

# City of High Point

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



## Minutes

**Wednesday, March 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)*

As part of the City of High Point's on-going COVID-19 mitigation efforts, in-person attendance was not allowed at this meeting. 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](http://www.HighPointNC.gov/VirtualPublicMeeting).

## **CALL TO ORDER AND ROLL CALL**

Mayor Wagner called the meeting to order at 5:30 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 Britt W. Moore- At Large (physically present)  
 Council Member Tyrone Johnson- At Large (remote participation)  
 Council Member Cyril Jefferson- Ward 1 (remote participation)  
 Council Member Christopher Williams- Ward 2 (physically present)  
 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 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; Jeron Hollis, Managing Director; JoAnne Carlyle, City Attorney; Ryan Ferguson, Marketing Manager; Herb Shannon, Senior Planner- Planning and Development; Chris Andrews- Planning Administrator- Planning and Development; Matt Carpenter, Transportation Engineer; and Lisa Vierling, City Clerk

Staff participating remotely:

Lee Burnette, Director of Planning and Development

Others participating remotely:

Kyle Bunker, LeoTerra Development; Judy Stalder, applicant's representative for LeoTerra Development; Andy Harris, Wyatt Early Harris Wheeler Law Firm; Tom Terrell, attorney representing LeoTerra Development; and Frank Amenya, Davenport Engineering.

**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**

### **PLANNING & DEVELOPMENT - Mayor Jay Wagner**

**2021-103**

**Leoterra Development, Inc. - Zoning Map Amendment 21-01**

A request by Leoterra Development, Inc. to rezone approximately 20.8 acres from the Conditional Use Office Institutional (CU-OI) District to a Conditional Zoning Office Institutional (CZ-OI) District. The site is located along the east side of Eastchester Drive, approximately 1,300 feet south of Deep River Road.

**Attachments:** [Staff Report ZA-21-01](#)  
[Merged Comments ZA 21-01.pdf](#)  
[Signed- Ordinance ZMA 21-01 maps.pdf](#)

The public hearing for this matter was held as duly advertised on Monday, March 15, 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 advised that quite a few public comments were received prior to the public hearing that were forwarded to the City Council and will be attached as a permanent part of these proceedings. He asked the city clerk if any additional comments were received; the city clerk no additional comments were received. The public hearing was closed.

**A motion was made by Mayor Wagner, seconded by Mayor Pro Tem Moore, to adopt an Ordinance Approving Zoning Map Amendment 21-01 providing for the rezoning of approximately 20.8 acres from the Conditional Use Office Institutional (CU-OI) district to a Conditional Zoning Office Institutional (CZ-OI District) based on the following Consistency and Reasonableness Statements:**

**Consistency and Reasonableness Statements:**

**Zoning Map Amendment 21-01 is consistent with the City's adopted policy guidance because the requested CZ-OI District is supported by the relevant goals and objectives of the Land Use Plan and the Eastchester Corridor Plan as referenced in the staff report. Furthermore, the request is reasonable and in the public interest because the requested CZ-OI District will enable a development pattern that is consistent with the existing land use pattern established along this segment of Eastchester Drive, which is office uses along the street frontage and residential uses on remaining area of the site.**

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

**Ordinance No. 7700/21-17  
Ordinance Book, Volume XXII, Page 17**

**2021-104**

**True Homes - Zoning Map Amendment 21-02**

A request by True Homes to rezone approximately 39.5 acres from the Residential Single

Family - 3 (R-3) District to a Conditional Zoning Residential Single Family - 5 (CZ R-5) District. The site is located south of Quail Run Drive at the southern terminus of Derby Court/Dukes Hollow Court/William Joseph Lane.

**Attachments:** [Staff Report ZA-21-02](#)  
[Signed- Ordinance ZMA 21-02 maps.pdf](#)

The public hearing for this matter was held as duly advertised on Monday, March 15, 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 advised that at the public hearing held on Monday, March 15th, the city clerk reported no public comments were received. He asked the city clerk if any additional comments were received since the time the public hearing was held; the city clerk no additional comments were received. The public hearing was closed.

**A motion was made by Mayor Wagner, seconded by Council Member Williams, to adopt an Ordinance Approving Zoning Map Amendment 21-02 providing for the rezoning of approximately 39.5 acres located south of Quail Run Drive at the southern terminus of Derby Court/Dukes Hollow Cour/William Joseph Lane from the Residential Single Family-3 (R-3) District to a Conditional Zoning Residential Single Family-5 (CZ R-5) District**

**Consistency and Reasonableness Statements:**

**Zoning Map Amendment 21-02 is consistent with the City's adopted policy guidance because the requested CZ R-5 zoning is supported by the Low-Density Residential land use classification of the adopted Land Use Plan. Furthermore, the request is reasonable and in the public interest because the requested CZ R-5 District, along with the physical constraints of the zoning site, will produce a residential development with a density similar to the surrounding area.**

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

**Ordinance No. 7701/21-18  
 Ordinance Book, Volume XXII, Page 18**

## **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 5:40 p.m.

Respectfully Submitted,

Jay W. Wagner, Mayor

Attest:

Lisa B. Vierling, City Clerk