

City of High Point

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



Minutes

Wednesday, February 17, 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 and ROLL CALL

Present 9 - Mayor Jay Wagner, Mayor Pro Tem Britt Moore, Council Member Tyrone Johnson, Council Member Cyril Jefferson, Council Member Christopher Williams, Council Member Monica Peters, Council Member Wesley Hudson, Council Member Victor Jones, and Council Member Michael Holmes

PRESENTATION OF ITEMS

Prosperity & Livability Committee-Council Member Hudson, Chair **Committee Members: Hudson, Holmes, Jefferson, and Peters**

[2021-60](#)

Consideration of Approval - Segment of the Southwest Greenway System

City Council is requested to consider approval of a segment of the Southwest Greenway System.

Note: At the February 15, 2021 City Council Meeting, the following motions/substitute motions were made:

Original Motion: A motion was made by Council Member Hudson, seconded by Council Member Jefferson, to consider approval of a segment of the Southwest Greenway System.

Substitute Motion #1: A motion was made by Council Member Jones, seconded by Council Member Hudson to send this request to the Finance Committee for further discussion to determine if the project would be considered a 'city project' or 'non-profit project' in regards to determining how or what type of funds to use.

Substitute Motion #2: A motion was made by Council Member Peters, seconded by Council Member Jefferson, to allocate \$82,000 in funding in the FY 2021-2022 budget to construct the Greenway project between Vale Street and West Ward Street.

Council Member Williams suggested this matter be tabled until the Recessed Meeting of City Council scheduled for Wednesday, February 17, 2021 at 5:30 p.m.

Mayor Wagner explained no further action would be necessary and the matter would appear on the February 1, 2021 Recessed Meeting Agenda.

Attachments: [FINAL Cassell Greenway Extension](#)

At the February 15, 2021 Recessed Meeting, Council Member Williams offered Substitute

Motion #3 to refer this matter to the Community Development Committee for further discussion. Council Member Peters made a second to Substitute Motion #3, which carried by a unanimous 9-0 vote as follows:

Planning & Development

[2021-67](#)

Louise Yow Snyder et al - Annexation 20-09

A request by Louise Yow Snyder et al for a voluntary contiguous annexation of approximately 28.5 acres located along the north side of W. Wendover Avenue, approximately 800 feet east of the intersection of W. Wendover Avenue and Morris Farm Road. The property is addressed as 4912 and 5000 W. Wendover Avenue, and also known as Guilford County Tax Parcel 154731 and 154740.

Attachments: [Staff Report \(AN-20-09\) \(1\)](#)

A motion was made by Mayor Wagner, seconded by Mayor Pro Tem Moore, to adopt an Ordinance approving Annexation 20-09 providing for the voluntary contiguous annexation of approximately 28.5 acres located along the north side of W. Wendover Avenue, approximately 800 feet east of the intersection of W. Wendover Avenue and Morris Farm Road. his property. The motion carried by the following unanimous 9-0 vote:

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

[2021-68](#)

Wynnefield Properties, Inc. - Zoning Map Amendment 20-24

A request by Wynnefield Properties, Inc. to rezone approximately 28.5 acres from the Agricultural (AG) District, within Guilford County's zoning jurisdiction, to a Conditional Zoning Residential Multifamily - 16 (CZ RM-16) District. The site is located along the north side of W. Wendover Avenue, approximately 800 feet east of the intersection of W. Wendover Avenue and Morris Farm Drive. Approval of this rezoning request is contingent upon City Council approval of a voluntary annexation request.

Attachments: [Staff Report ZA-20-24 \(Council\) \(1\)](#)
[Public Comments ZMA 20-24.pdf](#)

A motion was made by Mayor Wagner, seconded by Council Member Jefferson, to adopt an Ordinance Approving Zoning Map Amendment 20-24 providing for the rezoning of approximately 28.5 acres from the Agricultural (AG) District, within Guilford County's zoning jurisdiction, to a Conditional Zoning Residential Multifamily-16 (CZ RM-16) District based on the following Consistency and Reasonableness Statements:

Consistency and Reasonableness Statements:

That Zoning Map Amendment 20-24 is consistent with the City's adopted policy guidance because, as conditioned, the requested CZ RM-16 District is supported by the relevant

goals and objectives of the Land Use Plan and the West Wendover Avenue/Guilford College Road Corridor Plan. Furthermore, this zoning map amendment proposes to establish similar zoning as exists on abutting lands, which would enable a development pattern consistent with this portion of the West Wendover Avenue corridor and along Morris Farm Drive.

Following a roll call vote by the Mayor, the motion carried by the following unanimous 9-0 vote:

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

[2021-69](#)

High Point University - Zoning Map Amendment 20-25

A request by High Point University to rezone approximately 37.5 acres from the Residential Single Family-5 (R-5) District and a Conditional Zoning Institutional (CZ-I) District to a Conditional Zoning Institutional (CZ-I) District. The site is bounded by N. Centennial Street, E. Lexington Avenue, Panther Drive and E. Farriss Avenue.

Attachments: [Staff Report \(ZA-20-25\)](#)
[Public Comments ZMA 20-25.pdf](#)

A motion was made by Mayor Wagner, seconded by Council Member Hudson, to adopt an Ordinance approving Zoning Map Amendment 20-25 providing for the rezoning of approximately 37.5 acres from the Residential Single Family-5 (R-5) District and a Conditional Zoning Institutional (CZ-I) District to a Conditional Zoning Institutional (CZ-I) District based on the following Consistency and Reasonableness Statements:

Consistency and Reasonableness Statements:

That Zoning Map Amendment 20-25 is consistent with the City's adopted policy guidance because the zoning site is designated as Institutional by the Land Use Plan, and supported by policies of the Core City Plan. Furthermore, the request is reasonable and in the public interest because the zoning request will incorporate the two remaining residentially zoned properties in the campus and create a uniform zoning district for all the land within this area.

Following a roll call vote by the Mayor, the motion carried by the following unanimous 9-0 vote:

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

[2021-70](#)

Seldon E. Patty - Annexation 20-10

A request by Seldon E. Patty for a voluntary contiguous annexation of approximately 9.45 acres located at the southeast corner of Gallimore Dairy Road and S. Chimney Rock Road. The property is addressed as 775 and 771 S. Chimney Rock Road, and also known as Guilford County Tax Parcels 153576 and 153577.

Attachments: [Staff Report \(AN-20-10\)](#)

A motion was made by Mayor Wagner, seconded by Council Member Hudson, to adopt an Ordinance approving Annexation 20-10 providing for the voluntary contiguous annexation of approximately 9.45 acres located at the southeast corner of Gallimore Dairy Road and S. Chimney Rock Road. Following a roll call vote by the Mayor, the motion carried by the following unanimous 9-0 vote:

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

2021-71

Koury Corporation - Zoning Map Amendment 20-26

A request by Koury Corporation to rezone approximately 9.45 acres from the Agricultural (AG) District, within Guilford County's zoning jurisdiction, to a Conditional Zoning Light Industrial (CZ-LI) District. The site is located at the southeast corner of Gallimore Dairy Road and S. Chimney Rock Road. Approval of this rezoning request is contingent upon City Council approval of a voluntary annexation request.

Attachments: [Staff Report ZA-20-26 \(Council\)](#)

A motion was made by Mayor Wagner, seconded by Council Member Jones, to adopt an Ordinance approving Zoning Map Amendment 20-26 to rezone approximately 9.45 acres from the Agricultural (AG) District, 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 20-26 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 the Gallimore Dairy Road corridor, and allowing for continued Restricted Industrial development as designated. Furthermore, the request is reasonable and in the public interest because, as conditioned, to meet District Standards of the EC zoning district, the requested CZ-LI District will be similar to and compatible with the previous CZ-LI zoning districts approved in this area.

Following a roll call vote by the Mayor, the motion carried by the following unanimous 9-0 vote:

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

Adjournment

Council Member Jones moved to adjourn the meeting. Mayor Pro Tem Moore made a second. There being no objections voiced to adjourn the meeting, the meeting was declared adjourned at 5:48 p.m.