

City of High Point

*High Point Municipal Building
211 South Hamilton Street
High Point, NC 27261*



Minutes

Monday, June 19, 2017

5:30 PM

Council Chambers

City Council

*William S. Bencini, Jr., Mayor
Jay W. Wagner, Mayor Pro Tem
Latimer B. Alexander, IV., Cynthia Y. Davis
James C. Davis, Jason P. Ewing,
Jeffrey J. Golden, Alyce E. Hill,
Christopher Williams*

ROLL CALL, PRAYER, AND PLEDGE OF ALLEGIANCE

Mayor Bencini called the meeting to order, which was followed by a Moment of Silence.

Upon call of the roll, the following Council Members were present:

Present:

Mayor William S. Bencini, Jr., Mayor Pro Tem Jay Wagner (Ward 4); and Council Members Cynthia Y. Davis (At-Large), Jeffrey Golden (Ward 1), and Jason Ewing (Ward 6).

Absent:

Latimer Alexander (At-Large), Chris Williams (Ward 2), Alyce Hill (Ward 3), James C. Davis (Ward 5)

- Present** 5 - Council Member Jeffrey Golden, Council Member Jason Ewing, Mayor Pro Tem Jay Wagner, Mayor Bill Bencini, and Council Member Cynthia Davis
- Absent** 4 - Council Member Christopher Williams, Council Member Alyce Hill, Council Member Latimer Alexander, and Council Member James Davis

REGULAR AGENDA ITEMS**FINANCE COMMITTEE - Council Member J. Davis, Chair****Committee Members: J. Davis, C. Davis, Hill and Alexander****Due to the absence of Chairman J. Davis, Council Member C. Davis chaired the Finance Committee portion of the meeting.****[170182](#)****U.S. Department of Federal Transit Administration - Title VI Program**

Council is requested to approve a Title VI program to comply with regulations issued by the U.S. Department of Transportation (DOT). This is required as the City is a recipient of Federal Transit Administration (FTA) funds.

Attachments: [Title VI Program](#)

Approved Title VI program to comply with regulations issued by the U.S. Department of Transportation (DOT).

A motion was made by Council Member C. Davis, seconded by Mayor Pro Tem Wagner, that this matter be approved. The motion carried by the following 5-0 vote:

- Aye:** 5 - Council Member Golden, Council Member Ewing, Mayor Pro Tem Wagner, Mayor Bencini, and Council Member Davis
- Absent:** 4 - Council Member Williams, Council Member Hill, Council Member Alexander, and Council Member Davis

[170183](#)**Contract - Walker Parking Consultants**

Council is requested to approve a professional services contract with Walker Parking in the amount of \$95,000 for parking deck structural and operational assessments.

Attachments: [Walker Consulting - Parking Study](#)

Approved a professional services contract with WALKER Parking in the amount of \$95,000 for parking deck structural and operational assessments.

A motion was made by Council Member C. Davis that this matter be approved. The motion carried by the following 5-0 vote:

Aye: 5 - Council Member Golden, Council Member Ewing, Mayor Pro Tem Wagner, Mayor Bencini, and Council Member Davis

Absent: 4 - Council Member Williams, Council Member Hill, Council Member Alexander, and Council Member Davis

[170184](#)

Ordinance - Budget Ordinance Amendment - Market Authority

Council is requested to adopt an ordinance amending the 2016-2017 Annual Budget to appropriate funds in the amount of \$35,000 for additional revenue received from Occupancy Tax and Showroom Tax revenue and Business License that have been received above the budgeted amount.

Attachments: [Budget Ordinance Amendment - Market Authority](#)

Adopted an Ordinance amending the 2016-2017 Annual Budget to appropriate funds in the amount of \$35,000 for additional revenue received from Occupancy Tax and Showroom Tax revenue and Business License that have been received above the budgeted amount.

Ordinance No. 7303/17-45

Introduced 6/19/2017; Adopted 6/19/2017

Ordinance Book, Volume XIX, Page 186

A motion was made by Council Member C. Davis, seconded by Mayor Pro Tem Wagner, that this matter be adopted. The motion carried by the following 5-0 vote:

Aye: 5 - Council Member Golden, Council Member Ewing, Mayor Pro Tem Wagner, Mayor Bencini, and Council Member Davis

Absent: 4 - Council Member Williams, Council Member Hill, Council Member Alexander, and Council Member Davis

[170185](#)

Ordinance - Budget Ordinance Amendment - Insurance Reserve Fund

Council is requested to adopt an ordinance amending the 2016-2017 Budget Ordinance to increase appropriations in the amount of \$620,000.00 for the Insurance Reserve Fund due to unanticipated increased cost for health care and dental care claims.

Attachments: [Budget Ordinance Amendment - Insurance Reserve](#)

Adopted an Ordinance amending the 2016-2017 Budget Ordinance increasing appropriations in the amount of \$620,000.00 for the Insurance Reserve Fund due to unanticipated increased cost for health care and dental care claims.

Ordinance No. 7304/17-46

Introduced 6/19/2017; Adopted 6/19/2017

Ordinance Book, Volume XIX, Page 187

A motion was made by Council Member C. Davis, seconded by Council Member Ewing,

that this matter be adopted. The motion carried by the following 5-0 vote:

Aye: 5 - Council Member Golden, Council Member Ewing, Mayor Pro Tem Wagner, Mayor Bencini, and Council Member Davis

Absent: 4 - Council Member Williams, Council Member Hill, Council Member Alexander, and Council Member Davis

[170206](#)

Ordinance - Budget Amendment - Refunding Bonds

Council is requested to adopt a budget ordinance amending the 2016-2017 Budget Ordinance to appropriate funds for the issuance of refunding bonds and consequently the retirement of outstanding debt for the Series 2016-GO Refunding Bonds and the Series 2016 W & S Revenue Refunding Bonds.

Attachments: [Budget Ordinance - Refunding Bonds](#)

Adopted an Ordinance amending the 2016-2017 Budget Ordinance to appropriate funds for the issuance of refunding bonds and consequently the retirement of outstanding debt for the Series 2016-GO Refunding Bonds and the Series 2016 W & S Revenue Refunding Bonds.

Ordinance No. 7305/17-47

Introduced 6/19/2017; Adopted 6/19/2017

Ordinance Book, Volume XIX, Page 188

A motion was made by Council Member C. Davis, seconded by Mayor Pro Tem Wagner, that this matter be adopted. The motion carried by the following vote:

Aye: 5 - Council Member Golden, Council Member Ewing, Mayor Pro Tem Wagner, Mayor Bencini, and Council Member Davis

Absent: 4 - Council Member Williams, Council Member Hill, Council Member Alexander, and Council Member Davis

[170186](#)

Contract - Community Housing Solutions

Council is requested to approve a contract with Community Housing Solutions (CHS) in the amount of \$640,535.00 to construct five (5) affordable homes in the Southside neighborhood.

Attachments: [CHS - Southside - Map and Designs V2](#)

Approved a contract with Community Housing Solutions (CHS) in the amount of \$640,535.00 to construction five (5) affordable homes in the Southside neighborhood.

A motion was made by Council Member C. Davis, seconded by Council Member Golden, that this matter be approved. The motion carried by the following 5-0 vote:

Aye: 5 - Council Member Golden, Council Member Ewing, Mayor Pro Tem Wagner, Mayor Bencini, and Council Member Davis

Absent: 4 - Council Member Williams, Council Member Hill, Council Member Alexander, and Council Member Davis

[170187](#)

Contract Renewal - The Ferguson Group

Council is requested to authorize the renewal of contract with The Ferguson Group (TFG) for the period of July 1, 2017 - June 30, 2018.

Attachments: [Contract Renewal - The Ferguson Group](#)
[Ferguson Group Contract- Signed](#)

Authorized the renewal of the contract with The Ferguson Group (TFG) for the period of July 1, 2017 - June 30, 2018.

A motion was made by Council Member C. Davis, seconded by Council Member Ewing, that this matter be approved. The motion carried by the following 5-0 vote:

- Aye:** 5 - Council Member Golden, Council Member Ewing, Mayor Pro Tem Wagner, Mayor Bencini, and Council Member Davis
- Absent:** 4 - Council Member Williams, Council Member Hill, Council Member Alexander, and Council Member Davis

[170188](#)

International Home Furnishings Market Authority - 2017-2018 Annual Budget

City Council is requested to consider the FY 2017-2018 annual budget for the International Home Furnishings Market Authority (Market Authority).

Attachments: [High Point Market Authority Budget 2017-2018](#)

Approved the FY 2017-2018 annual budget for the International Home Furnishings Market Authority (Market Authority).

A motion was made by Council Member C. Davis, seconded by Council Member Ewing, that this matter be approved. The motion carried by the following 5-0 vote:

- Aye:** 5 - Council Member Golden, Council Member Ewing, Mayor Pro Tem Wagner, Mayor Bencini, and Council Member Davis
- Absent:** 4 - Council Member Williams, Council Member Hill, Council Member Alexander, and Council Member Davis

[170189](#)

High Point Convention & Visitors Bureau - 2017-2018 Annual Budget/Contract

City Council is requested to consider the annual budget for the High Point Convention & Visitors Bureau (CVB) for FY 2017-2018 and authorize the City Manager to execute contract between the High Point Convention and Visitors Bureau for FY 2017-2018.

Attachments: [High Point CVB Budget - 2017-2018](#)

Council Member C. Davis advised this is the matter that Finance Committee Chairman J. Davis had asked to be delayed until he receives the information he request from the High Point Convention & Visitors Bureau back in December.

At this time, Council Member C. Davis MOVED to table this matter. The motion DIED for lack of a second.

Mayor Pro Tem Wagner then MOVED to approve the annual budget/contract for the High Point Convention & Visitors Bureau (CVB) for FY 2017-2018 and to authorize the city manager to execute contract between the High Point Convention and Visitors Bureau and the City of High Point for FY 2017-2018. Council Member Golden made a SECOND to the motion.

For the record, Council Member C. Davis advised that Council Member J. Davis is requesting that the information he has requested from the CVB be sent to him in a timely manner.

Council Member Ewing pointed out in the past, Council has generally received the CVB's budgets at the last minute and he would like to see staff get with the CVB staff much earlier in the process so the City Council can direct usage and leverage of these funds.

Approved the annual budget for the High Point Convention & Visitors Bureau (CVB) for FY 2017-2018 and authorized the city manager to execute the contract between the High Point Convention & Visitors Bureau and the City of High Point for FY 2017-2018.

A motion was made by Mayor Pro Tem Wagner, seconded by Council Member Golden, that this matter be approved. The motion carried by the following 5-0 vote:

Aye: 5 - Council Member Golden, Council Member Ewing, Mayor Pro Tem Wagner, Mayor Bencini, and Council Member Davis

Absent: 4 - Council Member Williams, Council Member Hill, Council Member Alexander, and Council Member Davis

COMMUNITY HOUSING, NEIGHBORHOOD DEVELOPMENT AND PUBLIC SAFETY COMMITTEE - Council Member Golden, Chair
Committee Members: Golden, Alexander, Ewing and Williams

170190

Resolutions - Conveyance of Property to Community Housing Solutions

Council is requested to adopt resolutions approving the conveyance of five (5) properties to Community Housing Solutions to construct affordable homes in the Southside neighborhood. Properties are identified as: 806 George Place, 605, 608, 610 and 700 Vail Avenue.

Attachments: [Conveyance of Property to CHS](#)
[Resolutions of Conveyance - Signed](#)

Mike McNair, Director of Community Development & Housing advised that in an effort to continue infill housing development efforts in the Core City, the Community Development & Housing Department is seeking Council approval to convey the following lots to Community Housing Solutions (CHS) to enable the construction of five affordable homes in the Southside neighborhood.

806 George Place
(Resolution No. 1670/17-17, Resolution Book Volume XIX, Page 139)

605 Vail Avenue
(Resolution No. 1671-17-18, Resolution Book Volume XIX, Page 140)

608 Vail Avenue
(Resolution No. 1672/17-19, Resolution Book Volume XIX, Page 141)

610 Vail Avenue
(Resolution No. 1673/17-20, Resolution Book Volume XIX, Page 142)

700 Vail Avenue
(Resolution No. 1674/17-21, Resolution Book Volume XIX, Page 143)

Council Member Ewing asked if staff has seen others showing more of an interest in cleaning up properties and bringing up properties to a higher standard. Mr. McNair replied that Code Enforcement does visit this area regularly, but the development is making a difference.

Adopted Resolutions approving the conveyance of these five (5) properties to Community Housing Solutions to construct affordable homes in the Southside neighborhood.

A motion was made by Council Member Golden, seconded by Council Member C. Davis, that this matter be adopted. The motion carried by the following 5-0 vote:

Aye: 5 - Council Member Golden, Council Member Ewing, Mayor Pro Tem Wagner, Mayor Bencini, and Council Member Davis

Absent: 4 - Council Member Williams, Council Member Hill, Council Member Alexander, and Council Member Davis

[170191](#)

Ordinance - Demolition of Structure - 324 Amhurst Avenue

Council is requested to adopt an ordinance ordering the Housing Inspector to effectuate the demolition of a dwelling located at 324 Amhurst Avenue belonging to JHS Master Capital, LLC.

Attachments: [324 Amhurst Council Packet](#)

Lori Loosemore, Local Codes Enforcement Supervisor, reported this structure was inspected on 12/30/2016 with a hearing on 1/20/2017. An order to Repair or Demolish was issued on 2/22/2017 with an expiration date of 3/27/2017. She advised that no one appeared for the hearing, although a representative of the property owner did call and received copy of violations. During the hearing, staff cited several violations of the Minimum Housing Code:

1. Repair or replace sheetrock (holes in ceilings and walls)
2. Repair/replace holes in roof causing leaks
3. Repair/replace damaged wiring
4. Repair/replace damaged floor covering and sheeting
5. Replace water heater that is missing

Ms. Loosemore added that the inspectors did receive a call from one of the neighbors on 6/7/2017 regarding a downed tree on the house, but the tree has not yet been removed, nor have any repairs been made.

Chairman Golden asked if there was anyone present to speak. There was no one present to offer comments, nor were there any questions.

Adopted Ordinance ordering the Housing Inspector to effectuate the demolition of a dwelling located at 324 Amhurst Avenue.

Ordinance No. 7306/17-48

Introduced 6/19/2017; Adopted 6/19/2017

Ordinance Book, Volume XIX, Page 189

A motion was made by Council Member Golden, seconded by Council Member Ewing, that this matter be adopted. The motion carried by the following 5-0 vote:

Aye: 5 - Council Member Golden, Council Member Ewing, Mayor Pro Tem Wagner, Mayor Bencini, and Council Member Davis

Absent: 4 - Council Member Williams, Council Member Hill, Council Member Alexander, and Council Member Davis

[170192](#)

Ordinance - Demolition of Structure - 806 Meredith Street

Council is requested to adopt an ordinance ordering the Housing Inspector to effectuate the demolition of a dwelling located at 806 Meredith Street belonging to Maria Karkour.

Attachments: [806 Meredith Council Packet](#)

Lori Loosemore, Local Codes Enforcement Supervisor, advised this structure was originally inspected on 1/9/2017 which resulted in a Order being issued on 1/31/2017 with a compliance date of 3/6/2017. Since that time no repairs have been made; however, staff did receive a call from an attorney representing a potential purchaser of the property. The attorney was informed that if the purchase of the property does go through, then staff would need to see some action moving forward within the next 30 days. Ms. Loosemore noted since that time there has been no further communication with the attorney.

Adopted Ordinance ordering the Housing Inspector to effectuate the demolition of a dwelling located at 806 Meredith Street.

Ordinance No. 7307/17-49

Introduced 6/19/2017; Adopted 6/19/2017

Ordinance Book, Volume XIX, Page 190

A motion was made by Council Member Golden, seconded by Council Member C. Davis, that this matter be adopted. The motion carried by the following 5-0 vote:

Aye: 5 - Council Member Golden, Council Member Ewing, Mayor Pro Tem Wagner, Mayor Bencini, and Council Member Davis

Absent: 4 - Council Member Williams, Council Member Hill, Council Member Alexander, and Council Member Davis

PENDING ITEMS

[160330](#)**Ordinance - Demolition of Structure - 512 Hines Street**

Council is requested to adopt an ordinance requiring the building inspector to effectuate the demolition of a structure located at 512 Hines Street belonging to Eliseo Zavala. (At the November 7, 2016 meeting this item was deferred to the December 5, 2016 Council Meeting. At the December 5, 2016 Council Meeting, Council deferred this item for 60 days or until the February 6, 2017 Council Meeting. At the February 6th Council Meeting, item was placed back in pending. At the May 1, 2017 meeting this item was continued to the May 15, 2017 meeting. At the May 15th Council Meeting this item was deferred for 45 days). At the June 5th meeting item was deferred pending receipt of the executed Supplemental Order from the property owner.

Attachments: [512 Hines St Council 5-1-17 updated](#)

City Attorney JoAnne Carlyle advised that the property owner, Eliseo Zavala, has retained legal counsel. The attorney has asked for an extension until 10/15/2017 to allow the property owner sufficient time to make necessary corrections.

PLANNING & DEVELOPMENT COMMITTEE - Mayor Pro Tem Wagner, Chair
Committee Members: Wagner, C. Davis, J. Davis, and Golden

[170193](#)**Resolution of Intent - Annexation 17-05**

Approval of a Resolution of Intent that establishes a public hearing date of Monday, July 17, 2017, at 5:30 p.m. to consider a voluntary contiguous annexation of approximately 71 acres lying east of Sandy Ridge Road, west of Kendale Road and south of the intersection of Sandy Ridge Road and John Knox Drive. The property is known as Guilford County Tax Parcels 0171336 (portion) 0171341 (portion), 0171316, 0171348, 0171314, and 0171313 (portion).

Attachments: [1. Council ROI Cover Memo - AN17-05](#)

Adopted a Resolution of Intent establishing a public hearing date of Monday, July 17, 2017 at 5:00 p.m. to consider a voluntary contiguous annexation of approximately 71 acres lying east of Sandy Ridge Road, west of Kendale Road and south of the intersection of Sandy Ridge Road and John Knox Drive.

Resolution No. 1676/17-22**Introduced 6/19/2017; Adopted 6/19/2017****Resolution Book, XIX, Page 144**

A motion was made by Mayor Pro Tem Wagner, seconded by Council Member C. Davis, that this matter be adopted. The motion carried by the following 5-0 vote:

Aye: 5 - Council Member Golden, Council Member Ewing, Mayor Pro Tem Wagner, Mayor Bencini, and Council Member Davis

Absent: 4 - Council Member Williams, Council Member Hill, Council Member Alexander, and Council Member Davis

[170194](#)**Resolution of Intent - Annexation 17-06**

Approval of a Resolution of Intent that establishes a public hearing date of Monday, July 17, 2017, at 5:30 p.m. to consider a voluntary contiguous annexation of an approximate 0.26-acre parcel lying along the south side of E. Martin Luther King Jr. Drive, approximately 875 feet east of Triangle Lake Road (3406 E. Martin Luther King Jr. Drive). The property is known as Guilford County Tax Parcel 0161207.

Attachments: [2. Council ROI Cover Memo - AN17-06](#)

Adopted a Resolution of Intent establishing a public hearing date of Monday, July 17, 2017 at 5:30 p.m. to consider a voluntary contiguous annexation of an approximate 0.26-acre parcel lying along the south side of E. Martin Luther King, Jr. Drive, approximately 875 feet east of Triangle Lake Road (3406 E. Martin Luther King, Jr. Drive).

Resolution No. 1676/17-23

Introduced 6/19/2017; Adopted 6/19/2017

Resolution Book Volume XIX, Page 145

A motion was made by Mayor Pro Tem Wagner, seconded by Council Member Ewing, that this matter be adopted. The motion carried by the following 5-0 vote:

Aye: 5 - Council Member Golden, Council Member Ewing, Mayor Pro Tem Wagner, Mayor Bencini, and Council Member Davis

Absent: 4 - Council Member Williams, Council Member Hill, Council Member Alexander, and Council Member Davis

[170202](#)

Conservation Easement for Hartley Drive Project

Council is requested to approve the conveyance of a Conservation Easement as requested by the US Army Corps of Engineers and designated on the 404 Permit for the Hartley Drive Widening Project # 2287.

Attachments: [Hartley Drive Conservation Easement](#)
[Conservation Easement Hartley Drive Project \(signed\).pdf](#)

Keith Pugh, Director of Engineering Services, advised this is part of the Hartley Drive project that was completed two years ago and noted the property in question at the time the city purchased it, should have been set aside as a permanent conservation easement, but was not. Staff is now asking that Council approve the conveyance of the Conservation Easement.

Approved the conveyance of a Conservation Easement as requested by the US Army Corps of Engineers and designated on the 404 Permit for the Hartley Drive Widening Project #2287.

A motion was made by Mayor Pro Tem Wagner, seconded by Council Member Ewing, that this matter be approved. The motion carried by the following 5-0 vote:

Aye: 5 - Council Member Golden, Council Member Ewing, Mayor Pro Tem Wagner, Mayor Bencini, and Council Member Davis

Absent: 4 - Council Member Williams, Council Member Hill, Council Member Alexander, and Council Member Davis

PUBLIC HEARINGS - Planning & Development Committee[170157](#)**Ordinance - North Carolina State Employees Credit Union - Zoning Map****Amendment 17-03 (Continuation of Public Hearing)**

A request by the North Carolina State Employees Credit Union to rezone approximately 4.2-acres from the Office Institutional (OI) District to a Conditional Zoning Limited Business (CZ-LB) District. The site is lying along the west side of Westchester Drive, approximately 430 feet south of Chestnut Drive (1638 Westchester Drive). (At the request of the petitioner, this item was deferred at the May 15, 2017 meeting and continued from the June 19, 2017 meeting.)

Attachments: [3. Staff Report\(ZA-17-03\)](#)

The public hearing for this matter was initially held on Monday, May 15, 2017 at 5:30 p.m. and continued to June 19, 2017 at 5:30 p.m. at the request of the petitioner.

Herb Shannon with Planning & Development provided an overview of the staff report, which is hereby attached in Legistar as a permanent part of these proceedings.

The applicant is requesting to rezone approximately 4.2 acres from the OI District to a CZ-LB District to allow the development of an approximate 8,500 square foot credit union on this property. The Development Ordinance classifies financial institutions such as credit unions, banks and savings & loans as a personal service use type. Both the OI and LB Districts allow personal service establishments, which are uses that meet frequent or recurrent service needs of a personal nature. The ordinance divides Personal Services into two use types:

1. Major Personal Service establishment, a facility with more than 4,000 square feet of gross floor area; and
2. Minor Personal Service establishment, a facility with less than 4,000 square feet of gross floor area.

Mr. Shannon advised that the applicant is proposing to develop an 8,500 square-foot unit which constitutes a Major Personal Service establishment, which is not permitted in the OI District. For this reason, the applicant is requesting rezoning of the property to the LB District, which is the least intensive zoning district that permits Major Personal Service use types.

In conjunction with this request, the applicant has submitted a conditional zoning ordinance, in which they have offered to restrict allowable LB District Uses. Except for Major Personal Service uses, only those LB District uses that are also allowed in the OI District are permitted. The applicant has also offered transportation-related conditions pertaining to the installation of turn lanes and access restrictions to eliminate turning movement conflicts.

Mr. Shannon shared the following key issues:

Staff suggests the Major Personal Service use is suitable for this location and it would not be introducing a size building that does not already exist;

Access Point: To ensure safety of the motoring public to eliminate turning movement conflicts, the applicant has offered conditions to restrict access to one full-movement access point (left and right turning movement) and one right-in only access (right turn-in movement for southbound traffic) to the site from Westchester Drive.

Landscaping Requirement: The Development Ordinance requires the installation of a Type B planting yard where the site abuts a residential zoning district to help filter views from the site.

Staff suggests the approval of the applicant's request is reasonable and in the public interest because:

1. The Land Use Map denotes the intent of having office type uses, which includes professional, personal and business service uses, on this segment of the Westchester Drive corridor. Based on allowable use conditions offered by the applicant, the requested CZ-LB District is consistent with the intended goals of the Land Use Plan for this portion of the City's planning area;
2. The Land Use Plan has development guidelines for evaluating zoning proposals for office and commercial development bordering residential neighborhoods and the site is meeting the guidelines where you have office or more intense commercial uses near residential areas;
3. Conditions offered by the applicant and the standards of the Development Ordinance ensure that the size and intensity of development will be compatible with the area. rezoning to a CZ-LB District to permit an approximate 8,500 square foot credit union will not be inconsistent with the current development pattern in this area; and
4. Transportation related conditions offered by the applicant to restrict the manner that vehicles may access the site will ensure the safety of the motoring public.

The Planning & Zoning Commission reviewed this request at the April public hearing and recommended approval by a 5-0 vote.

Following the presentation of the staff report, Chairman Wagner asked if the applicant would come forward.

The applicant's representative, Attorney Clinton Cogburn with Tuggle Duggins,

Attorneys at Law, 100 N. Greene Street, Suite 600, Greensboro, spoke in favor of the request. He recognized Damien Carter and Kendra Adams of the State Employees Credit Union, and Aaron Hutchins, Chief Engineer for the project with Summit Design Engineering. He advised they are requesting the rezoning to allow for the development of a North Carolina State Employees Credit Union branch with drive-thru services at 1638 Westchester Drive because they have simply outgrown the current space. He reiterated that the request is for an 8,500 sq. ft. project with two access points off Westchester Drive.

He reported that they did hold the neighborhood meeting on May 30th at Wesley Memorial United Methodist Church, had a great turnout, and got some really good positive feedback from neighbors.

On behalf of his client, Mr. Cogburn asked for a continuation of the public hearing to the July 17th City Council Meeting due to ongoing negotiations between the current property owner and the current tenant at the office building that sits on the property and noted they would like to resolve this before proceeding to a final vote.

At this time, Chairman Wagner opened the public hearing and asked if there was anyone present who would like to offer comment. No one was present to comment.

Continued the public hearing to 5:30 p.m. on Monday, July 17, 2017.

A motion was made by Mayor Pro Tem Wagner, seconded by Council Member Davis, that this public hearing be continued to July 17, 2017 at 5:30 p.m. The motion carried by the following 5-0 vote:

Aye: 5 - Council Member Golden, Council Member Ewing, Mayor Pro Tem Wagner, Mayor Bencini, and Council Member Davis

Absent: 4 - Council Member Williams, Council Member Hill, Council Member Alexander, and Council Member Davis

[170195](#)

Ordinance - Bales Memorial Wesleyan Methodist Church - Annexation 17-02

A request by Bales Memorial Wesleyan Methodist Church to consider a voluntary contiguous annexation of approximately 4.65 acres lying along the north and south sides of Bales Chapel Road, approximately 1,700 feet east of Dillon Road (1000, 1001, and 1002 Bales Chapel Road). The property is known as Guilford County Tax Parcel 0160515, 0160166 and 0160150.

Attachments: [5. AN17-02 Staff Report](#)

[Adopted Annexation Ordinance \(AN-17-02\)Bk7947Pg1507](#)

The joint public hearing for this matter and related matter #170196 Zoning Map Amendment 17-04 was held on Monday, June 19, 2017 at 5:30 p.m.

Herb Shannon, Senior Planner with Planning and Development, provided an overview of the staff report, which is hereby attached in Legistar as a permanent part of these proceedings.

The applicant, Bales Memorial Wesleyan Methodist Church, is requesting annexation of approximately 4.65 acres on Bales Chapel Road in order to access city utilities. The property abuts the city limits where city service vehicles are already servicing the area, so there will be no negative impact on municipal services.

The land area along the south side of this roadway is within the City's Extraterritorial Jurisdiction (ETJ) where the City has established R-3 District zoning. However, the 0.44-acre church property along the north side of Bales Chapel Road is not within the City's ETJ.

As for Zoning Map Amendment 17-04, the applicant is requesting the R-3 District zoning be established on this parcel in conjunction with the annexation application and staff suggests that the R-3 District zoning is consistent with established zoning in this area

There was no one present representing the applicant and Chairman Wagner proceeded to open the public hearing and asked if there were any comments. There being none, the public hearing was closed.

Regarding Annexation 17-02, Council adopted an Ordinance providing for the annexation of 4.65 acres lying along the north and south sides of Bales Chapel Road, approximately 1,700 feet east of Dillon Road (1,000, 1001, and 1002 Bales Chapel Road).

Regarding Zoning Map Amendment 17-04, Council adopted an Ordinance providing for the rezoning of an approximate 0.44-acre parcel from Residential Single Family-40 (RS-40) District, within Guilford County's zoning jurisdiction, to the Residential Single Family-3 (R-3) District based on consistency with the City's adopted plans and that the request is reasonable and in the public interest based on the statements in the Staff Analysis section of the Staff Report.

Annexation 17-02

Ordinance No. 7308/17-50

Introduced 6/19/2017; Adopted 6/19/2017

Ordinance Book, Volume XIX, Page 191

Zoning Map Amendment 17-04

Ordinance No. 7309/17-51

Introduced 6/19/2017; Adopted 6/19/2017

Ordinance Book, Volume XIX, Page 192

A motion was made by Mayor Pro Tem Wagner, seconded by Council Member C. Davis, that this matter be adopted. The motion carried by the following 5-0 vote:

Aye: 5 - Council Member Golden, Council Member Ewing, Mayor Pro Tem Wagner, Mayor Bencini, and Council Member Davis

Absent: 4 - Council Member Williams, Council Member Hill, Council Member Alexander, and Council Member Davis

[170196](#)

Ordinance - Bales Memorial Wesleyan Methodist Church - Zoning Map Amendment 17-04

A request by Bales Memorial Wesleyan Methodist Church to rezone an approximate 0.44-acre parcel from the Residential Single Family-40 (RS-40) District, within Guilford County's zoning jurisdiction, to the Residential Single Family-3 (R-3) District. The site is lying along the north side of Bales Chapel Road, approximately 1,700 feet east of Dillon Road (1001 Bales Chapel Road). Approval of this rezoning request is contingent upon City Council approval of a voluntary annexation request.

Attachments: [5. Staff Report \(ZA-17-04\)](#)

[Adopted General Zoning Ordinance \(ZA_17-04\)](#)

[Adopted Annexation Map \(AN-17-02\)Bk194Pg107](#)

[Adopted Annexation Ordinance \(AN-17-02\)Bk7947Pg1507](#)

The joint public hearing for this matter and related matter **#170195 Annexation 17-02** was held on Monday, June 19, 2017 at 5:30 p.m.

Staff provided a joint presentation on both matters, but each matter will require a separate vote.

Herb Shannon, Senior Planner with Planning and Development, provided an overview of the staff report, which is hereby attached in Legistar as a permanent part of these proceedings.

Note: For specific comments made during the public hearing for this matter, please refer to related matter **#170195 Annexation 17-02.**

Regarding Zoning Map Amendment 17-04, Council adopted an Ordinance providing for the rezoning of an approximate 0.44-acre parcel from Residential Single Family-40 (RS-40) District, within Guilford County's zoning jurisdiction, to the Residential Single Family-3 (R-3) District based on consistency with the City's adopted plans and that the request is reasonable and in the public interest based on the statements in the Staff Analysis section of the Staff Report.

Ordinance No. 7309/17-51

Introduced 6/19/2017; Adopted 6/19/2017

Ordinance Book, Volume XIX, Page 192

A motion was made by Mayor Pro Tem Wagner, seconded by Council Member C. Davis, that this matter be adopted. The motion carried by the following 5-0 vote:

Aye: 5 - Council Member Golden, Council Member Ewing, Mayor Pro Tem Wagner, Mayor Bencini, and Council Member Davis

Absent: 4 - Council Member Williams, Council Member Hill, Council Member Alexander, and Council Member Davis

[170197](#)

Ordinance - Space Properties, LLC - Zoning Map Amendment 17-05

A request by Space Properties, LLC to rezone an approximate 0.88-acre parcel from a Conditional Use Transitional Office (CU-TO) District to a Conditional Zoning Office Institutional (OI) District. The site is lying at the southwest corner of Eastchester Drive and Plainview Drive (2211 Eastchester Drive).

Attachments: [6. Staff Report \(ZA-17-05\)](#)

[Adopted CZ Ordinance ZA-17-05](#)

The public hearing for this matter was held on Monday, June 19, 2017 at 5:30 p.m.

Herb Shannon, Senior Planner with Planning & Development, provided an overview of the staff report, which is hereby attached in Legistar as a permanent part of these proceedings.

The applicant is requesting rezoning of this parcel to amend zoning conditions imposed on the property when it was initially granted office zoning in 1986. The property was initially developed and used as a single-family dwelling. During the late 1980s, the former property owner requested rezoning to an office zoning district to allow the residence to be converted to a photography studio and the property was used as a photography studio and various other office uses.

During the 1980s, this segment of the Eastchester Drive corridor was designated for residential uses. The 1986 rezoning of this site to a limited office district was one of the first non-residential rezonings that was approved on this segment of the Eastchester Drive corridor. Because of the residential nature of this area at that time, adjacent property owners and the City Council were concerned with the potential negative impact on the adjacent residential neighborhood. Therefore, the 1986 zoning approval included the following zoning conditions:

- 1) No alteration of the residential character of the existing structure;
- 2) Only permit vehicular access from Plainview Drive, no access from Eastchester Drive;
- 3) Limiting the number of employees (maximum of 10 employees);
- 4) No parking near the Eastchester Drive frontage of the property; and
- 5) Prohibiting the installation of a free-standing sign on the site. Only a wall sign is permitted.

Mr. Shannon advised that the character of this area has changed during the past 30 years with the development of multiple office uses along this segment

of the Eastchester Gateway Corridor. The current property owner has rented this building to a personal services type use (sign company) that wants to install a free-standing sign to identify their company and to update zoning conditions to be similar with other office type zoning that has been established in this area. The applicant has included with this application a conditional zoning ordinance which offers to update landscaping along the rear of the property where it abuts a residential neighborhood.

Staff is recommending approval of Zoning Map Amendment 17-05. The Planning & Zoning Commission considered this request at their May 23, 2017 meeting and also recommended approval by a 6-0 vote.

Following the presentation of the staff report, Chairman Wagner asked if the applicant was present.

Speaking in favor of the request was the applicant/property owner, Lisa Thomas, 910 Courtland Street in Greensboro. She explained they purchased this property as rental property and it has taken them a year to rent it before leasing it to a sign company only to find out that they could not put a sign in the front yard due to past zoning restrictions. She advised that they do have a signed one-year lease, but once the property is rezoned, they would enter into a five-year lease with the tenant. She noted they did hold a neighborhood meeting as required, but no one showed up for the meeting and no one has voiced opposition.

At this time, Chairman Wagner opened the public hearing and asked if there was anyone present to offer comment. There being none, the public hearing was closed.

Adopted Ordinance rezoning an approximate 0.88-acre parcel from a Conditional Use Transitional Office (CU-TO) District to a Conditional Zoning Office Institutional (OI) District based on consistency with the City's adopted plans, and that the request is considered reasonable and in the public interest citing the statements contained in the Staff Analysis section of the staff report.

Ordinance No. 7310/17-52

Introduced 6/19/2017; Adopted 6/19/2017

Ordinance Book, Volume XIX, Page 193

A motion was made by Mayor Pro Tem Wagner, seconded by Council Member Golden, that this matter be adopted. The motion carried by the following 5-0 vote:

Aye: 5 - Council Member Golden, Council Member Ewing, Mayor Pro Tem Wagner, Mayor Bencini, and Council Member Davis

Absent: 4 - Council Member Williams, Council Member Hill, Council Member Alexander, and Council Member Davis

A request by Peters Holdings, LLC to rezone approximately 11.09 acres from a Conditional Use Office Institutional (CU-OI) District to a Conditional Zoning Office Institutional (CZ-OI) District. The site is lying west of Skeet Club Road, north of Whites Mill Road and along both sides of Peters Court.

Attachments: [7. Staff Report \(ZA-17-06\)](#)
[FINAL CZ Ord. 17-06 \(05-09-17\).docx](#)

The public hearing for this matter was held on Monday, June 19, 2017 at 5:30 p.m.

Herb Shannon, Senior Planner, provided an overview of the staff report, which is hereby attached in Legistar as a permanent part of these proceedings.

Mr. Shannon reported that the property owner is requesting Council rezone seven parcels, totaling approximately 11.09 acres, from the Conditional Use Office Institutional (CU-OI) District to an updated Conditional Zoning Office Institutional (CA-OI) District. The applicant has purchased all the parcels in this medical park, which includes two undeveloped parcels. The zoning site is currently governed by four separate CUPs, two approved in the 1980s and two approved in the 1990s. Many of the development conditions from these zoning approvals no longer apply or only pertain to a specific parcel and not the entire 11.09-acre area. The applicant desires that all the parcels in this office complex be governed by a single zoning approval, thus, they have submitted this Zoning Map Amendment application to establish a CZ-OI District that will combine the four current CUPs into a new single Conditional Zoning Ordinance.

Most of the current zoning conditions are no longer applicable based on the manner the adjacent parcels have developed. The applicant has offered to establish an updated Conditional Zoning Ordinance focusing on landscaping buffers adjacent to the existing residential development to the west of the site and updating vehicular access conditions.

Mr. Shannon pointed out the only change from the previous zoning is that an access point could potentially be permitted to the northern portion of the property, but with the pending improvements on Skeet Club Road, it would have to be a right-in, right-out. He noted the applicant has updated the landscaping standards along the western boundary of the site and they have offered a condition to either have a 55-foot-wide undisturbed area, or to install a Type B planting/landscape yard. He noted that although this area has been slated on the Land Use Map for Office uses since the 1980s, this would not in anyway change any of the land use policy, but would just update the four older conglomeration of zoning Conditional Use permits to one new Conditional Zoning Ordinance.

In this case, staff suggests that the request is reasonable in the public interest as the request is consistent with the Land Use Plan. It does not change any

uses and the applicant continues to offer higher landscaping standards where the property abuts the abutting single-family subdivision. The request was reviewed by the Planning & Zoning Commission at their May 23rd meeting and they also recommend approval by a 6-0 vote.

Council Member Ewing asked about the possibility of incorporating the adjacent fire station with this rezoning. Lee Burnette, Director of Planning and Development pointed out this is a Conditional Zoning Ordinance request specific to this site, but that staff felt it would be appropriate to zone it O-I for consistency.

At this time, Chairman Wagner asked if the applicant or the applicant's representative was present.

Speaking in favor of the request, on behalf of the applicant, was Attorney Tom Terrell, 529 W. Parkway Avenue. He pointed out as far as the rezoning of this site, it was fairly non-controversial and the rezoning simply unifies the land under one set of zoning regulations for ease of development.

Chairman Wagner then opened the public hearing and asked if there was anyone present who would like to speak for or against the rezoning. There being no one present to comment, he declared the public hearing closed.

Adopted Ordinance authorizing the rezoning of this property from a Conditional Use Office Institutional (CU-OI) District based on consistency with the City's adopted plans and that the request is considered to be reasonable and in the public interest based on staff's statements as outlined in the Staff Analysis section of the staff report.

Ordinance No. 7311/17-53

Introduced 6/19/2017; Adopted 6/19/2017

Ordinance Book, Volume XIX, Page 194

A motion was made by Mayor Pro Tem Wagner, seconded by Council Member C. Davis, that this matter be adopted. The motion carried by the following 5-0 vote:

Aye: 5 - Council Member Golden, Council Member Ewing, Mayor Pro Tem Wagner, Mayor Bencini, and Council Member Davis

Absent: 4 - Council Member Williams, Council Member Hill, Council Member Alexander, and Council Member Davis

170199

Ordinance - Rehab Engineering, PC - Zoning Map Amendment 17-07

A request by Rehab Engineering, PC to rezone an approximate 0.79-acre parcel from the Light Industrial (LI) District to the Central Business (CB) District. The site is lying along the east side of S. Hamilton Street, approximately 60 feet north of E. Russell Avenue (317 S. Hamilton Street).

Attachments: [8. Staff Report \(ZA-17-07\)](#)

[Adopted General Zoning Ordinance \(ZA 17-07\)](#)

The public hearing for this matter was held on Monday, June 19, 2017 at 5:30 p.m.

Herb Shannon, Senior Planner, provided an overview of the staff report, which is hereby attached in Legistar as a permanent part of these proceedings.

This is a request to rezone a 0.79-acre parcel in the downtown area from Light Industrial (LI) to Central Business (CB) District. Mr. Shannon pointed out the subject property is only one block away from City Hall and the site is currently being used as a market showroom. The applicant desires to use the facility as an events center during non-market times of the year for weddings and other similar type business functions; however, the Light Industrial (LI) District does not permit this use. Mr. Shannon noted the site is adjacent to property already zoned Central Business. Staff suggested they request the Central Business (CB) District zoning to allow some flexibility as far as parking, landscaping and building setback for any proposed future expansions.

The Land Use Plan designation for this site is Community Regional Commercial and the requested CB District would be consistent with the Land Use Plan and consistent with previous CB zoning that was granted in this area. Staff recommends approval of the request, as well as the Planning & Zoning Commission.

Council Member C. Davis asked if this would impact the showroom tax that they are committed to and she was informed it would not.

Following the presentation of the staff report, Chairman Wagner asked if the applicant or applicant's representative was present. The applicant was not present.

Chairman Wagner then opened the public hearing and asked if there was anyone present who would like to speak in favor of or in opposition to the request. There being none, the public hearing was declared closed.

Adopted Ordinance providing for the rezoning of this property from the Light Industrial (LI) District to the Central Business (CB) District based on consistency with the City's adopted plans and that the request is considered to be reasonable and in the public interest based on the staff's statements in the Staff Analysis section of the staff report.

Ordinance No. 7312/17-54
Introduced 6/19/2017; Adopted 6/19/2017
Ordinance Book, Volume XIX, Page 195

A motion was made by Mayor Pro Tem Wagner, seconded by Council Member Ewing, that this matter be adopted. The motion carried by the following 5-0 vote:

Aye: 5 - Council Member Golden, Council Member Ewing, Mayor Pro Tem Wagner, Mayor Bencini, and Council Member Davis

Absent: 4 - Council Member Williams, Council Member Hill, Council Member Alexander, and Council Member Davis

[170200](#)

Resolution - Ghulam Khan - Street Abandonment 17-01

A request by Ghulam Khan to abandon excess right-of-way lying at the southwest corner of S. Main Street and Kendall Avenue.

Attachments: [10. SA 17-01 Staff Report](#)
[Street Abandonment 17-01 Khan - recorded](#)

The public hearing for this matter was held on Monday, June 19, 2017 at 5:30 p.m.

Herb Shannon, Senior Planner, provided an overview of the staff report, which is hereby attached in Legistar as a permanent part of these proceedings.

Mr. Shannon stated based on research this right-of-way was platted in 1949 and since 1970, the aerial photos depict this excess right-of-way as being used as a driveway access point and as a landscaping area for the abutting parcel at 1912 S. Main Street. Mr. Khan is the sole property owner and staff has determined that abandonment of the City's interest in this excess right-of-way will not in anyway deprive the abutting or adjacent property owners access to their property.

The City of High Point's Technical Review Committee did review this request and as part of their review, a stormwater line, a City light pole was identified within the right-of-way, as well as a 12-inch City sewer line running along the west side of S. Main Street in close proximity to this area proposed for abandonment. Additionally, because the right-of-way abuts S. Main Street, staff also sought comment from the North Carolina Department of Transportation (NCDOT) and their records revealed that the State has never maintained any portion of the right-of-way requested to be abandoned and had no objections to the abandonment, subject to the abandonment occurring in such a manner that the new right-of-way aligns with the existing S. Main Street right-of-way line.

Staff finds that this abandonment of the public's interest and conveyance of the right-of-way to the abutting property owner, as provided by state statutes, is found not to be contrary to the public's interest and is found not to deprive owners in the vicinity of the right-of-way reasonable means of ingress and egress to their property. The Planning & Development Department met and considered the request and recommends approval of the request with the retention of the following utility easements:

1. Retention of a 15-foot wide stormwater/drainage easement centered over the existing 15-inch stormwater line within and crossing the right-of-way;
2. Retention of a 20-foot wide electrical easement centered around the existing electrical pole and service lines within and crossing the right-of-way; and

3. Retention of a 20-foot wide sewer line easement centered over existing sewer line within or crossing the right-of-way.

Following the presentation of the staff report, Chairman Wagner asked if the applicant would like to speak.

The applicant, Mr. Ghulam Khan, spoke in favor of the request and asked for Council's approval.

Chairman Wagner then opened the public hearing and asked if there were any additional comments. There being none, the public hearing was closed.

Adopted Resolution abandoning excess right-of-way lying at the southwest corner of S. Main Street and Kendall Avenue with the retention of the following utility easements:

1. Retention of a 15-foot wide stormwater/drainage easement centered over the existing 15-inch stormwater line within and crossing the right-of-way;
2. Retention of a 20-foot wide electrical easement centered around the existing electrical pole and service lines within and crossing the right-of-way; and
3. Retention of a 20-foot wide sewer line easement centered over existing sewer line within or crossing the right-of-way.

Resolution No. 1677/17-24

Introduced 6/19/2017; Adopted 6/19/2017

Resolution Book, XIX, Page 146

A motion was made by Mayor Pro Tem Wagner, seconded by Council Member Ewing, that this matter be adopted. The motion carried by the following 5-0 vote:

Aye: 5 - Council Member Golden, Council Member Ewing, Mayor Pro Tem Wagner, Mayor Bencini, and Council Member Davis

Absent: 4 - Council Member Williams, Council Member Hill, Council Member Alexander, and Council Member Davis

170201

Ordinance - Lucky-7 Development Group - Zoning Map Amendment 17-08

A request by Lucky-7 Development Group to rezone an approximate 0.42-acre parcel from a Conditional Use Central Business (CU-CB) District to a Conditional Zoning Central Business (CZ-CB) District. The site is lying at the southwest corner of S. Lindsay Street and W. High Street (100 S. Lindsay Street).

Attachments: [10. Staff Report \(ZA-17-08\)](#)

[Adopted CZ Ordinance ZA-17-08](#)

The public hearing for this matter was held on Monday, June 19, 2017 at 5:30 p.m.

Herb Shannon, Senior Planner, provided an overview of the staff report, which is hereby attached in Legistar as a permanent part of these proceedings.

The applicant, Lucky-7 Development Group, is requesting an approximate 0.42-acre parcel be rezoned from a Conditional Use Central Business (CU-CB) district to a Conditional Zoning Central Business (CZ-CB) District. The site is lying at the southwest corner of S. Lindsay Street and W. High Street.

The zoning site is in a block bounded by W. High Avenue, S. Lindsay Street and W. Green Drive; and situated at the western limits of the downtown area. Historically, this was a residential area with some commercial/industrial warehousing uses along the W. Green Drive and S. Lindsay Street frontages. Starting in the 1980s, this area began transitioning into an extension of the downtown area with the construction of the Market Square development along the east side of S. Lindsay Street, opposite the zoning site. During the 1990s, the expansion of market showrooms results in the expansion of the CB District to include most of the parcels in this block.

The 0.42-acre parcel associated with this current zoning request was initially part of a larger one-acre parcel that was rezoned to a CU-CB District in 2003 and the CB District does not require any on-site parking. However, since this site was situated at the western edge of the downtown area, the City Council's 2003 zoning approval included a condition that some parking be installed for proposed market showroom uses and parking was established on the southern portion of the one-acre parcel.

Since that time, the larger one-acre parcel has been divided into two separate parcels and are now under separate ownership. The applicant is attempting to sell the property at 100 S. Lindsay Street; however, the potential buyers expressed concern that the parking established to meet the zoning condition is on a separate parcel under the control of another property owner. Therefore, the applicant has requested rezoning to an updated CZ-CB District to remove the parking condition.

Staff is recommending approval of Zoning Map Amendment 17-08. The Planning & Zoning Commission met and reviewed this request at their May 23, 2017 meeting and also recommend approval.

Following the presentation of the staff report, Chairman Wagner asked if the applicant or applicant's representative was present.

Attorney Clinton Cogburn with Tuggle Duggins Attorneys at Law, 100 N. Greene Street, Greensboro, spoke in favor of the request on behalf of the applicant. He recognized his client, Megan Strommyer who was present and available for questions. He shared that the proposed rezoning would not change how the property is used. He noted that Lee Industries currently owns the building, and they will continue to use the building, but will be the tenants after completion of the sale. Mr. Cogburn clarified that the buyers did have some concerns about the parking requirement and that is the reason the request was submitted.

Chairman Wagner then opened the public hearing and solicited additional comments. There being none, the public hearing was closed.

Adopted Ordinance rezoning this property from a Conditional Use Central Business (CU-CB) District to a Conditional Zoning Central Business (CA-CB) District based on consistency with the City's adopted plans, and that the action taken is considered to be reasonable and in the public interest based on the statements identified in the Staff Analysis section of the staff report.

Ordinance No. 7313/17-55

Introduced 6/19/2017; Adopted 6/16/2017

Ordinance Book, Volume XIX, Page 196

A motion was made by Mayor Pro Tem Wagner, seconded by Council Member C. Davis, that this matter be adopted. The motion carried by the following 5-0 vote:

Aye: 5 - Council Member Golden, Council Member Ewing, Mayor Pro Tem Wagner, Mayor Bencini, and Council Member Davis

Absent: 4 - Council Member Williams, Council Member Hill, Council Member Alexander, and Council Member Davis

GENERAL BUSINESS AGENDA

170203

Declaring a Vacancy - Planning & Zoning Commission

Council is requested to declare a seat on the Planning & Zoning Commission vacant due to a member's excessive absences that will allow for a future appointment by the City Council.

Attachments: [P&Z vacant due -excessive absences](#)

Declared a vacant seat on the Planning & Zoning Commission due to a member's excessive absences that will allow for a future appointment by the City Council.

A motion was made by Council Member C. Davis, seconded by Mayor Pro Tem Wagner, that this matter be approved. The motion carried by the following 5-0 vote:

Aye: 5 - Council Member Golden, Council Member Ewing, Mayor Pro Tem Wagner, Mayor Bencini, and Council Member Davis

Absent: 4 - Council Member Williams, Council Member Hill, Council Member Alexander, and Council Member Davis

170204

Human Relations Commission - 6 Month Work Plan

Council is requested to approve the July - December 2017 Work Plan for the Human Relations Commission.

Attachments: [HRC Work Plan - July - December](#)

David Rosen, Vice Chair, High Point Human Relations Commission, presented

the 6-Month Work Plan for the Human Relations Commission for the period of July 2017 through December 2017.

He reminded Council about the upcoming Ramadan Dinner that is scheduled for Tuesday, June 27th at the Deep River Events Center on Skeet Club Road.

Approved the 6-Month Work Plan as recommended by the Human Relations Commission for the period of July 2017 through December 2017.

A motion was made by Council Member C. Davis, seconded by Council Member Golden, that this matter be approved. The motion carried by the following 5-0 vote:

Aye: 5 - Council Member Golden, Council Member Ewing, Mayor Pro Tem Wagner, Mayor Bencini, and Council Member Davis

Absent: 4 - Council Member Williams, Council Member Hill, Council Member Alexander, and Council Member Davis

170205

Minutes to be Approved

Finance Committee Meeting; Wednesday, May 31st @ 4:00 p.m.

City Manager's Briefing Session; Monday, June 5th @ 4:00 p.m.

Regular Council Meeting; Monday, June 5th @ 5:30 p.m.

Community Housing, Neighborhood Development & Public Safety Committee Meeting; Tuesday, June 6th @ 10:00 a.m.

Prosperity & Livability Committee Meeting; Wednesday, June 7th @ 9:00 a.m.

- Attachments:**
- [1. May 31 2017 Finance Committee](#)
 - [2. June 5 2017 Manager's Briefing](#)
 - [3. June 5 2017 High Point City Council](#)
 - [4. June 6 2017 CHND & PS Committee](#)
 - [5. June 7 2017 Prosperity & Livability Committee](#)

Approved the preceding minutes as submitted.

A motion was made by Mayor Pro Tem Wagner, seconded by Council Member Ewing, that this matter be approved. The motion carried by the following 5-0 vote:

Aye: 5 - Council Member Golden, Council Member Ewing, Mayor Pro Tem Wagner, Mayor Bencini, and Council Member Davis

Absent: 4 - Council Member Williams, Council Member Hill, Council Member Alexander, and Council Member Davis

Other Business

Vacancies on the Historic Preservation Commission

Council Member Ewing stated he was informed last week that the High Point Historic Preservation Commission was short on members and asked how this could negatively affect the city. Lee Burnette, Director of Planning & Development, confirmed there are two positions that are currently vacant with a

possibility of a third vacant position. Mr. Burnette explained that the risk is not with the number of members, but rather the concern is that the members appointed to serve should be qualified. He further explained that there is language in the state statute that identifies the types of qualifications and experience needed. He informed Council the thing that puts the city at risk is the annual review that the State does regarding those who are appointed to serve in these positions and a lack of qualified members could put the city's Certified Local Government (CLG) status at risk, which means it could jeopardize certain grant awards to the city.

Council Member C. Davis mentioned a heightened level of concern should be placed on the fact that the City Council has removed the term limit requirement, so now these members can serve until removed.

ADJOURNMENT

There being no further business to come before Council, the meeting adjourned at 6:27 p.m. upon motion by Mayor Pro Tem Wagner and second by Council Member C. Davis.

Respectfully Submitted,

William S. Bencini, Jr., Mayor

Attest:

Lisa B. Vierling, MMC
City Clerk