

City of High Point

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



Minutes - Final

Monday, July 18, 2022

5:30 PM

Council Chambers

City Council

Jay W. Wagner, Mayor

S. Wesley Hudson, Mayor Pro Tem

*Britt W. Moore (At Large, Tyrone Johnson (At Large), Cyril Jefferson (Ward 1),
Christopher Williams (Ward 2), Monica L. Peters (Ward 3), 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 (8):

Mayor Jay W. Wagner; Mayor Pro Tem Monica Peters, Ward 3; Council Member Britt W. Moore, 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.

Absent (1): Council Member Tyrone E. Johnson, At Large

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

Present 8 - Council Member Britt Moore, Council Member Christopher Williams, Council Member Cyril Jefferson, Mayor Jay Wagner, Council Member Michael Holmes, Council Member Monica Peters, Council Member Victor Jones, and Mayor Pro Tem Wesley Hudson

Absent 1 - Council Member Tyrone Johnson

RECOGNITIONS AND PRESENTATIONS

[2022-309](#)

Proclamation - Parks & Recreation Month

Mayor Wagner will present a proclamation to staff recognizing July 2022 as Parks & Recreation month in the City of High Point.

Mayor Wagner read the proclamation into the minutes proclaiming recognizing July 2022 as Parks and Recreation month in the City of High Point.

[Applause photo ops]

STRATEGIC PLAN UPDATE- Blight Reduction and Marketing & Branding Initiative

[2022-310](#)

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.

Council Member Williams provided an update for the month of June on

the Blight Reduction efforts as followed:

- 48 minimum housing cases
- 164 public nuisance cases, and collected 243 signs
- 18 zoning complaints
- 360 total nuisance cases were abated
- 9 ordinances to demolish were passed (note-owners are taking steps to repair)
- 4 properties under contract to demolish
- 64 signs collected
- One Inspector Position remains open
- 425 active cases during the report period

Lori Loosemore, Code Enforcement Manager shared a success story that included before and after photos of a home located at 208 Lawndale Avenue; gave a brief history on said property; and said that the property was currently for sale. Ms. Loosemore shared what the code enforcement did on a daily basis.

Marketing & Branding Initiative

Council Member Michael Holmes, Marketing & Branding Task Force (Task Force)

Chairman reported that the Task Force did meet with CivicBrand, the consulting firm (Firm) that was leading the city's marketing and branding efforts; the Firm would be visiting at the end of August through September 1st; began the design process of the campaign; spoke to the continuing outreach to the community for feedback; and that the targeted completion to deliver the product would be around the end of 2022/beginning of 2023.

PUBLIC COMMENT PERIOD

[2022-311](#)

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.

Gayle Simmons, 4414 Jamesford Dr., Jamestown, NC spoke in support of the Fair Housing Ordinance; explained what Fair Housing did; and spoke to the need to show support to the community.

Joe Blankinship, 1200 Lancaster spoke in support of the Fair Housing Ordinance; asked council to reconsider their vote; and spoke to the needs for the community.

Robert Nichols, 1110 Campbell Street, High Point voiced concerns regarding traffic safety in his neighborhood; and requested that the city install speed bumps for traffic calming.

Mayor Wagner advised Mr. Nichols to speak to staff regarding his concerns; and for staff to provide an update at a later date.

Frank Thomas spoke in favor regarding the Fair Housing Ordinance; encourage council to reconsider their vote to assure fairness and equality for everyone.

Shawnda Sutton spoke in favor regarding the Fair Housing Ordinance; spoke to affordable housing; to the challenges and barriers faced for citizens regarding fair housing; first encounter with city was affordable housing; passion for fairness; and spoke to support from local agencies as well.

Mark Springfield, Disability Advocacy Center, Greensboro CIS referenced the disability act; voiced concerns for fair housing for individuals with disabilities; the need for a Fair Housing Ordinance; to having equal representation for everyone; and spoke to having affordable housing.

James Martin, High Point Residence voiced concerns for traffic safety throughout the city in school zones; spoke to having discussions with police officers regarding his concerns; and informed council that this issue needs to be addressed, and action taken.

Mayor Wagner advised Mr. Martin to provide staff with his contact information to further discuss his concerns.

Louis Tibadeaux, 1242 Kensington Dr spoke to the tax evaluation; requested that the city use those funds on what the city needs; and thanked council for their service to the city.

Orel Henry; James Road, stated that he currently serves as the Chair on the CAC; spoke to the Community Development's Annual Action Plan; said that the city's programs represented what the citizens need; to due diligence; and spoke to investing in the citizens of High Point

Debra Stewart, High Point Resident voiced concerns regarding the cost-of-living increase; the impact it has on affordable housing; challenges and barriers faces for individuals that are homeless; and spoke to the impact that the pandemic had on everyone.

Larry Diggs voiced concerns regarding fair housing; to issues and concerns for citizens not being addressed; to bad living conditions for rental properties; spoke to the Daniel Brooks project; and voiced the need to have local representation to assist the citizens of High Point in regard to fair housing.

Mayor Wagner closed public comment period.

FINANCE COMMITTEE - Britt Moore, Chair

Council Member Moore, Finance Committee Chairman, reported that the Finance Committee did meet on July 14, 2022, 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 Holmes made a second to the motion. The motion carried by the following 8-0 unanimous vote:

Aye (8): Mayor Wagner, Mayor Pro Tem Peters, Council Member Moore, Council Member Johnson,
Council Member Jefferson, Council Member Williams, Council Member Jones, and Council Member Holmes

Absent (1): Council Member Hudson

CONSENT AGENDA ITEMS**[2022-312](#)****Contract - Mitchell Roofing - Oakview & Morehead Recreation Centers**

City Council is requested to award a contract to Mitchell Roofing in the amount of \$283,800 for roof replacement at Oakview and Morehead Recreation Centers.

Attachments: [1. Contract – Mitchell Roofing – Oakview & Morehead Recreation Centers](#)

A motion was made by Council Member Moore, seconded by Council Member Holmes, that this matter be approved. The motion carried by the following vote:

Aye: 8 - Council Member Moore, Council Member Williams, Council Member Jefferson, Mayor Wagner, Council Member Holmes, Council Member Peters, Council Member Jones, and Mayor Pro Tem Hudson

Absent: 1 - Council Member Johnson

[2022-313](#)**Contract - Change Order #4 Samet Corp. High Point City Lake Park Renovations- Phase 1**

City Council is requested to award change order #004 to Samet Corporation for the City Lake Park Phase I Renovation project and to approve the Capital Project ordinance for the City Lake Park Phase I Renovation project.

Attachments: [2. Contract – Change Order #4 Samet Corp. High Point City Lake Park Reno](#)

A motion was made by Council Member Moore, seconded by Council Member Holmes, that this matter be approved. The motion carried by the following vote:

Aye: 8 - Council Member Moore, Council Member Williams, Council Member Jefferson, Mayor Wagner, Council Member Holmes, Council Member Peters, Council Member Jones, and Mayor Pro Tem Hudson

Absent: 1 - Council Member Johnson

[2022-314](#)

Contract - Black & Veatch - Compliance Lead & Copper Rule Revisions (LCRR) Phase 1

City Council is requested to award a contract to Black & Veatch in the amount of \$576,080 to provide assistance to the Public Services Department with developing an implementation plan to achieve compliance with the Federal Lead and Copper Rule Revisions (LCRR).

Attachments: [3. Contract – Black & Veatch – Compliance Lead & Copper Rule Revisions \(I](#)

A motion was made by Council Member Moore, seconded by Council Member Holmes, that this matter be approved. The motion carried by the following vote:

Aye: 8 - Council Member Moore, Council Member Williams, Council Member Jefferson, Mayor Wagner, Council Member Holmes, Council Member Peters, Council Member Jones, and Mayor Pro Tem Hudson

Absent: 1 - Council Member Johnson

[2022-315](#)

Contract -Amendment #3 - Tetra Tech - Watershed Assessment Framework - Lake Modeling

City Council is requested to approve Amendment #3 with Tetra Tech in the amount of \$150,000 to continue developing the Integrated Watershed Assessment Framework (IWAF) that was co-designed by a team of City staff and Tetra Tech to meet multiple program needs for water-related project planning and program compliance.

Attachments: [4. Contract -Amendment #3 – Tetra Tech – Watershed Assessment Framew](#)

A motion was made by Council Member Moore, seconded by Council Member Holmes, that this matter be approved. The motion carried by the following vote:

Aye: 8 - Council Member Moore, Council Member Williams, Council Member Jefferson, Mayor Wagner, Council Member Holmes, Council Member Peters, Council Member Jones, and Mayor Pro Tem Hudson

Absent: 1 - Council Member Johnson

[2022-316](#)

Contract - Carolina Environmental Systems, Inc. - Freightliner Truck Pac Mac Leaf Collection System (Leaf Vac Truck)

City Council is requested to award a contract to Carolina Environmental Systems, Inc. in the amount of \$250,196.74 for the purchase of a Freightliner truck with Pac Mac 25 cubic yard leaf collection system and declare the old truck as surplus and disposing through the online auction process.

Attachments: [5. Contract – Carolina Environmental Systems, Inc. – Freightliner Truck Pac |](#)

A motion was made by Council Member Moore, seconded by Council Member Holmes, that this matter be approved. The motion carried by the following vote:

Aye: 8 - Council Member Moore, Council Member Williams, Council Member Jefferson, Mayor Wagner, Council Member Holmes, Council Member Peters, Council Member Jones, and Mayor Pro Tem Hudson

Absent: 1 - Council Member Johnson

[2022-317](#)

Contract - Vanguard Truck Centers - Three (3) Auto Car Trucks New Way Side Loading Refuse Bodies

City Council is requested to award a contract to Vanguard Truck Centers in the amount of \$1,098,057 for the purchase of three (3) Auto Car Trucks New Way Side Loading Refuse Bodies and declare three (3) current spare trucks as surplus and disposing through the online auction process.

Attachments: [6. Contract – Vanguard Truck Centers - Three \(3\) Auto Car Trucks New Way](#)

A motion was made by Council Member Moore, seconded by Council Member Holmes, that this matter be approved. The motion carried by the following vote:

Aye: 8 - Council Member Moore, Council Member Williams, Council Member Jefferson, Mayor Wagner, Council Member Holmes, Council Member Peters, Council Member Jones, and Mayor Pro Tem Hudson

Absent: 1 - Council Member Johnson

[2022-318](#)

Contract - James River Equipment - Two (2) John Deere 524P Wheel Loaders

City Council is requested to award a contract to James River Equipment in the amount of \$380,680 for the purchase of two (2) John Deere 524P wheel loaders and declare the old loaders as surplus and disposing through the online auction process.

Attachments: [7. Contract – James River Equipment - Two \(2\) John Deere 524P Wheel Loa](#)

A motion was made by Council Member Moore, seconded by Council Member Holmes, that this matter be approved. The motion carried by the following vote:

Aye: 8 - Council Member Moore, Council Member Williams, Council Member Jefferson, Mayor Wagner, Council Member Holmes, Council Member Peters, Council Member Jones, and Mayor Pro Tem Hudson

Absent: 1 - Council Member Johnson

[2022-319](#)

Contract - Breece Enterprises, Inc. - 2022-004 Storm Water Maintenance

City Council is requested to award a contract to Breece Enterprises, Inc. in the amount of \$499,900 for maintenance, repair, and installation of storm water infrastructure and that the appropriate City official and/or employee be authorized to execute all necessary documents.

Attachments: [8. Contract – Breece Enterprises, Inc. – 2022-004 Storm Water Maintenance](#)

A motion was made by Council Member Moore, seconded by Council Member Holmes, that this matter be approved. The motion carried by the following vote:

Aye: 8 - Council Member Moore, Council Member Williams, Council Member Jefferson, Mayor Wagner, Council Member Holmes, Council Member Peters, Council Member Jones, and Mayor Pro Tem Hudson

Absent: 1 - Council Member Johnson

[2022-320](#)

Contract - Lumen Technologies - Internet / Intranet Services

City Council is requested to award a contract to Lumen Technologies in the amount of \$610,505.04 yearly to migrate its Internet and Intranet services circuits to improve its network infrastructure and reduce costs and that the appropriate City official and/or employee be authorized to execute all necessary documents.

Attachments: [9. Contract – Lumen Technologies – Internet Intranet Services](#)

A motion was made by Council Member Moore, seconded by Council Member Holmes, that this matter be approved. The motion carried by the following vote:

Aye: 8 - Council Member Moore, Council Member Williams, Council Member Jefferson, Mayor Wagner, Council Member Holmes, Council Member Peters, Council Member Jones, and Mayor Pro Tem Hudson

Absent: 1 - Council Member Johnson

[2022-321](#)

Contract - 5S Technologies - Fortinet SD-WAN

City Council is requested to award a contract to 5S Technologies in the amount of \$585,828.00 for the purchase of SD-WAN (Software Defined - Wide Area Network) appliances to implement a secure efficient network overlay on top of intranet network circuits and that the appropriate City official and/or employee be authorized to execute all necessary documents.

Attachments: [10. Contract – 5S Technologies – Fortinet SD-WAN](#)

A motion was made by Council Member Moore, seconded by Council Member Holmes, that this matter be approved. The motion carried by the following vote:

Aye: 8 - Council Member Moore, Council Member Williams, Council Member Jefferson, Mayor Wagner, Council Member Holmes, Council Member Peters, Council Member Jones, and Mayor Pro Tem Hudson

Absent: 1 - Council Member Johnson

PUBLIC HEARINGS

[2022-323](#)

Public Hearing - Resolution-Interlocal Agreement--2019 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 2019 Edward Byrne Memorial Justice Assistance Grant (JAG) Funds.

Attachments: [12. Public Hearing - Resolution-Interlocal Agreement--2019 Edward Byrne M](#)

Council Member Moore opened the public hearing.

Council Member Jones noted that the Public Safety Committee did present this item at their last meeting.

Council Member Moore asked if there was anyone who wished to speak on this item; hearing none the public hearing was closed.

A motion was made by Council Member Moore, seconded by Council Member Peters, 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 2019 Edward Byrne Memorial Justice Assistance Grant (JAG) Funds. The motion carried by the following 8-0 unanimous vote:

Aye (8): Mayor Wagner, Mayor Pro Tem Peters, Council Member Moore, Council Member Jefferson, Council Member Williams, Council Member Hudson, Council Member Jones, and Council Member Holmes

Absent (1): Council Member Johnson

A motion was made by Council Member Moore, seconded by Mayor Pro Tem Peters, that this matter be adopted. The motion carried by the following vote:

Aye: 8 - Council Member Moore, Council Member Williams, Council Member Jefferson, Mayor Wagner, Council Member Holmes, Council Member Peters, Council Member Jones, and Mayor Pro Tem Hudson

Absent: 1 - Council Member Johnson

[2022-324](#)

Public Hearing - Performance Based Incentives - Wythe Advantage, Inc. dba as Coldwell Banker Advantage - The Bedrock 275 N. Elm Street

City Council is requested to authorize performance-based incentives for an office project at The Bedrock (275 N. Elm Street) in the amount of \$350,389 and authorize the City Manager to execute a performance agreement with the company containing benchmarks for the company to achieve and a schedule for the payment of such financial incentives.

Attachments: [13. Public Hearing – Performance Based Incentives - Wythe Advantage, Inc.](#)

Council Member Moore opened the public hearing.

Sandy Dunbeck, Economic Development Director reported that the High Point City Council is asked to consider a request from Wythe Advantage, Inc. dba as Coldwell Banker Advantage, to authorize performance-based incentives for an office project at The Bedrock (275 N. Elm St., 27262) in the amount of \$350,389. Coldwell Banker Advantage, part of Coldwell Banker Real Estate LLC, is an American real estate franchise owned by Realogy, a Fortune 500 company since 2013. The company would relocate their existing High Point staff and sales operation of 38 people and over 36 months and anticipates growing by 15% per year or an additional 21 sales positions meeting the Guilford County average wage of \$53,994. The company would lease 5,605 square feet of office space

on the first and second floors for five years with options to renew at The Bedrock, the first building of The Outfields, in High Point at 275 N. Elm Street. The source of those monies would be the City's Economic Development Incentive Fund, which is funded by general and electric revenues. The High Point Economic Development staff recommends that City Council authorize performance-based incentives for the project in the amount of \$350,389 and authorize the City Manager to execute a performance agreement with the company containing benchmarks for the company to achieve and a schedule for the payment of such financial incentives; noted that the company would be making a decision in the next 30 days; and recognized Kevin Jay, Coldwell Banker Advantage to speak on this matter.

Mr. Jay shared a brief history regarding Coldwell Banker Advantage; each franchise was running independently; gave glance of company; explained what the company did; spoke to being an advocate for responsible development and growth in the community; to being a source of industry information, education for members, community and government officials; to the volunteer efforts and support for Habitat for Humanity and other organizations; and thanked everyone for their consideration and time.

Council Member Moore asked if there was anyone who would like to speak on this item; hearing none the public hearing was closed.

A motion was made by Council Member Moore, seconded by Council Member Peters, to authorize performance-based incentives for an office project at The Bedrock (275 N. Elm Street) in the amount of \$350,389 and authorize the City Manager to execute a performance agreement with the company containing benchmarks for the company to achieve and a schedule for the payment of such financial incentives. The motion carried by the following 8-0 unanimous vote:

Aye (8): Mayor Wagner, Mayor Pro Tem Peters, Council Member Moore, Council Member Jefferson, Council Member Williams, Council Member Hudson, Council Member Jones, and Council Member Holmes

Absent (1): Council Member Johnson

A motion was made by Council Member Moore, seconded by Mayor Pro Tem Peters, that this matter be approved. The motion carried by the following vote:

Aye: 8 - Council Member Moore, Council Member Williams, Council Member Jefferson, Mayor Wagner, Council Member Holmes, Council Member Peters, Council Member Jones, and Mayor Pro Tem Hudson

Absent: 1 - Council Member Johnson

[2022-325](#)

Public Hearing - Performance Based Incentives - Ethnicraft USA - Gallimore Industrial Center at 750 Gallimore Dairy Rd

City Council is requested to authorize performance-based incentives for Ethnicraft USA for an expansion project in the Gallimore Industrial Center at 750 Gallimore Dairy Rd. in the amount of \$127,949 and authorize the City Manager to execute a performance agreement with the company containing benchmarks for the company to achieve and a schedule for the payment of such financial incentives.

Attachments: [14. Public Hearing - Performance Based Incentives - Ethnicraft USA - Gallimore Industrial Center at 750 Gallimore Dairy Rd](#)

Council Member Moore opened the public hearing.

Sandy Dunbeck, Economic Development Director reported that the High Point City Council is asked to consider a request from Ethnicraft USA, to authorize performance-based incentives for an expansion project in the Gallimore Industrial Center at 750 Gallimore Dairy Rd., 27265 in the amount of \$127,949. Ethnicraft is a Belgian-based furniture design and manufacturing company. Ethnicraft USA is the company's U.S. presence, currently located in High Point, for warehousing and distribution. To meet growing demand, Ethnicraft USA is considering building a new warehouse and distribution facility. The company would construct a new facility in High Point at 750 Gallimore Dairy Rd. to add 160,000 square feet expandable to 240,000 sf. The company would retain 41 existing positions and add 25 new positions paying above the Guilford County average wage. The project would cause the investment of \$17,920,000 in real and personal property. The source of those monies would be the City's Economic Development Incentive Fund, which is funded by general and electric revenues. The High Point Economic Development staff recommends that City Council to authorize performance-based incentives for the project in the amount of \$127,949 and authorize the City Manager to execute a performance agreement with the company containing benchmarks for the company to achieve and a schedule for the payment of such financial incentives.

Stephane Huybrecht, COO Ethnicraft USA extended greetings; shared details regarding the expansion project in the Gallimore Industrial Center at 750 Gallimore Dairy Rd., 27265; gave a brief history about the company; outlined the need for more space/expansion; spoke to why the city of High Point would be a good fit; said that 25 jobs would be created in the project were to move forward; and entertained questions.

Mayor Pro Tem Peters thanked Mr. Huybrecht for considering High Point.

Council Member Holmes thanked Mr. Huybrecht for his commitment in building more U.S. companies.

Council Member Moore asked if there was anyone who would like to speak on this item; hearing none the public hearing was closed.

A motion was made by Council Member Moore, seconded by Council Member Holmes, to authorize performance-based incentives for Ethnecraft USA for an expansion project in the Gallimore Industrial Center at 750 Gallimore Dairy Rd. in the amount of \$127,949 and authorize the City Manager to execute a performance agreement with the company containing benchmarks for the company to achieve and a schedule for the payment of such financial incentives. The motion carried by the following 8-0 unanimous vote:

Aye (8): Mayor Wagner, Mayor Pro Tem Peters, Council Member Moore, Council Member Jefferson, Council Member Williams, Council Member Hudson, Council Member Jones, and Council Member Holmes

Absent (1): Council Member Johnson

A motion was made by Council Member Moore, seconded by Council Member Holmes, that this matter be approved. The motion carried by the following vote:

Aye: 8 - Council Member Moore, Council Member Williams, Council Member Jefferson, Mayor Wagner, Council Member Holmes, Council Member Peters, Council Member Jones, and Mayor Pro Tem Hudson

Absent: 1 - Council Member Johnson

REGULAR AGENDA ITEMS

COMMUNITY DEVELOPMENT COMMITTEE - Council Member Williams, Chair

[2022-326](#)

Ordinance - Demolition of Dwelling - 1407 East Avenue

Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 1407 East Avenue belonging to Jesuel Paulino.

Attachments: [1407 East Council Packet](#)

Lori Loosemore, Code Enforcement Manager provided a summary of the violations for said property; the first inspection was on March 28, 2019; no one appeared at the hearing on March 23, 2022; an order to repair/demolish was issued on March 23, 2022 with an compliance date of April 25, 2022. Staff is requesting to approve an ordinance to demolish the property located at 1407 East Avenue.

Council Member Williams asked if there was anyone who wished to speak on this item Hearing none, council proceeded to vote as followed:

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 1407 East Avenue belonging to Jesuel Paulino. The motion carried by the following 8-0 unanimous vote:

Aye (8): Mayor Wagner, Mayor Pro Tem Peters, Council Member Moore, Council Member Jefferson, Council Member Williams, Council Member Hudson, Council Member Jones, and Council Member Holmes

Absent (1): Council Member Johnson

A motion was made by Council Member Williams, seconded by Council Member Hudson, that this matter be adopted. The motion carried by the following vote:

Aye: 8 - Council Member Moore, Council Member Williams, Council Member Jefferson, Mayor Wagner, Council Member Holmes, Council Member Peters, Council Member Jones, and Mayor Pro Tem Hudson

Absent: 1 - Council Member Johnson

[2022-327](#)

Ordinance - Demolition of Dwelling - 1707 Welborn Street

Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 1707 Welborn Street belonging to Antonio Sanchez Perez.

Attachments: [1707 Welborn Council Packet Final](#)

Lori Loosemore, Code Enforcement Manager provided a summary of violations for said property; no one appeared at the hearing on December 21, 2021; an order to repair/demolish was issued on December 21, 2021, with an compliance date of January 24 2022. Staff is requesting to approve an ordinance to demolish the property located at 1707 Welborn Street.

Council Member Jones asked if the taxes were current on said property. Ms. Loosemore replied, "yes".

Council Member Jefferson inquired on the violations for said property that resulted in a demolition order. Ms. Loosemore explained the condition of said property; outlined the details of the violations; the Fire Department made staff aware of the safety concerns; and that the home was constructed in 1924.

Council Member Williams spoke to the demolition process that included

the criteria percentage that had to be met; and noted that staff will always work with citizens regarding opportunities.

Discussion took place regarding the process after an approval of a demolition order; the impact that home with major violations had on neighborhoods; and the process regarding prioritizing homes that were safety hazards.

Council Member Williams asked if there was anyone who wished to speak on this item Hearing none, council proceeded to vote as followed:

A motion was made by Council Member Williams, seconded by Council Member Moore, to adopt an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 1707 Welborn Street belonging to Antonio Sanchez Perez. The motion carried by the following 8-0 unanimous vote:

Aye (8): Mayor Wagner, Mayor Pro Tem Peters, Council Member Moore, Council Member Jefferson, Council Member Williams, Council Member Hudson, Council Member Jones, and Council Member Holmes

Absent (1): Council Member Johnson

A motion was made by Council Member Williams, seconded by Council Member Moore, that this matter be adopted. The motion carried by the following vote:

Aye: 8 - Council Member Moore, Council Member Williams, Council Member Jefferson, Mayor Wagner, Council Member Holmes, Council Member Peters, Council Member Jones, and Mayor Pro Tem Hudson

Absent: 1 - Council Member Johnson

[2022-275](#)

Ordinance - Demolition of Dwelling - 2315 E. Green Drive

Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 2315 E. Green Drive belonging to Rosalva M. Turcios.

Attachments: [2315 E. Green Council 6-6-22](#)

A motion was made by Council Member Williams, seconded by Council Member Moore, to pull this item out of pending. The motion carried by the following 8-0 unanimous vote:

Aye (8): Mayor Wagner, Mayor Pro Tem Peters, Council Member Moore, Council Member Jefferson, Council Member Williams, Council Member Hudson, Council Member Jones, and Council Member Holmes

Absent (1): Council Member Johnson

Lore Loosemore, Code Enforcement Manger noted that this item was

originally presented to council on June 6, 2022; and was placed in pending.

Council Member Williams asked if there was anyone who wished to speak on this item Hearing none, council proceeded to vote as followed:

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 2315 E. Green Drive belonging to Rosalva M. Turcios. The motion carried by the following 8-0 unanimous vote:

Aye (8): Mayor Wagner, Mayor Pro Tem Peters, Council Member Moore, Council Member Jefferson, Council Member Williams, Council Member Hudson, Council Member Jones, and Council Member Holmes

Absent (1): Council Member Johnson

A motion was made by Council Member Williams, seconded by Council Member Hudson, that this matter be adopted. The motion carried by the following vote:

Aye: 8 - Council Member Moore, Council Member Williams, Council Member Jefferson, Mayor Wagner, Council Member Holmes, Council Member Peters, Council Member Jones, and Mayor Pro Tem Hudson

Absent: 1 - Council Member Johnson

PUBLIC HEARINGS

[2022-329](#)

Public Hearing - Community Development & Housing 2022-23 Annual Action Plan

Community Development & Housing staff will present the 2022-23 Annual Action Plan and requests approval of the 2022-23 Annual Action Plan, and authorization of the appropriate City official and/or employee to execute all necessary documents.

Attachments: [2022 Annual Action Plan July 18, 2022](#)

Nena Wilson, Interim Director comm housing; made PPP on 2022-23 Annual Action Plan; said that the U.S. Department of Housing and Urban Development (HUD) awards grants to eligible grantees to carry out a wide range of community development activities such as strengthening neighborhoods, affordable housing, and public services. The City of High Point is required to submit an annual action plan to HUD to qualify for an allocation of Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) funds. A public hearing before Council is required before submission to HUD. The City has received official notice of its HUD allocations for the next fiscal year. Upon approval of the plan by HUD, the City will receive an allocation of \$907,786 for CDBG and \$601,178 for the HOME program. Staff reviewed the annual action plan

with the Citizens Advisory Council at their regularly scheduled meeting on June 23, 2022; the action plan was unanimously recommended for Council approval. The Community Development and Housing Department recommends approval of the 2022-23 Annual Action Plan after the public hearing is held, and authorization of the appropriate City official and/or employee to execute all necessary documents.

Council Member Williams opened the public hearing.

Council Member Williams asked if there was anyone who wished to speak on this item. Hearing none, the public hearing was closed.

A motion was made by Council Member Williams, seconded by Council Member Hudson, to approve the 2022-23 Annual Action Plan, and authorization of the appropriate City official and/or employee to execute all necessary documents. The motion carried by the following 8-0 unanimous vote:

Aye (8): Mayor Wagner, Mayor Pro Tem Peters, Council Member Moore, Council Member Jefferson, Council Member Williams, Council Member Hudson, Council Member Jones, and Council Member Holmes

Absent (1): Council Member Johnson

A motion was made by Council Member Williams, seconded by Council Member Hudson, that this matter be approved. The motion carried by the following vote:

Aye: 8 - Council Member Moore, Council Member Williams, Council Member Jefferson, Mayor Wagner, Council Member Holmes, Council Member Peters, Council Member Jones, and Mayor Pro Tem Hudson

Absent: 1 - Council Member Johnson

PLANNING & DEVELOPMENT - Mayor Jay W. Wagner

[2022-330](#)

Resolution of Intent Annexation 22-04

Approval of a Resolution of Intent to establish a public hearing date of August 15, 2022, to consider a voluntary contiguous annexation of approximately 140 acres. The site is located southeast of the intersection of National Highway and Garcia Kennedy Road, and west of South Road. The annexation site is also known as Davidson County Tax Parcels Parcel 16-312-0-000-0072, 16-312-0-000-0066, 16-312-0-000-0067, 16-312-0-000-0072B and Randolph County Tax Parcel 6309.

Attachments: [Resolution of Intent \(AN-22-04\)](#)

A motion was made by Mayor Wagner, seconded by Council Member Peters, to adopt a Resolution of Intent to establish a public hearing date of August 15, 2022, to consider a voluntary contiguous annexation of approximately 140 acres. The site is located southeast of the intersection of National Highway and Garcia Kennedy Road, and west of

South Road. The annexation site is also known as Davidson County Tax Parcels Parcel 16-312-0-000-0072, 16-312-0-000-0066, 16-312-0-000-0067, 16-312-0-000-0072B and Randolph County Tax Parcel 6309. The motion carried by the following 8-0 unanimous vote:

Aye (8): Mayor Wagner, Mayor Pro Tem Peters, Council Member Moore, Council Member Jefferson, Council Member Williams, Council Member Hudson, Council Member Jones, and Council Member Holmes

Absent (1): Council Member Johnson

A motion was made by Mayor Wagner, seconded by Mayor Pro Tem Peters, that this matter be adopted. The motion carried by the following vote:

Aye: 8 - Council Member Moore, Council Member Williams, Council Member Jefferson, Mayor Wagner, Council Member Holmes, Council Member Peters, Council Member Jones, and Mayor Pro Tem Hudson

Absent: 1 - Council Member Johnson

PUBLIC HEARINGS

[2022-331](#)

City of High Point Zoning Map Amendment 22-13

A request by the High Point City Council to rezone three properties, totaling approximately 8.5 acres, as part of the Comprehensive Zoning Map Amendment Project. This request will rezone this area from a Conditional Use Limited Business (CU-LB) District to the Limited Business (LB) District. The parcels are located south of E. Martin Luther King Jr. Drive and west of Packrite Court (3128, 3136 and 3138 E. Martin Luther King Jr. Drive).

Attachments: [Staff Report ZA-22-13](#)

Mayor Wagner opened the public hearing.

Herb Shannon, Senior Planner-Planning and Development Department reported that the Planning and Zoning Commission reviewed this request at their May 24, 2022, public hearing; and that a recommendation for approval of the request by staff and the commission was outlined in the staff report. A request by the High Point City Council to rezone three parcels, totalling approximately 8.5 acres, as part of the Comprehensive Zoning Map Amendment Project. This request focuses on a commercial development located at the southwest corner of E. Martin Luther King Jr. Drive and Packrite Court. The parcels are addressed as 3128, 3136 and 3138 E. Martin Luther King Jr. Drive; the purpose of the Comprehensive Zoning Map Amendment Project is to review and evaluate the zoning of land throughout the city, identify areas where the zoning is out of sync with the existing use of land or is inconsistent with current land use policy, and propose appropriate changes in zoning for those areas. A primary goal of the project is to remove improper or obsolete zoning districts that may be acting as a barrier to development. The Comprehensive Zoning

Map Amendment Project was initiated in 2017. The city council initiated this current fourth round of zoning evaluation, associated with this request, in December 2020. The site is currently developed with a 48,000+ square foot commercial center and a exterior self storage facility. The current Conditional Use Permit (CU) was established in 1988 under a Development Ordinance that was adopted in 1985. Since 1988, two complete development ordinance revisions were adopted in 1992 and 2017. Zoning conditions established under the existing CU have mostly been addressed over the past 34 years with development of the site, updates to the Development Ordinance and road improvements. Staff recommends removal of the CU zoning conditions and instead have the site be governed by the current LB District standards based on the following: Perimeter and parking lot landscaping conditions; right of way dedication and road improvements; and limiting the number of access points to E. Martin Luther King Jr Drive. Mr. Shannon concluded that staff finds that the requested rezoning is consistent with adopted policy guidance; and reasonableness/public interest; and recommends approval of the request to rezone their 8.5-acre tract of land from a CU-LB District to the LB District.

Mayor Wagner asked if anyone would like to speak on this item. Hearing none, the public hearing was closed.

A motion was made by Mayor Wagner, seconded by Mayor Pro Tem Peters, to rezone three properties, totalling approximately 8.5 acres, as part of the Comprehensive Zoning Map Amendment Project. This request will rezone this area from a Conditional Use Limited Business (CU-LB) District to the Limited Business (LB) District; and is consistent with the city's adopted policy guidance, and reasonable and in the public's interest. The parcels are located south of E. Martin Luther King Jr. Drive and west of Packrite Court (3128, 3136 and 3138 E. Martin Luther King Jr. Drive). The motion carried by the following 8-0 unanimous vote:

Aye (8): Mayor Wagner, Mayor Pro Tem Peters, Council Member Moore, Council Member Jefferson, Council Member Williams, Council Member Hudson, Council Member Jones, and Council Member Holmes

Absent (1): Council Member Johnson

Consistency and Reasonableness Statements

That Zoning Map Amendment 22-13 is consistent with the City's adopted policy guidance because the proposed zoning map amendments are supported by the various land use classifications governing this area of the city. Furthermore, the request is reasonable and in the public interest because the initially established conditions have been met or are now governed by standards of the

Development Ordinance.

A motion was made by Mayor Wagner, seconded by Mayor Pro Tem Peters, that this matter be adopted. The motion carried by the following vote:

Aye: 8 - Council Member Moore, Council Member Williams, Council Member Jefferson, Mayor Wagner, Council Member Holmes, Council Member Peters, Council Member Jones, and Mayor Pro Tem Hudson

Absent: 1 - Council Member Johnson

[2022-332](#)**Apple Rei Fund LLC and Saferight heirs Annexation 22-03**

A request by Apple Rei Fund LLC and the heirs of Grady and Wilma Saferight et al to consider a voluntary contiguous annexation of an approximate 37.3 acres located northwest of the intersection of Harvey Road and Jewel Avenue, lying between Harvey Road and the eastern terminus of Shorewell Drive. The annexation site is known as Guilford County Tax Parcels 161060, 161075 (portion), 161076, 161086, 161087 and 161098.

Attachments: [Staff Report AN-22-03](#)

Mayor Wagner opened the public hearing.

Herb Shannon, Senior Planner-Planning and Development Department reported that a recommendation for approval was outlined in the staff report attached. The applicant is requesting annexation to have access to City utilities to facilitate development of a single-family subdivision. This property is situated in the south-eastern portion of the City's planning area and is designated on the adopted Land Use Map for Moderate-Density Residential land uses. There have been several annexation approvals to allow a variety of residential uses in this portion of the City's Planning area since the 1990s. The site abuts the City's corporate limits along its northern and western boundary. There are also additional lands to the south, along Harvey Road and E. Martin Luther King Jr. Drive, that are also within the city limits. This annexation petition represents a logical progression of the City's annexation policy for this area as the proposed annexation site is generally surrounded by the City's corporate limits. City services and service vehicles are already present in this area and the annexation of the 37.3-acre tract of land will not negatively impact the City's ability to provide services in this area.

Mayor Wagner asked if anyone would like to speak on this item. Hearing none, the public hearing was closed.

A motion was made by Mayor Wagner, seconded by Council Member Holmes, to approve a request by Apple Rei Fund LLC and the heirs of Grady and Wilma Saferight et al to consider a voluntary contiguous annexation of an approximate 37.3 acres located northwest of the intersection of Harvey Road and Jewel Avenue, lying between Harvey Road and the eastern terminus of Shorewell Drive. The annexation site

is known as Guilford County Tax Parcels 161060, 161075 (portion), 161076, 161086, 161087 and 161098. The motion carried by the following 8-0 unanimous vote:

Aye (8): Mayor Wagner, Mayor Pro Tem Peters, Council Member Moore, Council Member Jefferson, Council Member Williams, Council Member Hudson, Council Member Jones, and Council Member Holmes

Absent (1): Council Member Johnson

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

Aye: 8 - Council Member Moore, Council Member Williams, Council Member Jefferson, Mayor Wagner, Council Member Holmes, Council Member Peters, Council Member Jones, and Mayor Pro Tem Hudson

Absent: 1 - Council Member Johnson

[2022-333](#)

Efincia Companies, Inc. Zoning Map Amendment 22-14

A request by Efincia Companies, Inc., to rezone approximately 2.9 acres from the Residential Single Family - 3 (R-3) District to a Conditional Zoning Residential Multifamily - 16 (CZ RM-16) District. The site is located along the north side of Futrelle Drive, approximately 300 feet west of Bridges Drive (1817 Futrelle Drive).

Attachments: [Staff Report ZA-22-14](#)

[Efincia Rezoning Case OppositionToEfinciaCaseLettersFromResidents\(ZA 2](#)

Mayor Wagner opened the public hearing.

Herb Shannon, Senior Planner-Planning and Development Department reported that the Planning and Zoning Commission reviewed this request at their June 28, 2022, public hearing. The commission and staff recommended denial of this request as outlined in the staff report attached; and noted that a zoning map amendment application that received a recommendation for denial from the Planning and Zoning Commission shall only be approved by the city council with a two-thirds majority voted of the city council members present and voting. The applicant is requesting rezoning to a CZ RM-16 District to support development of a multifamily project. Based on a cursory review of a non-binding sketch plan, a 46-unit, 3-story multifamily building is under consideration to be developed on the site. In conjunction with this zoning application, a conditional zoning ordinance has also been submitted. This corresponding ordinance proposes a single condition that limits building heights on the zoning site to 50 feet. The zoning site is located in the middle of a single family neighborhood, lying between Eastchester Drive and N. University Parkway, which developed between the 1940s and mid-1960s. Over the decades, the land surrounding this neighborhood has

developed with higher intensity residential, office and commercial uses. Parcels along the Eastchester Drive frontage of this neighborhood have gradually been converted to various lower intensity commercial zoning districts and developed with various office and personal service uses. However, the central core of this neighborhood has remained mostly unchanged. Staff is not in opposition to the establishment of higher density residential land uses in this area, but the way development occurs is of concern. As noted in the zoning history, staff has previously supported the area being developed for a shopping center, but that applicant proposed rezoning the entire area for a single, unified commercial development, not a single parcel in the middle of the neighborhood. While this request is not directly inconsistent with land use policy, there are concerns about compatibility with the adjacent single-family homes on abutting parcels. One may argue in support of this request that land adjacent to the west of the site have develop with various higher-density residential development, which take access from a separate non-connected street (Chesterwood Drive). Furthermore, the pattern of development along Chesterwood Drive is different as the various multifamily and twinhome developments are larger in area and are not surrounded by lower intensity residential uses. As the zoning site is not situated at the perimeter of this neighborhood, access can only be gained through single family residential development. A more desirable development pattern would be to assemble abutting parcels and to develop the entire area bounded by Futrelle Drive and Bridges Drive (land lying north of Futrelle Drive and west of Bridges Drive) as multifamily rather than one parcel in the middle of a single-family area. Therefore, this request cannot be fully supported. Section 2.4.6.C of the Development Ordinance states that the advisability of a conditional zoning is a matter committed to the legislative discretion of the City Council and is not controlled by any one factor. In determining whether to approve or deny a conditional zoning, the City Council shall weigh the relevance of and consider the following issues outlined below. Based on the applicant's submittal and proposed conditions, as they existed on the date of this report, the Planning and Development Department offers the following comments relative to these ordinance considerations; and that Zoning Map Amendment 22-14 is not consistent with the City's adopted policy guidance.

Mayor Wagner inquired on existing properties in comparison to said request that were approved. Mr. Shannon explained that there were two different policies with different standards; and outlined the differences.

Council Member Holmes asked if the applicant offered to make changes or reduce density. Mr. Shannon replied the staff was not in opposition to the establishment of higher density residential land uses in this area, but eh way development occurs was of concern; and that staff would evaluate in more details.

Eric Dickinson, 603-A Eastchester Drive, High Point, Manager for Efincia Companies, LLC and the applicant's representative outlined the proposal to develop a multifamily development that would be targeted to the 55 and older populations; listed the advantages that the units would have; there would be 46 units; said that he would be happy to make accommodations; said that the request was consistent with the city's growth; and entertained questions.

Mayor Wagner asked if an impact traffic study was required; if the developer could install a privacy fence on said property; and inquired on buffer requirements. Mr. Shannon replied, "no", that a traffic study was not required; a fence could be installed between the property and adjacent to the other property; explained the buffering requirements; and stated that if changes were considered, that it could not be approved tonight; and that staff could provide changes at the next council meeting.

Council Member Holmes if there was a retention pond. Mr. Dickinson replied "yes".

Council Member Moore asked how many cars would fit in the parking lot for the proposed units. Mr. Dickinson responded that there would be around 70-75 parking spaces.

Mayor Wagner opened the floor to anyone who wished to speak.

*Speaking in opposition to the request were **Ms. Debbie Darby**, 1813 Futrelle Drive; **Mrs. Nichole Arnold**, (provided council with letters of opposition from the neighborhood) 1610 Bridges Drive; **Ms. Martha Stewart** 436 Chesterwood Court and **Ms. Tammy Slate**, 1815 Futrelle Drive. These speakers noted the following concerns: Inconsistent with adjacent properties and character of the area: Concern with the placement of a large multifamily structures in the middle of a single family area and within 15-feet of their rear property lines. The proposed multifamily development is inconsistent with established development along Futrelle Drive, which is primarily single family homes. Traffic Impact: Futrelle Drive is a narrow neighborhood street and not designed for higher trip volumes. The primary access drive to the site lies between two single family homes and they will be negatively impacts by noise, headlights and service vehicles (garbage trucks and delivery vehicles).*

Mayor Wanger closed the public hearing.

Council Member Holmes asked if emergency services evaluated the impact

for that their services could have regarding the entry ways. Mr. Shannon replied that all standard were met with the developers.

Mayor Wagner made a motion; seconded by Council Member Jones to approve this request and that the request is reasonable and consistent due to existing location adjacent to the multi development to include a privacy fence.

Mayor Wagner opened the floor for debate.

Council Member Holmes voiced concern regarding the one access point for entry and exit; traffic; and the need for improvement for the proposed development.

Mr. Dickinson said that only one access point was needed.

Mr. Shannon advised that no decision had to be made tonight.

Mayor Pro Tem Peter thanked everyone who came out to speak regarding this matter.

Mayor Pro Tem Peters made a substitute motion to table this matter to allow staff to work with the applicant on recommendations and or proposed changes.

JoAnne Carlyle advised staff to readvertise the matter and bring it back to council.

Mr. Shannon said that the public hearing would be reopened to address proposed changes.

Mayor Wagner rescinded closing the public hearing to allow staff to bring back this matter to council at a later date.

A motion was made by Mayor Wagner, seconded by Mayor Pro Tem Peters, to place this matter in pending until the September 19, 2022, meeting of council. The motion carried by the following 6-2 vote:

Aye (6): Mayor Wagner, Mayor Pro Tem Peters, Council Member Jefferson, Council Member Williams, Council Member Jones, and Council Member Holmes

No (2): Council Member Moore, and Council Member Hudson

Absent (1): Council Member Johnson

A motion was made by Mayor Wagner, seconded by Mayor Pro Tem Peters, that this matter be placed in pending. The motion carried by the following vote:

Aye: 6 - Council Member Williams, Council Member Jefferson, Mayor Wagner, Council Member Holmes, Council Member Peters, and Council Member Jones

Nay: 2 - Council Member Moore, and Mayor Pro Tem Hudson

Absent: 1 - Council Member Johnson

[2022-334](#)

Genrock Capital Management Zoning Map Amendment 22-15

A request by Genrock Capital Management to rezone approximately 1.7 acres from the Residential Single Family - 3 (R-3) District to a Conditional Zoning Office Institutional (CZ-OI) District. The site is located at the northwest corner of Eastchester Drive and Ramsay Street (2525 Eastchester Drive).

Attachments: [Staff Report ZA-22-15](#)

Mayor Wagner opened the public hearing.

Herb Shannon, Senior Planner-Planning and Development Department reported that the Planning and Zoning Commission reviewed this request at their June 28, 2022, public hearing; and that a recommendation for approval of the request by staff and the commission was outlined in the staff report. The applicant is requesting rezoning of this site to a CZ-OI District to support construction of a child daycare facility. In conjunction with this request, the applicant has submitted a Conditional Zoning Ordinance in which conditions have been offered to prohibit vehicle driveway access from Eastchester Drive and to condition the location of vehicular access from Ramsay Street. Based on prior City Council actions (denial of ZA-05-25 and approval of ZA-06-06), City Council has set policy to seek lower intensity commercial land uses or office type uses on lands at the intersection of Eastchester Drive and Ramsay Street. Although this application is to support a child daycare center, staff review takes into consideration all uses permitted in the OI District. Based upon allowable uses of the OI District and vehicular access conditions offered by the applicant, the requested CZ-OI District is consistent with land use policies established by City Council for this intersection. Section 2.4.6.C of the Development Ordinance states that the advisability of a conditional zoning is a matter committed to the legislative discretion of the City Council and is not controlled by any one factor. In determining whether to approve or deny a conditional zoning, the City Council shall weigh the relevance of and consider the following issues outlined below. Based on the applicant's submittal and proposed conditions, as they existed on the date of this report, the Planning and Development Department offers the following comments relative to these ordinance considerations. Staff is recommending approval of the request to

rezone this 1.7-acre parcel to a CZ-OI District; the request would be compatible with the surrounding area and in conformance with adopted policy guidance documents.

Mr. William Pierquet-Development Consultant, Stonefield Real Estate Solution (representing the applicant); outlined the proposal to redevelop this site with a child daycare center facility; spoke to the benefits of the proposed location; the daycare would provide services for infants through kindergarten; and entertained questions.

Mayor Wagner asked if there were anyone present who would like to speak on this matter. Hearing none, the public hearing was closed.

A motion was made by Mayor Wagner, seconded by Council Member Williams, to approve a request by Genrock Capital Management to rezone approximately 1.7 acres from the Residential Single Family - 3 (R-3) District to a Conditional Zoning Office Institutional (CZ-OI) District; and is consistent with the city's adopted policy guidance, and reasonable and in the public's interest. The site is located at the northwest corner of Eastchester Drive and Ramsay Street (2525 Eastchester Drive). The motion carried by the following 8-0 unanimous vote:

Aye (8): Mayor Wagner, Mayor Pro Tem Peters, Council Member Moore, Council Member Jefferson, Council Member Williams, Council Member Hudson, Council Member Jones, and Council Member Holmes

Absent (1): Council Member Johnson

Consistency and Reasonableness Statements

That Zoning Map Amendment 21-15 is consistent with the City's adopted policy guidance

because the proposed zoning map amendment supports established policy guidance documents and policy set by prior zoning approvals at this intersection. Furthermore, the request is reasonable and in the public interest because the requested CZ-OI District is similar to previous zoning approvals granted at the intersection of Eastchester Drive and Ramsay Street.

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

Aye: 8 - Council Member Moore, Council Member Williams, Council Member Jefferson, Mayor Wagner, Council Member Holmes, Council Member Peters, Council Member Jones, and Mayor Pro Tem Hudson

Absent: 1 - Council Member Johnson

GENERAL BUSINESS AGENDA

2022-335**Minutes To Be Approved**

June 2, 2022, Finance Committee Meeting Minutes @ 4:00 p.m.

June 6, 2022, Special Meeting Minutes @ 4:30 p.m.

June 6, 2022, Regular Meeting Minutes @ 5:30 p.m.

Attachments: [Approval of Minutes](#)

[June 2 2022 Finance Committee Meeting Minutes](#)

[June 6 2022 Special Meeting Minutes](#)

[June 6 2022 Regular Meeting Minutes](#)

A motion was made by Council Member Hudson, seconded by Council Member Holmes, to approved the minutes. The motion carried by the following 8-0 unanimous vote:

Aye (8): Mayor Wagner, Mayor Pro Tem Peters, Council Member Moore, Council Member Jefferson, Council Member Williams, Council Member Hudson, Council Member Jones, and Council Member Holmes

Absent (1): Council Member Johnson

At 9:00 p.m., Council Member Hudson moved to enter Closed Session pursuant to N.C. General Statute 143-318.11(a)() for Personnel. Council Member Moore made a second to the motion which carried by the following 8-0 unanimous vote:

Aye (8): Mayor Wagner, Mayor Pro Tem Peters, Council Member Moore, Council Member Jefferson, Council Member Williams, Council Member Hudson, Council Member Jones, and Council Member Holmes

Absent (1): Council Member Johnson

Upon reconvening into Open Session at 9:19 p.m., Mayor Wagner announced there would be no action taken as a result of the Closed Session.

A motion was made by Council Member Hudson, seconded by Council Member Holmes, that this matter be approved. The motion carried by the following vote:

Aye: 8 - Council Member Moore, Council Member Williams, Council Member Jefferson, Mayor Wagner, Council Member Holmes, Council Member Peters, Council Member Jones, and Mayor Pro Tem Hudson

Absent: 1 - Council Member Johnson

ADJOURNMENT

There being no further business to come before Council, the meeting

adjourned at 9:20 p.m. upon motion duly made by Council Member Hudson and second by Council Member Peters.

Respectfully Submitted,

Jay W. Wagner, Mayor

Attest:

Mary S. Brooks, CMC
Interim City Clerk