

# City of High Point

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



## Minutes

**Wednesday, September 23, 2020**

**5:30 PM**

**City Council Chambers**

### **Recessed Meeting of City Council**

*Jay W. Wagner, Mayor*

*Britt W. Moore (At Large), Mayor Pro Tem*

*Tyrone Johnson (At Large), Cyril Jefferson (Ward 1), Christopher Williams (Ward 2),  
Monica L. Peters (Ward 3), S. Wesley Hudson (Ward 4), Victor Jones (Ward 5), and  
Michael Holmes (Ward 6)*

As part of the city of High Point's on-going COVID-19 mitigation efforts, in-person attendance will not be allowed at this meeting. Instead, the meeting will be live-streamed and the public can listen to the meeting as it is being live-streamed by clicking on the following link [www.HighPointNC.gov/VirtualPublicMeeting](http://www.HighPointNC.gov/VirtualPublicMeeting).

## CALL TO ORDER, ROLL CALL

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

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

Mayor Jay W. Wagner (physically present)  
 Mayor Pro Tem Christopher Williams (Ward 2)(physically present)  
 Council Member Tyrone Johnson- At Large (physically present)  
 Council Member Monica Peters- Ward 3 (remote participation)  
 Council Member Wesley Hudson- Ward 4 (remote participation)  
 Council Member Victor Jones- Ward 5 (remote participation)  
 Council Member Michael Holmes- Ward 6 (physically present)

Mayor Jay W. Wagner (Absent)  
 Council Member Britt Moore-At Large (Absent)  
 Council Member Cyril Jefferson- Ward 1 (Absent)

*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; Chris Andrews, Development Administrator; Mary S. Brooks, Deputy City Clerk; and Lisa Vierling, City Clerk

*The following staff members participated remotely:*

City Attorney JoAnne Carlyle

**Present** 7 - Mayor Jay Wagner, Council Member Christopher Williams, Council Member Tyrone Johnson, Council Member Monica Peters, Council Member Wesley Hudson, Council Member Victor Jones, and Council Member Michael Holmes  
**Absent** 2 - Mayor Pro Tem Britt Moore, and Council Member Cyril Jefferson

## Presentation of Items

### Planning & Development-Mayor Jay Wagner

[2020-361](#)

**Lindsay Commercial Properties - Zoning Map Amendment 20-15**

A request by Lindsay Commercial Properties to rezone approximately 1.1 acres from the Conditional Use General Business (CU-GB) District to a Light Industrial (LI) District. The site is located along the east side of King Street, approximately 175 feet south of West Market Center Drive (1709 King Street).

**Attachments:**    [Staff Report ZA-20-15](#)  
                               [ORD ZA 20 16 signed.pdf](#)

The public hearing for this matter was held on Monday, September 21, 2020 @ 5:30 p.m.

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 City 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 20-15 to rezone approximately 1.1 acres from the Conditional Use General Business (CU-GB) District to a Light Industrial (LI) District.

**Consistency and Reasonableness Statements**

The Planning and Zoning Commission voted 7-0 to approve the following statement:

That Zoning Map Amendment 20-15 is consistent with the City's adopted policy guidance because the zoning site is within a transitional area of the Core City, west of commercial development along S. Main Street and east of the railroad and more significant industrial development, which is supported by Objective 9 in the adopted Land Use Plan. Furthermore, the requested LI District is the same district applied to the abutting property to the south on King Street.

**Ordinance No. 7627/20-43**

**Ordinance Book Volume XXI, Page 42**

**A motion was made by Mayor Wagner, seconded by Mayor Pro Tem Williams, that this matter be adopted. The motion carried by the following vote:**

**Aye:**    7 -    Mayor Wagner, Council Member Williams, Council Member Johnson, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

**Absent:**    2 -    Mayor Pro Tem Moore, and Council Member Jefferson

[2020-360](#)

**City of High Point - Zoning Map Amendment 20-16**

A request by the High Point City Council to rezone 389 properties, totaling approximately 124 acres, as part of the Comprehensive Zoning Map Amendment project. The properties are located within the Hartley Square Condominium development (Ingleside Drive), a portion of the Hartley Ridge Apartment complex (Ingleside Drive), 2701 Ingleside Drive, Franklin Ridge Apartment complex (W. Hartley Drive), the Brookdale Assisted Living Facility (201 W. Hartley Drive), Fox Hollow Apartment complex (W. Hartley Drive), 4111 Greenvalley Drive, Westchester Keys Apartment complex (Westchester Drive), Copper Mill Village Apartment complex (Hickswood Road), Castle Pines Townhome subdivision (Woodpark Drive), Eagle Glen Townhome subdivision (Penny Road) and the Greenside Townhome subdivision (Penny Road).

**Attachments:**    [Staff Report ZA-20-16](#)  
                              [ORD ZA 20 16 signed.pdf](#)

The public hearing for this matter was held on Monday, September 21, 2020 @ 5:30 p.m.

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 City Clerk if any additional comments were received. The City Clerk reported there were no additional comments received. The public hearing was closed.

Adopted Ordinance approving Zoning Map Amendment 20-16 to rezone 389 properties, totaling approximately 124 acres, as part of the Comprehensive Zoning Map Amendment project. The properties are located within the Hartley Square Condominium development (Ingleside Drive), a portion of the Hartley Ridge Apartment complex (Ingleside Drive), 2701 Ingleside Drive, Franklin Ridge Apartment complex (W. Hartley Drive), the Brookdale Assisted Living Facility (201 W. Hartley Drive), Fox Hollow Apartment complex (W. Hartley Drive), 4111 Greenvalley Drive, Westchester Keys Apartment complex (Westchester Drive), Copper Mill Village Apartment complex (Hickswood Road), Castle Pines Townhome subdivision (Woodpark Drive), Eagle Glen Townhome subdivision (Penny Road) and the Greenside Townhome subdivision (Penny Road).

**Consistency and Reasonableness Statements**

The Planning and Zoning Commission voted 7-0 to approve the following statement:

That Zoning Map Amendment 20-16 is consistent with the City's adopted policy guidance because the proposed zoning map amendments are supported by the various land use designations for these areas as contained in the adopted Land Use Plan. Furthermore, the request is reasonable and in the public interest because the amendments are needed to remove unneeded restrictions on the properties and to remove the conditional use zoning designation, which can no longer be used.

**Ordinance No. 7628/20-44**

**Ordinance Book Volume XXI, Page 43**

**A motion was made by Mayor Wagner, seconded by Council Member Johnson, that this matter be adopted. The motion carried by the following vote:**

**Aye:** 7 - Mayor Wagner, Council Member Williams, Council Member Johnson, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

**Absent:** 2 - Mayor Pro Tem Moore, and Council Member Jefferson

**ADJOURNMENT**

There being no further business to come before City Council, the meeting was adjourned at 5:36 p.m. upon motion duly made and seconded.

Respectfully Submitted,  
Jay Wager, Mayor

Attest:  
Mary S. Brooks, Deputy City Clerk