

# City of High Point

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



## Minutes

**Wednesday, June 23, 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 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**

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 Moore- At Large (remote participation)  
 Council Member Tyrone Johnson- At Large (remote participation)  
 Council Member Cyril Jefferson- (remote participation)  
 Council Member Christopher Williams- (physically present)  
 Council Member Monica Peters- Ward 3 (remote participation)  
 Council Member Wesley Hudson- Ward 4 (remote participation)  
 Council Member Victor Jones- Ward 5 (remote participation)  
 Council Member Michael Holmes- Ward 6 (remote participation)

The following staff members were physically present:

Eric Olmedo, Assistant City Manager; JoAnne Carlyle, City Attorney;  
 Jeron Hollis, Managing Director; Herb Shannon, Planning &  
 Development; and Mary Brooks, Deputy City Clerk

The following staff members were remotely present:

Greg Ferguson, Assistant City Manager; Meghan Maguire, Assistant City  
 Attorney; Sandy Dunbeck, Economic Development Director; Michael McNair,  
 Community Development Director; and Michelle McNair, Community  
 Development Manager

Others remotely present:

Becky Karr; and Sam Lasine

**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**

**FINANCE COMMITTEE - Mayor Pro Tem Moore, Chair**[2021-244](#)**Public Hearing - Key Risk, a Berkley Company - Performance Based Incentives**

City Council is requested to approve performance-based incentives up to \$1,175,540 for a project with Key Risk, a Berkley Company 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 financial incentives.

**Attachments:**    [15. Public Hearing - Key Risk Performance Based Incentives](#)  
[Patrick Chapin \(BHP\) Comment Endorsing Incentives for 275 North Elm.pdf](#)  
[Key Risk Presentation City of High Point June 21 2021.pdf](#)

The public hearing for this matter was held on Monday, June 21, 2021 @ 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 this matter. Mayor Wagner asked the Deputy City Clerk if any additional comments were received. The Deputy City Clerk reported there were no additional comments received. The public hearing was closed.

Approved a performance-based incentive up to \$1,175,540 for a project with Key Risk, a Berkley Company and authorize the City Manager to execute a performance agreement containing benchmarks for the company to achieve and schedule for the payment of such financial incentives.

**A motion was made by Mayor Wagner, seconded by Council Member Williams, that the performance-based incentives for Key Risk, a Berkley Company be approved. Following a roll call vote by Mayor Wagner, the motion carried by the following 9-0 unanimous vote:**

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

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

**COMMUNITY DEVELOPMENT COMMITTEE - Council Member Williams, Chair**

[2021-254](#)

**Public Hearing - Substantial Amendment of the 2019-20 Action Plan and 2015-19 Consolidated Plan**

City Council is requested to approve the Special Amendment to the 2019-20 Annual Action Plan and 2015-19 Consolidated Plan and that the appropriate City official and/or employee be authorized to execute all necessary documents.

**Attachments:** [Substantial Amendment for CDBG-CV3 Special Allocation](#)  
[Public Comment \(anonymous\).pdf](#)

The public hearing for this matter was held on Monday, June 21, 2021 @ 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 this matter. Mayor Wagner asked the Deputy City Clerk if any additional comments were received. The Deputy City Clerk reported there were no additional comments received. The public hearing was closed.

Approved the special Amendment to the 2019-20 Annual Action Plan and 2015-19 Consolidated Plan and that the appropriate City official and/or employee be authorized to execute all necessary documents.

**A motion was made by Mayor Wagner, seconded by Council Member Peters, that the Substantial Amendment to the 2019-20 Action Plan and 2015-19 Consolidated Plan be approved. Following a roll call vote by Mayor Wagner, the motion carried by the following 9-0 unanimous vote:**

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

**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:** 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

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

[2021-257](#)

### **John Ritner - Zoning Map Amendment 21-09**

A request by John Ritner to rezone approximately 51 acres from a Conditional Use Planned Development Mixed (CU PDM) District to a Planned Development - Core City (PD-CC) District. The site is located east of Westchester Drive, approximately 1,500 feet south of Phillips Avenue, and north of Whittier Avenue.

**Attachments:** [Staff Report ZA-21-09](#)

[Statement from John Ritner \(Pinnacle Foods Co\) for City Council Hearing Tu](#)

[Ordinance ZMA 21-09 John Ritner](#)

The public hearing for this matter was held on Monday, June 21, 2021 @ 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 this matter. Mayor Wagner asked the Deputy City Clerk if any additional comments were received. The Deputy City Clerk reported there were no additional comments received. The public hearing was closed.

Adopted Ordinance to rezone approximately 51 acres from a Conditional Use Planned Development Mixed (CU PDM) District to a Planned Development - Core City (PD-CC) District. The site is located east of Westchester Drive, approximately 1,500 feet south of Phillips Avenue, and north of Whittier Avenue.

### **Consistency and Reasonableness Statements**

That Zoning Map Amendment 21-09 is consistent with the City's adopted policy guidance because as conditioned, the requested PD-CC District does not conflict with the Institutional land use designation of this area or with adopted policy guidance documents. Furthermore, the request is reasonable and in the public interest because the request is to update the old planned development district to a new PD CC District and add one small-scale use type to the allowable uses in the mixed development.

**A motion was made by Mayor Wagner, seconded by Council Member Peters, that Zoning Map Amendment 21-09 be approved. Following a roll call vote by Mayor Wagner, the motion carried by the following 9-0 unanimous vote:**

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

**Ordinance No. 7720/21-37**

**Ordinance Book Volume XXII, Page 37**

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

2021-258

**Hunter Farms - Zoning Map Amendment 21-10**

A request by Hunter Farms to rezone approximately 0.92 acres from the Residential Single Family - 5 (R-5) District and a Conditional Use General Business (CU-GB) District to a Conditional Zoning Office Institutional (CZ-OI) District. The site is located at the southwest corner of Irbywood Drive and Montgomery Street (108 and 110 Irbywood Drive).

**Attachments:** [Staff Report ZA-21-10](#)  
[Ordinance ZMA 21-10 Hunter Farms](#)

The public hearing for this matter was held on Monday, June 21, 2021 @ 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 this matter. Mayor Wagner asked the Deputy City Clerk if any additional comments were received. The Deputy City Clerk reported there were no additional comments received. The public hearing was closed.*

Adopted Ordinance to rezone approximately 0.92 acres from the Residential Single Family - 5 (R-5) District and a Conditional Use General Business (CU-GB) District to a Conditional Zoning Office Institutional (CZ-OI) District. The site is located at the southwest corner of Irbywood Drive and Montgomery Street (108 and 110 Irbywood Drive).

**Consistency and Reasonableness Statements**

That Zoning Map Amendment 21-10 is consistent with the City's adopted policy guidance because the requested conditional zoning district provides a transition between the manufacturing use and the adjacent residences. Furthermore, the request is reasonable and in the public interest because the requested zoning change includes the last residentially zoned parcel in the block and down zones the commercially zoned portion of the site to a district that provides better protection for the adjoining neighborhood.

**A motion was made by Mayor Wagner, seconded by Council Member Williams, that Zoning Map Amendment 21-10 be approved. Following a roll call vote by Mayor Wagner, the motion carried by the following 9-0 unanimous vote:**

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

**Ordinance No. 7721/21-38**  
**Ordinance Book Volume XXII, Page 38**

**A motion was made by Mayor Wagner, seconded by Council Member Williams, that this matter be adopted. The motion carried by the following 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

2021-259

**City of High Point - Zoning Map Amendment 21-11**

A request by the High Point City Council to rezone 91 properties, totaling approximately 25.03 acres, as part of the Comprehensive Zoning Map Amendment project.

a) To rezone 22 properties, totaling approximately 3.53 acres, within the Arbors Subdivision. This site is located at the southeast corner of Guyer Street and Beaucrest Avenue.

To rezone 69 properties, totaling approximately 21.5 acres, within the Ashton Woods Subdivision and two abutting parcels at the northern terminus of Wickham Avenue. This site is located north of the intersection of Suffolk Avenue and Stoneycreek Drive, with parcels fronting along a portion of Boulding Avenue, a portion of Stoneycreek Drive, a portion of Wickham Avenue and along Arborbrook Lane.

**Attachments:** [Staff Report ZA-21-11](#)

[Ordinance ZMA 21-11 City of High Point](#)

The public hearing for this matter was held on Monday, June 21, 2021 @ 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 this matter. Mayor Wagner asked the Deputy City Clerk if any additional comments were received. The Deputy City Clerk reported there were no additional comments received. The public hearing was closed.

Adopted Ordinance rezone 91 properties, totalling approximately 25.03 acres, as part of the Comprehensive Zoning Map Amendment project.

a) To rezone 22 properties, totaling approximately 3.53 acres, within the Arbors Subdivision. This site is located at the southeast corner of Guyer Street and Beaucrest Avenue. To rezone 69 properties, totaling approximately 21.5 acres, within the Ashton

Woods Subdivision and two abutting parcels at the northern terminus of Wickham Avenue. This site is located north of the intersection of Suffolk Avenue and Stoneycreek Drive, with parcels fronting along a portion of Boulding Avenue, a portion of Stoneycreek Drive, a portion of Wickham Avenue and along Arborbrook Lane.

**Consistency and Reasonableness Statements**

That Zoning Map Amendment 21-11 is consistent with the City's adopted policy guidance because the proposed zoning map amendments are supported by the Low-Density Residential designation for 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.

**A motion was made by Mayor Wagner, seconded by Council Member Williams, that Zoning Map Amendment 21-11 be approved. Following a roll call vote by Mayor Wagner, the motion carried by the following 9-0 unanimous vote:**

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

**Ordinance No. 7722/21-39  
Ordinance Book Volume XXII, Page 39**

**A motion was made by Mayor Wagner, seconded by Council Member Williams, that this matter be adopted. The motion carried by the following 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**

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:

\_\_\_\_\_  
Mary S. Brooks, CMC  
Deputy City Clerk