

City of High Point

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



Minutes

Monday, December 6, 2021

5:30 PM

Council Chambers

City Council

Jay W. Wagner, Mayor

Monica L. Peters, Mayor Pro Tem

*Tyrone Johnson (At Large), Cyril Jefferson (Ward 1), Christopher Williams (Ward 2), S.
Wesley Hudson (Ward 4), Victor Jones (Ward 5), and Michael Holmes (Ward 6)*

ROLL CALL, MOMENT OF SILENCE, AND PLEDGE OF ALLEGIANCE

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

*Upon call of the roll, the following Council Members were **Present (9)**:*

Mayor Jay W. Wagner; Mayor Pro Tem Britt Moore, At Large; Council Member Tyrone E. Johnson, At Large; Council Member Cyril A. 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 A. Jones, Ward 5; and Council Member Michael A. Holmes, Ward 6.

Mayor Wagner called for a Moment of Silence. The Pledge of Allegiance followed.

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

STRATEGIC PLAN UPDATE- Blight Reduction and Marketing & Branding Initiative

[2021-547](#)

Strategic Plan Update

Council Member Chris Williams, Chairman of the Community Development Committee, will recognize staff to provide an update on the Strategic Plan regarding Blight Reduction. Council Member Michael Holmes, Chairman of the Marketing & Branding Task Force will provide an update on the Marketing & Branding Initiative.

Attachments: [Nov 2021 Monthly Report2.pdf](#)

Blight Initiative

Councilman Williams, Chairman of the Community Development Committee, provided an update on the housing activities for the month of November 2021 as follows:

Code Enforcement Activity	November 2021
Minimum Housing Complaints	25
Active Minimum Housing Cases	213
Cases before Council (demolition)	3
City demolished houses	2
Public Nuisance Complaints	39
Active Public Nuisance Cases	30
City Abated Public Nuisance Cases	4
Owner Abated Public Nuisance Cases	54
Zoning Complaints (vehicles, signs, etc..)	17
Active Zoning Cases	103
Signs Collected	149
Total Active Cases	346

Lori Loosemore, Code Enforcement Manager, shared another success story of a house that was repaired that was scheduled for repair or demolition at 1114 Tipton Street and shared some before and after photographs.

Council Member Williams expressed appreciation to Ms. Loosemore and staff for their efforts in blight reduction.

Marketing & Branding Initiative

Council Member Michael Holmes, Marketing & Branding Task Force Chairman, announced that a firm has been selected to undertake the city's marketing and branding initiative, Civic Brand, a Texas-based firm. He shared that they provided a very impressive presentation to key members of the Task Force and city staff and they are currently in discussions with them to refine the scope. They plan to share a presentation before the full Marketing & Branding Task Force in December with a full recommendation coming to Council in January.

For Information Only

PUBLIC COMMENT PERIOD

[2021-546](#)

Public Comment Period

A Public Comment Period will be held on the first Monday of the regular City Council meeting schedule at 5:30 p.m. or as soon thereafter as reasonably possible following recognitions, awards and presentations. Our policy states persons may speak on any item not on the agenda.

- * Persons who have signed the register to speak shall be taken in the order in which they are listed. Others who wish to speak and have not signed in will be taken after those who have registered.
- * Persons addressing City Council are asked to limit their comments to 3 minutes.
- * Citizens will be asked to come to the podium, state their name and address and the subject(s) on which they will comment.
- * If a large number of people are present to register concerns about the same subject, it is suggested that they might be acknowledged as a unified group while a designated speaker covers the various points. This helps to avoid repetition while giving an opportunity for people present with the same concerns to be recognized.

Thanks to everyone in the audience for respecting the meeting by refraining from speaking from the audience, applauding speakers, or other actions that distract the meeting.

No one was present to speak during the Public Comment Period.

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

CONSENT AGENDA ITEMS

Mayor Pro Tem Moore, Finance Committee Chairman, reported that the Finance Committee did meet on December 2nd and recommended the matters under the Consent Agenda be forwarded to the City Council with a favorable recommendation for approval. However, he noted that he was advised by staff that 2021-528 Sale of City-Owned Property at 1215 E. Green Drive needed to be removed from the Consent Agenda and placed on the Regular Agenda for removal of the agenda item.

Mayor Pro Tem Moore then moved to remove this matter from the Consent Agenda and place it on the Regular Agenda. Council Member Peters made a second to the motion, which carried by the following 9-0 unanimous vote:

Mayor Pro Tem Moore then moved approval of all matters on the Finance Committee Consent Agenda. Council Member Jones made a second to the motion. The motion carried by the following 9-0 unanimous vote:

[2021-524](#)

Utility Construction Agreement - NCDOT Interchange Improvement Project - U-5896, US 29/US70/Business 85 & South Main Street (SR 1009)

City Council is requested to approve a Utility Construction Agreement with North Carolina Department of Transportation (NCDOT) in the amount of \$2,153,063. for water and sewer improvements at the upcoming NCDOT interchange improvement project at US 29/ US 70/ Business 85 and South Main Street (SR 1009) and that the appropriate City official and/or employee be authorized to execute all necessary documents to finalize the agreement with the NCDOT.

Attachments: [2. NCDOT Utility Construction Agreement \(UCA\) U-5896 - US 29 US 70 Bu](#)

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Jones, that this Utility Construction Agreement for the NCDOT Interchange Improvement Project U-5896 (US 29/US 70/Business 85 & South Main Street) be approved. The motion carried by a 9-0 unanimous vote as follows:

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

[2021-525](#)

Contract - WESCO Distribution, Inc. -- Montlieu Undergrounding Project - Material Purchase

City Council is requested to award a contract to WESCO Distribution, Inc. in the amount of \$1,562,612.66 for material purchases in conjunction with the Montlieu Undergrounding project that was previously approved by City Council.

Attachments: [3. Contract_WESCO Distribution Inc. - Montlieu Undergrounding Project - N](#)

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Jones, to approve the award of a contract to WESCO Distribution, Inc. in the amount of \$1,592,612.66 for material purchases on conjunction with the Montlieu Undergrounding project previously approved by Council. The motion carried by the following 9-0 unanimous vote:

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

[2021-526](#)

Contract - Tetra Tech, Inc. - Pro-Active Storm Debris Removal

City Council is requested to award a contract to Tetra Tech, Inc. for storm debris removal services in the event of any potential storms resulting in large quantities of vegetative debris.

Attachments: [4. Contract_Tetra Tech Inc. - Pro-Active Storm Debris Removal](#)

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Jones, to award a contract to Tetra Tech, Inc. for storm debris removal services in the event of any potential storms resulting in large quantities of vegetative debris. The motion carried by the following 9-0 unanimous vote:

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

[2021-527](#)

License Agreement - Climavision Operating, LLC - Weather Equipment - Potts Avenue Water Tower

City Council is requested to approve a license agreement with Climavision Operating, LLC to install and maintain weather related equipment on the Potts Avenue water tower and authorize the appropriate city official to execute all necessary documents.

Attachments: [5. License Agreement_Climavision Operating LLC - Weather Equipment-Po](#)

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Jones, to approve a license agreement with Climavision Operating, LLC to install and maintain weather related equipment on the Potts Avenue water tower and to authorize the appropriate city official to execute all necessary documents. The motion carried by the following 9-0 unanimous vote:

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

REGULAR AGENDA ITEMS

[2021-528](#)

Resolution - Sale of City Owned Property - 1215 E. Green Drive

City Council is requested to adopt a resolution accepting the offer of \$7,000.00 and authorizing the sale of the property through the upset bid procedure of N.C.G.S. 160A-269

and direct the City Clerk to publish a public notice of the proposed sale in accordance with N.C.G.S. 160A-269.

Attachments: [6. 1215 Green Drive-Sale of City Owned Property by Upset Bid Process](#)

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Peters, to remove this matter from the agenda. The motion carried by the following 9-0 unanimous vote:

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

2021-523

Transit - Bus Pass Donation Policy

City Council is requested to adopt a Bus Pass Donation Policy regarding the donation of transit passes to assist customers in need.

This matter was discussed at the Finance Committee meeting held on December 2, 2021 and forwarded to City Council with a favorable recommendation to be placed on the regular agenda.

Attachments: [1. Transit Bus Pass Donation Policy](#)

This matter was discussed during the Finance Committee Meeting held on December 2nd and was forwarded to the City Council with a favorable recommendation to be placed on the Finance Committee Regular Agenda.

Angela Wynes, Hi Tran Manager, advised that staff frequently receives requests for bus passes, so staff felt it would be beneficial to develop a policy to ensure the process is transparent with steps outlined in the policy. Staff researched how other transit systems across the country are handling bus pass donations including Greensboro and Winston-Salem. Ms. Wynes reported that staff felt Greensboro's policy was a good one to model. Staff has created an application that agencies applicable to nonprofits (501(c) 3) that would be completed by the agencies and they would then be eligible to request \$100 in passes at one time. She advised that the current fare is 80 passes; they must not have a balance on any account with the transit system; the request must be submitted on the agencies letterhead; the most that the city will donate over the course of a fiscal year would be \$1,000; the donated passes would not be eligible for FTA or NCDOT reimbursement so this would be all City of High Point funds; all passes have end dates embedded in them; staff can monitor how the passes are used and determine if the agencies are using the passes donated to them.

Staff has not discussed a proposed start date for the policy, but Ms. Wynes advised there are several agencies who are awaiting Council's action on the policy.

Mayor Pro Tem Moore asked if there were any questions for staff and advised the

Finance Committee's concerns were not the dollar amount, but felt it was a timing and procedural issue.

Council Member Jefferson conveyed this would be a \$1,000 limit total and not a \$1,000 limit per nonprofit.

Council Member Williams stated he wanted to ensure that the agencies get the notification regarding this policy as soon as possible. Ms. Wynes affirmed that she would reach out to those agencies that have already made contact with her, and the information would be posted and made available on the city's website.

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Jefferson, to adopt a Bus Pass Donation Policy to be implemented immediately regarding the donation of transit passes to assist customers in need which hat this matter be adopted. The motion carried by the following 9-0 unanimous vote:

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

[2021-529](#)

Authorize Issuance of Series 2021A CES Revenue Refunding Bonds

City Council is requested to approve the attached "Bond Order Authorizing The Sale And Issuance By The City Of High Point, North Carolina Of Not To Exceed \$21,000,000 Taxable Combined Enterprise System Revenue Refunding Bond, Series 2021A And A Subsequent Tax-Exempt Combined Enterprise System Revenue Refunding Bond And Authorizing The Execution And Delivery Of Certain Documents In Connection Therewith".

Attachments: [7. Bond Order 2021A Revenue Refunding Bond](#)

Mayor Pro Tem Moore, Finance Committee Chairman, read the following Bond Order title into the record:

"Bond Order Authorizing the Sale and Issuance by the City of High Point, North Carolina of Not to Exceed \$21,000,000 Taxable Combined Enterprise System Revenue Refunding Bond, Series 2021A and a Subsequent Tax-Exempt Combined Enterprise System Revenue Refunding Bond and Authorizing the Excecuton and Delivery of Certain Documents in Connection Therewith."

Following the reading of the Bond Order title, Chairman Moore recognized staff for a brief presentation.

Bobby Fitzjohn, Director of Financial Services, advised the original initial resolution to allow staff to refund the 2012A and 2014 Revenue Bonds was approved by the City Council on November 15, 2021. He explained this would be accomplished by issuing the 2021A Revenue Refunding Bonds to Pinnacle Bank (total cash flow savings is about \$142,000 a year for the remainder of the issuance with a total cash flow savings of \$1.6 million through 2032).

The 2021B Revenue Refunding Bond will be issued through Truist Bank resulting in a savings to the water/sewer system of approximately \$148,000 a year through 2040 (total cash flow savings of about \$2.8 million).

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Peters, to authorize the issuance of Series 2021A CES Revenue Refunding Bonds approving the "Bond Order Authorizing the Sale and Issuance by the City of High Point, North Carolina of Not to Exceed \$21,000,000 Taxable Combined Enterprise System Revenue Refunding Bond, Series 2021A and a Subsequent Tax-Exempt Combined Enterprise System Revenue Refunding Bond and Authorizing the Execution and Delivery of Certain Documents in Connection Therewith." The motion carried by the following 9-0 unanimous vote:

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

2021-530

Authorize Issuance of Series 2021B CES Revenue Refunding Bonds

City Council is requested to approve the attached "Bond Order Authorizing The Sale And Issuance By The City Of High Point, North Carolina Of Not To Exceed \$32,000,000 Taxable Combined Enterprise System Revenue Refunding Bond, Series 2021B And A Subsequent Tax-Exempt Combined Enterprise System Revenue Refunding Bond And Authorizing The Execution And Delivery Of Certain Documents In Connection Therewith".

Attachments: [8. Bond Order 2021B Revenue Refunding Bonds](#)

Mayor Pro Tem Moore, Finance Committee Chairman, read the following Bond Order title into the record:

"Bond Order Authorizing the Sale and Issuance by the City of High Point, North Carolina of Not to Exceed \$32,000,000 Taxable Combined Enterprise System Revenue Refunding Bond, Series 2021B and a Subsequent Tax-Exempt Combined Enterprise system Revenue Refunding Bond and Authorizing the Execution and Delivery of Certain Documents in Connection Therewith."

Following the reading of the Bond Order title, Chairman Moore recognized staff for a brief presentation.

Bobby Fitzjohn, Director of Financial Services, advised the original initial resolution to allow staff to refund the 2012A and 2014 Revenue Bonds was approved by the City Council on November 15, 2021. He explained this would be accomplished by issuing the 2021A Revenue Refunding Bonds to Pinnacle Bank (total cash flow savings is about \$142,000 a year for the remainder of the issuance with a total cash flow savings of \$1.6 million through 2032).

The 2021B Revenue Refunding Bond will be issued through Truist Bank resulting in a savings to the water/sewer system of approximately \$148,000 a year through 2040 (total cash flow savings of about \$2.8 million).

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Hudson, to authorize the issuance of Series 2021B CES Revenue Refunding Bonds approving the "Bond Order Authorizing the Sale and Issuance by the City of High point, North Carolina of Not to Exceed \$32,000,000 Taxable Combined Enterprise System Revenue Refunding Bond, Series 2021B and a Subsequent Tax-Exempt Combined Enterprise System Revenue Refunding Bond and Authorizing the Execution and Delivery of Certain Documents in Connection Therewith." The motion carried by the following 9-0 unanimous vote:

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

2021-531

Acknowledge Receipt - City of High Point Annual Comprehensive Financial Report 2021

City Council is requested to acknowledge receipt of the City of High Point Annual Comprehensive Financial Report for the Fiscal Year Ended June 30, 2021 and related required communications from the City's auditors, Cherry Bekaert LLP.

Attachments: [9. Acknowledge Receipt of ACFR-2021](#)
[City of High Point FY21 Presentation.pdf](#)

Bobby Fitzjohn, Director of Financial Services, advised that this is the annual acknowledgement, receipt, and presentation from the city's auditor for the FY 2021 audit report. He explained that due to a printing error, the 2021 CAFR and related required communications from the City's auditors, Cherry Bekaert LLP would be distributed to Council at a later date, but would be posed and available online with the next day or so.

He recognized and thanked Heather Forrest, the Assistant Director of Financial Services, and her team who were able to get the information to the auditors in a timely manner so that the audit could be completed by October 31st as required. He then recognized Dan Gougherty from Cherry Bekaert who presented a brief summary of the audit in the following areas:

Role of External Auditor
Key Highlights: Results
Internal Controls
Significant Audit Areas
Local Government Commission Performance Indicators

Mr. Gougherty explained the auditor's role in the audit process and noted it is in accordance with the Generally Accepted Audit Standards. In terms of their required communication, the auditors are required to communicate policy changes during the year; note any significant estimates that management uses as part of the draft of the financial statements; and identify any journal entries that were posted or proposed by the audit.

From the key results standpoint, the auditors provided four opinions:

1. Financial Statements
2. Internal Controls of Financial Reporting
3. Letter for Federal Single Audit for grant funds received (they tested two federal grants received: Federal Transit Authority due to the CARES Act money spent, and Corona Virus Relief Funds)
4. Letter for State Single Audit for grant funds received (they tested the Furniture Market Transportation Grant and the Powell Bill Fund)

In all four cases, the auditors issued an unmodified, clean opinion which is the highest opinion under the auditing standards. They found no issues that were considered to be nonmaterial or noncompliance or any significant deficiencies or material weaknesses with those programs.

The auditors communicated that there no policy changes and no adjusting or past journal entries. They identified significant transaction cycles; obtained an understanding of controls; walked through the controls to ensure proper segregation of duties; and verified that controls are in place for those significant cycles which are mainly receipts, payroll, disbursement processes, as well as financial reporting. The significant audit areas mostly related to revenue, expenditures, payroll, cash investments, pension, and any pension liabilities.

Mr. Gougherty then reviewed the new information they are now required to report on which is the Local Government Commission Performance Indicators as follows:

Fund Balance Available (includes Debt Service Fund); High Point is at 29% which is below the required LGC minimum threshold of 25%.

Quick Ratio- Water and Sewer; High Point is at 3.45% which is above the LGC minimum threshold of 1%.

Quick Ratio- Electric; High Point is at 6.68% which is above the LGC minimum threshold of 1%

Water and Sewer Fund; High Point's Operating Net Income is at \$17.6 million in the positive, which exceeds the LGC minimum threshold which is greater than \$0. From an unrestricted cash standpoint, High Point is at 84.66% which is above the required LGC minimum threshold which is greater than 16%.

Electric Fund; High Point's Operating Net Income is at \$8.8 million. From an unrestricted cash standpoint, High Point is at 50.09% which is greater than the required LGC minimum of 16%.

Other LGC Performance Indicators (areas of compliance for non-financial based

items) that Mr. Gougherty reported on:

Submitted the audit report within five (5) months from fiscal year end. Audit was submitted as of October 31st.

Budgeted tax levy for the General Fund. High Point is at a positive 2% which means more taxes have been collected than what was budgeted.

Effective pre-audit process to avoid pervasive budget violations.

No late debt service payments or debt covenant compliance issues.

No statutory violation within the Annual Comprehensive Financial Report.

In summary, the city received clean opinions, no adjusting or past entries, good internal controls, no internal control findings, and full cooperation of management. Mr. Gougherty thanked Mr. Fitzjohn, Ms. Forrest, and the Financial Services Team for their time and effort in supplying the necessary information that allowed the audit to be completed and issued by the October 31st deadline.

Following the audit presentation, Chairman Moore asked if there were any questions. Hearing none, he expressed appreciation to Mr. Gougherty for coming to present the audit and for their work in getting the audit completed. He also echoed the thanks from the City Council to Mr. Fitzjohn, Ms. Forrest, and the Financial Services Team and expressed appreciation for a very good audit report.

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Johnson, to acknowledge receipt of the 2021 City of High Point Annual Comprehensive Financial Report. The motion carried by the following 9-0 unanimous vote:

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

**COMMUNITY DEVELOPMENT COMMITTEE - Council Member Williams,
Chair****2021-532 Ordinance - Demolition of Dwelling - 315 Louise Avenue**

Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 315 Louise Avenue belonging to Stephen Macconnell.

Attachments: [315 Louise Council Packet2](#)

Council Member Williams, Community Development Committee Chair, advised that staff is recommending this matter be placed in pending due to a possible new owner.

A motion was made by Council Member Williams, seconded by Mayor Pro Tem Moore, that this matter be postponed to the Community Development Committee and placed on the Pending List. The motion carried by the following unanimous 9-0 vote:

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

PLANNING & DEVELOPMENT - Mayor Jay W. Wagner**2021-533 Adoption of Findings of Fact and Conclusions of Law-Special Use 21-03**

City Council is requested to adopt the Findings of Fact and Conclusion of Law in reference to Special Use 21-03.

Attachments: [SU-21-03 Adoption of Findings of Fact and Conclusions of Law](#)

As a reminder, Mayor Wagner advised that a public hearing was held for Special Use 21-03 on November 15, 2021 at 5:30 p.m. at which time Council did take action to approve Special Use 21-03; however, this action is to formally adopt the Findings of Fact and Conclusion of Law relative to Special Use 21-03.

A motion was made by Mayor Wagner, seconded by Council Member Peters, to adopt the Findings of Fact and Conclusion of Law relative to Special Use 21-03. The motion carried by the following 9-0 unanimous vote:

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

2021-534 Historic Marker Request - Washington Terrace Park

A request by Yalik's African American Art & Cultural Movement, in partnership with the Washington Street Historical Preservation Society, DRIVE High Point Foundation, and Visit High Point for approval of a historic marker to recognize Washington Terrace Park, to be located on the north side of the park entrance on Murray Street.

Attachments: [Historic Marker Request - Washington Terrace Park](#)

David Fencl, Senior Planner with the Planning and Development Department, advised this request is from Yalik's African American Art & Cultural Movement, in partnership with the Washington Street Historical Preservation Society, DRIVE High Point Foundation and Visit High Point, for approval of a historic marker that is to be located on the north side of the park entrance on Murray Street to recognize Washington Terrace Park. The Historic Preservation Commission reviewed this request at their November 10, 2021 meeting and unanimously forwarded it to the City City Council with a favorable recommendation for approval.

A motion was made by Mayor Wagner, seconded by Council Member Johnson, that this matter be approved. The motion carried by the following 9-0 unanimous vote:

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

[2021-535](#)

Historic Marker Request - Green Hill Cemetery

A request by Yalik's African American Art & Cultural Movement, in partnership with the Washington Street Historical Preservation Society, DRIVE High Point Foundation, and Visit High Point for approval of a historic marker to recognize Green Hill Cemetery, to be located on the south side of the cemetery, 350 feet from the corner of Meredith Street and R.C. Baldwin Avenue.

Attachments: [Historic Marker Request - Greenhill Cemetery](#)

David Fencl, Senior Planner with the Planning and Development Department, advised that this is also a request by Yalik's African American Art & Cultural Movement, in partnership with the Washington Street Historical Preservation Society, DRIVE High Point Foundation, and Visit High Point, for approval of a historic marker located on the south side of the cemetery, 350 feet from the corner of Meredith Street and R. C. Baldwin Avenue to recognize Green Hill Cemetery. The Historic Preservation Commission reviewed this request at their November 10, 2021 meeting and unanimously recommended approval.

A motion was made by Mayor Wagner, seconded by Council Member Johnson, to approve a historic market recognizing Green Hill Cemetery to be located on the south side of the cemetery, 350 feet from the corner of Meredith Street and R. C. Baldwin Avenue. The motion carried by the following 9-0 unanimous vote:

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

PUBLIC HEARINGS

[2021-536](#)

Madi Construction, LLC-Annexation 21-10

A request by Madi Construction, LLC for a voluntary contiguous annexation of an approximate 1.46-acre parcel located along the north side of Willard Road, approximately 220 feet east of White Farm Lane. The property is addressed as 2405 Willard Road and also known as Guilford County Tax Parcel 195739.

Attachments: [Staff Report AN-21-10](#)

The public hearing for Annexation 21-10 was held on Monday, December 6, 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 as a permanent part of these proceedings.

This is a request by Madi Construction, LLC for a voluntary contiguous annexation of an approximate 1.46-acre parcel located along the north side of Willard Road, approximately 220 feet east of White Farm Lane, specifically addressed as 2405 Willard Road and also known as Guilford County Tax Parcel 195739. The applicant is requesting annexation in order to have access to city utilities. Those services, water/sewer, along with trash pick up and meter readers are already present in this area. The site is surrounded by the city limits; is within the city's ETJ area where the city has zoning permit authority; and the applicant did not submit a corresponding zoning application as they will develop it under the R-3 zoning already in place for the area. Staff reported that the request does represent a logical progression of the city's Annexation Policy for this area and will not negatively impact the city's ability to provide services.

Following staff's presentation, Mr. Shannon asked if there were any questions of staff.

Hearing none, Mayor Wagner opened the public hearing and asked if there was anyone present who would like to speak either in favor of or in opposition to Annexation 21-10. Seeing and hearing none, he declared the public hearing closed.

A motion was made by Mayor Wagner, seconded by Council Member Johnson, to adopt an Ordinance providing for the contiguous annexation of an approximate 1.46-acre parcel located along the north side of Willard Road, approximately 220 feet east of White Farm Lane, specifically addressed as 2405 Willard Road and also known as Guilford County Tax Parcel 195739. The motion carried by the following unanimous 9-0 vote:

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

[2021-537](#)

Ezine Inc. and Orbaden Inc.-Zoning Map Amendment 21-26

A request by Ezine Inc. and Orbaden Inc. to rezone approximately 0.7 acres from the Heavy

Industrial (HI) District to the Central Business (CB) District. The site is located along the north side of W. Green Drive, approximately 300 feet west of S. Lindsay Street (512 & 514 W. Green Drive) and at the northeast corner of W. Green Drive and Oak Street (520 W. Green Drive).

Attachments: [Staff Report ZA-21-26](#)

The public hearing for this matter was held on Monday, December 6, 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 as a permanent part of these proceedings.

This is a request by Ezine Inc. and Orbaden Inc. to rezone approximately 0.7 acres from the Heavy Industrial (HI) District to the Central Business (CB) District. The site is located along the north side of W. Green Drive, approximately 300 feet west of S. Lindsay Street (512 and 514 W. Green Drive) and at the northeast corner of W. Green Drive and Oak Street (520 W. Green Drive). The applicant owns the abutting parcel to the north, the Pandora Event Center. This facility serves as a bed and breakfast and also hosts special events on site.

Mr. Shannon advised that, historically, this block has mainly developed with residential, with some commercial and industrial uses along Green and over the past years. Since the late 1980s, there have been over 13 zoning cases as this area has slowly transformed to the CB District. Mr. Shannon noted the site is within an area that the Core City identifies as a Showroom District which is synonymous with the CB District and the CB District is supported by adopted policy guidance for this area. Staff is recommending approval to rezone this parcel from the Heavy Industrial District to the Central Business District. The Planning & Zoning Commission reviewed this request at their November public hearing and also recommended approval.

Mayor Wagner asked if there were any questions for staff. Hearing none, he opened the public hearing and asked if the applicant would like to speak. The applicant declined, but stated he could address any questions.

Hearing none, he asked if there was anyone present who would like to comment regarding this matter. There being no further comments, he declared the public hearing closed.

A motion was made by Mayor Wagner, seconded by Council Member Peters, to adopt an Ordinance approving Zoning Map Amendment 21-26 to rezone approximately 0.7 acres located along the north side of W. Green Drive, approximately 300 feet west of S. Lindsay Street (512 and 514 W. Green Drive) and at the northeast corner of W. Green Drive and Oak Street (520 W. Green Drive) from the Heavy Industrial (HI) District to the Central Business (CB) District, and adopted the following Consistency and Reasonableness Statements relative to this request.

"That Zoning Map Amendment 21-26 is consistent with the City's adopted policy guidance because the requested CB District is supported by the goals and objectives of the Land Use Plan and the Core City Plan. Furthermore, the request is reasonable and in the public interest because the requested CB District is similar and compatible with previous zoning approvals granted in this area."

The motion carried by the following 9-0 unanimous vote:

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

[2021-538](#)

High Point Eastchester Investment, LLC.-Zoning Map Amendment 21-27

A request by High Point Eastchester Investment, LLC, to rezone an approximate one-acre parcel from the Office-Institutional (OI) District to a Conditional Zoning General Business (CZ-GB) District. The site is located along the south side of Eastchester Drive, approximately 1,100 feet east of N. Centennial Street.

Attachments: [Staff Report ZA-21-27](#)

The public hearing for this matter was held on Monday, December 6, 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 as a permanent part of these proceedings.

This is a request by High Point Eastchester Investment, LLC to rezone an approximate one-acre parcel along the south side of Eastchester Drive, approximately 1,100 feet east of N. Centennial Street from the Office-Institutional (OI) District to a Conditional Zoning General Business (CZ-GB) District. The applicant is requesting the rezoning to allow a major restaurant (a restaurant with a drive-thru window) on this parcel. In conjunction with this application, they have provided a corresponding Conditional Zoning Ordinance with conditions pertaining to allowable uses, development and dimensional requirements, and vehicle access.

The section of the Eastchester Corridor between N. Centennial and Lassiter Drive has a land use designation of Local Convenience Commercial. The site abuts the Center Stage Shopping Center which has a zoning designation of Retail Center. Mr. Shannon advised that the applicant has fashioned a Conditional Zoning Ordinance to allow the site to act as a northern terminus of the shopping center. He explained that the shopping center was developed in the late 1970s, so it does not meet all the standards of the current ordinance. As a function of the northern boundary of the shopping center, the applicant has offered the following conditions:

There would be a minimum 30-foot setback (permanent setback) for the shopping center in a Retail Center District that would be along the northern, eastern, and western boundaries, so this will act as the northern terminus of that shopping center.

The proposal for restaurants with drive-thru window is permitted on the abutting site but not on lands to the north. So, to act as a transitional use, the applicant has amended the commercial uses and the only allowable General Business District use will be the major restaurant use; all other uses will be those allowed in the General Business District.

To restrict the intensity, the applicant has offered a condition that the gross floor area of the restaurant shall not exceed 1,700 square feet. According to research that staff obtained, the size compared to other restaurants with drive-thrus that have developed in the last 3-4 years range in size between 3,400 sq. ft. to 4,000 sq. ft., so the restriction will certainly limit the intensity.

Staff has determined that the request is compatible with the surrounding area with the condition of the 30-foot perimeter setback and the applicant has offered a condition for no direct access to Eastchester Drive; they will take access from the property to the north and will provide a stub to the south directly through the Shopping Center District.

Staff believes the request, as conditioned, will act as an extension of the abutting shopping center and staff is recommending approval. The request was reviewed by the Planning and Zoning Commission at their November public hearing, and they also recommended approval.

Following the conclusion of the staff report, Mayor Wagner asked if there were any questions for staff. Hearing none, he opened the public hearing and asked if the applicant would like to speak. The applicant declined, but was available for any questions. Mayor Wagner asked if there was anyone else in the audience who would like to speak regarding this request. Seeing and hearing none, he declared the public hearing closed.

A motion was made by Mayor Wagner, seconded by Council Member Jefferson, to adopt an Ordinance approving Zoning Map Amendment 21-27 to rezone an approximate one-acre parcel located along the south side of Eastchester Drive, approximately 1,100 feet east of N. Centennial Street from the Office Institutional (OI) District to a Conditional Zoning General Business (CZ-GB) District. The motion carried by the following 9-0 unanimous vote:

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

[2021-539](#)

City of High Point-Zoning Map Amendment 21-28

A request by the High Point City Council to rezone 151 properties, totaling approximately 36.14 acres, as part of the Comprehensive Zoning Map Amendment project.

- a) To rezone 10 properties, totaling approximately 4.11 acres, from the Residential Single Family - 5 (R-5) District, Office Institutional (OI) District and Residential Multifamily - 16 (RM-16) District to the Transitional Office (TO) District. The properties are located along the north side of Washington Street between Penn Griffin High School and the N. University Parkway bridge.
- b) To rezone 136 properties, totaling approximately 30.98 acres, from the Residential Multifamily - 16 (RM-16) District and to the Residential Single Family - 7 (R-7) District. The properties are located between Park Street and S. University Parkway and between Leonard Avenue and E. Commerce Avenue.
- c) To rezone 5 properties, totaling approximately 1.05 acres, from a Conditional Use Transitional Office (CU-TO) District to the Transitional Office (TO) District and the Residential Single Family - 7 (R-7) District. The properties are located at 401 Park Street and 702, 704, 706 and 707 E. Commerce Avenue.

Attachments: [Staff Report ZA-21-28](#)

The public hearing for this matter was held on Monday, December 6, 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 as a permanent part of these proceedings.

Mr. Shannon advised that this request is a continuation of the City's Comprehensive Zoning Map Amendment Project. It is a request to rezone approximately 151 parcels totaling approximately 36 acres (as referenced above), and focuses on lands within the Central Core City Area along Washington Avenue and south of Leonard Avenue. Mr. Shannon reminded Council of the purpose of the Comprehensive Zoning Map Amendment Project which is to review, evaluate the zoning of property throughout the city, identify areas where the zoning is out of sync with the existing Land Use Policy, with the primary goal being to remove improper and obsolete zoning that may act as a barrier to development. Mr. Shannon further advised that this project began in 2017, and noted that staff would continue to evaluate and bring these requests to Council.

The City Council initiated this current proposal for rezoning in December 2020. Mr. Shannon clarified that this rezoning is not associated with any new

development for these areas. He advised there are two areas identified: the first to the north along Washington Avenue, and the second is to the south along Leonard Avenue and west of S. University Parkway. The area to the north has a combination of land use designation of Office and Low Density Residential; the land south of Leonard Avenue and west of S. University Parkway has a land use designation of Low Density Residential.

Mr. Shannon noted the parcels along Washington Avenue are mostly developed and includes an existing church and a Masonic Lodge; however, there are some parcels along the north side of Washington Street on the outer edge of a single-family residential neighborhood. The zoning pattern in the area consists of a combination of Residential, Office-Institutional, and Residential Multifamily. Staff is proposing a consistent zoning pattern to a Transitional Office (TO) District. The intent of the TO District is to provide a transition between residential neighborhoods and higher density development and has standards to ensure office and any limited retail that is permitted is of a scale that would be compatible with the neighborhood. Mr. Shannon pointed out the change in the zoning to the TO District would not impact the church or the lodge and reiterated that churches and religious institutions are permitted in the TO District.

The second part of the request involves the land south of Leonard Avenue and west of S. University Parkway which has developed as a single family subdivision. This area contains about 141 parcels (24 undeveloped, 14 that have been converted to duplexes/triplexes, one multifamily, and the remaining parcels are single family dwellings).

Staff's concern for this area is that the Land Use Plan has it designated as Low Density Residential; however, the zoning that governs the property is Residential Multifamily-16 and could allow multifamily development such as an apartment complex up to 16 units per acre. Staff felt rezoning this area to the Residential 7 (R-7) District would be more appropriate and compatible with the manner in which the neighborhood has developed, and it would alleviate the development of an apartment complex in the middle of the neighborhood. Mr. Shannon noted that this area is within the Core City, so there would be some flexibility under the R-7 District standards.

Mr. Shannon also noted that the property at the intersection of Park and Commerce is currently zoned Conditional Use Transitional Office; however, only one corner lot developed with an office use and the other remaining lot did not develop as an office use, but is being used as a single family development. Staff is recommending that the Conditional Use designation for the corner lot be removed and changed just to Transitional Office and the other lots that are designated Conditional Use Transitional Office be rezoned to the R-7 District as they develop as single family.

The Planning and Zoning Commission reviewed this request at their November public hearing and recommended approval based on the Consistency and Reasonableness Statements outlined in the staff report.

Following staff's presentation of the staff report, Mayor Wagner asked if there were any questions of staff.

Council Member Jefferson inquired as to if this change could possibly have a negative effect on the Coltrane Project; staff noted that it would not.

Council Member Hudson asked if duplexes and/or triplexes are allowed under the R-7 zoning designation. Mr. Shannon explained that there are specific development standards that would allow duplex and triplex when the properties are within the Core City and noted this area is part of the Core City.

Mayor Wagner asked if there were any additional questions/comments. Hearing none, he opened the public hearing and asked if there was anyone present who would like to speak in favor of or in opposition to this request. Seeing and hearing no one, he declared the public hearing closed.

A motion was made by Mayor Wagner, seconded by Council Member Williams, to adopt an Ordinance approving Zoning Map Amendment 21-28 to rezone 151 properties as referenced above, totaling approximately 36.14 acres, as part of the Comprehensive Zoning Map Amendment, and to adopt the Consistency and Reasonableness Statements associated with the rezoning as follows:

"That Zoning Map Amendment 21-28 is consistent with the City's adopted policy guidelines because the zoning map amendments are supported by the Land Use Plan, and it will ensure the way development has occurred is consistent with the zoning of the area. Furthermore, the request is reasonable and in the public interest because the amendments are needed to remove unneeded restrictions on the properties and to remove the conditional use zoning districts, which cannot be amended."

The motion carried by the following 9-0 unanimous vote:

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

[2021-540](#)**City of High Point-Zoning Map Amendment 21-29**

A request by the High Point City Council to rezone 78 properties, totaling approximately 42.08 acres, as part of the Comprehensive Zoning Map Amendment project.

- a) To rezone an approximate 3.35 acre parcel from a Conditional Use Residential Multifamily - 16 (CU RM- 16) District to the Residential Multifamily - 16 (RM-16) District. The parcel is located at 1022 True Lane.
- b) To rezone 74 properties, totaling approximately 29.33 acres, from the Residential Multifamily - 16 (RM-16) District to the Residential Single Family - 5 (R-5) District and the Light Industrial (LI) District. The properties are located south of the intersection of Hickory Chapel Road and Randall Street, within the Garner Height subdivision and includes a portion of the property located at 1237 Hickory Chapel Road.
- c) To rezone 3 properties, totaling approximately 8.44 acres, from a Conditional Use Light Industrial (CU-LI) District to the Light Industrial (LI) District. The properties are located at 1124, 1120 & 1018 Roberts Lane.

Attachments: [Staff Report ZA-21-29](#)

The public hearing for this matter was held on Monday, December 6, 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 as a permanent part of these proceedings.

This is a request by the High Point City Council to rezone 78 properties, totaling approximately 42.08 acres, as part of the Comprehensive Zoning Map Amendment project as referenced above.

Mr. Shannon advised this request is similar to the previous request and this specific application focuses on land in the southeast portion of the city on Hickory Chapel Road and Roberts Court and includes the evaluation of three specific areas.

The first area, 1022 True Lane, currently has a zoning designation of Conditional Use Residential Multifamily-16. It is currently developed and serves as a social service use and a group home is located on the site. Zoning approval was attained in 1998; the applicant met all the conditions; there were a few remaining conditions that are now governed by the Development Ordinance; staff is proposing to remove the Conditional Use designation; the rezoning will not affect the existing group home use; the net result is removing the Conditional Use designation and rezoning it to the Residential Multifamily-16 (RM-16) District.

The second portion of this request is south of the previous location, south of the intersection of Hickory Chapel Road and Randall Street within the Garner Heights

subdivision which has developed as a single family subdivision, but currently has a zoning designation of Residential Multifamily-16 (RM-16) similar to the previous request. As with the previous request, Mr. Shannon reiterated staff's concerns about a multifamily development being shoehorned in the middle of the neighborhood, so staff is recommending rezoning this area to the Residential-5 (R-5) District as it more accurately reflects the manner in which the area has developed.

Mr. Shannon noted there is also a map clean-up associated with this zoning project which involves changing the classification for a triangle-shaped property at the southwestern boundary, containing an industrial development. Staff is recommending the triangle area be rezoned to the Light Industrial (LI) District so that all of this industrial project is governed by the same LI District zoning.

The final portion of the request is the existing industrial development at the end of Roberts Lane. At the time the zoning approval was approved for this property in the 1980s, this was known as East Green Street Extension; Triangle Lake Road did not exist at that time and the primary east/west travel route was along this roadway from the downtown area to US 29. Due to the realignment of the east/west corridor in the 1990s, the former Green Street roadway was shifted northward to Triangle Lake Road and what was formerly East Green Extension was renamed to Robert's Street, Robert's Lane, and Hickory Chapel Road. Conditions at that time pertained to right-of-way dedication and lot combination which both were met at the time of the development. Now that Triangle Lake Road is the primary east/west travel corridor and this property now takes access from Robert's Lane from Triangle Lake Road, those conditions are no longer valid.

Staff is recommending rezoning this property from the Conditional Use Light Industrial to just Light Industrial. The Planning and Zoning Commission reviewed this request at their November public hearing and they also recommended approval based on the Consistency and Reasonableness Statements outlined in the staff report.

Following staff's presentation, Mayor Wagner asked if there were any questions of staff. Hearing none, he declared the public hearing open and asked if there was anyone present who would like to speak regarding Zoning Map Amendment 21-29. Seeing and hearing none, he closed the public hearing.

A motion was made by Mayor Wagner, seconded by Council Member Hudson, to rezone 78 properties, as referenced above, totaling 42.08 acres, as part of the Comprehensive Zoning Map Amendment project, and adopted the following Consistency and Reasonableness Statements regarding Zoning Map Amendment 21-29.

"That Zoning Map Amendment 21-29 is consistent with the City's adopted policy guidance because the zoning map amendments are supported by the Land Use Plan and will ensure the manner in which development has occurred is consistent with zoning of the area. Furthermore, the request is reasonable and in the public interest because the amendments are needed to remove unneeded restrictions on the properties and to

remove the conditional use zoning districts, which cannot be amended."

The motion carried by the following 9-0 unanimous vote:

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

PENDING ITEMS (Continued Public Hearings)

2021-473

Resolution - Shamrock Petey, LLC and City of High Point - Plan Amendment 21-06

A request by Shamrock Petey, LLC and the City of High Point to change the Land Use Plan classification for approximately 41 acres from the Office and Medium Density Residential classifications to the Community/Regional Commercial classification. The site is located at the southeast corner of W. Wendover Avenue and Penny Road.

Note: This matter was continued from the November 1, 2021 City Council Meeting to the November 15, 2021 Meeting @ 5:30 p.m. at the request of the applicant.

Attachments: [PA-21-06 Final Staff report and CC fwd for 11-1-21 CC mtg _ver2](#)

Mayor Wagner stated it is his understanding that the parties have agreed and would like to have this public hearing continued to the December 20, 2021 City Council Meeting at 5:30 p.m. and asked the applicant or applicant's representative to confirm. Tom Terrell, attorney with Fox Rothschild, representing the applicant, affirmed that this is correct.

A motion was made by Mayor Wagner, seconded by Council Member Holmes, to continue the public hearing on Plan Amendment 21-06 until the December 20, 2021 City Council Meeting at 5:30 p.m. The motion carried by the following 9-0 unanimous vote:

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

[2021-474](#)**Ordinance - Maria T. Montoya-Couch et al. - Annexation 21-06**

A request by Maria T. Montoya-Couch, SV LIM Holdings, LLC, Steven Lim, Barbara M. Jordan, Darrin R. Jordan, NorthState Telephone LLC and KTK for a voluntary contiguous annexation of approximately 27.2 acres, located at the southeast corner of W. Wendover Avenue and Penny Road. The property is known as Guilford County Tax Parcels 196671, 196672, 170002, 170004, 170005 and 170006.

Note: This matter was continued from the November 1, 2021 City Council Meeting to the November 15, 2021 Meeting @ 5:30 p.m. at the request of the applicant.

Attachments: [02. Staff Report AN-21-06 \(Council\).pdf](#)

Mayor Wagner stated it is his understanding that the parties have agreed and would like to have this public hearing continued to the December 20, 2021 City Council Meeting at 5:30 p.m. and asked the applicant or applicant's representative to confirm. Tom Terrell, attorney with Fox Rothschild, representing the applicant, affirmed that this is correct.

A motion was made by Mayor Wagner, seconded by Council Member Holmes, to continue the public hearing for Annexation 21-06 until the December 20, 2021 City Council Meeting at 5:30 p.m. The motion carried by the following 9-0 unanimous vote:

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

[2021-504](#)**Mark & Carolyn Austin and Steven Lim-Annexation 21-08**

A request by Mark & Carolyn Austin and Steven Lim for a voluntary contiguous annexation of approximately 7.94 acres, located along the south side of W. Wendover Avenue approximately 300 feet west of Gisbourne Drive (5223 W. Wendover Avenue - Guilford County Tax Parcel 170007) and along the north side of Samet Drive approximately 400 feet east of Penny Road (7706 Samet Drive - Guilford County Tax Parcel 196673).

Attachments: [03. Staff Report AN-21-08 \(Council\)](#)

Mayor Wagner stated it is his understanding that the parties have agreed and would like to have this public hearing continued to the December 20, 2021 City Council Meeting at 5:30 p.m. and asked the applicant or applicant's representative to confirm. Tom Terrell, attorney with Fox Rothschild, representing the applicant, affirmed that this is correct.

A motion was made by Mayor Wagner, seconded by Council Member Peters, to continue the public hearing on Annexation 21-08 until the December 20, 2021 City Council Meeting at 5:30 p.m. The motion carried by the following 9-0 unanimous vote:

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

[2021-506](#)**Shamrock Petey, LLC-Zoning Map Amendment 21-23**

A request by Shamrock Petey, LLC to rezone approximately 34.7 acres from the Agricultural (AG) District, Residential Single Family - 40 (RS-40) District and Mixed Use (MXU) District all within Guilford County's zoning jurisdiction, to a Conditional Zoning Retail Center (CZ-RC) District. The site is located at the southeast corner of W. Wendover Avenue and Penny Road. Approval of this rezoning request is contingent upon City Council approval of a voluntary annexation request.

Attachments: [04. & 05. Staff Report ZA-21-23 \(Council\)](#)

Mayor Wagner stated it is his understanding that the parties have agreed and would like to have this public hearing continued to the December 20, 2021 City Council Meeting at 5:30 p.m. and asked the applicant or applicant's representative to confirm. Tom Terrell, attorney with Fox Rothschild, representing the applicant, affirmed that this is correct.

A motion was made by Mayor Wagner, seconded by Council Member Holmes, to continue the public hearing for Zoning Map Amendment 21-23 until the December 20, 2021 City Council Meeting at 5:30 p.m. The motion carried by the following 9-0 unanimous vote:

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

GENERAL BUSINESS AGENDA[2021-545](#)**Appointment of John Kennett - Reappointment of Deborah Davis/David Horne/Tyler Walsh to Board of Adjustment**

City Council is requested to approve the following appointment/reappointments to the Board of Adjustment.

Reappointment of Deborah Davis as a full member; appointment to be effective immediately and will expire June 30, 2024.

Reappointment of David Horne as a full member; appointment to be effective immediately and will expire June 30, 2023.

Reappointment of Tyler Walsh as an alternate member; appointment to be effective immediately and will expire on June 30, 2024.

Appointment of John Kennett as a full member; appointment to be effective immediately and will expire June 30, 2023.

Attachments: [BOA Appointments](#)

A motion was made by Mayor Wagner, seconded by Council Member Holmes, to approve the preceding appointments/reappointments to the Board of Adjustment. The motion carried by the following 9-0 unanimous vote:

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

2021-548

Appointment- Geovanni Hood- Human Relations Commission

Council is requested to confirm the appointment of Geovanni Hood to the Human Relations Commission

Council Member Jefferson moved to suspend the rules to place this matter on tonight's agenda for consideration. Council Member Williams made a second to the motion, which carried by the following 9-0 unanimous vote:

Council Member Jefferson explained that Mr. Hood has reached out and applied to serve on the Human Relations Commission and noted that he and his family and businesses they run have done a lot to contribute to the community. He spoke to Mr. Hood's compassion for the community and noted he has had conversations with Rase McCray, the Human Relations Manager, about the work that they do. He recognized Mr. Hood who was in the audience and expressed appreciation for his commitment in wanting to serve the community in this manner.

A motion was made by Council Member Jefferson, seconded by Council Member Williams, to approve the appointment of Geovanni Hood to the Human Relations Commission; appointment to be effective immediately and will expire 11/1/2023. The motion carried by the following 9-0 unanimous vote:

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

2021-541

Minutes To Be Approved

November 10, 2021 Finance Committee Meeting Minutes @ 4:00 p.m.

November 15, 2021 Regular Council Meeting Minutes @ 5:30 p.m.

November 17, 2021 Public Safety Committee Meeting Minutes @ 4:00 p.m.

Attachments: [1. November 10 2021 Finance Committee Meeting Minutes.pdf](#)
[2. November 15, 2021 Regular Meeting Minutes.pdf](#)
[3. November 17 2021 Public Safety Committee Minutes.pdf](#)

A motion was made by Mayor Wagner, seconded by Council Member Johnson, to approve the preceding minutes as submitted. The motion carried by the following unanimous 9-0 vote:

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

ADJOURNMENT

There being nothing further to come before City Council, the meeting adjourned at 6:33 p.m. upon motion duly made by Mayor Pro Tem Moore and second by Council Member Peters.

Respectfully Submitted,

Jay W. Wagner, Mayor

Attest:

Lisa B. Vierling, MMC
City Clerk