

# City of High Point

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



## **Minutes**

**Monday, November 18, 2019**

**5:30 PM**

**Council Chambers**

**City Council**

## **ROLL CALL, PRAYER, AND PLEDGE OF ALLEGIANCE**

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

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

*Mayor Jay W. Wagner, Mayor Pro Tem Jason P. Ewing (Ward 6); Council Member Britt Moore (At Large), Council Member Donald A. Scarborough (At Large), Council Member Jeffrey J. Golden (Ward 1), Council Member Christopher Williams (Ward 2); Council Member Monica L. Peters (Ward 3), Council Member S. Wesley Hudson (Ward 4), and Council Member Victor A. Jones (Ward 5)*

*Mayor Wagner called for a Moment of Silence. The Pledge of Allegiance followed.*

**Present** 9 - Mayor Jay Wagner, Council Member Christopher Williams, Council Member Britt Moore, Council Member Donald Scarborough, Council Member Jeffrey Golden, Council Member Monica Peters, Council Member Wesley Hudson, Council Member Victor Jones, and Mayor Pro Tem Jason Ewing

**2019-518**

### **Closed Session-Attorney-Client Privilege**

Council is requested to go into Closed Session pursuant to N.C.G.S. 143-318.11(a)(3) to preserve the attorney-client privilege.

Once the meeting was called to order, Mayor Wagner announced the need for a Closed Session.

Mayor Pro Tem Ewing moved to go into Closed Session pursuant to N.C. General Statute 143-318.11(a)(3) to preserve the attorney-client privilege.

Council reconvened into Open Session at 6:03 p.m. Mayor Wagner announced there would be no action as a result of the Closed Session.

## **CONSENT AGENDA ITEMS**

*Chairman Moore reported that the Finance Committee did meet as scheduled on Thursday, November 14, 2019 and placed all the Finance-related matters on the Consent Agenda with a favorable recommendation.*

**Chairman Moore then moved to approve all finance-related items on the Consent Agenda. Mayor Pro Tem Ewing made a second to the motion, which carried by an 9-0 unanimous vote.**

*Note: Although one motion was made to approve/adopt these matters under the Finance Committee Consent Agenda, action on all of these matters will be reflected throughout the Consent Agenda portion of these minutes as being made and seconded by the same persons.*

**FINANCE COMMITTEE - Council Member Moore, Chair**  
**Committee Members: Moore, Ewing, Hudson, and Jones**

[2019-499](#)

**Budget Ordinance Amendment - Library Bookmobile Grant**

City Council is requested to approve a budget amendment for funds from a North Carolina LSTA EZ grant for the purchase of the bookmobile from Special Grants Fund to the General Capital Projects Fund.

**Attachments:**    [1. Bookmobile grant amendment](#)  
[Signed ORD Bookmobile Grant Amendment](#)

Adopted an ordinance amending the FY 2019-2020 Budget Ordinance to move funds from a North Carolina LSTA EZ grant for the purchase of the bookmobile from the Special Grants Fund to the General Capital Projects Fund from which the purchase was made.

Ordinance No. 7579/19-96  
Ordinance Book Volume XX, Page 208

**A motion was made by Council Member Moore, seconded by Mayor Pro Tem Ewing, that this budget ordinance amendment be adopted. The motion carried by the following unanimous 9-0 vote:**

**Aye:** 9 - Mayor Wagner, Council Member Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor Pro Tem Ewing

[2019-500](#)

**Contract - Motorola Solutions Inc. - System Core 800 MhZ Radio System.**

City Council is requested to award a contract to Motorola Solutions Inc. in the amount of \$591,105 payable over (3) three years to purchase a System Core for the 800 MhZ Radio System.

**Attachments:**    [2. Motorola System Core Purchase](#)

Approved award of a contract to Motorola Solutions Inc. in the amount of \$591,105 payable over three (3) years to purchase a System Core for the 800 MhZ Radio System.

**A motion was made by Council Member Moore, seconded by Mayor Pro Tem Ewing, that this contract be approved. The motion carried by the following unanimous 9-0 vote:**

**Aye:** 9 - Mayor Wagner, Council Member Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor Pro Tem Ewing

[2019-501](#)

**Budget Ordinance - Amendment - Motorola Radio System Core Purchase - Capital Lease**

City Council is requested to approve a budget amendment in the amount of \$550,663 to allow proper accounting of a capital lease to purchase a System Core from Motorola for the

800 MhZ Radio System.

**Attachments:**    [3. Motorola System Core Purchase Budget Amendment](#)  
[Signed Ordinance Motorola System Core](#)

Adopted an ordinance amending the FY 2019-2020 Budget Ordinance in the amount of \$550,663 to allow proper accounting of a capital lease to purchase a System Core from Motorola for the 800 MhZ Radio System.

Ordinance No. 7580/19-97  
Ordinance Book Volume XX, Page 209

**A motion was made by Council Member Moore, seconded by Mayor Pro Tem Ewing, that this budget ordinance amendment be adopted. The motion carried by the following unanimous 9-0 vote:**

**Aye:** 9 - Mayor Wagner, Council Member Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor Pro Tem Ewing

## [2019-502](#)

### **Resolution - Donation - Surplus Radio Equipment - Newton Grove Police Department & Hasty Fire Department**

City Council is requested to approve a resolution to donate surplus handheld radio equipment to Newton Grove Police Department and Hasty Fire Department and the appropriate City official and/or employee be authorized to execute all necessary documents.

**Attachments:**    [4. Radio Donation](#)  
[Signed RES Readio Equip Donation](#)

Adopted a resolution donating surplus handheld radio equipment to Newton Grove Police Department and Hasty Fire Department and to authorize the appropriate city official and/or employee to execute all necessary documents associated with the donation.

Resolution No. 1908/19-64  
Resolution Book Volume XX, Page 137

**A motion was made by Council Member Moore, seconded by Mayor Pro Tem Ewing, that this resolution be adopted. The motion carried by the following unanimous 9-0 vote:**

**Aye:** 9 - Mayor Wagner, Council Member Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor Pro Tem Ewing

## [2019-503](#)

### **Ordinance - Budget Amendment - Limited Obligation Bond Project Restatement**

City Council is requested to approve a budget amendment to transfer the amount of \$671,820 from the General Debt Service Fund for debt issuance costs that were expended from the General Bond Fund but budgeted in the General Debt Service Fund.

**Attachments:**    [5. Debt Service Amendment](#)  
                              [Signed ORD Debt Service Amendment](#)

Adopted an ordinance amending the FY 2019-2020 Budget Ordinance to transfer funds from the General Debt Service Fund to the General Bond Fund for debt issuance costs that were budgeted in the General Debt Service Fund but paid out of the General Bond Fund.

Ordinance No. 7581/19-98  
Ordinance Book Volume XX, Page 210

**A motion was made by Council Member Moore, seconded by Mayor Pro Tem Ewing, that this budget ordinance amendment be adopted. The motion carried by the following unanimous 9-0 vote:**

**Aye:** 9 - Mayor Wagner, Council Member Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor Pro Tem Ewing

#### [2019-513](#)

##### **Reallocate Stadium Improvement Costs - High Point Baseball**

City Council is requested to approve rebating the cost of capital improvements to the multipurpose stadium in the amount of \$559,705 to High Point Baseball Inc.

**Attachments:**    [Reallocate Stadium Costs](#)

Approved rebating the cost of capital improvements to the multipurpose stadium in the amount of \$559,705 to High Point Baseball Inc.

**A motion was made by Council Member Moore, seconded by Mayor Pro Tem Ewing, that this matter be approved. The motion carried by the following unanimous 9-0 vote:**

**Aye:** 9 - Mayor Wagner, Council Member Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor Pro Tem Ewing

#### [2019-514](#)

##### **Resolution - Condemnation - 315 N. Elm Street**

City Council is requested to adopt a resolution authorizing the City Attorney to give a 30 day Notice of Condemnation to the property owner of 315 N. Elm Street, to file the necessary proceedings under Chapter 40A of the North Carolina General Statutes, and to authorize the Finance Director to issue a draft in the amount of \$1,010,000 to the Clerk of Superior Court as just compensation to the property owner.

**Attachments:**    [FINAL DOCUMENT Condemnation 315 N. Elm Street](#)  
                              [Signed RES Condemnation 315 N Elm St](#)

Adopted a resolution authorizing condemnation to acquire the property located at 315 N. Elm Street in connection with the construction of an off-street parking facility.

Resolution No. 1909/19-65

Resolution Book Volume XX, Page 138

**A motion was made by Council Member Moore, seconded by Mayor Pro Tem Ewing, that this resolution be adopted. The motion carried by the following unanimous 9-0 vote:**

**Aye:** 9 - Mayor Wagner, Council Member Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor Pro Tem Ewing

## **REGULAR AGENDA ITEMS**

### **FINANCE COMMITTEE - Council Member Moore, Chair**

#### **[2019-504](#)**

#### **Comprehensive Annual Financial Report (CAFR) 2018-2019**

City Council is requested to acknowledge receipt of the City of High Point Comprehensive Annual Financial Report for the Fiscal Year Ended June 30, 2019 and related required communications from the City's auditors, Cherry Bekaert LLP.

**Attachments:** [6. Acknowledge Receipt of CAFR-2019](#)

[CAFR FY18-19 Web Version](#)

[City of High Point Audit Wrap-Up](#)

Finance Committee Chairman Britt Moore introduced Eddie Burke with Cherry Bekaert LLP and invited him to the podium for a brief presentation on the 2018-2019 Comprehensive Annual Financial Report (CAFR).

Mr. Burke first introduced those who did the work on the audit and very briefly described the auditors role and the process. He described the types of things they did related to the internal controls and types of things they did to verify numbers. He stated he would primarily focus on the General Fund information and the Proprietary Fund as a whole and would touch on the city's overall cash/investment position, the city's debt position, and capital assets at the end of the year.

From an overall audit perspective, four audit opinions were issued by Cherry Bekaert on the following:

1. Financial Statements
2. N.C. General Statutes compliance
3. Federal Grant compliance
4. State Grant compliance

Mr. Burke reported the city received a clean opinion on all of these. The city received and spent approximately \$6.9 million in federal grants this year and spent approximately \$6.6 million in state grants. The following grants were audited as part of the process:

1. Federal Transit
2. Downtown Revitalization
3. Powell Bill

There were no material changes in accounting policies this year. Mr. Burke offered a reminder that there are two component units being report in the financial statements:

1. ABC Board (a discreetly presented component unit), and
2. Forward High Point (a blanded component unit)

Of significance, Mr. Burke reported that the CAFR Report was issued and delivered by October 31st this year, which has not been the case in the past. He attributed this to the new transition team that is now in place in the Finance Department.

The General Fund Financial Statements reflected around \$112 million in revenues at the end of the year compared to \$107 million last year; however, the numbers were fairly consistent. From an expense perspective, expenses were also fairly consistent with the prior year of around \$107 million.

He reported the Fund Balance did increase due to excess revenues over expenditures in the current year. The city's Unassigned Fund Balance stood at 11% this year, which was in compliance with the city's policy at 10%; the State requires 8%.

From a Proprietary Fund perspective, revenues at the end of the year were around \$208 million; the biggest change was intergovernmental primarily in the Mass Transit Fund due to some grant funding received in the current year. From an expense perspective, expenses were also fairly consistent. One of the major changes was due to some additional expenses due to Hurricane Dorian through the year that were budgeted differently in one category from the prior year.

The city's Cash/Investment balance at the ed of the year revealed that the city does a good job in maximizing investment earnings while addressing liquidity when funds may be needed.

The big change in the Capital Assets category primarily had to do with the catalyst project around the stadium, the events center, museum, and educational center, and restaurants at the end of the year.

From a long-term debt perspective, the city had its normal pay down in debt, but there were some new revenue bonds for water and sewer issued around \$48 million.

Mr. Burke concluded his presentation by summarizing the CAFR results as follows:

City received a clean opinion  
No adjusting journal entries  
Overall control environment was good  
No significant deficiencies or material weaknesses

Chairman Moore thanked Mr. Burke for his presentation and for Cherry Bekaert's work in determining the findings in the CAFR.

Acknowledged receipt of the FY 2018-2019 Comprehensive Annual Financial Report (CAFR).

**A motion was made by Council Member Moore, seconded by Mayor Pro Tem Ewing, to acknowledge receipt of the 2018-2019 CAFR (Comprehensive Annual Financial Report). The motion carried by the following unanimous 9-0 vote:**

**Aye:** 9 - Mayor Wagner, Council Member Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor Pro Tem Ewing

## **PENDING ITEMS**

[2018-169](#)

### **Amendment to License Agreement - Cingular Wireless PSC, LLC (AT&T)**

City Council is requested to approve an Amendment to the License Agreement with Cingular Wireless PCS, LLC (AT&T) which allows the location of communication equipment at the City's Ward Water Plant; and authorize the City Manager to execute the agreement.

**Attachments:** [7. Amendment to Lease Agreement - Crown Castle](#)

*Note: This matter was initially heard by City Council on May 21, 2018, at which time action was taken to refer it to the Finance Committee at the suggestion of City Attorney JoAnne Carlyle due to necessary clean-up on the contract in general as the company has changed hands and names.*

## **COMMUNITY HOUSING, NEIGHBORHOOD DEVELOPMENT AND PUBLIC SAFETY COMMITTEE - Council Member Golden, Chair**

[2019-505](#)

### **Ordinance - Demolition of Dwelling - 611 Woodbury Street**

Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 611 Woodbury Street belonging to Heirs of Louise C. Miller.

**Attachments:** [611 Woodbury St Council Packet](#)  
[Certification 611 Woodbury St](#)

Lori Loosemore, Local Codes Enforcement Manager, reported on the following key points/dates for 611 Woodbury Street.



**611 Woodbury      Date**

Original Inspection      March 21, 2019

Hearing (no one appeared)      July 15, 2019

Ordinance to Repair Or Demolish Issued      July 31, 2019

Compliance date of ORTD      August 30, 2019

Ms. Loosemore advised that they did have to advertise this housing case in the newspaper because of it being heir property. Delinquent taxes in the amount of \$4,200 are owed on the property for tax years 2010 through 2019. She concluded her presentation with some pictures taken from the interior of the structure.

There was no one present to speak on behalf of the property.

Adopted an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 611 Woodbury Street.

Ordinance No. 7582/19-99

Ordinance Book Volume XX, Page 211

**A motion was made by Council Member Golden, seconded by Council Member Williams, that this demolition ordinance be adopted. The motion carried by the following unanimous 9-0 vote:**

**Aye:** 9 - Mayor Wagner, Council Member Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor Pro Tem Ewing

## **PROSPERITY & LIVABILITY COMMITTEE - Mayor Pro Tem Ewing, Chair**

### **Committee Members: Ewing, Hudson, Peters, and Golden**

#### **[2019-506](#)**

#### **High Point Public Library - Sensory Garden**

In April 2019, the High Point Public Library Foundation submitted an application to the Rotary Club of High Point for consideration of a Sensory Garden as the Club's major centennial project in the year 2020. In October 2019, the Rotary board voted unanimously to accept this proposal and to commit revenues from major fundraising events to this project. The library requests Council's endorsement of this project on City property.

**Attachments:**    [Sensory Garden](#)

[Sensory Garden - COUNCIL PRESENTATION - 10-9-19](#)

Prosperity & Livability Committee Chairman Jason Ewing shared that earlier this year the Library Foundation submitted an application to the Rotary Club of High Point for consideration of a Sensory Garden as the club's major centennial project. He invited Ray Gibbs to approach the podium for a presentation.

Mr. Gibbs reported that he has been working with the Library for about a year on this concept. The area proposed for the Sensory Garden is a 7,000 sq. ft. area on the Library property at the corner of Sunset and N. Main Street in the general vicinity of the clock tower looking back to the building on the southside of the current children's area. Mr. Gibbs advised that a Sensory Garden is primarily designed to be used by children with autism and adult seniors with Alzheimers using the different senses such as touch, sight, colors, sound, taste, etc....

Mr. Gibbs reported that he has already made some partnerships with local businesses that work with autistic children to help design the different features within the garden. He pointed out the Library will help with donations and fund management and noted all funds raised would go through the Library Foundation who will hold and distribute funds. Forward High Point will do the design, marketing, and the funding plans and the Rotary Club is the lead donor with the project.

Chairman Ewing reiterated that no funding is being requested of the city of High Point and noted this is a presentation regarding the agreement between the Library and the High Point Rotary Club and they are asking for Council's consent for them to utilize the city's property in order to move forward with the project. Chairman Ewing entertained questions.

Council Member Jones inquired about the timeline for the construction from April to October and asked if this would conflict with the Furniture Market. Mr. Gibbs replied this is such a small, confined site and they would not be using any large equipment so there shouldn't be any need to block roadways or make any changes.

Council Member Jones also inquired about any potential maintenance costs for the city. Mr. Gibbs replied that there would be some long-term maintenance costs, but could be some partnerships with local garden clubs to help. He felt it would be something that needs to be looked at in the long term, but should not be substantial.

City Attorney JoAnne Carlyle asked Mr. Gibbs about the parties that might be involved in the proposed agreement. Mr. Gibbs replied that there is not an agreement in place at the moment, but the parties have agreed in concept and he hopes to work out a Memorandum of Understanding between all parties involved at this point (Rotary Club, Forward High Point, and the Library Foundation) to ensure what the expectations are.

Chairman Ewing asked if there were any further questions. There were none.

Approved the endorsement of the Sensory Garden Project to be located on city property at the corner of Sunset Avenue and N. Main Street.

**A motion was made by Mayor Pro Tem Ewing, seconded by Council Member Peters, to**

approve the endorsement of the proposed "Sensory Garden" project to be located on city property. The motion carried by the following unanimous 9-0 vote:

**Aye:** 9 - Mayor Wagner, Council Member Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor Pro Tem Ewing

## **PLANNING & DEVELOPMENT COMMITTEE - Council Member Williams, Chair**

**Committee Members: Williams, Jones, Moore, and Scarborough**

## **PUBLIC HEARINGS**

### **2019-507**

#### **Resolution - High Point University - Street Abandonment 19-02**

A request by High Point University and Georgia Tassopoulos, by Pinnacle Bank as Power-of-Attorney by Nancy B. Dameron, to abandon all of the Guilford Avenue, McCain Place, Fifth Street and E. Farriss Avenue (northern portion) rights-of-way, lying east of N. Centennial Street and south of E. Lexington Avenue.

**Attachments:** [Staff Report SA-19-02](#)

[Signed RES SA-19-02](#)

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

High Point University is requesting the City Council abandon various street right-of-ways adjacent to their campus. The right-of-ways in question are adjacent to a block bounded by N. Centennial Street, E. Lexington Avenue, Panther Drive, and E. Farriss Avenue. With the exception of the property at 1215 McCain Place, the university owns all the property within this block and the property owner at 1215 McCain Place has signed on as co-applicant with this application.

Earlier this year there was a zoning amendment application for this area where all this block, except for the property at 1215 McCain Place, was rezoned to Conditional Zoning Institutional District and added to the HPU campus. There is little public purpose for the remaining right-of-ways as the university owns all the property except for the one lot at 1215 McCain Place. As such, HPU is requesting abandonment of these.

The Technical Review Committee reviewed these requests and had no objections; however there are various utilities within the right-of-ways and the public and private utility providers noted that easements must be reserved over those various utilities. Staff finds that the abandonment of the public interest and conveying this right-of-way to the property owners (HPU and co-applicant at 1215 McCain Place) as provided by State statutes is not contrary to the public interest.

In working with this property owner, HPU has established a cross-access easement, so if the right-of-way abandonment is approved, no individual property owner will be denied access.

The Planning & Development Department is recommending approval of the request with the reservation of the following easements:

1. Stormwater easement
2. Sanitary Sewer easement
3. Water utility easement
4. Gas easement
5. Electrical easement
6. 15-foot-wide NorthState Telecommunications easement

This request was reviewed by the Planning & Zoning Commission at their September public hearing and they also recommended approval.

Following Mr. Shannon's presentation, Planning & Development Committee Chairman Chris Williams asked if there were any questions of staff. There being no questions, he opened the public hearing and invited the applicant to come to the podium.

Steve Potter, Vice President of Facilities at High Point University, approached the podium and expressed his availability to answer any questions that anyone has in regards to the request.

There were no questions.

Chairman Williams asked if there was anyone else in the audience who would like to speak regarding this request. There being no further comments, the public hearing was closed.

Adopted the resolution approving Street Abandonment 19-02 as requested by High Point University to abandon all of the Guilford Avenue, McCain Place, Fifth Street and E. Farris Avenue (northern portion) rights-of-ways, lying east of N. Centennial Street and south of E. Lexington Avenue subject to the retention of the following easements:

A 20-foot wide stormwater easement centered over all existing stormwater lines within and crossing all the impacted rights-of-way;

A 20-foot wide sanitary sewer utility easement centered over all existing stormwater lines within and crossing all the impacted rights-of-way;

A 20-foot wide water utility easement centered over all existing water lines within and crossing all the impacted rights-of-way; including over existing fire hydrants and hydrant lead lines;

A 20-foot wide gas line easement centered over all existing Piedmont Natural Gas lines within and crossing all the impacted rights-of-way;  
A 30-foot wide electrical utility easement, which also includes city fiber optic lines, cable TV lines , and NorthState Communication lines, centered over all existing overhead electric lines within and crossing all the impacted rights-of-way; and  
A 15-foot wide NorthState telecommunications easement for NorthState telecommunications utility lines that are separate from city electric lines, centered over these separate NorthState utility lines within and crossing all the impacted rights-of-way.

Resolution No. 1907/19-63  
Resolution Book Volume XX, Page 136

**A motion was made by Council Member Williams, seconded by Mayor Pro Tem Ewing, that this street abandonment resolution be adopted. The motion carried by the following unanimous 9-0 vote:**

**Aye:** 9 - Mayor Wagner, Council Member Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor Pro Tem Ewing

#### 2019-508

#### **Ordinance - Williard Farms LLC - Annexation 19-10**

A request by Williard Farms LLC for a voluntary contiguous annexation of approximately 26.04 acres located along the west side of Barrow Road, approximately 500 feet south of Southwest School Road. The property is also known as Guilford County Tax Parcels 171240 and 171234.

**Attachments:** [2. Staff Report AN-19-10](#)  
[Signed ORD AN 19 10](#)

The joint public hearing for this matter and related matter 2019-509 Zoning Map Amendment 19-20 was held at 5:30 p.m. on Monday, November 18, 2019 as duly advertised.

Herb Shannon, Senior Planner with the Planning and Development Department, advised that staff would provide a combined presentation on Annexation 19-10 and Zoning Map Amendment 19-20; however, separate action would be required on the individual matters.

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

The applicant, Williard Farms LLC, has submitted an application for a voluntary contiguous annexation of approximately 26.04 acres located along the west side of Barrow Road, approximately 500 feet south of Southwest School Road. The applicant is requesting annexation for access to city utilities. The annexation is a logical progression of the city of

High Point annexation policies for this area and the site is for the most part surrounded by the city corporate limits. There are already city service vehicles in this area and annexation of this land area would not negatively impact the city's ability to provide services for this area.

Regarding Zoning Map Amendment 19-20, the applicant has requested rezoning. The site currently has an Agricultural zoning designation within the Guilford County zoning jurisdiction; however, as part of any annexation, city zoning must be established. The applicant has requested the establishment of a Conditional Zoning Residential Single Family-5 or CZ R-5 zoning for this site. Also included with this application is a Conditional Zoning Ordinance where the applicant has offered conditions pertaining to limiting the number of access points to Barrow Road and for stormwater management control. The applicant is proposing an 81-lot subdivision.

Almost all the land in this area including the site in question is designated by the Land Use Plan as Low Density Residential that is primarily intended for single-family development at a density of up to 5 units per acre.

Mr. Shannon noted that both a Transportation Table and a School District table are included in the staff report.

He then shared the following key points regarding the application.

**Compatibility with the surrounding area.** The site abuts residential abuts city residential developments and to the north, west, and south there are existing single-family subdivisions. All this area is designated by the Land Use Plan as Low Density Residential. The abutting PDM District which is to the north, west, and south that was part of a larger 270-acre mixed-use development that had a master plan and an overall density of 3.5 units per acre. As the applicant is proposing a density of a little over 3 units per acre, the development would be consistent with the policy for this area and compatible with the surrounding properties.

**Mitigating impacts.** The proposed R-5 District supports the single-family development and the abutting single-family residential developments that surround the site developed under similar standards. There are streams that impact the site and the Development Ordinance requires stream buffers on both sides of the stream. The applicant has also included a condition for treating stormwater runoff if adjacent property is developed for a single-family development in the future.

Mr. Shannon pointed out there has been no significant change in the city's Land Use Policy for this area and since 1992, this portion of the city's planning area has been designated for low-density residential at a density of up to 5 units per acre. Over the past 30 years, there have been multiple developments along this segment of Barrow Road consisting of a combination of single-family and townhome developments under the R-5 and Residential

Multifamily-5 District and the applicant's request is consistent with that established zoning and development pattern.

Staff is recommending approval of this request. The Planning & Zoning Commission reviewed the request at their October public hearing and also recommended approval by a vote of 8-0.

Council Member Golden asked if there has been any conversation about what the impact is going to be on the schools. Mr. Shannon explained that the School District Table was included in the packets for informational purposes as the city has no direct control over the schools.

Council Member Jones questioned the amount of acreage they will be developing since 7.25 acres will be left as open space to protect the environmentally-sensitive areas. It was noted that they would be developing just under 20 acres of the 26-acre tract.

At this time, Planning and Development Committee Chairman opened the public hearing and invited the applicant to come forward.

**Judy Stalder**, the applicant's representative, 665 N. Main Street, introduced the applicant, David Michaels from Windsor Investments. She advised that Windsor Investments is asking for zoning to allow low density single-family detached homes and pointed out it is in conformance with the Land Use Plan and in character with the area. They are asking for an R-5 zoning to allow flexibility in the lot size so they can protect the environmentally-sensitive areas. The density they are proposing is right at 3.1 units per acre.

Ms. Stalder advised that they did hold the required Citizen Information meeting and the neighbors voiced concerns about traffic and the impact of the proposed development on the schools. She noted the main access would be to Barrow Road, a multi-lane roadway designed to handle residential traffic with a second connection to an existing street. She pointed out the connection is required by the city's Connectivity Policy and the stub where they will connect was built when the adjacent subdivision was developed.

Regarding the neighbors concerns about overcrowding at the Southwest schools, Ms. Stalder noted the schools are aware and know this area is being proposed for a single-family residential area. She pointed out the Southwest Elementary and Southwest Middle schools are not currently at capacity and noted all the homes would not be sold at the same time so there would be no overwhelming increase all at once. Additionally, she noted that all the students would not be in the same class level and in this demographic, not all the students would go to public schools.

She asked for Council's approval of the request because it is in conformance with the city's Land Use Plan, is in character with existing development in the area, and has access to a

roadway designed for the residential purpose.

Chairman Williams asked if there was anyone else present who would like to speak in support of or in opposition to the request as submitted by the applicant.

**Erik Garland**, a resident at 4367 Cedar Trail Court in High Point, shared the following concerns.

- ✓ Overcrowding of the schools
- ✓ Traffic

Mr. Garland explained that he reached out to the Guilford County School Administration office and was given a study from GMT LLC from 2017 that was published in January of 2019 that showed that Southwest Elementary is overutilized and by 2027, they expect it to be at 108% utilization. The study also showed that Southwest High School is underutilized at 93% currently and is projected to be at 104% by 2027.

Regarding the traffic concerns, he advised that he reached out to the Police Department and asked for crash/accident reports for the two intersections near the schools. According to the crash reports, accidents increased from 8 in 2015 to 14 in 2018.

He also mentioned the other residential developments under construction in the Skeet Club Road area on Clinard Farms Road and Willard Dairy Road. He stressed the need for a traffic analysis because of all the residential development.

**Lynne Watts**, a resident at 3153 Cranberry Ridge Drive in High Point, expressed concerns regarding the following:

**Density.** She noted the homes are proposed to be built on an average lot size of 7,000 sq. ft. and she felt this is not comparable to the surrounding subdivisions which are built on 10,000 sq. ft.

**Traffic.** She advised that after contacting the Department of Transportation, she learned that they concurred with her regarding the traffic in the area and told her that they have recently requested a study to be done. She felt an in-depth traffic impact analysis is needed before moving forward.

**Schools.** She pointed out that there are 27 mobile classrooms being shared between the three Southwest schools because they are overcapacity. She asked about the possibility of the tax revenues received from these new housing developments being filtered into the Southwest schools for facilities and other improvements.

Chairman Williams asked if there were any additional comments. There being none, he



declared the public hearing closed.

**Annexation 19-10**

Adopted an ordinance approving Annexation 19-10.

Council Member Williams moved adoption of the ordinance approving Annexation 19-10. Council Member Hudson made a second to the motion, which carried by a 9-0 unanimous vote.

**Ordinance No. 7575/19-92**

**Ordinance Book Volume XX, Page 204**

**Zoning Map Amendment 19-20**

Adopted an ordinance approving Zoning Map Amendment 19-20 to rezone approximately 26.04 acres from the Agricultural (AG) District within Guilford County's zoning jurisdiction, to a Conditional Zoning Residential Single Family-5 (CZ R-5) District.

Council Member Williams moved adoption of an ordinance approving Zoning Map Amendment 19-20 based on consistency with the City's adopted policy guidance because the zoning site is designated Low Density Residential by the adopted Land Use Plan, and that the request is reasonable and in the public interest because the site is primarily surrounded by properties within the corporate limits and surrounded by low density single-family residential subdivisions, except for the Southwest School complex immediately across Barrow Road.

**Ordinance No. 7576/19-93**

**Ordinance Book Volume XX, Page 205**

**A motion was made by Council Member Williams, seconded by Council Member Hudson, that this annexation ordinance be adopted. The motion carried by the following unanimous 9-0 vote:**

**Aye:** 9 - Mayor Wagner, Council Member Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor Pro Tem Ewing

**2019-509**

**Ordinance - Windsor Investments, LLC - Zoning Map Amendment 19-20**

A request by Windsor Investment, LLC to rezone approximately 26.04 acres from the Agricultural (AG) District, within Guilford County's zoning jurisdiction, to a Conditional Zoning Residential Single Family-5 (CZ R-5) District. The site is located along the west side of Barrow Road, approximately 500 feet south of Southwest School Road. Approval of this rezoning request is contingent upon City Council approval of a voluntary annexation request.

**Attachments:** [3. Staff Report \(ZA-19-20\)](#)

[Signed ORD ZA 19 20](#)

The joint public hearing for this matter and related matter 2019-508 Annexation

19-10 Williard Farms LLC was held at 5:30 p.m. on Monday, November 18, 2019 as duly advertised.

Note: For specific comments made during the public hearing, please refer to 2019-508 Annexation 19-10 Williard Farms LLC.

Adopted an ordinance approving Zoning Map Amendment 19-20 to rezone approximately 26.04 acres from the Agricultural (AG) District within Guilford County's zoning jurisdiction, to a Conditional Zoning Residential Single Family-5 (CZ R-5) District.

Council Member Williams moved adoption of an ordinance approving Zoning Map Amendment 19-20 based on consistency with the City's adopted policy guidance because the zoning site is designated Low Density Residential by the adopted Land Use Plan, and that the request is reasonable and in the public interest because the site is primarily surrounded by properties within the corporate limits and surrounded by low density single-family residential subdivisions, except for the Southwest School complex immediately across Barrow Road.

**Ordinance No. 7576/19-93**

**Ordinance Book Volume XX, Page 205**

**A motion was made by Council Member Williams, seconded by Mayor Pro Tem Ewing, that this rezoning ordinance be adopted. The motion carried by the following unanimous 9-0 vote:**

**Aye:** 9 - Mayor Wagner, Council Member Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor Pro Tem Ewing

## [2019-510](#)

### **Ordinance - Tim Richardson and Beverly Richardson Graham - Annexation 19-11**

A request by Tim Richardson and Beverly Richardson Graham, on behalf of the Estate of Margaret Richardson, for a voluntary contiguous annexation of an approximate 20.58 acre parcel located south of Bales Chapel Road, north of Chatfield Drive and approximately 850 feet east of Warwick Drive. The property is also known as Guilford County Tax Parcel 160169.

**Attachments:** [4. Staff Report AN-19-11](#)  
[Signed ORD AN 19 11](#)

The joint public hearing for this matter and related matter 2019-511 Zoning Map Amendment 19-21, Yearns Properties, Inc. was held on Monday, November 18, 2019 at 5:30 p.m. as duly advertised.

Herb Shannon, Senior Planner with the Planning and Development Department, advised that staff would provide a combined presentation for Annexation 19-11 and Zoning Map Amendment 19-21; however, separate votes would be required

for the individual matters.

The applicants, Tim Richardson and Beverly Richardson Graham, have submitted a voluntary contiguous annexation of an approximate 20.58-acre parcel located south of Bales Chapel Road, north of Chatfield Drive, approximately 850 feet east of Warwick Drive. They are requesting annexation in order to have access to city utilities and to facilitate development of a mixed residential subdivision. The property abuts the city limits to the northwest, west, and south and the request represents a logical progression of the city's Annexation Policy. City service vehicles are already in the area and staff has determined that the annexation of this parcel of property would not negatively impact the city's ability to provide service in this area.

Regarding Zoning Map Amendment 19-21, Mr. Shannon advised this property is already within the city's ETJ area where the city has zoning, building permit, and subdivision control, but the property has not been annexed. The current zoning on the property is R-3 and the applicant has submitted an application to rezone this property to the Conditional Zoning Residential Multifamily-5 District. This portion of the city has a Low Density Residential designation on the city's adopted Land Use Map.

As part of this rezoning application, the applicant has also included a Conditional Zoning Ordinance in which the applicant has offered conditions pertaining to

- Prohibiting multi-family development
- Right-of-way dedication
- Limiting the number of access points, and
- Providing higher landscaping standards.

Mr. Shannon advised that a Transportation Table is also included in the staff report for informational purposes and based upon the number of units proposed for development, a Transportation Impact Analysis was not required. Additionally, a School District Table is included in the staff report for informational purposes regarding school impacts.

Mr. Shannon identified the following key points from the Staff Analysis.

**Compatibility with the surrounding area.** There is already an existing mixture of single-family and townhome development in this area. Mr. Shannon shared a topographic map of the site and noted there is a perennial stream running along the southern boundary of the site. The City of High Point's environmental regulations would require a 100-foot buffer on top of the bank on both sides; this will help provide separation from the single-family subdivision to the south, as well as separation from the development to the east. The Bales Chapel Road right-of-way will provide separation from the development to the north.

The property abuts three lots in the single-family subdivision to the west and the applicant has offered a condition that if that portion of the site is developed with townhomes, a minimum 15-foot-wide landscaping yard will be planted with 50% Evergreen species. The applicant has also offered a condition to prohibit multifamily development.

**Mitigating impacts.** The RM-5 Dostroct restricts building heights to a maximum of 50 feet and the Development Ordinance also has standards limiting the number of townhome units that could be attached, standards for extra lighting and landscaping.

Mr. Shannon reported that there has been no significant change in the Land Use Policy for this portion of the city since 1983 when the Land Use Pan was initially adopted, then updated in 2000. The policy guidance supported residential development up to 5 units per acre. The applicant is proposing up to 75 units of a combination of townhomes and single-family, which is well under the 5 units per acre required per the Land Use Plan.

Both staff and the Planning & Zoning Commission recommend approval of this request.

At this time, Chairman Williams opened up the public hearing and invited the applicant to come forward.

Wiley A. Sykes, the applicant's representative, provided an overview of the proposal to rezone this site in order to develop a mixed residential development consisting of townhomes and single-family homes. They are proposing 44 single-family detached and 31 single-family townhomes on this 20.8-acre tract. They are asking that the property be annexed into the City of High Point and that the property be rezoned from R-3 to CZ-RM-5 which would increase the density from 3 units per acre to approximately 3.6 units per acre.

Mr. Sykes stated they plan on placing all of their townhome units adjacent to the existing townhome units on Chatfield Drive and the Bales Wesleyan Church property. They also plan on having one group of townhomes adjacent to the three single-family homes and have agreed to the planting buffer for evergreens.

NCDOT has visited the site and verbally approved the street access location onto Bales Chapel Road. The NCDOT driveway permit process will formalize the approval of the location. A second access point will also be required for the subdivision and Mr. Sykes reported that they are working with the High Point Department of Transportation on an access to Chatfield Drive.

Mr. Sykes advised that they did hold the required Citizens Information Meeting

and noted there was some expected anxiety from various attendees, much of which was based on the existing traffic issues on Chatfield Drive and Bales Chapel Road. They took these concerns to the Technical Review Committee and proposed that a Three-Way STOP could be placed on Chatfield Drive at the intersection to help slow down the traffic in the curve of the street. He pointed out that traffic concerns on Bales Chapel Road would need to be addressed by NCDOT because they hold jurisdiction on Bales Chapel Road. According to a traffic accident report obtained, there have only been three vehicular accidents on Bales Chapel Road in five years with no reported injuries.

Mr. Sykes stated he would gladly entertain any questions and recognized Dan Pritchett with Jamestown Engineering who could address any technical questions about the proposed development.

There being no questions of the applicant, Chairman Williams asked if there was anyone else present who would like to comment in opposition to or in support of the proposed development.

**Jim Dorosiewicz**, a Whites Road resident for 35 years, introduced his wife, Kathleen, who was present with him. He expressed concerns regarding the following:

**Density.** He did not think it would be a high density residential development.

**Hazardous conditions on Bales Chapel Road.** He noted since he has been living there for the past 35 years, he knows of at least one person who died as the result of an accident. He advised that Bales Chapel Road is a very steep road with only about 20 yards of visibility over the hill which makes for a dangerous situation when traveling around the curve keeping people from seeing any cars approaching.

Mr. Dorosiewicz felt putting an entrance there would create a very dangerous situation. He pointed out that Bales Chapel Road is a narrow, two-lane road and there should not be a subdivision like this with an entrance onto that road.

Chairman Williams asked if there was anyone else who would like to speak. There being no further comments, the public hearing was declared closed.

#### **Annexation 19-11**

Adopted an ordinance approving Annexation 19-11.

Council Member Williams moved to adopt an ordinance approving Annexation 19-11. Council Member Hudson made a second to the motion.

For further discussion, Council Member Peters asked if staff could address the

issue with the curve and the hill on Bales Chapel Road.

Mark McDonald, Director of Transportation, advised that the applicant would have to get a driveway permit from NCDOT for their access to Bales Chapel Road and the site distance issue would be something that would have to be addressed during that process.

Council Member Peters asked if staff has looked any any other options to help make it safer. Mr. McDonald replied that this was specifically related to Chatfield Drive and the neighbors could follow the traffic calming process already in place and they could do that now or upon completion of the project. Council Member Jones advised that he lived in this area for ten years and still owns property there. He pointed out the most dangerous situation is coming off Warwick going left or right because of the traffic approaching from the right. He felt an access point on Bales Chapel Road would be fine and did not think of it as a major danger zone. Mr. McDonald advised he visited the area this afternoon and pointed out that placement of the access to Bales Chapel would be extremely important and it was his understanding that it would be placed closer to the crest of a hill which would provide better visibility.

There being no further discussion, Mayor Wagner called for a vote on the motion to adopt the ordinance providing for the annexation of this property. The motion carried by the following 9-0 unanimous vote.

**Ordinance No. 7577/19-94**  
**Ordinance Book Volume XX, Page 206**

**Zoning Map Amendment 19-21**

Adopted the ordinance approving Zoning Map Amendment 19-21 to rezone approximately 20.84 acres from the Residential single Family-3 District to a Conditional Zoning Residential Multifamily-5 (CZ RM-5) District.

**Council Member Williams moved to adopt the ordinance approving Zoning Map Amendment 19-21 based on consistency with the City's adopted policy guidance because the zoning site is designated Low Density Residential by the adopted Land Use Plan and the proposed CZ-RM-5 District is supported by the plan's goals and objectives; and the request is reasonable and in the public interest because the site, as conditioned, will allow residential development that is compatible with the adjacent residential developments and can be adequately served by municipal services. Council Member Jones made a second to the motion, which carried by the following 9-0 unanimous vote.**

**Ordinance No. 7577/19-94**  
**Ordinance Book Volume XX, Page 206**

**Council Member Williams moved to adopt the ordinance approving Zoning Map**

**Amendment 19-21 based on consistency with the City's adopted policy guidance because the zoning site is designated Low Density Residential by the adopted Land Use Plan and the proposed CZ-RM-5 District is supported by the plan's goals and objectives; and the request is reasonable and in the public interest because the site, as conditioned, will allow residential development that is compatible with the adjacent residential developments and can be adequately served by municipal services.**

**Council Member Jones made a second to the motion, which carried by the following 9-0 unanimous vote.**

**Aye:** 9 - Mayor Wagner, Council Member Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor Pro Tem Ewing

### [2019-511](#)

#### **Ordinance - Yearns Properties, Inc. - Zoning Map Amendment 19-21**

A request by Yearns Properties, Inc. to rezone approximately 20.84 acres from the Residential Single Family-3 (R-3) District to a Conditional Zoning Residential Multifamily-5 (CZ RM-5) District. The site is located south of Bales Chapel Road, north of Chatfield Drive and approximately 850 feet east of Warwick Drive. Approval of this rezoning request is contingent upon City Council approval of a voluntary annexation request.

**Attachments:** [5. Staff Report \(ZA-19-21\)](#)

[Signed ORD ZA 19 21](#)

The joint public hearing for this matter and related matter **2019-510 Annexation 19-11 Tim Richardson and Beverly Richardson Graham** was held on Monday, November 18, 2019 at 5:30 p.m. as duly advertised.

Note: For specific comments made during the public hearing, please refer to **2019-510 Annexation 19-11 Tim Richardson and Beverly Richardson Graham**

Herb Shannon, Senior Planner with the Planning and Development Department, advised that staff would provide a combined presentation for Annexation 19-11 and Zoning Map Amendment 19-21; however, separate votes would be required for the individual matters.

Adopted the ordinance approving Zoning Map Amendment 19-21 to rezone approximately 20.84 acres from the Residential single Family-3 District to a Conditional Zoning Residential Multifamily-5 (CZ RM-5) District.

**Ordinance No. 7577/19-94**  
**Ordinance Book Volume XX, Page 206**

**Council Member Williams moved to adopt the ordinance approving Zoning Map**

**Amendment 19-21 based on consistency with the City's adopted policy guidance because the zoning site is designated Low Density Residential by the adopted Land Use Plan and the proposed CZ-RM-5 District is supported by the plan's goals and objectives; and the request is reasonable and in the public interest because the site, as conditioned, will allow residential development that is compatible with the adjacent residential developments and can be adequately served by municipal services.**

**Council Member Jones made a second to the motion, which carried by the following 9-0 unanimous vote.**

**Aye:** 9 - Mayor Wagner, Council Member Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor Pro Tem Ewing

## **GENERAL BUSINESS AGENDA**

### **2019-515**

#### **Non-Profit Funding -Southwest Renewal Foundation**

Mayor Wagner requests Council consideration of a grant for the Southwest Renewal Foundation for the following projects. \$6,000 to complete a promotional video with art map to help people visualize the SW High Point Heritage Greenway and Potential for transformation; and \$4,000 to develop a new mobile friendly website and maintain through the current fiscal year. Both Projects will be completed before June 30, 2020.

Mayor Wagner advised this is a request that Council consider releasing \$10,000 to the Southwest Renewal Foundation. He explained this request came as part of the city's grant process in the current fiscal year and was heard by the Finance Committee; however no recommendation was made, so he placed it on tonight's agenda for consideration.

The Mayor reiterated that the Southwest Renewal Foundation has requested \$10,000 (\$6,000 of that would be to complete a promotional video with an art map and \$4,000 would be used to create a new mobile-friendly website including maintenance through the current fiscal year. It is anticipated that both of these projects will be completed by June 30, 2020. Mayor Wagner felt the request is in compliance with the city's policy regarding how those funds should be expended.

Council Member Hudson explained the grant had been on hold until the city could get additional information from the Southwest Renewal Foundation as far as the specifics of how they were going to spend the grant.

Council Member Hudson then moved approval of a grant for the Southwest Renewal Foundation for the following projects:

\$6,000 to complete a promotional video with art map to help people visualize the SW High Point Heritage Greenway and the potential for transformation; and \$4,000 to develop a new mobile-friendly website including maintenance through the current fiscal year



Council Member Peters made a second to the motion.

For further discussion, Mayor Pro Tem Ewing, pointed out one of the Southwest Renewal Foundations main focuses is still the greenway project and he felt one of the main components of being able to move the greenway project forward is acquisition of right-of-way for the greenway. He recalled reading that the Southwest Renewal Foundation received a grant allocation from the High Point Community Foundation for a promotional video or something similar. Council Member Peters advised that the Southwest Renewal Foundation asked the Community Foundation for \$18,000; they were only awarded \$8,000 and they still need the \$10,000. She pointed out this will be used for promotional materials to help the city and noted that area is part of an Opportunity Zone and the small-scale manufacturing.

Mayor Pro Tem Ewing stated he would not be supporting the request because he felt their main priority is getting the greenway completed and felt right-of-way acquisition would be a far better use of the funding.

Council Member Golden did not see any reason not to support their request since they have complied with what the city asked for.

Mayor Wagner asked if there was any further discussion. There being none, he called for a vote on the motion. The motion carried by the following 8-1 vote:

**A motion was made by Council Member Hudson, seconded by Council Member Peters, that this grant request for the Southwest Renewal Foundation be approved. The motion carried by the following 8-1 vote:**

**Aye:** 8 - Mayor Wagner, Council Member Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, and Council Member Jones

**Nay:** 1 - Mayor Pro Tem Ewing

## [2019-512](#)

### **Minutes To Be Approved**

Finance Committee Meeting; Thursday, October 31 @ 4:00 p.m.

Regular Meeting; Monday, November 4 @ 5:30 p.m.

**Attachments:** [1. October 31 2019 Finance Committee Minutes](#)  
[2. November 4 2019 High Point City Council Minutes](#)

**A motion was made by Mayor Pro Tem Ewing, seconded by Council Member Jones, that the preceding minutes be approved as submitted. The motion carried by the following unanimous 9-0 vote:**

**Aye:** 9 - Mayor Wagner, Council Member Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor Pro Tem Ewing

**Announcements****Town Hall Meeting at Deep River Recreation Center**

Mayor Pro Tem Ewing announced that County Commissioner Hank Henning and School Board Commissioner Kehm Irby are having a Town Hall Meeting at the Deep River Recreation Center until 8:00 p.m tonight to discuss the Southwest schools, school impacts, and the county directives.

**Special Meeting- November 21, 2019 @ 3:30 p.m.**

Mayor Wagner reminded everyone of the Special Meeting scheduled for Thursday, November 21, 2019 at 3:30 p.m for a joint meeting with the Greensboro City Council and the High Point City Council to hold a public hearing on economic development incentives for the Fresh Market. The meeting will be held at GTCC's Center for Advanced Manufacturing in Greensboro.

**2019-2023 City Council Orientation**

Council Member Jones shared a reminder that the 2019-2023 City Council Orientation would be held on Tuesday, November 19th at 2:00 p.m.

Prior to adjournment

**ADJOURNMENT**

Prior to adjournment, several people associated with Davis & Goldberg Orthodontics engaged in an outburst and were enraged because they did not get to speak on the condemnation for 315 N. Elm Street.

Mayor Wagner called them out of order and explained that the condemnation for 315 N. Elm Street was approved by the City Council on the Consent Agenda and was not on the agenda for a public hearing. He explained that because they are now represented by legal counsel, it has now become a legal matter and encouraged continued dialogue between their legal counsel and the city attorney.

There being no further business to come before Council, the meeting adjourned at 7:24 p.m. upon motion duly made by Mayor Pro Tem Ewing, seconded by Council Member Hudson, and carried unanimously.

Respectfully submitted,

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Jay W. Wagner, Mayor

Attest:

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Lisa B. Vierling, MMC  
City Clerk