

City of High Point

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



Minutes

Wednesday, August 5, 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*

Note: In order to maintain the health, safety, and well-being of our residents, staff, and the City Council, this meeting will be conducted electronically. As part of the City of High Point's COVID-19 mitigation efforts, in-person public attendance is not permitted at this time. Instead, the city will live-stream the meeting and the public will be provided a link to listen to the meeting as it is being live-streamed. www.HighPointNC.gov/VirtualPublicMeeting

CALL TO ORDER, VIRTUAL ROLL CALL

**HIGH POINT CITY COUNCIL
ADJOURNED SESSION (Virtual Meeting)
August 5, 2020 - 5:30 P.M.
COUNCIL CHAMBERS**

MINUTES

Note: 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 public attendance was not allowed at this meeting. Instead, the city conducted a live streaming of the Open Session portion of the meeting

VIRTUAL ROLL CALL, CALL TO ORDER

Mayor Wagner called the meeting to order at 5:31 p.m.

Following a virtual roll call vote by the Mayor for attendance, the following council members were present:

Mayor Jay W. Wagner (physically present)
Council Member Tyrone Johnson- At Large (physically present)
Council Member Britt Moore (remote participation)
Council Member Cyril Jefferson- Ward 1 (physically present) [arrived at 5:35 p.m.]
Council Member Monica Peters- Ward 3 (remote participation)
Council Member Wesley Hudson- Ward 4 (remote participation) [joined the meeting at 5:37 p.m.]
Council Member Victor Jones- Ward 5 (remote participation)
Council Member Michael Holmes- Ward 6 (physically present)

Mayor Pro Tem Christopher Williams (Ward 2) (Absent)

The following staff members were physically present:

Randy McCaslin, Interim City Manager; Eric Olmedo, Assistant City Manager; Greg Ferguson, Assistant City Manager; Michael McNair, Director of Community Development & Housing; Herb Shannon, Planning & Development; Chris Andrews, Planning & Development Department; Mary S. Brooks,

Deputy City Clerk; and Lisa Vierling, City Clerk

The following staff members participated remotely:

City Attorney JoAnne Carlyle; Lee Burnette, Director of Planning & Development

Present 8 - Mayor Jay Wagner, Council Member Britt Moore, 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 - Mayor Pro Tem Christopher Williams

Presentation of Items

Planning & Development- Chaired by Mayor Wagner

[2020-282](#)

Miraje Properties LLC - Annexation 20-01

A request by Miraje Properties LLC for a voluntary contiguous annexation of an approximate 4.9-acre parcel located along the south side of Boulder Road, approximately 430 feet east of Tarrant Road. The site is addressed as 1091 Boulder Road and is also known as Guilford County Tax Parcel 154708.

Attachments: [Staff Report AN-20-01](#)
[Recorded Annex-Map \(AN-20-01\) \(11x17\)](#)
[Recorded Annexation Ord \(AN-20-02\).pdf](#)

The joint public hearing for this matter and the accompanying request, Zoning Map Amendment 20-06 was held as duly advertised on Monday, August 3, 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 remained 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 no comments were received regarding Annexation 20-01. The public hearing was closed.

Adopted an Ordinance providing for the annexation of this property, an approximate 4.9-acre parcel located along the south side of Boulder Road, approximately 430 feet east of Tarrant Road, more specifically located at 1091 Boulder Road.

Ordinance No. 7617/20-33

Ordinance Book Volume XXI, Page 32

A motion was made by Mayor Wagner, seconded by Council Member Holmes, that Annexation 20-01 be approved. Following a roll call vote by the Mayor, the motion carried by the following 6-0 unanimous vote:

Aye: 6 - Mayor Wagner, Council Member Moore, Council Member Johnson, Council Member Peters, Council Member Jones, and Council Member Holmes

Absent: 3 - Mayor Pro Tem Williams, Council Member Jefferson, and Council Member Hudson

[2020-283](#)

Miraje Properties - Zoning Map Amendment 20-06

A request by Miraje Properties to rezone an approximate 4.9-acre parcel from the Light Industrial (LI) District, within Guilford County's zoning jurisdiction, to the Light Industrial (LI) District. The site is located along the south side of Boulder Road, approximately 430 feet east of Tarrant Road (1091 Boulder Road). Approval of this rezoning request is contingent upon City Council approval of a voluntary annexation request.

Attachments: [Staff Report ZA-20-06](#)
[Adopted CZ Ordinance 20-06.pdf](#)

The joint public hearing for this matter and accompanying 2020-282 Annexation Miraje Properties LLC- Annexation 20-01 was held as duly advertised on Monday, August 3, 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 remained open to allow for the required 24-hour period to receive any additional comments prior to any action being taken by the City Council this 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.

Adopted an Ordinance approving Zoning Map Amendment 20-06 to rezone an approximate 4.9-acre parcel located along the south side of Boulder road, approximately 430 feet east of Tarrant Road (1091 Boulder Road) from the Light Industrial (LI) District within Guilford County's zoning jurisdiction, to the Light Industrial (LI) District based on the following consistency and reasonableness statements as outlined in the staff report.

Consistency and Reasonableness Statements

That Zoning Map Amendment 20-06 is consistent with the City's adopted policy guidance because the site is designated Restricted Industrial by the Land Use Plan, and the LI District does not conflict with any adopted policy guidance for this area. Furthermore, the LI District will permit the current industrial use on the property and is compatible with previous zoning approvals granted in this area along Boulder Road.

Ordinance No. 7618/20-34

Ordinance Book Volume XXI, Page 33

A motion was made by Mayor Wagner, seconded by Council Member Holmes, that Zoning Map Amendment 20-06 be approved. Following a roll call vote by the Mayor, the motion carried by the following 6-0 unanimous vote:

Aye: 6 - Mayor Wagner, Council Member Moore, Council Member Johnson, Council Member Peters, Council Member Jones, and Council Member Holmes

Absent: 3 - Mayor Pro Tem Williams, Council Member Jefferson, and Council Member Hudson

2020-284

Wilford Years and Mary Puckett - Annexation 20-02

A request by Wilford Years and Mary Puckett for a voluntary contiguous annexation of approximately 2.5 acres located along the east side of Hickswood Road, approximately 210 feet north of Willard Road. The site is addressed as 2302 and 2304 Hickswood Road and also known as Guilford County Tax Parcels 187191 and 187192.

Attachments: [Staff Report AN-20-02](#)
[Recorded Annexation Ord \(AN-20-02\).pdf](#)

The public hearing for this matter was held as duly advertised on Monday, August 3, 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 remained open to allow for the required 24-hour period to receive additional comments prior to any action being taken by the City Council on this matter. Mayor Wagner asked the Clerk if any additional comments were received. The City Clerk reported no comments were received regarding Annexation 20-02. The public hearing was closed.

Adopted an Ordinance approving Annexation 20-02 providing for the contiguous annexation of an approximate 2.5-acre tract of property located along the east side of Hickswood Road, approximately 210 feet north of Willard Road, addressed as 2302 and 2304 Hickswood Road, and more specifically known as Guilford County Tax Parcels 18791 and 187192.

Ordinance No. 7619/20-35

Ordinance Book Volume XXI, Page 34

A motion was made by Mayor Wagner, seconded by Council Member Peters that Annexation 20--02 be approved. Following a roll call vote by the Mayor, the motion carried by the following unanimous 7-0 vote.

Aye: 7 - Mayor Wagner, Council Member Moore, Council Member Johnson, Council Member Jefferson, Council Member Peters, Council Member Jones, and Council Member Holmes

Absent: 2 - Mayor Pro Tem Williams, and Council Member Hudson

2020-285

Dennis Andrew Turner - Annexation 20-04

A request by Dennis Andrew Turner for a voluntary contiguous annexation of an approximate 0.31-acre parcel located along the east side of Giles Street, approximately 270 feet south of E. Fairfield Road. The site is addressed as 105 Giles Street and also known as Guilford County Tax Parcels 158355.

Attachments: [Staff Report AN-20-04](#)
[Recorded Annexation Ordinance \(AN-20-04\).pdf](#)

The public hearing for this matter was held as duly advertised on Monday, August 3, 2020 at 5:30 p.m. At that time, the City Clerk reported there were no comments received relative to this matter.

Due to recently adopted legislation regarding remote meetings, the public hearing remained 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 this matter. Mayor Wagner asked the Clerk if any additional comments were received regarding Annexation 20-04. The public hearing was closed.

Adopted an Ordinance approving Annexation 20-04 providing for the contiguous annexation of an approximate 0.31-acre parcel located along the east side of Giles Street, approximately 270 feet south of E. Fairfield Road, addressed as 105 Giles Street, and specifically known as Guilford County Tax Parcel 158355.

Ordinance No. 7620/20-36

Ordinance Book Volume XXI, Page 35

A motion was made by Mayor Wagner, seconded by Council Member Jefferson that Annexation 20--04 be approved. Following a roll call vote by the Mayor, the motion carried by the following unanimous 8-0 vote.

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

Absent: 1 - Mayor Pro Tem Williams

[2020-286](#)

Keystone Group, Inc. - Zoning Map Amendment 20-07

A request by Keystone Group, Inc. to rezone approximately 114.79 acres from the Planned Unit Development - Residential (PDR) District to an amended Planned Unit Development - Residential (PDR) District. The site is lying along the south side of Boylston Road, approximately 1,300 feet west of Adkins Road.

Attachments: [Staff Report ZA-20-07](#)

[Public Comments Zoning Map Amendment 20-07 \(Keystone Group\) \(2\).pdf](#)

[Adopted CZ Ordinance 20-07.pdf](#)

The public hearing for this matter was held as duly advertised on Monday, August 3, 2020 at 5:30 p.m. At that time, the City Clerk reported that there were three comments received from the following: Toni Bjurstrom, Lori Sterling, and Jim Hedgecock.

Due to recently adopted legislation regarding remote meetings, the public hearing remained open to allow for the required 24-hour period to receive any additional comments prior to action being taken by the City Council on this matter. Mayor Wagner asked the City Clerk if any additional comments were received. The City Clerk reported that one additional comment was received regarding Zoning Map Amendment 20-07 from Steve Brackett. The public hearing was closed.

Note: The comments received will be attached and incorporated as a permanent part of the minutes of these proceedings.

Adopted an Ordinance approving Zoning Map Amendment 20-07 to rezone an approximate 115.79-acre parcel located along the south side of Boylston Road, approximately 1,300 feet west of Adkins Road from the Planned Unit Development - Residential (PDR) District to an amended Planned Unit Development - Residential (PDR) District based on the following consistency and reasonableness statement as outlined in the staff report.

Consistency and Reasonableness Statements

That Zoning Map Amendment 20-07 is consistent with the City's adopted policy guidance because both the adopted Land Use Plan and Northwest Area Plan designate this as Low Density Residential, which is a land use classification that supports densities up to 5 units per acre. Furthermore, the request is reasonable in the public interest because the impacts are mitigated from the requested increase in dwelling units, which would be a maximum of 102 additional dwelling units, increasing the planned development to a maximum of 3.5 units per acre.

Ordinance No. 7621/20-37

Ordinance Book Volume XXI, Page 36

A motion was made by Mayor Wagner, seconded by Council Member Peters, that Zoning Map Amendment 20-07 be approved. Following a roll call vote by the Mayor, the motion carried by the following 8-0 unanimous vote:

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

Absent: 1 - Mayor Pro Tem Williams

[2020-287](#)

City of High Point - Text Amendment 20-02

A request by the Planning and Development Department to amend various sections of the City of High Point Development Ordinance to correct errors, provide consistency, and make revisions related to state legislation.

Attachments: [Staff Report TA-20-02](#)

[Adopted Ordinance - General DO Amendment Spring 2020 - TA-20-02 - FIN/](#)

The public hearing for this matter was held on Monday, August 3, 2020 at 5:30 p.m. as duly advertised. At that time, the City Clerk reported that there were no comments received relative to Text Amendment 20-02.

Due to recently adopted legislation regarding remote meetings, the public hearing remained 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.

Adopted an Ordinance amending various sections of the City of High Point Development Ordinance to correct errors, provide consistency, and make revisions related to state legislation, based on the following consistency and reasonableness statements as outlined in the staff report.

Consistency and Reasonableness Statements

Text Amendment 20-02 makes the Development Ordinance more user-friendly and flexible, and supportive of the City's adopted policy guidance. Furthermore, the proposed amendments address necessary changes as a result of state legislation and continues to pursue making the ordinance error free, easier to read and understand, and more consistent in use of language and formatting.

Ordinance No. 7622/20-38
Ordinance Book Volume XXI, Page 37

A motion was made by Mayor Wagner, seconded by Council Member Jefferson, that the Ordinance approving Text Amendment 20-02 be adopted. Following a roll call vote by the Mayor, the motion carried by the following unanimous 8-0 vote.

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

Absent: 1 - Mayor Pro Tem Williams

Adjournment

There being no further business to come before City Council, the meeting was adjourned at 5:43 p.m. upon motion duly made and seconded.

Respectfully Submitted,

Jay W. Wagner, Mayor

Attest:

Lisa B. Vierling, City Clerk