

# City of High Point

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



## Minutes

**Wednesday, November 4, 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 and Roll Call

**Present** 5 - Mayor Jay Wagner, Council Member Tyrone Johnson, Council Member Wesley Hudson, Council Member Victor Jones, and Council Member Michael Holmes

**Absent** 4 - Council Member Christopher Williams, Mayor Pro Tem Britt Moore, Council Member Cyril Jefferson, and Council Member Monica Peters

**Note:** The public hearings for these matters were held on Monday, August 17, 2020 at 5:30 p.m., continued to Monday, September 21, 2020 at 5:30 p.m., and continued again to Monday, November 2, 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.

#### Planning & Development

##### 2020-316

##### George Pitts and Lala Pitts-Annexation 20-05 (Continued Public Hearing)

A request by George Pitts and Lala Pitts for a voluntary noncontiguous annexation of approximately 15.5 acres located along the south side of National Service Road, approximately 200 feet east of Sandy Ridge Road. The property is addressed as 8051 National Service Road and 2520 Sandy Ridge Road, and also known as Guilford County Tax Parcels 170819 and 170821.

Note: The Public Hearing for this matter was held on Monday, August 17, 2020 at 5:30 p.m., continued to Monday, September 21, 2020 at 5:30 p.m., and continued to Monday, November 2, 2020 at 5:30 p.m.

Attachments: [Staff Report \(AN-20-05\).pdf](#)  
[ZA 20-13 Request for Continuance to November 2 2020.pdf](#)  
[\(signed\) Annexation 20-05 Ordinance](#)  
[ZA 20-05 Certification](#)  
[Recorded Annex Map AN-20-05 \(PB204 PG81\)](#)  
[Recorded Annex Ord. AN-20-05 \(PB8360 PG203\)](#)

The joint public hearing for this matter and accompanying matter 2020-317 UMA Geotechnical Construction- Zoning Map Amendment 20-13 was initially held on Monday, August 17, 2020 at 5:30 p.m., continued to Monday, September 21, 2020 at 5:30 p.m., and continued to Monday, November 2, 2020 at 5:30 p.m.

Staff concludes that this annexation petition represents a logical progression of the City's annexation policy for this area as the proposed annexation site is

generally surrounded by the City's corporate limits and city services are already present in this area. Staff also concludes that the annexation of these parcels will not negatively impact the city's ability to provide services in this area.

Adopted an Ordinance approving Annexation 20-05 providing for the voluntary noncontiguous annexation of approximately 15.5 acres located along the south side of National Service Road, approximately 200 feet east of Sandy Ridge Road, specifically addressed as 8051 National Service Road and 2520 Sandy Ridge Road, and also known as Guilford County Tax Parcels 170819 and 170821.

Ordinance No. 7639/20-55

Ordinance Book, Volume XXI, Page 54

**A motion was made by Mayor Wagner, seconded by Council Member Johnson, to adopt the Ordinance providing for the voluntary noncontiguous annexation of this property. Following a roll call vote by the Mayor, the motion carried by the following 9-0 unanimous vote:**

**Aye:** 5 - Mayor Wagner, Council Member Johnson, Council Member Hudson, Council Member Jones, and Council Member Holmes

**Absent:** 4 - Council Member Williams, Mayor Pro Tem Moore, Council Member Jefferson, and Council Member Peters

## [2020-317](#)

### **UMA Geotechnical Construction - Zoning Map Amendment 20-13 (Continued Public Hearing)**

A request by UMA Geotechnical Construction to rezone approximate 15.5 acres from the Residential Single Family-40 (RS-40) District and the Agricultural (AG) District, both within Guilford County's zoning jurisdiction, to a Conditional Zoning Light Industrial (CZ-LI) District. The site is located along the south side of National Service Road, approximately 200 feet east of Sandy Ridge Road (8051 National Service Road and 2520 Sandy Ridge Road). Approval of this rezoning request is contingent upon City Council approval of a voluntary annexation request.

Note: The Public Hearing for this matter was held on Monday, August 17, 2020 at 5:30 p.m. Council took action to continue the public hearing to Monday, September 21, 2020 at 5:30 p.m.

**Attachments:** [Staff Report ZA-20-13.pdf](#)  
[ZA 20-13 Request for Continuance to November 2 2020.pdf](#)  
[signed ZMA 20-13](#)  
[Adopted CZ Ordinance ZA-20-13](#)

The joint public hearing for this matter and accompanying matter 2020-316 Annexation 20-05 was initially held on Monday, August 17, 2020 at 5:30 p.m., continued to Monday, September 21, 2020 at 5:30 p.m., and continued to Monday, November 2, 2020 at 5:30 p.m.

Note: For specific comments made at the public hearing regarding this matter, please refer to 2020-316 Annexation 20-05.

Adopted an Ordinance providing for the rezoning of this property from the Residential Single Family-40 (RS-40) District and the Agricultural (AG) District, both within Guilford County's zoning jurisdiction, to a Conditional Zoning Light Industrial (CZ-LI) District based on the following Consistency and Reasonableness Statements.

#### Consistency and Reasonableness Statements

That Zoning Map Amendment 20-13 is consistent with the City's adopted policy guidance because as conditioned, the requested CZ-LI District meets objectives of the Community Growth Vision Statement and the Land Use Plan, specifically protecting the appearance of property along the Sandy Ridge Road corridor. furthermore, with use and site conditions, the requested CZ-LI District will mitigate visual impacts upon adjacent properties and will be similar to the previous light industrial zoning districts approved in this area.

Ordinance No. 7640/20-56  
Ordinance Book, Volume XXI, Page 55

**A motion was made by Mayor Wagner, seconded by Council Member Holmes, to adopt an Ordinance providing for the rezoning of this property from the Residential Single Family-40 (RS-40) District and the Agricultural (AG) District, both within Guilford County's zoning jurisdiction, to a Conditional Zoning Light Industrial (CZ-LI) District. Following a roll call vote by the Mayor, the motion carried by the following 9-0 unanimous vote:**

**Aye:** 5 - Mayor Wagner, Council Member Johnson, Council Member Hudson, Council Member Jones, and Council Member Holmes

**Absent:** 4 - Council Member Williams, Mayor Pro Tem Moore, Council Member Jefferson, and Council Member Peters

#### Adjournment

There being no further business to come before Council, the meeting adjourned at 5:36 p.m. upon motion duly made by Mayor Wagner and seconded by Council Member Jones.

Respectfully Submitted,

Jay W. Wagner, Mayor

Attest:

Lisa B. Vierling, City Clerk