

City of High Point

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



Minutes

Thursday, January 21, 2021

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 5:33 p.m.

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

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

The following council members were **absent**:

Council Member Cyril Jefferson- Ward 1
 Council Member Christopher Williams- Ward 2

The following staff members were physically present:

Randy McCaslin, Interim City Manager; Eric Olmedo, Assistant City Manager; Greg Ferguson, Assistant City Manager; JoAnne Carlyle, City Attorney; Sandy Dunbeck, Interim Director of Economic Development; Jeron Hollis, Director of Communications & Public Engagement; Herb Shannon, Planning & Development; Chris Andrews, Planning & Development; Mary Brooks, Deputy City Clerk; and Lisa Vierling, City Clerk

Present 7 - Mayor Jay Wagner, Mayor Pro Tem Britt Moore, Council Member Tyrone Johnson, Council Member Monica Peters, Council Member Wesley Hudson, Council Member Victor Jones, and Council Member Michael Holmes

Absent 2 - Council Member Cyril Jefferson, and Council Member Christopher Williams

Presentation of Items

Finance Committee

[2021-16](#)

Public Hearing - Fitesa

Tuesday, January 19, 2021 at 5:30pm is the date and time established to receive public comments regarding a request for City Council to approve performance based incentives up to the amount of \$342,720.00 for Fitesa for a project at 200 S West Point Avenue and authorize the City Manager to execute a performance agreement with Fitesa containing benchmarks for the company to achieve and a schedule for the payment of incentives.

Note: The public hearing for this matter was held on Tuesday, January 19, 2021 at 5:30 p.m. Pursuant to adopted legislation regarding remote meetings during a State of Emergency, this public hearing will remain open to allow for the required 24-hour waiting period to receive additional public comments prior to a vote being taken at a Recessed Meeting of City Council on Thursday, January 21st 5:30 p.m.

Attachments: [6. Fitesa Performance Based Incentives Public hearing](#)
[Fitesa Presentation.pdf](#)

The public hearing fore this matter was held on Tuesday, January 19, 2021 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 any additional comments were received; the city clerk reported there were no additional comments received. The public hearing was closed.

Approved performance based incentives in the amount of \$342,720.00 for Fitesa for a project at 200 S. West Point Avenue and authorized the City Manager to execute a performance agreement with Fitesa containing benchmarks for the company to achieve and a schedule for the payment of the incentives.

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

- Aye:** 6 - Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Peters, Council Member Hudson, and Council Member Jones
- Absent:** 3 - Council Member Jefferson, Council Member Williams, and Council Member Holmes

Planning & Development

2021-23

Public Hearing: City of High Point - Zoning Map Amendment 20-23

A request by the High Point City Council to rezone 286 properties, totaling approximately 88 acres, as part of the Comprehensive Zoning Map Amendment project. The properties are located within the Chatham Wood Apartment complex (856 Lakecrest Avenue), Foxcroft Townhome development (Rockingham Road/James Court), Windchase Townhome development (Windchase Court), Northbridge Townhome development (Northbridge Drive/Northbridge Court), 608 and the southern portion of 610 James Road, 1221 E. Hartley Drive (Journey Church), 2051, 2097 & 2103 Johnson Street and that portion of the 1875 Eastchester Drive parcel lying along the west side of Johnson Street and at the northwest corner of Johnson Street and E. Hartley Drive.

Note: The public hearing for this matter was held on Tuesday, January 19, 2021 at 5:30 p.m. Pursuant to adopted legislation regarding remote meetings during a State of Emergency, this public hearing will remain open to allow for the required 24-hour waiting period to receive additional public comments prior to a vote being taken at a Recessed Meeting of City Council on Thursday, January 21st 15 5:30 p.m.

Attachments: [Staff Report ZA-20-23](#)

[Jerry Corns Public Comment ZMA 20-23.pdf](#)

[ORD ZMA 20-23](#)

The public hearing regarding this matter was held on Tuesday, January 19, 2021 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 any additional comments were received; the city clerk reported that no additional comments were received. The public hearing was closed.

Mayor Wagner made a motion to approve Zoning Map Amendment 20-23 and adopt an Ordinance providing for the rezoning of these 286 properties, totaling approximately 88 acres based on the following Consistency and Reasonableness Statements:

Consistency and Reasonableness Statements

That Zoning Map Amendment 20-23 is consistent with the City's adopted policy guidance because the proposed zoning map amendments are generally supported by the Moderate Density and medium Density Residential land use map designations for each of these areas, as contained in the adopted Land Use Plan. Furthermore, the amendments are needed to remove unneeded restrictions

on the properties and to remove the conditional use zoning districts which cannot be amended.

Mayor Pro Tem Moore made a second to the motion.

Council Member Hudson offered a substitute motion to remove the property addressed as 608 - 610 James Road from this request.

Mayor Wagner asked if there was a second to the substitute motion. The substitute motion failed due to the lack of a second.

Mayor Wagner then called for a vote on the original motion to adopt an Ordinance approving Zoning Map Amendment 20-23. Following a roll call vote by Mayor Wagner, the motion carried by the following 7-0 unanimous vote:

Mayor Wagner made a motion to approve Zoning Map Amendment 20-23 and adopt an Ordinance providing for the rezoning of these 286 properties, totaling approximately 88 acres based on the following Consistency and Reasonableness Statements:

Consistency and Reasonableness Statements

That Zoning Map Amendment 20-23 is consistent with the City's adopted policy guidance because the proposed zoning map amendments are generally supported by the Moderate Density and medium Density Residential land use map designations for each of these areas, as contained in the adopted Land Use Plan. Furthermore, the amendments are needed to remove unneeded restrictions on the properties and to remove the conditional use zoning districts which cannot be amended.

Mayor Pro Tem Moore made a second to the motion.

Council Member Hudson offered a substitute motion to remove the property addressed as 608 - 610 James Road from this request.

Mayor Wagner asked if there was a second to the substitute motion. The substitute motion failed due to the lack of a second.

Mayor Wagner then called for a vote on the original motion to adopt an Ordinance approving Zoning Map Amendment 20-23. Following a roll call vote by Mayor Wagner, the motion carried by the following 7-0 unanimous vote:

Aye: 7 - Mayor Wagner, Mayor Pro Tem Moore, Council Member Johnson, Council Member Peters, Council Member Hudson, Council Member Jones, and Council Member Holmes

Absent: 2 - Council Member Jefferson, and Council Member Williams

Adjournment

There being no further business to come before the City Council, Mayor Wagner asked if there were any objections to adjourn the meeting. Hearing none, the meeting was adjourned at 5:39 p.m.

Respectfully Submitted,

Jay W. Wagner, Mayor

Attest:

Lisa B. Vierling, City Clerk