

City of High Point

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



Minutes

Tuesday, January 18, 2022

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)

NOTICE: Face coverings (face masks) are now required inside all public places/buildings throughout Guilford County. Please visit www.guilfordcountync.gov for additional information.

The Guilford County Board of Commissioners, serving in the role of the Guilford County Board of Health has re-instated its Mandatory Mask Policy effective at 6:30 p.m. on Thursday, January 13, 2022 for all persons in Guilford County, regardless of their vaccination status. Pursuant to the Guilford County Board of Health rule, individuals must wear face coverings when indoors in all businesses, establishments and public places. Failure to comply with the re-instated mask rule could result in leveraged civil penalties.

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 Monica L. Peters; Council Member Britt W. 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 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

Special Recognition

[2022-30](#)

Resolution of Appreciation Recognizing Randy E. McCaslin, Deputy City Manager on his Retirement

Mayor Wagner will present a Resolution expressing appreciation and congratulating Deputy City Manager Randy E. McCaslin on his retirement effective January 31, 2022 after 42 years of total public service and 15 years of outstanding service to the City of High Point.

Mayor Wagner read and presented a Resolution to Deputy City Manager Randy E. McCaslin expressing appreciation and congratulations and recognizing him for his 42 years of total public service serving in various administrative positions with the City of Hickory, the Town of Kernersville, etc.... and 15 years of outstanding service to the City of High Point.

[applause/standing ovation, photo op with the City Council]

Note: A copy of the Resolution as presented to Mr. McCaslin is hereby attached in Legistar as a permanent part of these proceedings.

adopted

FINANCE COMMITTEE - Britt Moore, Chair
Committee Members Moore, Jones, Holmes, and Peters

CONSENT AGENDA ITEMS

Council Member Moore, Finance Committee Chairman, reported that the Finance Committee did meet on January 14th and recommended the matters under the Consent Agenda be forwarded to the City Council with a favorable recommendation for approval.

Council Member 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:

[2022-7](#)

Contract - Pearl Pool Plastering, LLC - Washington Terrace Park Pool Repairs

City Council is requested to award a contract to Pearl Pool Plastering, LLC in the amount of \$125,613.70 for improvements and renovations at the Washington Terrace Park Pool.

Attachments: [1. Contract-Pearl Pool Plastering, LLC - Washington Terrace Park Pool Rep:](#)

A motion was made by Council Member Moore, seconded by Council Member Jones, to award a contract to Pearl Pool Plastering, LLC in the amount of \$125,613.70 for improvements and renovations at the Washington Terrace Park Pool. 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

[2022-8](#)**Ordinance - Budget Amendment-Washington Terrace Park Pool Repair & Renovation**

City Council is requested to approve a budget ordinance in the amount of \$125,620 for repairs and renovations at Washington Terrace Park Pool.

Attachments: [1a. Ordinance Budget Amendment--Washington Terrace Park Pool Repair ORD Budget Washington Terrace Park Pool](#)

Ordinance No. 7784/22-05
Ordinance Book, Volume XXII, Page 101

A motion was made by Council Member Moore, seconded by Council Member Jones, to adopt a budter ordinance in the amount of \$125,620 for repairs and renovations at Washington Terrace Park Pool. 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

[2022-9](#)**Contract - Breece Enterprises-Change Order #3-Water Sewer Maintenance**

City Council is requested to approve change order #3 with Breece Enterprises, Inc. to increase the contract in the amount of \$900,000 for the water and sewer emergency repairs to cover routine maintenance and emergency repairs through the end of the current fiscal year.

Attachments: [2. Contract-Breece Enterprises Change Order #3 Water Sewer Maintena](#)

A motion was made by Council Member Moore, seconded by Council Member Jones, to approve Change Order #3 with Breece Enterprises, Inc. to increase the contract in the amount of \$900,000 for the water and sewer emergency repairs to cover routine maintenance and emergency repairs through the end of the current fiscal year. 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

[2022-10](#)**Contract - Tantalus Systems, Inc.-Advanced Metering Infrastructure Equipment-Master Services Agreement**

City Council is requested to award a contract to Tantalus Systems, Inc. in the amount of \$6,191,886.11 with annual costs of \$55,937.58 to install advanced metering infrastructure equipment and authorize the appropriate City official to execute all necessary documents.

Attachments: [3. Tantalus Systems Inc.-Master Services Agreement Infrastructure Equip](#)

A motion was made by Council Member Moore, seconded by Council Member Jones, to approve award of a contract to Tantalus Systems, Inc. in the amount of \$6,191,886.11 with annual costs of \$55,937.58 to install advanced metering infrastructure equipment 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

[2022-12](#)**Resolution-Sterling Real Estate Development-Sale of City Owned Property-Morgan Place, Gordon Street, Boundary Avenue, Putnam Street**

Council is requested to adopt a resolution accepting the offer of \$44,000.00 and authorizing the sale of the properties 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: [5. Resolution-Sterling Real Estate Development Sale of City Owned Property Upset Bid](#)
[Quitclaim Deed \(Sterling Real Estate Development\) 2022.pdf](#)
[ad 70276650](#)

Resolution No. 2030/22-04
Resolution Book, Volume XXI, Page 75

A motion was made by Council Member Moore, seconded by Council Member Jones, to adopt a resolution accepting the offer of \$44,000.00 for properties located at 208 Morgan Place, 209 Morgan Place, 213 Morgan Place, 1108 Gordon Street, 1608 Boundary Street, and 834 Putnam Street through the upset bid procedure as set forth in N.C. General Statute 160A-269 and to direct the City Clerk to publish a public notice of the proposed sale in accordance with N.C. General Statute 160A-269. 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

[2022-13](#)**Budget Ordinance - High Point Fire Department - Underwater Remote Operated Vehicle (ROV) Grant**

City Council is requested to accept and appropriate grant funds (\$120,000) from the Homeland Security Grant Program (HSGP), through the North Carolina Department of Emergency Management, for an underwater remote operated vehicle (ROV) for the High Point Fire Department.

Attachments: [7. Budget Ordinance---High Point Fire Department - Underwater Remote Operated Vehicle Grant](#)
[ORD Budget Funds Homeland Security Grant Program](#)

Ordinance No. 7785/22-06
Ordinance Book, Volume XXII, Page 102

A motion was made by Council Member Moore, seconded by Council Member Jones, to adopt a Budget Ordinance accepting and appropriating grant funds in the amount of \$120,000.00 from the Homeland Security Grant Program (HSGP), through the North Carolina Department of Emergency Management, for an underwater remote operated

vehicle (ROV) for the High Point Fire Department. 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

[2022-11](#)

Economic Development--Downtown Incentive Policy and a modification to the Office and Industrial Incentive Policy

City Council is requested to adopt a targeted Downtown Incentive Policy and a modification to the Office and Industrial Incentive Policy to include building upfit incentives.

Attachments: [4. Economic Development--Downtown Incentive Policy and a modification to](#)

Note: The

Chairman Moore advised that Sandy Dunbeck, Economic Development Director, briefed Council regarding the Downtown Incentive Policy in a Special Meeting that was held at 4:00 p.m. prior to this meeting. He asked if there were any questions or comments. Hearing none, he proceeded with the following motion.

A motion was made by Council Member Moore, seconded by Council Member Jefferson, to adopt a targeted Downtown Incentive Policy and a modification to the Office and Industrial Incentive Policy. 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

[2022-14](#)

Public Hearing - Resolution-Interlocal Agreement--2021 Edward Byrne Memorial Justice Assistance Grant (JAG)

City Council is requested to adopt a resolution authorizing the execution of an Interlocal Agreement between the City of Greensboro, City of High Point and County of Guilford for shared use of the 2021 Edward Byrne Memorial Justice Assistance Grant (JAG) Funds.

Attachments: [6. Public Hearing Resolution Interlocal Agreement - 2021 Edward Byrne I](#)
[Resolution JAG Grant](#)
[ad 70257000 Affidavit of Publication 2021 JAG Public Hearing](#)

This is the date and time established to hold a public hearing and to receive public comment on the 2021 Edward Byrne Memorial Justice Assistance Grant (JAG).

Council Member Moore, Finance Committee Chairman, opened the public hearing.

Assistant City Manager Eric Olmedo explained that the City of High Point partners with Guilford County and the City of Greensboro for the JAG grant funding and that a public hearing is required to receive these funds annually. The High Point Police Department intends on using this funding to pay a portion of the annual Municipal Lease agreement with Motorola Solutions for WatchGuard 4RE/VISTA In-car camera/body-worn camera systems to be utilized for first responders. The City of Greensboro will be the fiscal agent to reimburse the participating jurisdictions for allowable grant expenditures. This year's award amount for the City of High Point is \$57,865.00.

Following the brief presentation by staff, Chairman Moore asked if there was anyone present who would like to speak regarding this matter. Hearing none, the public hearing was closed.

Resolution No. 2031/22-05
Resolution Book, Volume XXI, Page 76

A motion was made by Mayor Wagner, seconded by Council Member Jones, resolution authorizing the execution of an Interlocal Agreement between the City of Greensboro, NC; High Point, NC; and County of Guilford, NC for shared use of 2021 Edward Byrne Memorial Justice Assistance Grant (JAG) Funds. 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
Committee Members: Williams, Hudson, Jefferson, and Johnson

[2022-15](#)

Ordinance - Demolition of Dwelling - 1409 Pershing Street

Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 1409 Pershing Street belonging to Hermenia Milton.

Attachments: [1409 Pershing Council Packet Final](#)
[ORD Demolition 1409 Pershing](#)

Lori Loosemore, Local Codes Manager, advised that staff started the inspection after receiving a complaint about the condition of the house; the first inspection was on May 24, 2018; a hearing was held on February 18, 2021; the disparity

between the date of the first inspection and the hearing was due to having to re-start the case due to problems locating the property owner; no one appeared for the hearing; an Order to Repair or Demolish was issued on March 5, 2021 with a compliance date of April 9, 2021; the owners did apply for a building permit but it was not issued due to non-payment; the property owner told the inspector that they would like to make the repairs so the house would stay in their family; the property owner was advised that it would be necessary to obtain a building permit and the work would need to pass inspections; the city released the utilities for the structure at the request of the property owner on March 18, 2021; the property owner failed to get the utilities connected; the property owner contacted Customer Service on June 4th making them aware that the meter box was off the house and the property owner was advised they would be responsible for repairing it; the property owner re-applied for a permit on May 3, 2021 but it was never issued due to non-payment; Development Services contacted them on multiple occasions to advise them that the balance was due and the permit expired due to non-payment in January of 2022; property taxes are delinquent in the amount of \$4,218.00; staff sent a notice to the property owner advising them that the housing case would be heard before the City Council; the property owner contacted the inspector to let him know that she had received an FHA loan to make the repairs and they would start the work as soon as possible; staff has had no further contact with the property owner.

Council Member Williams, Community Development Committee Chairman, asked if there were any questions for staff. Hearing none, he asked if there was anyone present in the audience who would like to comment. There being none, he proceeded with the following motion.

Ordinance No. 7786/22-07
Ordinance Book, Volume XXII, Page 103

A motion was made by Council Member Williams, seconded by Council Member Hudson, to adopt an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 1409 Pershing Street. 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

[2022-16](#)

Ordinance - Demolition of Dwelling - 112 Chase Avenue

Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 112 Chase Avenue belonging to Christopher Alvarez & Domitila S. Cordoba.

Attachments: [112 Chase Council Final](#)
[ORD Demolition 112 Chase Avenue](#)

Lori Loosemore, Local Codes Manager, provided the following information

regarding a dwelling located at 112 Chase Avenue. The case was initiated in November 2019 after getting a referral from the High Point Police Department; an inspection was made in November 2019; the hearing was held on August 4, 2021; no one appeared for the hearing; an Order to Repair or Demolish was issued on August 24, 2021 with a compliance date of September 6, 2021; staff did not feel that they had sufficient service and restarted the process and notified the property owners again; the property owner contacted the case manager in July 2021 and stated they would be coming back to High Point to make repairs to the home; in 2019, the property owner had hired someone to repair the flooring but the materials were stolen; the inspector explained the minimum housing process to the property owner; the inspector received an email from the property owner advising that he would not be able to come back and start the repairs until the first part of 2022 and they would secure the property in the meantime; the property owner did not secure the property and the city had to have the property secured and also had to secure it previously in April 2020; the property owner was also cited five times in 2021 for public nuisance violations; property taxes are delinquent on the property in the amount of \$2,427.00.

Following staff's overview of the housing case, Chairman Williams asked if there were any questions of staff. Hearing none, he asked if there was anyone present in the audience who would like to address Council regarding this housing case. Seeing and hearing none, he proceeded to make the following motion.

Ordinance No. 7787/22-08
Ordinance Book, Volume XXII, Page 104

A motion was made by Council Member Williams, seconded by Council Member Jones, to adopt an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 112 Chase 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

PLANNING & DEVELOPMENT - Mayor Jay W. Wagner

PUBLIC HEARINGS

[2022-17](#)

Todd Fuentes-Zoning Map Amendment 21-30

A request by Todd Fuentes to rezone approximately 9.5 acres from the Employment Center (EC) District to the Residential Single Family - 5 (R-5) District. The site is located approximately 275 feet west of the intersection of Kersey Valley Road and Cecile Farm Road; and south of Addington Road.

Attachments: [Staff Report ZA-21-30](#)
[ORD ZMA 21-30](#)

The public hearing for this matter was duly held on Tuesday, January 18, 2022 at 5:30 p.m. as duly advertised.

Sam Hinnant, Senior Planner with the Planning and Development Department, provided an overview the staff report for Zoning Map Amendment 21-30, which is hereby attached in Legistar and incorporated as a permanent part of these proceedings.

This is a request from the property owner to rezone approximately 9.5 acres located approximately 275 west of the intersection of Kersey Valley Road and Cecile Farm Road and south of Addington Road from the Employment Center (EC) District to the Residential Single Family-5 (R-5) District. The site is located between I-74 and I-85. the applicant is proposing a new single family dwelling.

Mr. Hinnant advised that the site is located within the City of High Point's Extra-territorial Zoning Jurisdiction (ETJ) that was established in the late 1960s; the ETJ area is a designation for lands adjacent to the city limits where Guilford County has granted the City of High Point zoning and building permit authority; there is an existing annexation agreement between the City of High Point and the City of Archdale that outlines the limits of where annexation would be permitted by the two municipalities; the Planning and Development Department is obligated to accept the zoning application and present a recommendation for City Council's consideration since the property is still within the ETJ. The eastern portion of the site has an R-5 designation; the western portion has an EC zoning designation; the EC portion of the site is under Council's consideration for rezoning to the R-5 zoning district.

The Planning and Zoning Commission heard this matter at their December meeting and recommended approval by a vote of 6-0. The staff also recommends approval.

Council Member Hudson questioned the motive for zoning nine acres as R-5. Mr. Hinnant replied that the property owner requested this property be rezoned from EC to R-5 so he could construct a single family dwelling on the property.

Council Member Moore inquired as if the entire EC area is under consideration for change. Mr. Hinnant explained that it is not and noted there are no specific changes coming forward.

Mayor Wagner asked about the possibility of asking Guilford County to give zoning control in this area over to the City of Archdale. Chris Andrews, Planning Department Interim Director, advised this has been brought to staff's attention and noted there was actually a request from another property owner along E. Fairfield Road with the same scenario. He further explained that the City of Archdale does not want zoning or ETJ control and want the Annexation Agreement to remain as it

is currently.

The Mayor felt there could be new development pressure on this site and other sites along US 29 and I-74 due to the recent Toyota announcement. Council Member Hudson noted that was the basis for his earlier question for the planning staff and asked if somebody would be planning something five years down the road. He commented that seems to be an odd rezoning request to him.

Following the staff presentation on Zoning Map Amendment 21-30, Mayor Wagner opened the public hearing and asked if there was anyone present to speak in favor of or in opposition to the motion. Neither seeing nor hearing anyone, the public hearing was closed.

Ordinance No. 7781/22-02
Ordinance Book, Volume XXII, Page 98

A motion was made by Mayor Wagner, seconded by Council Member Hudson, to adopt an ordinance approving the rezoning of this property located approximately 275 feet west of the intersection of Kersey Valley Road and Cecile Farm Road, south of Addington Road from the Employment Center (EC) District to the Residential Single Family-5 (R-5) District and adopted the following Consistency and Reasonableness Statements relative to Zoning Map Amendment 21-30:

That Zoning Map Amendment 21-30 is neither consistent nor inconsistent, as there is no existing policy guidance. Furthermore, the request is reasonable and in the public interest because the requested R-5 District will be compatible with the surrounding zoning and development pattern of 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

[2022-18](#)

Covelli Enterprise-Zoning Map Amendment 21-31

A request by Covelli Enterprise to rezone an approximate 0.9-acre parcel from a Conditional Use General Business (CU-GB) District to a Conditional Zoning General Business (CZ-GB) District. The site is located at the northwest corner of Eastchester Drive and Penny Road (2400 Penny Road).

Attachments: [Staff Report ZA-21-31](#)

Herb Shannon, Senior Planner with the Planning and Development Department, shared that this is a request for rezoning the parcel at the northwest corner of Eastchester Drive and Penny Road. He reported that the applicant contacted staff this morning and has requested a continuance to the February 7, 2022 meeting due to the fact that their local representative is in COVID quarantine. He advised there were some concerns and objections with this request from the abutting

property owner to the rear (Kick Back Jack). Staff has contacted the property owner and noted there was a request for a continuance and they voiced no objections as it would allow additional time to work with Panera to see if they could work out their concerns.

A motion was made by Mayor Wagner, seconded by Mayor Pro Tem Peters, to continue the public hearing to Monday, February 7, 2022 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

[2022-19](#)

City of High Point-Zoning Map Amendment 21-32

A request by the High Point City Council to rezone two properties, totaling approximately 18.3 acres, as part of the Comprehensive Zoning Map Amendment project.

- a) To rezone an approximate 0.3-acre parcel from the Conditional Use Limited Business (CU-LB) District to the Limited Business (LB) District. The property is located at the northwest corner of Washington Street and N. Hoskins Street (101 N. Hoskins Street).
- b) To rezone an approximate 18-acre parcel from the Office Institutional (OI) District and the Residential Single Family - 5 (R-5) District to the Residential Multifamily - 16 (RM-16) District and the Residential Multifamily -5 (RM-5) District. The property is located south of Cedrow Drive and west of the I-74 corridor (southwest of the Cedrow Drive bridge crossing I-74).

Attachments: [Staff Report ZA-21-32](#)
[ORD ZMA 21-32](#)

The public hearing for this matter was held on Tuesday, January 18, 2022 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 explained that this is a continuation of the city's comprehensive zoning map amendment project. The purpose of the project is to review and evaluate the zoning of land throughout the city; identify areas where zoning is out of sync with existing land use policy or inconsistent with development in the area and proposed changes.

Mr. Shannon advised there are two areas for consideration in this rezoning request. Area A, located at the intersection of Washington Street and Hoskins Avenue, and one along Cedrow Drive. The first location is a minor retail use at that intersection. The site obtained its current Conditional Use Limited Business

zoning in 1998. The conditions that there would only be access from N. Hoskins Street and the removal of the existing driveway access to Washington Street. Since these conditions have been met, staff is recommending removal of the conditional use designation and rezoning of this parcel from the Conditional Use LB District to a general LB District. A brief discussion ensued regarding the fish market and Mr. Shannon noted it still remains and is a privately-owned property and is considered a small retail use.

The second portion of this request is an 18-acre parcel lying along the south side of Cedrow Drive, west of the I-74 corridor. The initial 200 feet frontage of this site has a single-family zoning designation, the rear has an Office Institutional (OI) designation. Staff is recommending rezoning to eliminate some land use and access conflicts.

Mr. Shannon pointed out the Land Use classifies the frontage area along Cedrow for low-density residential and the rest of the area as minor density residential which supports a wide variety of residential and multi-family uses. The current OI District conflicts with the Land Use Plan. Due to the lack of no interchange at the Cedrow Drive intersection with I-74 because of the bridge and no planned changes, it would require traveling through the neighborhood for one to access the site with the current office zoning. The significant topography change to the south also prohibits access to the site.

Staff has determined that it is not appropriate to wind through the neighborhood to get to non-residential use; there are concerns with the frontage of the site being zoned single-family; the Development Ordinance access standards note that one cannot access a single family area to get to an office use. This leaves the site unusable and staff is recommending the frontage of the site be rezoned from an R-5 District to the RM-5 District which will allow single family and multi-family use with the density being limited at five units per acre. Staff is recommended the remainder of the site be rezoned to the RM-6 District which matches the manner of the development of the abutting neighborhoods to the west. This will allow ability to gain access from Cedrow Drive to the development site which allows the property owner an opportunity to negotiate with the property owner to the west for an additional access point.

The Planning and Zoning Commission reviewed Zoning Map Amendment 21-32 at their December public hearing and recommended approval. Staff is also recommending approval. Mr. Shannon advised that staff did have an opportunity to talk with the property owner's attorney and they had no objections and liked this option for the site.

Following staff's presentation of Zoning Map Amendment 21-32, Mayor Wagner asked if there were any questions of staff. Hearing none, he opened the public hearing and asked if there was anyone present to offer comment. Seeing and

hearing none, he proceeded with the following motion for approval.

**Ordinance No. 7783/22-04
Ordinance Book, Volume XXII, Page 100**

A motion was made by Mayor Wagner, seconded by Council Member Johnson, to adopt an Ordinance approving the zoning classifications of these two properties totaling approximately 18.3 acres and to adopt the following Consistency and Reasonableness Statements.

"That Zoning Map Amendment 21-32 is consistent with the City's adopted policy guidance because the zoning map amendment is supported by Goal #1 of the Land Use Plan which speaks to encouraging development that enhances and preserves established neighborhoods. Furthermore, the request is reasonable and in the public interest because the amendments are needed to match the manner in which these neighborhoods have developed and to remove unneeded restrictions."

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

at this matter be adopted. The motion carried by the following 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

[2022-20](#)**City of High Point-Plan Amendment 21-08**

Eastchester Drive/I-74 Land Use Assessment (Hilton Ct. and Gordon Ct.) A request to change the future land use classification for approximately 6.5 acres to the Recreation/Open Space Classification and approximately 2.4 acres to the Office land use classification.

Attachments: [Staff Report PA-21-08](#)
[Resolution PA 21-08](#)

The public hearing for Plan Amendment 21-08 was held on Tuesday, January 18, 2022 at 5:30 p.m. as duly advertised.

Chris Andrews, Interim Planning Director, 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 City of High Point to amend two tracts of land along Eastchester Drive, north of the I-74 corridor which was recommended by the Eastchester Drive/I-74 Land Use Assessment that was adopted by City Council on May 19, 2021. Mr. Andrews emphasized that this is a recommendation for the land use designation and would not change the zoning or the physical appearance of this property.

Tract 1, located on the north side of Eastchester Drive, consists of approximately 6.5 acres and is located adjacent to the Oak Hollow Lake western terminus of Hilton Court. The request is to amend the Land Use Plan for this property from a Low-Density Residential classification to the Recreation Open Space classification. The Low-Density Residential classification is primarily intended for single-family detached dwellings on individual lots; the density in this area shall not exceed five dwelling units per gross acre. the Recreation Open Space classification is primarily for recreation or open space that offers either active or passive enjoyment, as well as environmental protection. The surrounding land uses for Tract 1 are offices to the north; single-family dwellings to the east, as well as the Cross Fit Gym; Oak Hollow Lake and the Waterfront Townhome subdivision to the south

Tract 2, located on the south side of Eastchester Drive, is approximately 2.5 acres and is located on the south side of Gordon Court. The request is to amend the Land Use Plan for this property from the Low Density Residential classification to the Office classification which would include uses such as professional, personal, and business services. The surrounding uses in this area are primarily single-family residential dwelling units as well as the I-74 corridor.

Mr. Andrews noted that the Community Growth Vision Statement, the City's Land Use Plan, as well as the Eastchester and I-74 Land Use Assessment are all

relevant to this request for the following reasons: they support and encourage the preservation/enhancement of natural resources, environmentally-sensitive areas, and the protection of the city's drinking water supply. The Land Use Assessment recommends that these amendments be adopted and states that Tract 1 is adjacent to Oak Hollow Lake and is in Tier 2 of the Oak Hollow Lake Watershed Critical Area and contains portions of three lots. The Watershed Tier 2 only allows new residential uses at a density of one unit per acre. Other portions of these lots are in Tier 1 of the Oak Hollow Watershed Critical Area that does not allow for any new development except public water dependent structures.

The Assessment also recommends, as a general policy, that when properties adjacent to the lake become available, the city should consider purchasing the property in an effort to protect the city's drinking water supply.

Possible future uses in Tract 2 are office; higher density residential uses such as townhomes, condominiums, or apartments; the traffic noise impacts and lake glare makes this area not viable for single-family residential developments, and staff recommends it be amended to the Office classification.

Staff recommends approval of the request to change the land use for Tract 1 from Low-Density Residential to Recreation Open Space and for Tract 2, from Low-Density Residential to the Office designation. The Planning & Zoning Commission reviewed this request on December 14, 2021 and also recommended approval by a vote of 6-0.

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

Council Member Moore asked if the property owner of Tract 2 was notified and if so, what response was received. Mr. Andrews confirmed that they were notified of the public hearing and was unsure as to if a response was received.

Council Member Hudson asked if the Park Rangers would have jurisdiction over this area once it is designated as Recreation Open Space. City Manager Tasha Logan Ford stated staff would check and report back.

Council Member Zoning pointed out seven acres of this area is owned by the Hero Center and asked for confirmation that the current uses would not change. Staff explained that whatever would be permitted in the R-3 District would still be permitted, subject to the Watershed boundaries, and any new development of a home or new structure would have to comply with the watershed regulations.

The Mayor 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 comment. Hearing and seeing no one, he declared the public hearing

closed and proceeded with the following motion.

**Resolution No.2029/22-03
Resolution Book, Volume XXI, Page 74**

A motion was made by Mayor Wagner, seconded by Mayor Pro Tem Peters, to adopt a Resolution approving the change of the future land use classification for approximately 6.5 acres to the Recreation/Open Space Classification and approximately 2.4 acres to the Office land use classification. 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

2022-21

Firefighter's Local Relief Fund Board - Appointment - Sara Crouse

City Council is requested to confirm the appointment of Sara Crouse to the Firefighter's Local Relief Fund Board of Trustees.

Attachments: [Appointment - Firefighter's Local Relief Fund Board - Sara Crouse](#)

A motion was made by Mayor Wagner, seconded by Council Member Williams, to approve the appointment of Sara Crouse to the Firefighter's Local Relief Fund Board of Trustees. 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

2022-22

Reinstatement as Voting Board Member - HPC (Mary Powell DeLille)

Consideration of the reinstatement of Mary Powell DeLille who lost voting status on the Historic Preservation Commission due to noncompliance with the city's attendance requirement.

Attachments: [Reinstatement - Historic Preservation Commission \(HPC\)-Mary Powell DeLille](#)

A motion was made by Mayor Wagner, seconded by Council Member Hudson, to approve the reinstatement of Mary Powell DeLille who lost voting status on the Historic Preservation Commission due to noncompliance with the city's attendance requirement. 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

2022-23

Minutes To Be Approved

December 30, 2021 Finance Committee @ 4:00 p.m.

January 4, 2022 Special Meeting of City Council @ 4:30 p.m.

January 4, 2022 Regular Meeting of City Council @ 5:30 p.m.

Attachments: [1. December 30 2021 Finance Committee Meeting Minutes.pdf](#)
[2. January 4 2022 Special Meeting Minutes.pdf](#)
[3. January 4 2022 Regular Meeting Minutes.pdf](#)

A motion was made by Council Member Jones, seconded by Council Member Williams, to approve the preceding minutes as submitted. 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

Appreciation to Staff

Mayor Wagner expressed appreciation to staff for working so hard on the snow removal and was thankful for no loss of power during the recent snow storm.

Accolades- Retiring Deputy City Manager Randy McCaslin

Council Member Jefferson thanked Deputy City Manager McCaslin for his many years of public service.

Council Member Jones echoed the appreciation.

Council Member Hudson spoke about all the things that he has learned from Mr. McCaslin and his incredible wealth of knowledge.

Council Member Williams expressed appreciation to Mr. McCaslin for his unending patience for all the times that he and other council members approached him with concerns/suggestions.

Council Member Holmes thanked Mr. McCaslin for stepping up and assuming such a huge leadership role as Interim City Manager and for all the quick responses.

Council Member Johnson expressed appreciation for Mr. McCaslin being there when the newly elected Council came on.

Mayor Pro Tem Peters expressed appreciation to Mr. McCaslin for always being so kind, polite and patient with her. She concluded her comments with these last two words: The Pit. [laughter]

Mayor Wagner spoke to Mr. McCaslin being the consummate professional and commended him for all the years of service to High Point and other jurisdictions and his lifetime of service to the people of North Carolina. He wished him well in his retirement.

ADJOURNMENT

There being nothing further to come before City Council, the meeting adjourned at 6:35 p.m. upon motion by Council Member Jones and second by Council Member Jefferson.

Respectfully Submitted,

Jay W. Wagner, Mayor

Attest:

Lisa B. Vierling, MMC
City Clerk