

City of High Point

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



Minutes

Wednesday, October 7, 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)*

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 permitted. Instead, the meeting was live-streamed, and the public was provided a link to listen to the meeting as it was being live-streamed. www.HighPointNC.gov/VirtualPublicMeeting

CALL TO ORDER, ROLL CALL

Mayor Wagner called the meeting to order at 5:32 p.m.

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

Mayor Jay W. Wagner (physically present)
Mayor Pro Tem Chris Williams- Ward 2 (physically present)
Council Member Tyrone E. Johnson- At Large (remote participation)
Council Member Cyril Jefferson- Ward 1 (physically present)
Council Member Britt W. Moore- At Large (remote participation)
Council Member Monica L. Peters- Ward 3 (remote participation)
Council Member S. Wesley Hudson- Ward 4 (remote participation)
Council Member Victor Jones- Ward 5 (remote participation)
Council Member Michael A. Holmes- Ward 6 (physically present)

The following staff members were physically present:

Randy McCaslin, Interim City Manager; Greg Ferguson, Assistant City Manager;
Eric Olmedo, Assistant City Manager; JoAnne Carlyle, City Attorney; Mary
Brooks, Deputy City Clerk; and Lisa Vierling, City Clerk

Loren Hill, President-High Point Economic Development Corporation participated remotely

Present 9 - Mayor Jay Wagner, Council Member Christopher Williams, Mayor Pro Tem 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

Note: The public hearings for these matters were held on Monday, October 5, 2020 at 5:30 p.m. and remained open for the required 24-hour period to receive any additional comments prior to any action being taken.

Finance Committee- Council Member Britt Moore, Chair
Committee Members: Moore, Holmes, Peters, and Jones.

2020-380

Public Hearing - DC Blox - EDC Performance Based Incentives

City Council is requested to authorize performance-based incentives for the DC Blox data center project equal to up to 50% of the property taxes already paid in a year - for a period of from 10 to 17 years; 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: [6. DC Blox performance-based incentives public hearing](#)
[DC Blox -- staff remarks at High Point City Council public hearing, October 5,](#)
[DC Blox slide presentation at High Point public hearing.pdf](#)

Mayor Wagner asked if any additional comments were received; the clerk replied there were none. He then closed the public hearing and Council took the following action regarding this matter.

Authorized the performance-based incentives for the DC Blox data center project equal to up to 50% of the property taxes already paid in a year--for a period of 10-17 years; 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 Wagner, seconded by Council Member Peters, that this matter be approved. Following a roll call vote by the Mayor, the motion carried by the following 9-0 unanimous vote:

Aye: 9 - Mayor Wagner, Council Member Williams, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

Planning & Development- Mayor Jay Wagner

2020-387

City of High Point - Zoning Map Amendment 20-17

A request by the High Point City Council to rezone 208 properties, totaling approximately 87 acres, as part of the Comprehensive Zoning Map Amendment project. The properties are located within the Watermark Townhome subdivision (N. Centennial Street), 2603 Guyer Street, Ambassador Court Townhome subdivision (Ambassador Court), 2006 and 2011 E. Lexington Avenue (portion of the High Point Greenway), 2017 thru 2027 E. Lexington Avenue, Trails Crossing Townhome subdivision (E. Lexington Avenue), Broadstone Village Commercial tract and common area (northeast corner of E. Martin Luther King Jr. Drive and Dillon Road), Broadstone Village Apartment complex and common Area (Dillon Road) and a portion of 3216, 3220 and 3240 Bowers Avenue.

Attachments: [Staff Report ZA-20-17](#)
[ORD ZA 20 17](#)
[Adopted Zoning Ordinance ZA-20-17 Official Maps.pdf](#)

The public hearing for this matter was held on Monday, October 5, 2020 at 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 on this matter.

Mayor Wagner asked if there were any additional comments received. The clerk reported there were none. He then closed the public hearing and Council took the following action.

Adopted an Ordinance approving Zoning Map Amendment 20-17 providing for the rezoning of 208 properties, totaling approximately 87 acres, as part of the Comprehensive Zoning Map Amendment Project for the following properties based on the following Consistency and Reasonableness Statements.

Map #1

Watermark (townhome development); from CU RM-5 to RM-5

2603 Guyer Street; from CU RM-16 to RM-16

Ambassador Place (townhome development); from CU RM-16 to RM-16

Map #2

2011 E. Lexington Avenue (portion of the High Point Greenway from CU RM-16 to RM-16

2019 through 2027 E. Lexington Avenue (multi-family development) from CU RM-16 to RM-16

Trails Crossing (townhome development) from CU RM-16 to RM-16

Map #3

Portion of 3216 and 3220 Bowers Avenue (single-family dwelling) from CU R-5 to R-5

Portion of 3240 Bowers Avenue (open space/common area) from CU RM-16 to RM-16

Broadstone Village Apartments (multi-family development) from CU RM-16 to RM-16

2865 Dillon Road (open space/common area of Broadstone Village apartments) from CU RM-16 to RM-16 3303 E. Martin Luther King, Jr. Drive (undeveloped parcel) from CU-GB to GB

2775 Dillon Road (undeveloped parcel- open space/common area associated with 3303 E. Martin Luther King, Jr. Drive.) from CU-GB to GB

Consistency and Reasonableness Statements

Zoning Map Amendment 20-17 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 cannot be amended.

Ordinance No. 7638/20-54
Ordinance Book, volume XXI, Page 53

A motion was made by Mayor Wagner, seconded by Mayor Pro Tem Williams, that Zoning Map Amendment 20-17 be approved based on the preceding consistency and reasonableness statements. Following a roll call vote by the Mayor, the motion carried by the following unanimous 9-0 vote:

Aye: 9 - Mayor Wagner, Council Member Williams, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

2020-401

Closed Session-Personnel

Council is requested to go into Closed Session pursuant to N.C.G.S. §143-318.11(a)(6) for personnel.

Council reconvened into Open Session at 5:52 p.m. and took the following action to approve a contract with The Mercer Group for the city manager search process.

At 5:33 p.m., Mayor Wagner moved to go into Closed Session pursuant to N.C. General Statute 143-318.11(a)(6) for personnel. Council Member Holmes made a second to the motion. There were no objections from any council members to go into Closed Session. The motion carried by the following 9-0 unanimous vote:

Aye: 9 - Mayor Wagner, Council Member Williams, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

2020-402

Contract for City Manager Search-The Mercer Group, Inc.

Council is requested to approve a contract with The Mercer Group, Inc. as a consultant for the City Manager Search.

Attachments: [Signed Agreement The Mercer Group \(city manager search\).pdf](#)

A motion was made by Mayor Wagner, seconded by Council Member Jefferson, to take the necessary steps to secure a contract with The Mercer Group for the city manager search. Following a roll call vote by the Mayor, the motion carried by the following 9-0 unanimous vote:

Aye: 9 - Mayor Wagner, Council Member Williams, Mayor Pro Tem Moore, Council Member Johnson, Council Member Jefferson, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

Adjournment

The meeting adjourned at 5:53 p.m. upon motion by Mayor Wagner and second by Council Member Holmes.

Respectfully Submitted,

Jay W. Wagner, Mayor

Attest:

Lisa B. Vierling, City Clerk