

# City of High Point

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



## Minutes

**Wednesday, July 22, 2020**

**5:30 PM**

**Council Chambers**

## **Adjourned Session of City Council**

*Jay W. Wagner, Mayor  
Christopher Williams, Mayor Pro Tem  
Michael A. Holmes, S. Wesley Hudson,  
Cyril Jefferson, Tyrone E. Johnson, Victor Jones,  
Britt W. Moore, Monica L. Peters*

**Virtual Roll Call**

**HIGH POINT CITY COUNCIL  
Adjourned Session  
(Virtual Meeting)  
July 22, 2020- 5:30 P.M.  
Council Chambers**

**MINUTES**

*In order to maintain the health, safety, and well-being of our residents, staff, and the City Council, this meeting was conducted electronically. As part of the city of High Point's COVID-19 mitigation efforts, in-person attendance was not allowed at this meeting. Instead, the meeting was live-streamed and a link was provided to the public to listen to the meeting as it was being live-streamed.*

[www.HighPointNC.gov/VirtualPublicMeeting](http://www.HighPointNC.gov/VirtualPublicMeeting)

**CALL TO ORDER**

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

Following a roll call vote for attendance, the following council members were **physically present (6)**:

Mayor Jay W. Wagner  
Mayor Pro Tem Christopher Williams- Ward 2  
Council Member Tyrone Johnson- At Large  
Council Member Cyril Jefferson- Ward 1  
Council Member Monica Peters- Ward 3  
Council Member Michael Holmes- Ward 6

The following council members participated **remotely (2)**:

Council Member Wesley Hudson- Ward 4  
Council Member Victor Jones- Ward 5

The following council members were **absent (1)**:

Council Member Moore (At Large)

The following staff members were **physically present**:

Randy McCaslin, Interim City Manager; Eric Olmedo, Assistant City Manager;  
Greg Ferguson, Assistant City Manager; Herb Shannon, Planning &

Development Department; Michael McNair, Director of Community Development & Housing; Mary S. Brooks, Deputy City Clerk; and Lisa Vierling, City Clerk

Staff Members participating **remotely**:

JoAnne Carlyle, City Attorney

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

**Absent** 1 - Council Member Britt Moore

## Regular Agenda Items

### Finance Committee- Chaired by Councilman Moore

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

#### [2020-253](#)

#### Public Hearing - Brittano's Opportunity Zone Project

City Council is requested to authorize up to \$1,547,000 in performance-based incentives for the Brittano Group- KNova Film Capital project; and authorize the City Manager to execute a performance agreement with the company containing benchmarks for the company to achieve and a schedule for the payment of such financial incentives.

**Attachments:** [16. Brittano Group-KNova Film Capital - EDC Incentives](#)  
[1. Transcript of voice mail from anonymous caller \(Brittano Public Hearing\).p](#)  
[2. Transcript of voice mail from 336.965.0660 \(Brittano Public Hearing\).pdf](#)  
[Tiffany Luard Public Comment re Brittano OZ Project.pdf](#)  
[High Point BRITTANO STREAM copy.pdf](#)

The public hearing for this matter was held as duly advertised on Monday, July 20, 2020 at 5:30 p.m. At that time, the City Clerk reported there were three comments received relative to this matter, all of which were forwarded to the Mayor and City Council and will be attached as a permanent part of these proceedings.

Due to recently adopted legislation regarding remote meetings, the public hearing was left open to allow for the required 24-hour period to receive any additional comments prior to any action being taken by the City Council on the matter.

Mayor Wagner asked the Clerk if any addition comments were received during this 24-hour period. The City Clerk replied no additional comments were received. The public hearing was closed.

Approved the authorization of up to \$1,547,000 in performance-based incentives

for the Brittano Group- KNova Film Capital project, and authorized the City Manager to execute a performance agreement with the company containing benchmarks for the company to achieve and a schedule for the payment of such financial incentives.

**A motion was made by Mayor Pro Tem Williams, seconded by Council Member Jefferson, that this matter be approved. Following a roll call vote by the Mayor, the motion carried by the following 8-0 unanimous vote:**

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

**Absent:** 1 - Council Member Moore

### **Community Development Committee- Chaired by Mayor Pro Tem**

#### **Williams**

#### **Committee Members: Williams, Hudson, Jefferson, and Johnson**

#### **[2020-257](#)**

#### **Public Hearing - 2020-21 Annual Action Plan, the 2020-24 Consolidated Plan and the Analysis of Impediments to Fair Housing Choice**

City Council is requested to approve the 2020-21 Annual Action Plan, the 2020-24 Consolidated Plan and the Analysis of Impediments to Fair Housing Choice and authorize the City Manager to execute necessary documents for submission to HUD.

**Attachments:** [FINAL - 2020-24 Consolidated Plan and 2020-21 Annual Action Plan Analysis of Impediments to Fair Housing Choice for FY 2020](#)  
[FY2020-2024 Five Yr Consolidated Plan and FY2020 Annual Action Plan CD PowerPoint Presentation.pdf](#)

The public hearing for this matter was held as duly advertised on Monday, July 20, 2020 at 5:30 p.m. At that time, the City Clerk reported that no comments were received relative to this matter.

Due to recently adopted legislation regarding remote meetings, the public hearing was left open to allow for the required 24-hour period to receive any additional comments prior to any action being taken by the City Council on the matter.

Mayor Wagner asked the Clerk if any additional comments were received during the 24-hour period. The City Clerk reported there were no comments received. The public hearing was closed.

Approved the 2020-2021 Annual Action Plan, the 2020-2024 Consolidated Plan, and the Analysis of Impediments to Fair Housing Choice and authorized the City Manager to execute the necessary documents for submission to HUD.

**A motion was made by Mayor Pro Tem Williams, seconded by Council Member**

Jefferson, that this matter be approved. Following a roll call vote by the Mayor, the motion carried by the following 8-0 unanimous vote:

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

**Absent:** 1 - Council Member Moore

## **Planning & Development- Chaired by Mayor Wagner**

### **2020-263**

#### **Carr Davis II, LLC - Zoning Map Amendment 20-05**

A request by Carr Davis II, LLC to rezone approximately 3.5 acres from the Conditional Use Light Industrial (CU-LI) District to the Conditional Zoning Light Industrial (CZ-LI) District. The site is located approximately 570 feet west of NC 68 (Eastchester Drive) and approximately 540 feet south of Willard Dairy Road.

**Attachments:** [FINAL P&Z Staff Report ZA-20-05](#)  
[Signed ORD ZMA 20-05](#)

The public hearing for this matter was held as duly advertised on Monday, July 20, 2020 at 5:30 p.m. At that time, the City Clerk reported that there were no comments received relative to this matter.

Due to recently adopted legislation regarding remote meetings, the public hearing was left open to allow for the required 24-hour period to receive any additional comments prior to any action being taken by the City Council on the matter. Mayor Wagner asked the Clerk if any additional comments were received. The City Clerk reported there were no additional comments received. The public hearing was closed.

Approved Zoning Map Amendment 20-05 to rezone an approximate 3.5 acres located approximately 570 feet west of NC 68 (Eastchester Drive) and approximately 540 feet south of Willard Dairy Road from the Conditional Use Light Industrial (CU-LI) District to the Conditional Zoning Light Industrial (CZ-LI) District based on the following consistency and reasonableness statements as outlined in the staff report:

#### **Consistency and Reasonableness Statements**

Zoning Map Amendment 20-05 is consistent with the City's adopted policy guidance because as conditioned, the requested CZ-LI District is supported by policies of the Land Use Plan and does not conflict with previously established land use policies governing this segment of the Eastchester Corridor Plan. Furthermore, the requested CZ-LI District will be consistent with the adjacent zoning approval granted for similar abutting LI zoned properties lying outside the Eastchester Gateway Corridor Overlay District.

**Ordinance No. 7611/20-27**

**Ordinance Book, Volume XXI, Page 27**

**A motion was made by Council Member Holmes, seconded by Council Member Johnson, that this matter be approved. Following a roll call vote by the Mayor, the motion carried by the following 8-0 unanimous vote:**

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

**Absent:** 1 - Council Member Moore

[2020-267](#)**Braxton Real Estate & Development LLC - Zoning Map Amendment 20-08**

A request by Braxton Real Estate & Development LLC, to rezone approximate 29 acres from the Conditional Use Residential Single Family-5 (CU R-5) District to the Conditional Zoning Residential Multifamily-5 (CZ RM-5) District. The site is located along the east side of Horneytown Road, approximately 500 feet north of Panther Ridge Road.

**Attachments:** [Final P&Z Staff Report ZA-20-08](#)

[Signed ORD ZMA 20-08](#)

The public hearing for this matter was held as duly advertised on Monday, July 20, 2020 at 5:30 p.m. At that time, the City Clerk reported that there were no comments received relative to this matter.

Due to recently adopted legislation regarding remote meetings, the public hearing was left open to allow for the required 24-hour period to receive any additional comments prior to any action being taken by the City Council on the matter. Mayor Wagner asked the Clerk if any additional comments were received. The City Clerk reported there were no additional comments received. The public hearing was closed.

Approved Zoning Map Amendment 20-08 to rezone approximately 29 acres located along the east side of Horneytown Road, approximately 500 feet north of Panther Ridge Road, from the Conditional Use Residential Single Family-5 (CU R-5) District to a Conditional Zoning Residential Multifamily-5 (CZ RM-5) District based on the following consistency and reasonableness statements as outlined in the staff report:

**Consistency and Reasonableness Statements**

Zoning Map Amendment 20-08 is consistent with the City's adopted policy guidance because the Land Use Plan classifies this area as Low Density Residential, which supports residential uses at a density of five units per acre, and both the current CU R-5 District and the proposed CZ RM-5 District allow residential development at a maximum of five units per acre. Furthermore, the proposal would allow the creation of a residential development that would provide a land use transition from the higher density multifamily development adjacent to the south to the lower density single family residential development adjacent to the north.

**Ordinance No. 7612/20-28**

**Ordinance Book, Volume XXI, Page 28**

**A motion was made by Mayor Wagner, seconded by Council Member Johnson, that this matter be approved. Following a roll call vote by the Mayor, the motion carried by the following 8-0 unanimous vote:**

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

**Absent:** 1 - Council Member Moore

[2020-268](#)

**Premier Stores, Inc. - Zoning Map Amendment 20-10**

A request by Premier Stores, Inc. to rezone approximately 4 acres from the Conditional Zoning General Business (CZ-GB) District to an amended Conditional Zoning General Business (CZ-GB) District. The site is bounded by W. Wendover Avenue, Piedmont Parkway and Hickory Grove Road.

**Attachments:** [Final P&Z Staff Report ZA-20-10](#)

[Signed ORD ZMA 20-10](#)

The public hearing for this matter was held as duly advertised on Monday, July 20, 2020 at 5:30 p.m. At that time, the City Clerk reported that there were no comments received relative to this matter.

Due to recently adopted legislation regarding remote meetings, the public hearing was left open to allow for the required 24-hour period to receive any additional comments prior to any action being taken by the City Council on the matter. The City Clerk reported there were no additional comments received. The public hearing was closed.

Approved Zoning Map Amendment 20-10 to rezone approximately 4 acres bounded by W. Wendover Avenue, Piedmont Parkway, and Hickory Grove Road from the Conditional Zoning General Business (CZ-GB) District to an amended Conditional Zoning General Business (CZ-GB) District based on the following consistency and reasonableness statements as outlined in the staff report:

**Consistency and Reasonableness Statements**

Zoning Map Amendment 20-10 is consistent with the City's adopted policy guidance because the amended CZ-GB District adheres to the recommendations of the W. Wendover Avenue/Guilford College Road Plan except for one aspect of signage. Furthermore, the request is reasonable and in the public interest because a similar sign is used to display fuel prices in an adjacent commercial development located at the same intersection.

**Ordinance No. 7613/20-29**

**Ordinance Book, Volume XXI, Page 29**

**A motion was made by Mayor Wagner, seconded by Council Member Holmes, that this matter be approved. Following a roll call vote by the Mayor, the motion carried by the following 8-0 unanimous vote:**

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

**Absent:** 1 - Council Member Moore

## [2020-269](#)

### **High Point Investment Holdings, LLC - Zoning Map Amendment 20-11**

A request by High Point Investment Holdings, LLC and Dennis Bunker et al to rezone approximately 65.1 acres from the Conditional Zoning Residential Multifamily-16 (CZ RM-16) District to an amended Conditional Zoning Residential Multifamily-16 (CZ RM-16) District. The site is located northeast of the intersection of N. Main Street and Delray Avenue, and east of Monterey Circle.

**Attachments:** [Final P&Z Staff Report ZA-20-11](#)  
[Signed ORD ZMA 20-11 and ZMA 20-12](#)

The joint public hearing for this matter and related matter 270 Zoning Map Amendment 20-12 was held as duly advertised on Monday, July 20, 2020 at 5:30 p.m. At that time, the City Clerk reported that there were no comments received relative to Zoning Map Amendment 20-11 or Zoning Map Amendment 20-12.

Due to recently adopted legislation regarding remote meetings, the public hearing was left open to allow for the required 24-hour period to receive any additional comments prior to any action being taken by the City Council on these matters. Mayor Wagner asked if the Clerk if any additional comments were received. The City Clerk reported there were no additional comments received. The public hearing was closed.

Approved Zoning Map Amendment 20-11 to rezone approximately 65.1 acres located northeast of the intersection of N. Main Street and Delray Avenue, and east of Monterey Circle, from the Conditional Zoning Residential Multifamily-16 (CZ RM-16) District to an amended Conditional Zoning Residential Multifamily-16 (CZ RM-16) District based on the following consistency and reasonableness statements as outlined in the staff report:

#### **Consistency and Reasonableness Statements**

Zoning Map Amendment 20-11 is consistent with the City's adopted policy guidance because the Land Use Plan designates this area as Medium Density Residential, which supports a variety of residential use types at densities up to 16 units per acre. Furthermore, the request is reasonable and in the public interest because the amendment only adjusts the timing of transportation improvements in conjunction with the modifications to tract boundaries and does not change any previously required improvements.

**Ordinance No. 7614/20-30**



Ordinance Book, Volume XXI, Page 30

A motion was made by Mayor Wagner, seconded by Mayor Pro Tem Williams, that this matter be approved. Following a roll call vote by the Mayor, the motion carried by the following 8-0 unanimous vote:

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

**Absent:** 1 - Council Member Moore

[2020-270](#)

**High Point Investment Holdings, LLC - Zoning Map Amendment 20-12**

A request by High Point Investment Holdings, LLC and Dennis Bunker et al to rezone approximately 7.9 acres from the Conditional Zoning Residential Multifamily-16 (CZ RM-16) District to an amended Conditional Zoning Residential Multifamily-16 (CZ RM-16) District. The site is located east of NC 66 and north of Thomas Street.

**Attachments:** [Final P&Z Staff Report ZA-20-12](#)  
[Signed ORD ZMA 20-11 and ZMA 20-12](#)

Note: For specific comments made at the joint public hearing regarding this matter, please refer to 2020-269 Zoning Amendment 20-11.

The joint public hearing for this matter and related matter 2020-270 Zoning Map Amendment 20-12 was held as duly advertised on Monday, July 20, 2020 at 5:30 p.m. At that time, the City Clerk reported that there were no comments received relative to Zoning Map Amendment 20-11 or Zoning Map Amendment 20-12.

Due to recently adopted legislation regarding remote meetings, the public hearing was left open to allow for the required 24-hour period to receive any additional comments prior to any action being taken by the City Council on these matters. Mayor Wagner asked if the Clerk if any additional comments were received. The City Clerk reported there were no additional comments received. The public hearing was closed.

Approved Zoning Map Amendment 20-12 to rezone approximately 7.9 acres located east of NC 66 and north of Thomas Street from the Conditional Zoning Residential Multifamily-16 (CZ RM-16) District to an amended Conditional Zoning Residential Multifamily-16 (CZ RM-16) District based on the following consistence and reasonableness statements as outlined in the staff report.

**Consistency and Reasonableness Statements**

Zoning Map Amendment 20-12 is consistent with the City's adopted policy guidance because the Land Use Plan designates this area as Medium Density Residential, which supports a variety of residential use types at densities up to 16 units per acre. Furthermore, the request is reasonable and in the public interest because the amendment only adjusts the timing of the transportation improvements in conjunction with modifications to tract boundaries and does not

change any previously required improvements.

**Ordinance No. 7615/20-31**  
**Ordinance Book, Volume XXI, Page 30**

**A motion was made by Mayor Wagner, seconded by Council Member Jefferson, that this matter be approved. Following a roll call vote by the Mayor, the motion carried by the following 8-0 unanimous vote:**

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

**Absent:** 1 - Council Member Moore

**Adjournment**

There being no further business to come before the City Council, the meeting adjourned at 5:42 p.m. upon motion by Council Member Jefferson and second by Council Member Johnson.

Respectfully Submitted,

Jay W. Wagner, Mayor

Attest:

Lisa B. Vierling, City Clerk