Because they can present it, the Commission can come and present it. Let's say its done by September, they can come and present it in September okay, and their work is done. Am I correct? So what would be the problem? Am I missing something?*

*Council Member Jefferson: You're saying what's the problem with having a deadline of ...*

*Council Member Johnson: If we would to extend it, but finish it in September, because I do understand, (inaudible) we did originally say we wanted it for this Council, so I get that and I want that also. This Council started it and I would love for the Commission to present it to this Council, so if that could be done by September, let's just say something would happen by September and it's not done, we still have that extra time. But on the flip side if it is done then it could be presented in September.*

*Council Member Jefferson: Yeah, I like that idea better of not hand cuffing them to September, cause if we get to September and have to request another extension we're just going to have this debate all over again. I honestly don't see the harm in allowing the request to go to January. We're not running a risk of another Council like however it lands out, whatever Council is in here in December rather they get the report when they swear in on December 1st or they get the report January 17th, its still going to start, its going to be a new report for a new Council so we set the agreement the extension for January and if they get it done in September great it will be done in September, that will be awesome but we're hand cuffing it trying to cut it back down to September.*

*Mayor Wagner: My feeling on this is that the original plan was to have it done in a year. For whatever reason we are hearing from the Commission that it's not going to be done in a year. I have a lot of heart burn over the idea that we created this Commission, this body voted to create this Commission and then we're being asked essentially to hand it off to the next Council and never have to*

*deal with the result of the Commission. And so I personally I don't want the next Council whoever they maybe none of the nine of us maybe sitting here I don't know but whoever that next Council may be, I don't think it's fair to that next Council for the first thing to land in their lap to be the result of the work of this Commission. And I just think it's to me it just doesn't look right for us to create this Commission and then never see the results of what we've created and pass it on to the next Council. I think we owe a duty to our citizens because this Commission was created under this Council and I think we owe a duty to our citizens to be the ones to deal with the results of the Commission.*

*Council Member Jefferson: Very good points.*

*Mayor Wagner: So for me, September is much better. Technically our work is not done until the first meeting in December. So we have, you know we're going to have two in a half full months to deal with it and I do trust that we're going to learn a lot of what's going to be coming out of this Commission in advance. Some things we may be able to deal with ahead of time as they come out. I just can't support going to January cause I just, I just don't support us creating something and burdening the next Council with it. We created it and we have to weigh in on it.*

*Council Member Jefferson: Mayor that is a good point, the nature of government is that we always create something that the next body of government takes on. Rather it was with what you all created with downtown that three different Councils have lead or blight reduction that three different Councils have led or some of the other issues that we are dealing with across the whole City. Every iteration of government always picks up the mantel for what the next ones do. I think the other point that is very clear to me is that the report coming out in September, to say that we do not want to have that be the first thing they get. If the report comes out in September and they get in office in December, it's going to be the first thing they get. I don't know what we are anticipating doing in September, October, November. I think the other point that we may do something in September, October, November to enact these recommendations is to say that we may very well vote on something in October and November which will be the fastest we've ever voted on, just to be very clear ya'll, I have to be honest with my peers here, that's the fastest we've ever voted on anything. So assume that we will vote on something in October and November then we voted on something that we just hand right over to the next Council. So the whole point here is that government is constantly working for future iterations of government to pick up the mantel and all I'm saying is there is no harm in that deadline being in January because to be clear here the next iteration of Council will have to pick up this work. And if we finish the report in September that does not stop that iteration of Council from saying in December we get the report, we're not*



*doing anything with it. This reality and feasibility of us doing something in September October November, I just don't see that as a good enough reason to try to restrict it back to September, also I request Mr. Mayor to hear from Chairman of the Commission on this because this is literally my first time hearing this. Everything I heard on this was that we were going seven months. So I request to hear from the Chairman of the Commission whose here.*

*Council Member Peters: May I make a comment?*

*Mayor Wagner: Yes.*

*Council Member Peters: I just want that based on what all I'm listening to, I agree with both sides. I understand both sides, I really do Cyril. I understand what the Mayor is saying too. You know we need to remember if the report is due by the end of September, we do have time that we can make policy changes, which is basically the whole thing we are hoping can come out of this is to change policy. So the policy that we create or change helps reduce any things to continue that show challenges for some folks. The other thing I wanted to say is that once a new Council is put in place they would have the right to re-establish the Commission. There's no saying that they can't say okay we want to re-establish the Commission for another year. I mean so I understand both sides but I do kind of feel that the September date will give us time to really make sure we can be policy change makers that if we can make a difference then we have the ability to do. So that's how I kind of see that.*

*Council Member Jones: Mr. Mayor if I may.*

*Mayor Wagner: Yes.*

*Council Member Jones: I think we have two different conversations one is about the study from the Commission that we said would take one year and there is a separate conversation what can we do with that study. All were saying is we wanting results, what I'm hearing is which I agree with, I would like the results of that study before the next Council takes office. I think the results from this depending on what the study shows will effect the next Council and maybe two or three Councils. Nothing were going to be able to do will be able to fix anything by the end of the year right. The point is, Councilman Jefferson, I see what your saying too, I don't if we back it up to September their going to get something to us and all of a sudden we make two or three policy changes end of the story put a bow on it. I think that we approved the financials, we're saying here's a few more months to get it back to us but I don't feel right passing on this to the next Council either so the fact of rather or not we have enough time to do anything or not, I think is fairly irrelevant. I feel like the next Council will probably continue*

*whatever we do based on this study that we were smart enough to approve in some ways and get this information and see what it shows. So for that reason, I agree with your motion Councilman Holmes. Let's get this study done in our term and then see what we decide to do with it and then we pass the baton to the next Council to see what they decide to do with it.*

*Council Member Peters: I have another thought please. I'm really trying to understand both sides and you know like what Council Member Johnson said if the study is done sooner, they can submit it. By making them have to have it done sooner it could jeopardize the extent of the study. I mean the request was until January of 2024.*

*Council Member Moore: Originally it was June.*

*Council Member Peters: Yeah well you know what we went through, (inaudible) there are lots of times just FYI we extend things that none of us really want to. That being said, I don't know if.. I kind of feel Council Member Jefferson is right. We are not going to have enough time to enact on it and like Council Member Holmes said whoever is going to be running for re-election, we're going to be so busy doing that cause it is an election year. That there's not too much we are going to be able to do in two months. I understand that too so maybe it is better for us because it is an election year to let's do it for January. So I could go either way.*

*Council Member Moore: If we extend to September date until then, the Council that created the Commission will have opportunity to comment on the results that come out of the Commission they created. If we extend it to January 2024, those of us who are not up here next time do not have a voice in the results of what we created. To Mr. Jefferson's point, governments do get into things, capital projects, policy projects that take time that go into new Council and picked up that's correct, however, this vote here allows us the opportunity not to have to pass that. I will support, on that basis, I will support the move to the September date but I can not support 2024 January date.*

*Council Member Jefferson: You all, I think probably what is a little perplexing, and to be clear I'm still requesting to hear from Chairman Alston, so Mayor if you will grant that.*

*Mayor Wagner: I don't mind to grant that, but the liaisons to the Board are here and speaking on behalf of the board. If there's no objection, I don't have a problem with hearing it.*

*Council Member Jefferson: Yeah, I'd love to hear from Chairman Alston.*

*Chairman Alston if you don't mind. And as he walks up, the point I keep hearing is that like this body of government ought to be the ones to be able to speak to what comes out of the report. We are about to enact a study, that's going to be huge that won't be completed for a year and a half until after the study is done and a whole different body of government is going to be the ones to speak to that study. It happens so much that I can not understand, I mean is this a special case for some of us where we like to speak on the one thing and rush something, because we constantly talk about rushing things right. Like when this was actually voted on my memory is not short enough to where I can't recall that everyone who voted against it was because they thought we needed more time to even vote to enact this commission. Now its saying we will move it up faster. I can not for the life of me understand why anyone who supports this work being done thoroughly would try to hand cuff them with four less months when if it gets done in September it's done in September. Otherwise, give them the time they need. I'd love to hear from Chairman Alston.*

*Mayor Wagner: Before I recognize him, what I would say in response to that is first of all this Commission was created with an end date, a certain end date was June 2nd. So we are not taking time away from them by granting an extension, we are extending you three months instead of seven months. We are not taking time away from them at all. This is a question of how much additional time we are going to give them. When in last June or May whenever we approved it, that the date to complete their work is one year. We are not taking anytime away from them. The question is only how much more time we are going to give. Chairman Alston, I recognize you. I think what Council Member Jefferson is seeking, and if I say incorrectly, Council Member Jefferson, please correct me, is he wants to know the Commissions justification is for asking for the January 2024 extension.*

*Chairman Alston: Well first of all good evening everyone. The answer is simple. We knew we needed to ask for an extension and we set the date out far enough that we knew by the end date in January that we would have it done by that time. But we also recognized that we have the option of completing it early. We just didn't want to come back in August September and ask for another extension. So the January date was just to assure us that we have enough time for our selected content experts to thoroughly do their job, knowing that you can always present it early. We just didn't want to come back and make another ask to extend it. That is purely why we chose January. We also know elections were happening during that time. December you know you may pass it, you may not. So we were looking at all those factors when we established that January date.*

*Council Member Hudson: May I ask a question before you leave? Would you prefer the January date or the September date hearing what we've said. Would you still prefer January?*

*Chairman Alston: For the reason that I gave, I would prefer the January date with the understanding that if we completed it in September, you know we will certainly do that. It was just simply so we wouldn't have to come back and ask for another extension if we found ourselves in that position.*

*Council Member Hudson: Thank you. I will vote for what you asked for. Thank you.*

*Mayor Wagner: Okay, has everyone been heard on the substitute motion who would like to be heard?*

*Council Member Moore: I'll just say before the vote that I appreciate the thought process that the Chairman shared with us. I would extend back to the other side and let the Commission and the Liaisons know that I have no problem with you coming back in September and letting us know that you weren't able to do what was asked for in the substitute motion.*

*Mayor Wagner: Okay, just to make sure we are all on the same page. The substitute motion was to grant an extension of time through September 18, 2023, for the report from the One High Point Commission. Sounds like we are pretty divided, so what I'm going to do in the interest of the Clerk not to get to confused, is I'm going to call the roll for a vote okay? Council Member Holmes, how do you vote?*

*Council Member Holmes: Aye:*

*Mayor Wagner: Council Member Johnson?*

*Council Member Johnson: Nay.*

*Mayor Wagner: Council Member Moore?*

*Council Member Moore: Aye.*

*Mayor Wagner: Council Member Peters?*

*Council Member Peters: Aye.*

*Mayor Wagner: Council Member Williams?*

*Council Member Williams: Aye.*

*Mayor Wagner: Council Member Hudson?*

*Council Member Hudson: No*

*Mayor Wagner: Council Member Jones?*

*Council Member Jones: Aye*

*Mayor Wagner: Council Member Jefferson?*

*Council Member Jefferson: No*

*Mayor Wagner: And I am an Aye, I believe that is 6 to 3 in favor of the substitute motion to extend through September 18th. Seeing how the substitute motion passed, the original motion is now moot. We will move on. Council Member Moore do you have anything else from Finance?*

*Council Member Moore: No, I think I took up enough time.*

*[End of Transcript]*

## **COMMUNITY DEVELOPMENT COMMITTEE - Council Member Williams, Chair**

### **CONSENT AGENDA ITEMS**

*Council Member Williams stated there are three items for consideration under the Consent Agenda and noted there are two item that are demolitions. He asked if there were anyone here to speak to any of the demolitions.*

*Tiffany Thomas, spoke regarding the property at 2024 Brentwood St. She stated she has been in contact with the City regarding the plans for the property. She said she has contacted a demolition company and they are in the process of getting permits and checking for asbestos in order to get it removed.*

*Lori Loosemore, Code Enforcement Manager, stated there are two options available, we can put this item in pending and revisit it in 30 days or pass the ordinance and if she moves forward with the demolition we will allow her time to get it done and if she starts repairs, an approved agreement by legal can be signed.*

***A motion was made by Council Member Williams, seconded by Council Member Moore, to move Agenda Item 2023-001 to pending.***

***Motion carried by the following vote:***

Council Member Williams asked if there were anyone that wished to speak to 1205 Bradshaw Street. Seeing none, he made a motion, seconded by Council Member Hudson, to approve the remainder of the Consent Agenda.

Motion carried with the following vote:

[2023-022](#)**Resolution - Conveyance of Properties to Community Housing Solutions for the Cedrow Affordable Housing Project**

City Council is requested to approve a resolution conveying the properties to Community Housing Solutions of Guilford, Inc. to construct affordable housing

**Attachments:**    [Resolution of Conveyance of Properties](#)  
                              [Resolution Conveyance of Properties Kingsway Drive](#)

**adopted**

[2023-000](#)**Ordinance - Demolition of Dwelling - 1205 Bradshaw St.**

Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 1205 Bradshaw St.

**Attachments:**    [Ordinance Demolition of Dwelling 1205 Bradshaw Street](#)  
                              [Ordinance Demolition 1205 Bradshaw St](#)

**adopted**

[2023-001](#)**Ordinance - Demolition of Dwelling - 2321 Brentwood St.**

Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 2121 Brentwood St.

**Attachments:**    [Ordinance Demolition of Dwelling 2321 Brentwood Street](#)  
                              [Ordinance Demolition 2321 Brentwood St](#)

**A motion was made that this matter be continued. The motion carried by the following vote:**

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

**PROSPERITY & LIVABILITY COMMITTEE - Council Member Hudson,**  
**Chair****CONSENT AGENDA ITEMS**[2023-021](#)**Resolution - City of High Point Becomes a Bee City USA**

City Council is requested to approve a request from Keep High Point Beautiful for the City of

High Point to become an affiliate of Bee City USA.

**Attachments:**   [Bee City USA KHPB](#)  
[Resolution - Bee City USA](#)  
[Bee City Presentation](#)  
[Resolution Bee City](#)

*Rebecca Coplin, Beautification Project Manager, provided the staff report for this item.*

*In response to Council Member Holmes, Ms. Coplin stated there is work with North Carolina Department of Transportation to plant more native flowers along the highways.*

**A motion was made by Council Member Hudson, seconded by Council Member Jones, to approve Agenda Item 2023-021.**

**Motion carried with the following vote:**

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

## **PLANNING & DEVELOPMENT - Mayor Jay W. Wagner**

### **2023-011**

#### **Resolution of Intent, Annexation 22-07**

Approval of a Resolution of Intent to establish a public hearing date of February 20, 2023, to consider a voluntary non-contiguous annexation petition for approximately 11.14 acres. The site is generally located northeast of intersection of NC 66 and the westbound I-74 exit ramp (approximately 430 feet north of the westbound I-74 exit ramp and approximately 700 feet east of NC 66). The site is addressed as 2815 and 2817 Highway 66 South and also known as Forsyth County Tax Parcels 6883-81-3002.00 and 6883-81-4068.00.

**Attachments:**   [Resolution of Intent AN-22-07.pdf](#)

**A motion was made by Mayor Wagner, seconded by Council Member Hudson, to approve the Resolution to establish a public hearing date for Voluntary Non-Contiguous Annexation.**

**Motion carried by the following vote:**

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

### **2023-012**

#### **Initiation of Zoning Map Amendments**

A request by the Planning and Development Department for the City Council to initiate zoning map amendments for the fifth group of properties as part of the City's Comprehensive Zoning Map Amendment Project.

**Attachments:** [Initiation of Zoning Amendment.pdf](#)

A motion was made by Mayor Wagner, seconded by Council Member Hudson, to approve the initiation of zoning map amendments.

Motion carried with the following vote:

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

## **PENDING - PUBLIC HEARING**

[2022-557](#)

### **AAA Storage Management, LLC, Zoning Map Amendment 22-24**

A request by AAA Storage Management, LLC to rezone an approximate 3.5-acre parcel from a Conditional Zoning Light Industrial (CZ-LI) District to an amended Conditional Zoning Light Industrial (CZ-LI) District. The site is located approximately 580 feet west of NC68 and approximately 570 feet south of Willard Dairy Road.

**Attachments:** [Staff Report ZA-22-24.pdf](#)

[Staff Report ZA-22-24 Revised.pdf](#)

[Ordinance ZMA 22-24 AAA Storage Management LLC](#)

*Herb Shannon, Senior Planner, provided information regarding this item. He noted the petitioner has requested a continuous to the February 20, 2023, City Council Meeting.*

A motion was made by Mayor Wagner, seconded by Council Member Hudson, to leave Agenda item 2022-557 in pending and move it to the agenda on February 20, 2023.

In response to Council Member Moore, Mr. Shannon explained the location of the site.

Motion carried with the following vote:

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

## **PUBLIC HEARINGS**

[2023-018](#)

### **High Point Bowman, LLC, Annexation Case 22-06**

A request by High Point Bowman LLC to consider a voluntary contiguous annexation of approximately 17.8 acres. The proposed annexation site is located approximately 2,000 feet east of the intersection of Baker Road and Townsend Avenue, directly south of I-74. The site is addressed as 741 Summey Avenue, 730 Summey Avenue (portion) and 1308-Near Baker Road (portion) and also known as Guilford County Tax Parcels 157946, 180691 (*eastern portion of parcel*) and 180694 (*eastern portion of parcel*).



**Attachments:**    [Staff Report AN-22-06.pdf](#)  
                              [Staff Report AN-22-06 \(Revised\).pdf](#)  
                              [Ordinance ANX 22-06](#)

*Mr. Shannon, Senior Planner, provided the staff report for this item.*

*Mayor Wagner opened the public hearing.*

**Proponent:**

*Katie Bradley, stated she is here on behalf of Timmons Group, the Engineering Company, representing High Point Bowman, LLC and is here to answer any questions.*

*Mayor Wagner asked if there were anyone else to speak for or against this item. Seeing none, he closed the public hearing.*

**A motion was made by Mayor Wagner, seconded by Council Member Hudson, to approve Annexation Case 22-06.**

**Motion carried with the following vote:**

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

## **2023-013**

### **Bricks & Beams, LLC, Zoning Map Amendment 22-26**

A request by Bricks & Beams, LLC to rezone approximately 7.2 acres from the Heavy Industrial (HI) District to the Light Industrial (LI) District. The site is located along the west side of W. Green Drive, between W. Grimes Avenue and Taylor Avenue (700-A, 716, 720, 730 W. Green Drive, and 908 Taylor Avenue).

**Attachments:**    [Staff Report ZA-22-26.pdf](#)  
                              [Ordinance ZMA 22-26 Bricks and Beams LLC](#)

*Herb Shannon, Senior Planner, stated the applicant had a schedule conflict and has requested this item be continued to the February 20, 2023, City Council Meeting.*

*In response to Mayor Wagner, Mr. Andrew Irby, Attorney with Roberson, Hayworth, and Reese, stated he is here out of abundance of caution in case there was a question regarding the continuance.*

**A motion was made by Mayor Wagner, seconded by Council Member Moore, to continue Agenda Item 2023-013 to the February 20, 2023, City Council Meeting.**

**Motion carried with the following vote:**

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

#### 2023-014

#### **Price Nursery (Richard Price), Zoning Map Amendment 22-27**

A request by Price Nursery to rezone approximately 0.8 acres from the Residential Single Family - 5 (R-5) District to the General Business (GB) District. The site is located along the south side of Scott Avenue, approximately 530 feet west of N. Main Street (*115, 117, 119 and 121 Scott Avenue*).

**Attachments:** [Staff Report ZA-22-27.pdf](#)  
[Ordinance ZMA 22-27](#)

*Mayor Wagner opened the public hearing.*

*Herb Shannon, Senior Planner, provided the staff report for this item.*

**Proponent:**

*Judy Stalder, 3735 Admiral Drive, stated the property owners are working together to unify zoning for these properties to allow for future development.*

*Mayor Wagner asked if anyone else would like to be heard regarding this item. Seeing none he closed the public hearing.*

**Consistency and Reasonableness Statements:**A motion was made by Mayor Wagner, seconded by Council Member Johnson, to approve this item and stated the approval of this item is consistent with the City's adopted plans and it is reasonable in the public interest for the reasons stated in the staff report and by the Planning and Zoning Commission.

**Consistency and Reasonableness Statements:**

**That Zoning Map Amendment 22-27 is consistent with the City's adopted policy guidance because**

**the proposed zoning map amendment is supported by the Land Use Plan and policy guidance**

**statement for the conversion of this area from a residentially zoned area to a commercially zoned**

**area. Furthermore, the request is reasonable and in the public interest because the requested GB**

**District matches the surrounding zoning and development pattern and will remove unintended**

**barriers to redevelopment.**

**Motion carried with the following vote:**

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

[2023-015](#)**City of High Point, Plan Amendment 22-06**

A request by the City of High Point to change the land use classification for approximately 263 acres to a variety of land use map classifications, in multiple areas along the Jamestown bypass corridor, based on recommendations in the Jamestown Bypass Land Use Assessment.

**Attachments:**    [Staff Report PA-22-06.pdf](#)  
                              [Resolution Amendment PA-22-06](#)

*Mayor Wagner opened the Public Hearing.*

*Andy Piper, Senior Planner, provided the staff report for this item and noted this is a joint case in conjunction with Agenda Item 2023-016 City of High Point Zoning Map Amendment 22-28.*

**A motion was made by Mayor Wagner, seconded by Council Member Williams, to excuse Council Member Jones from voting on Agenda Item 2023-015.**

**Motion carried with the following vote:**

**A motion was made by Council Member Hudson, seconded by Council Member Holmes, to excuse Council Member Jefferson from voting on Agenda Item 2023-015.**

**Motion carried with the following vote:**

**Mayor Wagner made a motion, seconded by Council Member Hudson, to approve the land use plan amendment 22-06 land use amendment. Motion carried with the following vote:**

**Aye:**    7 -    Council Member Moore, Council Member Williams, Mayor Wagner, Council Member Holmes, Council Member Peters, Council Member Johnson, and Mayor Pro Tem Hudson

**Recused:**    2 -    Council Member Jefferson, and Council Member Jones

[2023-016](#)**City of High Point, Zoning Map Amendment 22-28**

A request by the High Point City Council to rezone 13 properties, totaling approximately 76 acres, to address recommendations of the Jamestown Bypass Land Use Assessment Report (adopted May 2021).

- a)    Northern portion of Area 6A of the Jamestown Bypass Land Use Assessment Report: To rezone approximately 11.5 acres from the Heavy Industrial (HI) District to the Residential Single Family - 5 (R-5) District. The zoning site is located south of the Jamestown bypass and approximately 210 feet east of N. Scientific Street (*portions of 422, 430 and 420 N. Scientific Street*).
- b)    Southern portion of Area 6A of the Jamestown Bypass Land Use Assessment Report: To rezone approximately 6.5 acres from the Light Industrial (LI) District the Residential Single Family - 5 (R-5) District. The site is located east of the intersection of N. Scientific Street and Longview Road (*324 N. Scientific Street and a portion of 420 N. Scientific Street*).

- c) Area 6B of the Jamestown Bypass Land Use Assessment Report: To rezone approximately 58 acres, from the Light Industrial (LI) District to the Residential Single Family - 3 (R-3) District. The site is generally located east of the railroad tracks, north of N. Scientific Street and the Meadowview Acres subdivision, approximately 1,300 feet west of Dillon Road and south of the Jamestown bypass.

Attachments: [Staff Report ZA-22-28.pdf](#)  
[Ordinance ZMA 22-28](#)

*Herb Shannon, Senior Planner, provided the staff report for Agenda Item 2023-016 City of High Point, Zoning Map Amendment 22-28.*

*In response to Council Member Moore, Mr. Shannon stated Planning and Zoning Commission recommended denial of tract one and that it be omitted from the request all together and staff has no objections.*

*In response to Mayor Wagner, Mr. Shannon stated if a hotel is built at 174 and Jamestown bypass a land use plan amendment would not be necessary noting that under zoning option GB a hotel could be built.*

*place excused votes here.*

*Mayor Wagner noted this is a public hearing and asked if the anyone would like to be heard regarding these two Agenda Items.*

*Kenneth Irvn, 300 N. Scientific Street, stated he is in favor of removing his parcels from the recommendation noting it is track one.*

*Richard Glover, property owner in track one, stated he is in favor of his property being removed from consideration, noting his property is in track one.*

*Michael Whitfield, 210 Brookview Circle, stated he attended the rezoning meeting in December and would like to oppose the recommendation to change tract two. He said being a resident of the neighborhood for 27 years, he has seen a lot changes in the neighborhood and has some concerns.*

*Mayor Wagner asked if anyone else would like to be heard regarding these two agenda items. Seeing none, he closed the public hearing.*

**A motion was made by Mayor Wagner, seconded by Council Member Hudson, to**

approve zoning map amendment 22-28 only approving the rezoning for track two, specifically exempting track one from the motion and stated that the approval of the zoning case is reasonable in the public interest and is consistent with our adopted plans for the reasons stated in the staff report.

In response to Council Member Holmes, Mr. Shannon provided clarification regarding the zoning concerns of Mr. Whitfield.

Motion carried with the following vote:

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

## **GENERAL BUSINESS AGENDA**

### **2023-020**

#### **Reinstatement - Planning & Zoning Commission (P&Z) - Alex Moore**

City Council is requested to consider the reinstatement of Planning & Zoning Commission member Alex Moore as voting member of the board due to absences.

**Attachments:** [2022 Board Member Reinstatement CCFWD - Alex Moore](#)

*Chris Andrews, Development Administrator, provided brief report for this item.*

A motion was made by Mayor Wagner, seconded by Council Member Moore, to approve agenda item 2023-020.

Motion carried with the following vote:

In response to Council Member Jones, Mr. Andrews noted attendance records are kept and these were unexcused absence.

A discussion ensued regarding attendance policies.

Motion carried with the following vote:

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

### **2023-024**

#### **Reinstatement - Board of Adjustment (BOA) - Sandra Hayes**

City Council is requested to consider the reinstatement of Board of Adjustment member Sandra Hayes as voting member of the board due to absences.

**Attachments:** [Reinstatement of Sandra Hayes as voting member Board of Adjustment](#)

*Chris Andrews, Development Administrator, provided brief report for this item noting the Board of Adjustment had one meeting in the 2022 calendar year.*

A motion was made by Mayor Wagner, seconded by Council Member Peters, to approve agenda item 2023-024.

**Motion carried with the following vote:**

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

**2023-023****Minutes to be Approved**

**Attachments:** [September 21 2022 Prosperity Livability Committee Minutes](#)  
[September 29 2022 Finance Committee Meeting Minutes](#)  
[October 3 2022 Special Meeting Minutes](#)  
[October 3 2022 Regular Meeting Minutes](#)  
[Finance Committee Meeting Minutes - December 15 2022](#)  
[Special Meeting High Point City Council Minutes - December 19, 2022](#)  
[High Point City Council Minutes - December 19, 2022](#)

A motion was made by Council Member Moore, seconded by Council Member Peters, to approve the minutes.

**Motion carried with the following vote:**

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

**ADJOURNMENT**

*Mayor Wagner stated he is traveling to attend the US Conference of Mayors the agenda has some revelent things that will help High Point.*

*Council Member Jefferson wished Mayor Wagner safe travels and thanked everyone involved in making a very successful Martin Luther King, Jr. Day.*

*There being no further business to come before the Committee, the meeting adjourned at 7:44 p.m.*