

City of High Point

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



Minutes - Final

Monday, March 20, 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 Pro Tempore Hudson called the meeting to order at 5:42 p.m.

Upon call of the roll the following members were present (8):

Mayor Pro Tempore S. Wesley Hudson, Ward 4; Council Member Britt W. Moore, At Large; Council Member Tyrone E. Johnson, At Large; Council Member Cyril A. Jefferson, Ward 1; Council Member Christopher Williams, Ward 2; Council Member Monica Peters, Ward 3; Council Member Victor A. Jones, Ward 5; and Council Member Michael A. Holmes, Ward 6.

Mayor Jay W. Wagner was absent.

He called for Moment of Silence and asked that Mayor Jay Wagner and family be remembered regarding the loss of his mother. The pledge of allegiance followed.

Present 8 - Council Member Britt Moore, Council Member Christopher Williams, Council Member Cyril Jefferson, Council Member Michael Holmes, Council Member Monica Peters, Council Member Tyrone Johnson, Council Member Victor Jones, and Mayor Pro Tem Wesley Hudson

Absent 1 - Mayor Jay Wagner

FINANCE COMMITTEE - Britt Moore, Chair

Approved as Amended

CONSENT AGENDA ITEMS

A motion was made by Council Member Moore, seconded by Council Member Holmes, to approve the Finance Committee Consent Agenda.

Motion carried with the following vote:

[2023-126](#)

Contract - Sole Source - United Systems - Itron ERT's Antenna's - Meter Reading-Customer Service

City Council is requested to award a Sole Source Contract to United Systems in the amount of \$395,819.75 for the purchase of 3,500 Itron 100W ERT's (Encoder Receiver Transmitter) and 100 ERT Antenna kits for the Customer Service Department.

Attachments: [1. Contract – Sole Source – United Systems – Itron ERT's Antenna's – Meter](#)

Approved by the Consent vote

[2023-127](#)

Contract - Sale of Right of Way & Easements - North Carolina Department of Transportation (NCDOT) - Sandy Ridge Road Widening Project

City Council is requested to approve the sale of a fee simple Right-of-Way, a Permanent Drainage Easement, and a Drainage Utility Easement, in the amount of

\$12,000 to the North Carolina Department of Transportation (NCDOT) for the Johnson Street/Sandy Ridge Road Widening Project.

Attachments: [2. Contract – Sale of Right of Way & Easements - North Carolina Departmen](#)

Approved by the Consent Vote.

PUBLIC HEARINGS

2023-128

Public Hearing - Contract - Equitable Sharing Funds - Unmanned Vehicle Technologies - High Point Police Department

Following the public hearing, City Council is requested to award a contract to Unmanned Vehicle Technologies in the amount of \$14,794 using the High Point Police Departments Equitable Sharing Funds for the purchase of (2) two drones to be assigned to the Drone Unit to deploy with various teams executing search warrants, community events, and training.

Attachments: [3. Public Hearing – Contract – Equitable Sharing Funds - Unmanned Vehicle High Point PD 032323 Drones](#)

Council Member Moore opened the public hearing and asked if anyone would like to speak for or against this item. Seeing none, he closed the public hearing.

Council Member Moore made a motion, seconded by Council Member Jones, to approve agenda item 2023-128. Motion carried with the following vote:

Absent: 1 - Mayor Wagner

2023-129

Public Hearing - Performance Based Incentives - Eichholtz - The Bedrock 275 N. Elm

City Council is requested to recommend performance-based incentives for Eichholtz for an office project at The Bedrock (275 N. Elm St.) in the amount of \$169,832 and recommend the City Manager to execute a performance agreement with the company containing benchmarks for the company to achieve and a schedule for the payment of such financial incentives.

Attachments: [4. Public Hearing – Performance Based Incentives – Eichholtz – The Bedrock](#)

Sandy Dunbeck, High Point Economic Development Director, provided the staff report for this item. She stated Eichholtz is requesting performance-based incentives for an office project at The Bedrock, located at 275 N. Elm Street in High Point, in the amount of \$169,832. She introduced Dallas George, Managing Director for Eichholtz.

Mr. George provided shared the story and continued growth of Eichholtz noting 30 years of inspired iconic designs. He stated that Eichholtz's is committed to High Point in which they would like to establish their headquarters in Downtown High Point and Eichholtz will create ten new jobs and relocate five jobs from the Netherlands, New York, and Tennessee with an average wage of \$71,666.

council Member Moore opened the public hearing and asked if there were anyone that would like to speak for or against this item. Seeing none, he closed the public hearing.

Council Member Moore made a motion, seconded by Council Member Williams, to approve agenda item 2023-129.

Motion carried with the following vote:

Absent: 1 - Mayor Wagner

PROSPERITY & LIVABILITY COMMITTEE - Council Member Hudson, Chair

CONSENT AGENDA ITEMS

Mayor Pro Tempore Hudson made a motion, seconded by Council Member Jefferson, to approve the Prosperity & Livability Committee Consent Agenda.

Motion carried with the following vote:

[2023-071](#)

City Sponsored Special Events Updated List

City Council is requested to approve the City Sponsored Special Events List.

Attachments: [Special Events](#)

Approved by the Consent Vote.

[2023-120](#)

Proposed Human Relations Commission's January 2023 Six-Month Work Plan

Council is requested to approve the Proposed Human Relations Commission's January 2023 Six-Month Work Plan for the following two initiatives:

1. Study where the Human Relations Commission fits within High Point and can be most effective among the City's other Boards and Commissions and among other Human Relations Commissions in North Carolina.
2. Study or identify mental health resources and gaps in High Point for greater sharing with the community or for possible further action.

Attachments: [Human Relations Commission's WorkPlan January 2023](#)

Approved by the Consent Vote.

COMMUNITY DEVELOPMENT COMMITTEE - Council Member Williams, Chair

CONSENT AGENDA ITEMS

Council Member Williams asked if anyone was present to speak regarding the demolitions on the Consent Agenda. No one was present.

Council Member Williams made a motion, seconded by Council Member Jefferson, to approve the Community Development Committee Consent Agenda.

Motion carried with the following vote:

[2023-116](#)

Ordinance-Demolition of Dwelling-120 Peachtree Drive

Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling at 120 Peachtree Drive.

Attachments: [120 Peachtree](#)
 [Ordinance Demo 120 Peachtree Dr](#)

Approved by the Consent Vote.

[2023-117](#)

Ordinance-Demolition of Dwelling-122 Kendall Avenue

Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling at 122 Kendall Avenue.

Attachments: [122 Kendall Ave](#)
 [Ordinance Demolition 122 Kendall Ave](#)

Approved by the Consent Vote.

PUBLIC HEARINGS

[2023-115](#)

Public Hearing-HOME-American Rescue Plan (HOME-ARP)

City Council is requested to set a public hearing on March 20, 2023, at 5:30 p.m. regarding the draft HOME-ARP (Plan); and approve the Plan for submission to HUD.

Attachments: [CD Committee HOME-ARP Draft Plan](#)
 [Presentation - HOME ARP](#)

Council Member Williams Opened the Public Hearing.

Thanena S. Wilson, Community Development & Housing Director, provided the staff report for this item. She provided a HOME- American Rescue Plan (HOME-ARP) overview noting the City of High Point received an allocation of \$1,988,359.

The purpose of the funds is to primarily benefit qualifying individuals and families who are homeless, at risk of homelessness, or in other vulnerable populations. Eligible activities include development and support of affordable housing, tenant-based rental assistance, provision of supportive services, and acquisition and development of non-congregate shelter units. Participating jurisdiction must submit a Substantial Amendment to the Fiscal Year 2021 Annual Action Plan.

Ms. Wilson reviewed the consultation and citizen participation process emphasizing in October a meeting was conducted with community and neighborhood leaders and a draft plan review meeting with the Citizen Advisory Council was conducted in February. She stated the plan has been on the website and is available at various locations throughout the city for public review and comment since March 3rd and will remain for

15 days. She spoke to the consultation results which included provision of supportive services (specifically rental assistance and rental counseling) and production and preservation of affordable housing. She stated the proposed use of HOME-ARP Funding would be utilized in the following way: supportive services \$250,00, development of affordable rental housing \$1,539,525, and administration and planning \$198,835. Staff is requesting a public hearing be set for March 20, 2023, and approval of the HOME-ARP Plan submission to HUD.

Council Member Williams asked if anyone was present that wished to speak for or against this item. Seeing none, he closed the public hearing.

A motion was made by Council Member Williams, seconded by Council Member Johnson, to approve agenda item 2023-115. Motion carried with the following vote:

Aye: 8 - Council Member Moore, Council Member Williams, Council Member Jefferson, Council Member Holmes, Council Member Peters, Council Member Johnson, Council Member Jones, and Mayor Pro Tem Hudson

Absent: 1 - Mayor Wagner

PLANNING & DEVELOPMENT - Mayor Jay W. Wagner

CONTINUED PUBLIC HEARINGS

A motion was made by Mayor Pro Tem Hudson, seconded by Council Member Jefferson to pull agenda items 2023-080 and 2023-081 from pending.

Motion carried with the following vote:

[2023-080](#)

Carolina Income Properties XV, LLC, Annexation 22-07

A request by Carolina Income Properties XV, LLC to consider a voluntary noncontiguous annexation of approximately 11.14 acres. The proposed annexation 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.
[Enter body here.]

Attachments: [Staff Report AN-22-07 REVISED](#)

[Ordinance Annex 22-07](#)

[Resolution Removal Abandonment NCDOT](#)

Mayor Pro Tem Hudson stated the Public Hearing is now open for both agenda items 2023-080 and 2023-081.

Herb Shannon, Senior Planner, Planning and Development Services stated that a combined presentation will be presented for 2023-080 and 2023-081 but a separate vote will be needed. He stated this is a request by Carolina Income Properties, XV, LLC to consider a voluntary noncontiguous annexation of

approximately 11.13 acres. the proposed annexation site is generally located northeast of intersection of NC 22 and the westbound I-74 exit ramp. The applicant is requesting combined annexation and rezoning to facilitate the development of an industrial park project. He noted the annexation is within the City's planning area and abuts city limits to the north. City utilities and service are present in the area. This annexation would not have a negative impact on city utilities in that area.

He stated in regards to zoning the applicant is requesting to rezone to a conditional zoning employment district. He noted this request is consistent with the land use plan. The applicant has offered conditions pertaining to restricting the location of access points and install a turn lane at the access point to mediate any traffic impacts from the development. The Planning and Zoning Commission recommended approval of this request, as recommended by staff.

Mayor Pro Tempore Hudson asked if there were anyone that would like to speak for or against these two items. Seeing none, he closed the public hearing.

Mayor Pro Tempore Hudson made a motion, seconded by Council Member Jones, to approve annexation 22-07.

Motion carried with the following vote:

Aye: 8 - Council Member Moore, Council Member Williams, Council Member Jefferson, Council Member Holmes, Council Member Peters, Council Member Johnson, Council Member Jones, and Mayor Pro Tem Hudson

Absent: 1 - Mayor Wagner

[2023-081](#)

Carolina Income Properties XV, LLC, Zoning Map Amendment 22-29

A request by Carolina Income Properties XV, LLC to rezone approximately 25.8 acres from a Conditional Zoning Light Industrial (CZ-LI) District and the Residential Single Family - 20 (RS-20) District, within Forsyth County Jurisdiction, to a Conditional Zoning Employment Center (CZ-EC) District. The site is located along the east side of NC Highway 66, approximately 430 feet north of the westbound I-74 exit ramp (2775, 2815 and 2817 S. NC Highway 66). Approval of this rezoning request is contingent upon City Council approval of a voluntary annexation request.

[Enter body here.]

Attachments: [Staff Report ZA-22-29](#)
[Ordinance ZMA 22-29](#)

For Public Hearing Information and presentation information, please refer to agenda item 2023-080.

A motion was made by Mayor Pro Tempore Hudson, seconded by Council Member Jefferson, for approval of zoning map amendment 22-29 to include the consistency and reasonableness statements.

Consistency and Reasonableness Statements

The Planning and Zoning Commission voted 8-0 to approve the following statement:
That Zoning Map Amendment 22-29 is consistent with the City's adopted policy guidance because the requested CZ-EC zoning district is supported by the Restricted Industrial land use designation governing this area, and the adopted Land Use Plan and Northwest Area Plan. Furthermore, the requested CZ-EC District is supported by the Land Use Plan and will be similar to other industrial zoning approvals granted in this area.

Motion carried with the following vote:

Aye: 8 - Council Member Moore, Council Member Williams, Council Member Jefferson, Council Member Holmes, Council Member Peters, Council Member Johnson, Council Member Jones, and Mayor Pro Tem Hudson

Absent: 1 - Mayor Wagner

[2023-084](#)**City of High Point, Text Amendment 22-05**

To amend the City of High Point Development Ordinance to update and revise the Sign Ordinance and various other sections of the Development Ordinance that pertain to signs.

Attachments: [REVISED Draft Sign Ordinance of Adoption - TA-2205](#)
[Staff Report TA-22-05.pdf](#)
[Ordinance Text Amendment 22-05 Sign Ord](#)

This item was continued to the April 3, 2023, City Council Meeting.

PUBLIC HEARINGS[2023-123](#)**Debora and Jesse Saunt, Street Abandonment 22-02**

A request by Debora and Jesse Saunt to abandon the southern 35+/- feet of the Motes Court right-of-way (ROW). This southern portion of Motes Court (SR 1188) is an improved ROW located within the City of High Point's extraterritorial jurisdiction (ETJ) Area, east of the intersection of Baker Road and Cox Avenue. The portion of Motes Court to be abandoned is located approximately 725 feet south of the intersection of Cox Avenue and Motes Court, between 1436 and 1433 Motes Court (Guilford County Tax Parcels 157963 and 157944).

Attachments: [Staff Report SA-22-02 REVISED.pdf](#)
[Resolution Street Abandonment 22-02](#)
[Recorded SA Resolution \(SA-22-22\) Bk8713 Pg529](#)

Mayor Pro Tempore Hudson opened the Public Hearing.

Herb Shannon, Senior Planner, Planning and Development Services, stated this is request to close the southern portion of Motes Court. Motes Court is

outside the City of High Points city limits but is in the extraterritorial jurisdiction area. The applicant lives at the terminus of Motes Court and is requesting street abandonment to secure the property. This abandonment would not negatively impact other property owners, as the applicant owns the abutting property. He stated notice was sent by certified mail, advertised for four consecutive weeks, and public hearing signs posted. The Planning Board recommends approval.

Debora Saunt - applicant, stated this request to close the street is due to being able to secure the property against neighbors and illegal hunting.

Mayor Pro Tempore Hudson asked if anyone else would like to speak for or against this item. Seeing none, he closed the public hearing.

Council Member Hudson made a motion, seconded by Council Member Johnson, to approve Street Abandonment 22-02.

Motion carried with the following vote:

Aye: 8 - Council Member Moore, Council Member Williams, Council Member Jefferson, Council Member Holmes, Council Member Peters, Council Member Johnson, Council Member Jones, and Mayor Pro Tem Hudson

Absent: 1 - Mayor Wagner

[2023-124](#)

City of High Point, Zoning Map Amendment 23-04

A request by the City of High Point to rezone approximately 1.2 acres from the Residential Single Family - 5 (R-5) District to the Transitional Office (TO) District. The site is located along Underhill Street and Eccles Place, approximately 195 feet north of Washington Street (116, 118, 119, & 121 Underhill Street and 108, 110, 112, & 114 Eccles Place).

Attachments: [Staff Report ZA-23-04 REVISED.pdf](#)

[Ordinance ZMA 23-04](#)

Mayor Pro Tempore Hudson opened the Public Hearing.

Herb Shannon, Senior Planner, Planning and Development Services, provided the staff report for this item. He stated this is a request by High Point City Council to rezone approximately 1.2 acres located along Underhill Street. This request is to rezone this property to the Transitional Office District to support a culture facility use. The High Point Preservation Society has received a grant to restore the boyhood home of John Coltrane which is located at 118 Underhill Street. He stated other properties have been added to the Transitional Office District but would not negatively affect surrounding property owners at this zoning allows single family dwellings. The Planning and Zoning Commission approved this request in February.

Lou Bohls, 107 N. Downing Street, requested information regarding surrounding housing and timeline of the museum.

Mr. Shannon responded there is no proposal to tear down homes and the museum is a long term project and could be several years in the future.

Council Member Jefferson stated that he is Vice Chair of the Coltrane Project and they are very mindful of the integrity and fabric of the community and do not want to be disruptive. He noted John Coltrane grew up in that community and the intent is for it to remain a community.

Mayor Pro Tempore asked if anyone else would like to speak regarding this item. Seeing none he closed the Public Hearing.

A motion was made by Mayor Pro Tempore Hudson, seconded by Council Member Jefferson, to approve Zoning Map Amendment 23-04 to include the Consistency and Reasonableness Statements.

Motion carried with the following vote:

Consistency and Reasonableness Statements

The Planning and Zoning Commission voted 8-0 to approve the following statement: That Zoning Map Amendment 23-04 is consistent with the City's adopted policy guidance because the establishment of the requested TO District zoning at this location supports the recommendations of several adopted policy guidance documents, including the Land Use Plan, the Core City Plan and the Washington Drive District Plan. Furthermore, the request is reasonable and in the public interest because the zoning site is situated at the outer edge of this residential neighborhood next to the Washington Street corridor and institutional uses (a church and the Penn-Griffin Middle/High School campus). Expansion of the existing TO District zoning along Washington Street to include the abutting zoning site continues the gradual transition of zoning districts to permit some non-residential development.

Aye: 8 - Council Member Moore, Council Member Williams, Council Member Jefferson, Council Member Holmes, Council Member Peters, Council Member Johnson, Council Member Jones, and Mayor Pro Tem Hudson

Absent: 1 - Mayor Wagner

GENERAL BUSINESS AGENDA

2023-130

Public Transportation Agency Safety Plan (PTASP) 2023

City Council is requested to approve the updated Public Transportation Agency Safety Plan (PTASP) as submitted and authorize the Mayor to sign the document.

Attachments: [Public Transportation Agency Safety Plan \(PTASP\) 2023](#)
[Public Transportation Agency Plan](#)

Angela Wynes, Transit Manager, provided a staff report for this item. She stated the City is required to comply with 49 CFR Part 643, Public Transportation Plan. One of the requirements is an annual review of the plan and if necessary to update it. She said the Transit Safety Officer reviewed the current plan that was approved in March 2022, and made a minor change to reflect changes in staff.

A motion was made by Mayor Pro Tempore Hudson, seconded by Council Member Johnson, to approve agenda item 2023-130.

Motion carried with following vote:

Aye: 8 - Council Member Moore, Council Member Williams, Council Member Jefferson, Council Member Holmes, Council Member Peters, Council Member Johnson, Council Member Jones, and Mayor Pro Tem Hudson

Absent: 1 - Mayor Wagner

[2023-125](#)

Voting Delegate - North Carolina League of Municipalities 2023 City Vision Conference

Council is requested to designate a voting delegate for the North Carolina League Municipalities 2023 City Vision Conference.

Attachments: [Memo - Voting Delegate for the NCLM - 2023 City Vision Conference](#)

A motion was made by Mayor Pro Tempore Hudson, seconded by Council Member Holmes, to approve the Council Member Britt Moore as the voting delegate for City Vision 2023.

Motion carried with the following vote:

Aye: 8 - Council Member Moore, Council Member Williams, Council Member Jefferson, Council Member Holmes, Council Member Peters, Council Member Johnson, Council Member Jones, and Mayor Pro Tem Hudson

Absent: 1 - Mayor Wagner

[2023-132](#)

Minutes to be Approved

Special Meeting Minutes, October 19, 2022 @ 3:00 p.m.

Finance Committee Minutes, March 2, 2023 @ 4:00 p.m.

Special Meeting Minutes, March 6, 2023 @ 3:30 p.m.

Regular Meeting Minutes, March 6, 2023 @ 5:30 p.m.

Community Development Committee Minutes, March 7, 2023

Special Meeting Minutes, March 7, 2023

Prosperity & Livability Committee Minutes, March 8, 2023 @ 9:00 a.m.

Attachments: [Memo - Minutes to be Approved](#)
[Special Meeting High Point City Council Minutes - October 19 2022](#)
[Finance Committee Minutes - March 2, 2023](#)
[Special Meeting High Point City Council Minutes - March 6, 2023](#)
[High Point City Council Regular Meeting Minutes - March 6, 2023](#)
[Community Development Committee Minutes - March 7, 2023](#)
[Special Meeting High Point City Council Minutes - March 7, 2023](#)
[Prosperity Livability Committee Minutes - March 8 2023](#)

A motion was made by Council Member Jefferson, seconded by Council Member Williams, to approve agenda item 2023-132.

Motion carried with the following vote:

Aye: 8 - Council Member Moore, Council Member Williams, Council Member Jefferson, Council Member Holmes, Council Member Peters, Council Member Johnson, Council Member Jones, and Mayor Pro Tem Hudson

Absent: 1 - Mayor Wagner

ADJOURNMENT

Council Member Jones announced on Thursday, March 23rd at Congdon Yards will be a salute to female veterans. Cost is \$25.00 a ticket.

Council Member Peters stated she attended the funeral for Mayor Wagner's mother. She said the Mayor did a beautiful eulogy and requested everyone to pray for the family.

Council Member Jefferson stated the Mayor and some City Council Members would be attending the National League of Cities Congressional Cities Conference and request prayer for safe travels.

There being no further business to come before the meeting, the meeting adjourned at 6:26 p.m.