

# City of High Point

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



## Minutes

**Monday, April 19, 2021**

**5:30 PM**

**Council Chambers**

## **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 and due to major equipment upgrades to the Council Chambers, this meeting was a virtual meeting in which all participants, including City Council and staff, participated remotely. 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)

### **ROLL CALL, MOMENT OF SILENCE, AND PLEDGE OF ALLEGIANCE**

Mayor Wagner called the meeting to order at 5:30 p.m.

The recitation of the Pledge of Allegiance followed a Moment of Silence.

Mayor Wagner called the roll for attendance. Due to major equipment upgrades being made to the Council Chambers, everyone participated remotely.

**Remotely Present:**

Mayor Jay W. Wagner; Mayor Pro Tem Britt Moore (At Large); Council Member Tyrone Johnson (At Large); Council Member Cyril Jefferson (Ward 1); Council Member Christopher Williams (Ward 2); Council Member Monica L. Peters (Ward 3); Council Member S. Wesley Hudson (Ward 4); Council Member Victor Jones (Ward 5); and Council Member Michael Holmes (Ward 6)

**Staff Remotely Present:**

Randy McCaslin, Interim City Manager; Eric Olmedo, Assistant City Manager; Greg Ferguson, Assistant City Manager; Jeron Hollis, Managing Director; Meghan Maguire, Assistant City Attorney; Courtney Hemphill, Police Finance Specialist; Sandy Dunbeck, Interim Economic Development Director; Marshall Yandle, Economic Development Manager; Mike McNair, Director of Community Development & Housing; Michelle McNair, Community Resource Manager; Lee Burnette, Director of Planning & Development; Herb Shannon, Senior Planner-Planning & Development; Chris Andrews, Development Administrator; Terry Houk, Director of Public Services; Lee Tillery, Director of Parks & Recreation; Kim Thore, Right-of-Way Coordinator; Amy Myers, Executive Assistant to the City Manager; Mary Brooks, Deputy City Clerk; and Lisa Vierling, City Clerk

**Others Participating Remotely:**

Barry Siegal and Amanda Siegal Williams- BSC Holdings  
Drew Haire, RUD Fleet

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

**FINANCE COMMITTEE - Mayor Pro Tem Moore, Chair**  
**Committee Members: Moore, Peters, Holmes, and Jones**

**CONSENT AGENDA ITEMS**

Finance Committee Chair Britt Moore reported all finance items were discussed at the Finance Committee Meeting held on Thursday, April 15, 2021 at 4:00 p.m. and are being forwarded to City Council with a favorable recommendation.

**Motion by Council Member Moore, seconded by Council Member Peters to approve all matters on the Finance Committee Consent Agenda. Following a roll call vote by Mayor Wagner, the motion carried by the following unanimous 9-0 vote.**

*Note: Although one motion was made to approve/adopt these matters under the Finance Committee Consent Agenda, action on all of these matters will be reflected throughout the Consent Agenda portion of these minutes as being made and seconded by the same persons.*

**[2021-137](#)**

**Resolution - High Point Police Department Donation - West End Ministries**

City Council is requested to adopt a resolution approving the donation of surplus appliance and office furniture to West End Ministries for use at the community women's homeless shelter and authorize the City Manager or his designee to execute all necessary documents.

**Attachments:** [1. HPPD Donation - West End Ministries](#)  
[Resolution Donation West End Ministries](#)

Adopted a resolution approving the donation of surplus appliance and office furniture to West End Ministries for use at the community women's homeless shelter and authorized the City Manager or his designee to execute all necessary documents.

Resolution No. 1971/21-16  
Resolution Book, Volume XXI, Page 16

**A motion was made by Mayor Pro Tem Moore, seconded by Council Member Peters, that this Resolution be adopted. Following a roll call vote by Mayor Wagner, the motion carried by the following 9-0 unanimous vote:**

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

**[2021-138](#)**

**Ordinance - Budget Amendment - Sale of Property**

City Council is requested to approve a budget amendment in the amount of \$140,101.00 to appropriate funds from the sale of property to cover additional expenses and purchases of foreclosed properties as part of the Core City Redevelopment program.

**Attachments:**    [2. Sale of Property Revenue - Budget Ordinance](#)  
[Ordinance Amend Sale of Property](#)

Adopted a Budget Ordinance Amendment in the amount of \$140,101.00 to appropriate funds from the sale of property to cover additional expenses and purchases of foreclosed properties as part of the Core City Redevelopment Plan.

Ordinance No. 7705/21-22  
Ordinance Book, Volume XXII, Page 22

**A motion was made by Mayor Pro Tem Moore, seconded by Council Member Peters, that this Budget Ordinance Amendment be adopted. Following a roll call vote by Mayor Wagner, the motion carried by the following 9-0 vote:**

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

#### [2021-139](#)

#### **Resolution - Authorization of Installment Financing Contract for Fleet Vehicle Equipment Replacement**

City Council is requested to adopt a resolution authorizing the execution of an installment financing contract for Fleet Services to replace various public service fleet vehicles.

**Attachments:**    [2a. Installment Financing Resolution Fleet Services](#)  
[Resolution Installment Financing Contract Fleet Vehicle Equipment Replacer](#)

Adopted a resolution authorizing the execution of an installment financing contract for Fleet Services to replace various public service fleet vehicles.

Resolution No. 1972/21-17  
Resolution Book, Volume XXI, Page 17

**A motion was made by Mayor Pro Tem Moore, seconded by Council Member Peters, that this matter be adopted. Following a roll call vote by Mayor Wagner, the motion carried by the following 9-0 unanimous vote:**

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

#### [2021-140](#)

#### **Contract - Matt's Janitorial Services, Inc.**

City Council is requested to award a contract extension for one (1) year to Matt's Janitorial Services, Inc. in the amount of \$100,560.00 to provide custodial services at eight (8) Parks & Recreation facilities.

**Attachments:**    [3. Matt's Janitorial Contract Extension P&R](#)

Approved the award of a one-year contract extension to the Matt's Janitorial Services, Inc. contract in the amount of \$100,560.00 to provide custodial services at eight (8) Parks & Recreation facilities.

**A motion was made by Mayor Pro Tem Moore, seconded by Council Member Peters, that this contract be approved. Following a roll call vote by Mayor Wagner, the motion carried by the following 9-0 unanimous vote:**

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

#### [2021-141](#)

##### **Grant Application - PARTF Parks & Recreation Trust Fund**

City Council is requested to certify and approve a PARTF Grant application in the amount of \$500,000 to assist with funding for the City Lake Park Phase 1 renovations.

**Attachments:** [4. PARTF App Authorization P&R](#)

Approved and certified a PARTF Grant application in the amount of \$500,000 to assist with funding for the City Lake Park Phase I renovations.

**A motion was made by Mayor Pro Tem Moore, seconded by Council Member Peters, that this PARTF Parks & Recreation Trust Fund grant application be approved. Following a roll call vote by Mayor Wagner, the motion carried by the following 9-0 unanimous vote:**

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

#### [2021-142](#)

##### **Contract - Sharpe Brothers - Street Resurfacing**

City Council is requested to award a contract to Sharpe Brothers, A Division of Vecellio & Grogan, Inc. in the amount of \$2,773,980.09 for the resurfacing of specific streets identified and that the appropriate City official be authorized to execute all necessary documents.

**Attachments:** [5. City Streets Resurfacing](#)

[SIGNED City Streets Resurf - Recommendation Form](#)

Approved the award of a contract to Sharpe Brothers, a Division of Vecellio & Grogan, Inc. in the amount of \$2,773,980.09 for the resurfacing of specific streets identified and authorized the appropriate City official to execute all necessary documents.

**A motion was made by Mayor Pro Tem Moore, seconded by Council Member Peters, that this contract with Sharpe Brothers for street resurfacing be approved. Following a roll call vote by Mayor Wagner, the motion carried by the following 9-0 unanimous vote:**

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

#### [2021-143](#)

##### **Contract - Summit Design & Engineering Services - (CEI) Contract Administration & Construction Engineering & Inspection - City of High Point Streets Resurfacing Project**

City Council is requested to award a contract to Summit Design and Engineering Services in the amount of \$116,200.00 for Contract Administration and Construction Engineering & Inspection (CEI) services for the annual City of High Point Streets Resurfacing Project.

**Attachments:** [6. Engineering & Inspection - City Streets Resurfacing](#)

Approved the award of a contract to Summit Design and Engineering Services in the amount of \$116,200.00 for Contract Administration and Construction Engineering & Inspection (CEI) services for the annual City of High Point Streets resurfacing project.

**A motion was made by Mayor Pro Tem Moore, seconded by Council Member Peters, that this contract with Summit Design & Engineering Services be approved. Following a roll call vote by Mayor Wagner, the motion carried by the following 9-0 unanimous vote:**

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

#### [2021-144](#)

#### **Resolution - Upset Bid - Sale of City Owned Property - 1523 Willard Ave & 1002 Gordon St**

City Council is requested to adopt a resolution accepting an offer of \$16,500.00 and authorize the sale of the properties located at 1523 Willard Avenue and 1002 Gordon Street through the upset bid procedure of N.C.G.S. 160A-269 and directs the City Clerk to publish a public notice of the proposed sale in accordance with N.C.G.S. 160A-269.

**Attachments:** [7. Sale of City Owned Properties Willard and Gordon](#)  
[Resolution Upset Bid 1523 Willard Rd and 1002 Gordon Rd](#)  
[Quit Claim Deed 1523 Willard Rd and 1002 Gordon Rd](#)

Adopted a resolution accepting an offer of \$16,500.00 and authorized the sale of the properties located at 1523 Willard Avenue and 1002 Gordon Street through the upset bid procedure in accordance with N.C. General Statute 160A-269 and directed the City Clerk to publish a public notice of the proposed sale in accordance with N.C. General Statute 160A-269.

**A motion was made by Mayor Pro Tem Moore, seconded by Council Member Peters, that this Resolution be adopted. Following a roll call vote by Mayor Wagner, the motion carried by the following 9-0 unanimous vote:**

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

#### [2021-153](#)

#### **Resolution - Support of the Community Project Funding for the High Point Shelter & Day Center in the US House Appropriations Committee**

City Council is requested to adopt a resolution in support of the Community Project Funding for the High Point Shelter & Day Center in the US House Appropriations Committee.

**Attachments:** [7A. Resolution in Support of Homeless Shelter and Day Center High Point Shelter and Day Center Resolution \(signed\)](#)

Adopted a resolution in support of the Community Project Funding in the U.S. House Appropriations Committee for the High Point Shelter & Day Center.

Resolution No. 1974/21-19  
Resolution Book, Volume XXI, Page 19

**A motion was made by Mayor Pro Tem Moore, seconded by Council Member Peters, that this Resolution be adopted. Following a roll call vote by Mayor Wagner, the motion carried by the following 9-0 unanimous vote:**

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

## [2021-154](#)

### **Resolution - Support of the High Point Multi-Modal Connector Greenway in the US House Appropriations Committee**

City Council is requested to adopt a resolution in support of the Community Funding Project for the High Point Multi-Modal Connector Greenway.

**Attachments:** [7B. Resolution in Support Connector Greenway High Point Multi Modal Greenway Resolution \(signed\)](#)

Adopted a resolution in support of the Community Funding Project in the U.S. House Appropriations Committee for the High Point Multi-Modal Connector Greenway.

Resolution No. 1975/21-20  
Resolution Book, Volume XXI, Page 20

**A motion was made by Mayor Pro Tem Moore, seconded by Council Member Peters, that this Resolution be adopted. Following a roll call vote by Mayor Wagner, the motion carried by the following 9-0 unanimous vote:**

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

## **PUBLIC HEARINGS**

### [2021-145](#)

#### **Public Hearing - Project Fleet - High Point Economic Development Corporation**

Monday, April 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 \$320,000 for RUD Fleet Corporation project to be located at 209 N. Main Street and authorize the City Manager to execute a performance agreement containing benchmarks for the company to achieve and a schedule for the payment of such incentives.

**Attachments:** [8. RUD Fleet Corp EDC Public Hearing RUD - PPP \(4.19.21\).pdf](#)

The public hearing for this matter was held on Monday, April 19, 2021 at 5:30 p.m. as duly advertised.

Mayor Pro Tem Moore, Chairman of the Finance Committee, recognized Sandy Dunbeck with the High Point Economic Development Corporation.

Sandy Dunbeck, Interim Director of the High Point Economic Development Corporation, expressed excitement in bringing the proposed RUD Fleet project before City Council and introduced company owner and president, Drew Haire, who attended the meeting remotely.

RUD Fleet Corporation is a locally-owned fleet services operation company that is expanding and interested in the 209 N. Main Street, former Huffman Koos building, for its corporate headquarters location. Ms. Dunbeck spoke to the building being vacant for approximately five years; the area being in the downtown MSD (Municipal Service District) which is a focus area for office projects and an area that the Downtown Office Incentives policy covers. The project will assist in generating people working downtown on a year-round basis and will bring people downtown that will use restaurants, retail, entertainment concept, and potentially downtown living and apartments/condominiums that are being developed.

Ms. Dunbeck shared that RUD Fleet Corporation is exactly the type of company that the city would like to see downtown and reported that:

Should RUD Fleet choose High Point, they would have ten people working downtown initially;  
There would be 20 new additional positions created with average annual wages of \$44,000 over a four-year period;  
These positions would include office work (administrative positions), project management, customer service, team leadership, transportation, and titling positions;  
The company would invest \$250,000 in building upfits and improvements to the exterior and interior of the building at 209 N. Main Street.

In addition to the company considering High Point for this facility, they most recently considered downtown Winston-Salem. RUD Fleet has requested that High Point consider these performance-based incentives so that this project can happen in High Point. The High Point Economic Development Corporation recommends up to \$320,000 in cash grant incentives for such a project that would locate and expand in downtown High Point. These incentives will be paid out over a four-year period and the source of funding would be the city's Economic Development Incentive Fund which is funded by General and Electric Revenues. These incentives would be subject to the company meeting the leasing, building



improvements, and job creation benchmarks that will be spelled out in a performance agreement. Payments could be made on a bi-annual installment as the company achieves these benchmarks. The company expects to make its location decision on whether to choose this High Point location within this quarter.

At this time, Ms. Dunbeck recognized and introduced Drew Haire, President and Owner of RUD Fleet Corporation to share a presentation and talk more about the company. Mr. Haire prefaced his remarks by expressing appreciation to Ms. Dunbeck and the High Point Economic Development team throughout the process and to Mayor Wagner and the City Council members for the time and effort they have put into the consideration of this project. He expressed excitement about being in High Point and shared some information about the company.

He spoke to the company being a business organization that provides transportation services to companies as they purchase new vehicles; he has personally been in this industry for ten years with much of that time spent growing and building another business, moving it from a regional provider into a well-known national brand; and how this presented challenges with new vehicle logistics; and in late 2018 RUD Fleet Corporation was founded due to his passion and excitement of new vehicle logistics.

Mr. Haire explained that the RUD Fleet team provides licensing, titling, and registration of new vehicles, and transporting the vehicle from where it was manufactured to where it will be used by the customer with the end result being a smooth hand-off of a new vehicle with everything being documented electronically in a portal for fast updates throughout the entire process. He shared that much of their focus right now is capability (process, tools, and team); that they have added six new team members in the last ten months at their home office; and this is the pace they are continuing to move in going forward.

Mr. Haire shared that a majority of their customers are familiar national brands with nationwide footprints and how their company is a mission-critical partner in these company's businesses by either being an exclusive service provider or a preferred service provider. Their customer base includes a national leader in plumbing supply, consumer electronics resale, parcel delivery, rent-to-own, etc.... He explained how their core customer group and the industry was hit very seriously during the Pandemic last year; this halted their customer's business, RUD Fleet's business and business plan; this enabled them to change direction in mid-year to adapt services to meet the needs of the market place; during this time, they successfully took on several extremely large projects as a result of the COVID Pandemic which showcased the essential nature of their business, the value they were able to add to the nationally known organizations, and the level of trust and reliance that was built with their customers over a short period of time.

He explained the company's growth has prompted their team to identify a home

for its corporate office. Mr. Haire stated that he would like the corporate office and his team to be located in a downtown environment. He spoke to the importance of intentionally selecting the desired environment because of the difficulty in outgrowing the environment. He provided an example of this from a quote that he remembered from one of Dr. Nido Qubein's published books where he commented that a Koi fish in a fish bowl will grow to be approximately two inches, but a Koi fish in its natural wild environment would grow up to two feet, so the same fish, the same potential, but a different environment and completely different results.

Mr. Haire stated that he is working very hard to cultivate a culture in the company that is positive and motivated where their team members are thinking about growth mindsets, both professionally and personally. He attributed this to the fast pace and the high energy which he felt were synonymous with a downtown environment. He spoke very highly of High Point in the sense that the downtown is in a momentum phase reflecting change which can become lots of fun.

He briefly described a snapshot of the company's growth plan and spoke to them adding twenty additional team members to the group over a three to four-year process; these positions include full-time office professional positions with a targeted salary of \$44,000 on average; they will offer great benefits such as paid time off (PTO), health/dental/vision, life insurance; plenty of growth and opportunity for people on their team; felt confident that the High Point community would certainly be able to meet the skill set and talent they are seeking; using the 80/20 principle, 80% of the jobs they are looking to add are in the administrative skill set, project management, customer service, team leadership; the other 20% would be subject matter experts such as seasoned transportation logistical professionals, seasoned vehicle licensing professionals, etc.....

Mr. Haire described the property at 209 N. Main Street as being a great downtown location for their company due to its visibility on Main Street at the intersection of Main Street and English. He explained that because the building has been vacant for over five years, it is in some degree of decline which will require building upfits prior to them occupying it. He spoke to how they plan to do the upfits in two phases: Phase 1 will be to get the building back in working condition; Phase 2 will consist of upfits to convert the interior to a modern office conversion; the estimated cost for the upfits is \$250,000, \$40,000 in furniture costs and IT expenses, and \$100,000 for fixing up the exterior of the building and landscaping.

He then shared that they plan on including/incorporating the following features into the space:

Wellness features (i.e. sit/stand desks);

The windows will allow for natural light into the space and they will enhance this by

installing glass wall partitions to help natural light fill the space;  
Adjustable cube lighting;  
Fitness area (cardio/fitness equipment);  
HEPA filters;  
Lounges (cafe' and coffee lounges that can double as an after hours event hub for their team, customers for any events that are happening).

Following the conclusion of his presentation, Mr. Haire welcomed any questions/comments and reiterated his appreciation to the City Council and the Mayor for consideration of the incentives for this proposed project. He offered to speak and help anyone else who is interested in moving through this sort of project in a downtown location

Chairman Moore thanked Mr. Haire for the very professional, detailed, and impressive presentation and asked if there were any questions/comments for either Mr. Haire or Ms. Dunbeck.

Council Member Peters thanked Ms. Dunbeck for the excellent job in bringing such an exciting project to the City Council for consideration and thanked Mr. Haire on his fabulous presentation. She expressed excitement in reactivating the buildings in downtown High Point.

Council Member Jefferson echoed these comments and also thanked Mr. Haire for his presentation. He stressed the importance of being located in downtown and building it out as a place to live, work, and play. He also thanked Ms. Dunbeck for the incredible work that the High Point EDC Team does in recruiting these kinds of businesses and that he certainly hopes that RUD Fleet would soon be operating in downtown High Point.

Council Member Holmes also thanked Mr. Haire for his very detailed presentation and his vision. He inquired about the build-out time in terms of getting the building retrofitted and up to speed and wanted to make sure he had adequate time to make adjustments because building materials are tough to source right now. Mr. Haire replied they are planning on a July 1st kick-off date so this definitely puts them on a very tight schedule, and noted they would like to get in this space as quick as possible.

Chairman Moore asked if there were any additional comments/questions. Hearing none, he announced that action on this matter would be taken during a Recessed Meeting on Wednesday, April 21, 2021 at 5:30 p.m. He applauded Mr. Haire for his flexibility and adaptability in response to the Pandemic. He informed Mr. Haire that he would find High Point to be a fabulous place to be--very pro Council, staff and business and commented that it was possible that the Koi fish would grow into four feet if Mr. Haire decides to come to downtown High Point.

acknowledge public hearing held

## **REGULAR AGENDA ITEMS**

### **PROSPERITY & LIVABILITY COMMITTEE - Council Member Hudson, Chair**

#### **Committee Members: Hudson, Peters, Holmes, and Jefferson**

[2021-151](#)

#### **Prosperity & Livability Committee**

Council will receive an update from Council Member Wesley Hudson, Chair of the Community Development Committee.

Council Member Wesley Hudson, Prosperity & Livability Committee Chair, reported that the committee met at their usual time and heard a very fine presentation from Phyllis Bridges, who is doing research on developing a proposed cultural arts center to be located and built on the east end of Washington Street. He advised that the Prosperity & Livability Committee did not take any action, but did pass a recommendation on to staff to work with Ms. Bridges to come up with a timeline and find out more details regarding fundraising efforts, contingency plans, etc.... He noted that the property Ms. Bridges is interested in building the proposed museum on is owned by the City of High Point and the High Point Housing Authority and Ms. Bridges is specifically asking the City of High Point to donate property it owns for the proposed museum.

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

## **PUBLIC HEARINGS**

[2021-146](#)

#### **The Landings at Westmott, LLC. - Zoning Map Amendment 21-03**

A request by The Landings at Westmott, LLC to rezone approximately 71 acres from the Planned Development Periphery (PD-P) District to an amended Planned Development Periphery (PD-P) District. The property is located along the east side of Sandy Ridge Road/Johnson Street, to the south and west of Kendale Road, and along the north and south sides of Bloomfield Trail.

**Attachments:**    [Staff Report ZA-21-03](#)  
                              [Robert Fricke.pdf](#)  
                              [Ordinance ZMA 21-03](#)  
                              [Approval Letter \(ZA-21-03\)](#)

The public hearing for this matter was held on Monday, April 19, 2021 at 5:30 p.m.

as duly advertised.

Herb Shannon, Senior Planner with the Planning and Development Department, provided an overview of the staff report which is hereby attached in Legistar and incorporated as a permanent part of these proceedings.

This is a request by the Landings at Westmott, LLC to rezone approximately 71 acres located along the east side of Sandy Ridge Road/Johnson Street, to the south and west of Kendale Road, and along the north and south sides of Bloomfield Trail from the Planned Development Periphery (PD-P) District to an amended Planned Development Periphery (PD-P) District.

Mr. Shannon advised the property associated with this application were annexed and received their current Planned Development periphery (PD-P) zoning in 2017. The applicant is proposing a 400-unit mixed residential development. Mr. Shannon noted that planned development districts are intended to encourage innovative land planning and site design that will produce a high quality unified project that would not negatively impact adjacent lands.

Regarding this site, the applicant is requesting to amend their standards that were initially adopted in 2017, specifically for the northern portion in Tract A. When initially approved, there was a northern portion of Tract A that was intended for multi-family structures up to 290 units and a Tract B, the southern portion of the site, that was intended for approximately 100 single-family units. The applicant is specifically requesting to update the development standards for the Tract A portion of this development and they are proposing to develop a multi-family building on one of their parcels in Tract A identified as Phase 3.

Mr. Shannon advised the site is currently under construction with some of the units already completed, but for the Tract A site and Phase 3, the applicant is proposing a multi-family building and multi-family buildings in this development are subject to the standards in the Development Ordinance which will limit them to 250 linear feet. The applicant is requesting to amend the development standards for this planned development to allow the Phase 3 parcel to have one multi-family building with a length up to 480 feet. Mr. Shannon explained that while the ordinance limits it to 250 feet, the applicant can set their own standards in a planned development and they are proposing to allow a building length of 480 feet in the Phase 3 tract.

Mr. Shannon then reviewed some of the key points of the request:

Compatibility with surrounding areas.

The request is limited in scope;

The Phase 3 parcels, approximately 4 acres, will only support one building this length;

All other buildings in Tract A will still be subject to the 250-foot building limit standards;

The location of the proposed building on the tract is another important issue;

The segment of the Johnson Street/Sandy Ridge Road corridor is designated as a major thoroughfare to be widened to a four-lane roadway from Skeet Club Road toward I-40 and has been approved by NCDOT;

As part of this road widening project, Kendale Road, a minor thoroughfare to the east of the site, will be realigned and run along the northern boundary of the zoning site intersecting with John Knox Drive;

The location of the Phase 3 parcel will ultimately be a signalized intersection where two thoroughfares intersect;

The River Landing community is located along the opposite side of Sandy Ridge Road and is an area that also developed and has a Planned Development Periphery (PD-P) zoning district designation; it has developed with a mixture of residential uses consisting of single-family attached, multi-story, multi-family building, and a multi-family story assisted living facility.

In conclusion, Mr. Shannon advised this request would not adversely impact adjacent lands as there is no change in the configuration of the tract from the initial approval; there is no increase in density from the previous approval; staff is recommending approval to rezone this site to an amended Planned Development district to allow the building length the applicant is requesting; the request was reviewed by the Planning & Zoning Commission at their March public hearing resulting in a 9-0 unanimous recommendation for approval of the request.

The Planning & Zoning Commission stated the request is consistent with adopted policy guidance because the adopted land use plan designates the area as medium density residential which supports townhomes and multi-family housing at a density up to 16 units per acre. The Commission also stated that the request is reasonable and in the public interest as the request in building length may be deemed appropriate when adjacent to other high-density residential uses and when situated at the future signalized intersection of two thoroughfares.

Following staff's summary of the staff report, Mr. Shannon entertained any questions.

Mayor Pro Tem Moore inquired about height restrictions if the request is approved. Mr. Shannon replied that the applicant would have to meet the height standards of the RM-16 district which allows building heights up to 50 feet and beyond 50 feet, additional setbacks would be required. The applicant has noted they are looking at a three-story building with a height of approximately 40 feet. Chairman Moore pointed out that this is not inconsistent with some of the existing buildings located across the street.

Mayor Wagner asked if there were any additional questions. Hearing none, he

provided an opportunity for the applicant to speak.

The applicants, Amanda Siegal Williams and Barry Siegal, proceeded with an overview of their request. Ms. Williams pointed out that the building footprint they submitted for Phase 3 on the original plan in 2017 actually showed the size of building they are proposing, so it was an oversight on their part and staff's part that the building was longer than what is permitted in the RM-16 District which is 250 feet. The issue with the length of the building actually came up during the site review with the Technical Review Committee. Ms. Williams advised that they have done this same building plan in Winston-Salem and in Greensboro and neither of those jurisdictions have a building length limit. She described the building as being three stories in height; no exterior hallways or stairwells; and provides individuals the ability to come in with secured entrances within the building to the amenities without going outside. She pointed out the architecture is very similar to what is already there and they have multiple building types (i.e. villas, townhouses, small apartment eight unit buildings).

She advised that the building is actually shorter in length than the buildings located in the River Landing Retirement Community across the street and pointed out there would also be some academic and primary education buildings when Wesleyan Academy moves forward with their plans to relocate to the corner of Sandy Ridge Road and Johnson Street. She spoke to how they feel their development plans are very complimentary to the area and reiterated there would be a four-lane road with a median as soon as NCDOT is able to find the funds. In closing, Ms. Williams shared that they have had discussions with River Landing, Wesleyan Academy, and other neighbors and have received complimentary comments on everything they have done.

Following the applicant's presentation, Mayor Wagner asked if there were any questions.

Mayor Pro Tem Moore asked if the facility would have a courtyard or common area since it is envisioned with everything interior. Ms. Williams replied there would be a courtyard located in the back of the building and there would be interior amenities within the building as well. Mr. Siegal shared that many people have described the building as being like a Ritz Carlton hotel with minimum eight-foot hallways; the building is designed to cater to folks that want to be in a relatively secured building; to be able to come in to get out of the weather and go down to the amenities and socialize with neighbors. He described the building as being unique and having a different character, not being a typical apartment building and mentioned other developments they have done in Winston-Salem and Greensboro.

Council Member Holmes asked the applicant to speak to any potential traffic impacts relative to this development because getting on to Sandy Ridge Road in

the mornings or the evenings can be challenging. Ms. Williams explained there was not any additional impact than what was noted in the original traffic study done in 2107; the number of units is still 290 maximum; there is a plan for NCDOT to realign Kendale at John Knox and put in a stoplight; there will be three access points: Links Drive, Kendale at Equinox Trace, and Bloomfield Trail; once full movement at Links Drive happens, NCDOT has said they would study the intersection again to see if anything further might be needed.

Mayor Wagner asked if there were any additional questions/comments. Hearing none, he advised one public comment was received for Zoning Map Amendment 21-03 which is accessible in the Granicus app and will be incorporated as part of these proceedings. He announced the vote on this matter would not be taken until Wednesday, April 21, 2021 at 5:30 p.m.; offered a reminder that the public could still submit public comments within the 24-hour period after this public hearing; and reviewed the methods by which public comments could be submitted.

acknowledge public hearing held

## **GENERAL BUSINESS AGENDA**

### **[2021-147](#)**

#### **Reappointment - Angela McGill - P&Z Commission**

Council Member Christopher Williams is recommending the reappointment of Angela McGill as his

Ward 2 appointee on the Planning & Zoning Commission. Appointment will be effective June 30, 2021 and will expire June 30, 2024.

**Attachments:** [Reppointment -Planning & Zoning Board - Angela McGill](#)

Approved the reappointment of Angela McGill to the Planning & Zoning Commission as Council Member Williams' Ward 2 appointee, to be effective June 30, 2021 and will expire June 30, 2024.

**A motion was made by Council Member Williams, seconded by Council Member Johnson, that this reappointment be approved. Following a roll call vote by Mayor Wagner, the motion carried by the following 9-0 unanimous vote:**

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

### **[2021-148](#)**

#### **Reappointment - Tom Kirkman - P&Z Commission**

Mayor Pro Tem Britt Moore is recommending the reappointment of Tom Kirkman as his At Large appointee on the Planning & Zoning Commission. Appointment will be effective June 30,



2021 and will expire June 30, 2024.

**Attachments:** [Reappointment -Planning and Zoning Commission - Tom Kirkman](#)

Approved the reappointment of Tom Kirkman to the Planning & Zoning Commission as Mayor Pro Tem Britt Moore's At Large appointee, to be effective June 30, 2021 and will expire June 30, 2024.

**A motion was made by Mayor Pro Tem Moore, seconded by Council Member Peters, that this reappointment be approved. Following a roll call vote by Mayor Wagner, the motion carried by the following 9-0 unanimous vote:**

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

### [2021-158](#)

#### **High Profile Dignitaries Visit Greensboro, High Point, and Jamestown**

Mayor Wagner will report on Vice President Kamala Harris' visit to High Point on April 19, 2021 for a tour of the Thomas Built Bus facility. Also accompanying Vice President Harris on her visit to High Point was Governor Roy Cooper; EPA Administrator Michael Regan; and U.S. Representative David Price, 4th District North Carolina.

Mayor Wagner reported on Vice President Kamala Harris' visit to High Point earlier today and stated that he was honored to welcome her to High Point. He shared that Vice President Harris along with NC Governor Roy Cooper; EPA Administrator Michael Regan; and U.S. Representative David Price, 4th District-NC, made a visit to High Point for a tour of the Thomas Built Bus (TBB) facility located on Surrett/Fairfield. They came to tour the facility and see the electric buses that are being produced by TBB at this location. The Mayor was provided an opportunity to speak and he conveyed to Vice President Harris that he was happy that she came to High Point to the Thomas Built Bus facility to see first-hand the extraordinary example of what good American ingenuity and workers can do. Vice President Harris was familiar that High Point is known as a leader in the furniture industry, but expressed excitement after learning that the Street Car named Desire was built by Perley Thomas Car Works; they later became Thomas Built Bus.

Council Member Peters thanked Mayor Wagner for representing High Point today and noted that the Mayor's enthusiasm is always wonderfully received.

**For Information Only**

### **Congratulations to High Point University's Men's Soccer Team**

Mayor Pro Tem Moore congratulated the High Point University's Men's Soccer team for winning and making it to their First Round Match against Georgetown coming up on May 2nd. Mayor Wagner also offered congratulations to them for

winning the Big South championship in men's soccer.

[2021-150](#)

**Minutes To Be Approved**

Finance Committee; April 1, 2021 @ 4:00 p.m.

Manager's Briefing Session; April 5, 2021 @ 3:30 p.m.

Regular Meeting of City Council; April 5, 2021 @ 5:30 p.m.

Prosperity & Livability Committee; April 7, 2021 @ 9:00 a.m.

**Attachments:**    [1. April 1 2021 Finance Committee.pdf](#)  
                              [2. April 5 2021 Manager's Briefing Minutes.pdf](#)  
                              [3. April 5 2021 Regular Meeting Minutes.pdf](#)  
                              [4. April 7 2021 Prosperity & Livability Committee Meeting Minutes.pdf](#)

**A motion was made by Mayor Wagner, seconded by Mayor Pro Tem Moore, that the preceding minutes be approved as submitted. Following a roll call vote by Mayor Wagner, the motion carried by the following 9-0 unanimous vote:**

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

**ADJOURNMENT**

There being no further business to come before Council, at 6:27 p.m. the meeting was recessed to Wednesday, April 21, 2021 at 5:30 p.m.

Respectfully Submitted,

Jay W. Wagner, Mayor

Attest:

Lisa B. Vierling, City Clerk