

**HIGH POINT CITY COUNCIL  
SPECIAL MEETING  
Monday, January 13, 2025 - 4:00 PM  
3<sup>rd</sup> Floor Conference Room - Municipal Office Building  
211 S. Hamilton Street  
High Point, NC 27260**

**CALL TO ORDER, ROLL CALL**

*Mayor Jefferson called the Special Meeting of the High Point City Council to order at 4:00 p.m. He stated all Members were present and Council Member Johnson is participating virtually.*

**Present:** Mayor Cyril Jefferson, Mayor Pro Tempore Michael Holmes, Ward 6, At-Large Council Member Britt Moore, At-Large Council Member Amanda Cook, Council Member Vickie McKiver, Ward 1, Council Member Tyrone Johnson, Ward 2 (virtually), Council Member Monica Peters, Ward 3, Council Member Patrick Harman, Ward 4, and Council Member Tim Andrew, Ward 5

**ADOPTION OF AGENDA**

**Mayor Pro Tempore Holmes made a motion, seconded by Council Member Peters, to adopt the agenda as presented.**

**The motion carried with the following vote:**

**Aye:** Mayor Jefferson, Mayor Pro Tem Holmes, Council Member Moore, Council Member Cook, Council Member McKiver, Council Member Peters, Council Member Harman, and Council Member Andrew

*Council Member Johnson did not vote because he was participating virtually.*

**PRESENTATION OF ITEMS**

2025-023     **Summary of Senate Bill 166 Changes and Impacts**  
Staff will provide an overview and summary of Senate Bill 166 (2024 Building Code Regulatory Reform) and its impact on city operations and policy.

*Damon Dequenne, Assistant City Manager and Reggie Hucks, Inspections Services Director, provided a PowerPoint presentation and the staff report.*

*Mr. Dequenne and Mr. Hucks reviewed Senate Bill 166 noting upon passage by the*

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*General Assembly the bill was veto by the Governor and then overridden by the General Assembly.*

*Mr. Dequenne explained most of the bill would have little or no impact on the City. He spoke about the section that prohibits cities from requiring a developer to construct sidewalks for small residential subdivisions located in municipal extra-territorial jurisdictions, unless the city accepts long-term maintenance of the pedestrian facilities. He stated this may warrant a text amendment to the Unified Development Ordinance (UDO). He explained in response to the change regarding artificial turf for the purpose of local stormwater programs, artificial turf is not considered a built-upon area, and stated in recent history, the City has viewed artificial turf with an underdrain system as a pervious surface that is not considered a built upon area. He noted a formal text amendment to the UDO is likely needed.*

*Mr. Hucks explained NC Residential Code will include three and four family dwellings as part of its scope and will no longer be considered apartments (R2 commercial). He noted while full impact is unknown, this may affect the development and fire code ordinances. He stated while the City does have fire separation, the change removes building code requirements that the commercial code applied to small multi-family buildings.*

*Judy Stalder with TREBIC, stated she was involved in drafting this bill but there was nothing happening in High Point that she thought warranted them adding anything. She thank Mr. Hucks for reviewing these bill and letting them know and thanked the City of High Point.*

*A discussion ensued regarding third party certification and the liabilities for the City.*

*Mr. Dequenne explained staff and a license professional will never allow something that is not correct to pass noting that is the point of having a license professional review it.*

*Meghan Maguire, City Attorney, stated this is the reason contracts are important. She explained the City uses its own agreement for services and there is standard language to protect the City in the event of litigation.*

*Mayor Jefferson noted his concerns regarding the third party certification having a negative affect on the City.*

*Mr. Hucks noted that if a third party certification is received then the City has to accept it.*

*Ms. Stalder stated speaking from the private side it would be very difficult to find somebody that has a license to seal something that is going to fail.*

*Mayor Jefferson thanked Mr. Dequenne and Mr. Hucks for their presentation.*

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2025-019

**Southwest Mill District Presentation**

Staff will provide a presentation on the proposed Southwest Mill District and the impact of SL 2024-57.

*Andy Piper, Planning Administrator introduced Margaret Flippen and Amy Graves from Dover, Kohl & Partners.*

*Ms. Flippen provided a PowerPoint Presentation, and stated they have been working on this project intensely for the last six to seven months but started with the blue prints for Southwest High Point in 2023. She provided an initial draft of the Southwest Mill District (SMD). She thanked the City of High Point and the Southwest Renewal Foundation for this partnership. She explained the SMD is a walkable, connected, mixed-use district that embraces modern-day industry, jobs, and commerce along the Heritage Greenway. She stated the study area consists of approximately 171 acres and is generally bounded by West Green Drive to the north; the railroad tracks to the west; West Ward Avenue to the south; and Tomlinson Street to the east. She explained the predominate land use is industrial with 62 properties totaling 51% of the developable land within the study area and there are 118 underutilized properties totaling 29% of the developable land within the study area. She noted there are examples currently in High Point of this type of activity and partnerships such as Congdon Yards, Market Square, and the COHAB.Space Building.*

*Ms. Flippen provided pictures from other municipalities such as Charlotte which redesigned seven textile mills to provide a transformed community and noted other examples are Judson Mill in Greenville South Carolina and Beltline in Atlanta Georgia. She reviewed how those cities were able to accomplish this and explained how the city of High Point could do the same noting different possible components in the existing structures and recognizing the Greenway as an economic driver. She spoke to the City of High Points 2045 Comprehensive Plan which already addresses how to collaborate with partners to revitalize the Southwest area.*

*Ms. Graves reviewed the Area Plan which is to preserve the physical character, support strategic infill, have a mix of building and housing types, and improve quality of life, health, and safety. She spoke to establishing a Southwest Mill District Zoning District.*

*Ms. Flippen spoke to the 2045 Comprehensive Plan regarding the policies and strategies, zoning and land regulations, as well as creating a Transitional Industrial District which will focus on industry but on a smaller scale. She provided information regarding possible building design standards, pedestrian frontage, and screening for outdoor storage. She noted the importance of connecting pedestrians with businesses and services through walkable design and a high quality greenway that encourages small scale industry and more activity through adaptive reuse and infill of underutilized land. She invited everyone to attend a public meeting on Tuesday, January 14th to receive the public's input and complete an online survey.*

*Andy Piper provided information regarding S.L 2024-57 (SB382) noting it redefined*

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*what is considered "down-zoning" and the City can only initiate amendments to zoning regulations/map with written consent from every affected property owner. He explained how this will affect the SMD. He stated next steps would be the public meeting as well as a public comment period for 30 days. He clarified there are three elements to this which are an area plan, zoning map amendment, and the text amendment but noted that the area plan would not be affected and the City could move forward with adopting it.*

*A discussion ensued on how this will affect the City's 2045 plan, UDO, how property owner consent is defined, and how this could potentially affect the City in other areas. Mr. Piper noted some challenges with the changes but stated there is talk that the General Assembly will fix these challenges.*

*Meghan Maguire advised that the City take the wait and see approach and continue on a parallel trajectory noting she is confident that the legislative bill will be worked out.*

*A thorough discussion ensued regarding notices to property owners, the definition of written consent to include email, and what happens in the event the property is sold or bought.*

*Mayor Jefferson acknowledge that Dorothy Darr, Executive Director of the Southwest Renewal Foundation was in attendance at today's meeting and thanked her for all her hard work.*

*A discussion ensued regarding a possible overlay district as a plan B and how that would affect the city.*

*Mayor Jefferson thanked everyone for the presentation and discussion.*

### **For Information Only**

2025-022

#### **Closed Session- Acquisition of Real Property**

Closed Session Pursuant to N.C. General Statute §143-318.11(a)(5) for acquisition of real property.

**Mayor Pro Tempore Holmes made a motion, seconded by Council Member Moore, to go into Closed Session for acquisition of real property.**

**The motion carried with the following vote:**

**Aye:** Mayor Jefferson, Mayor Pro Tem Holmes, Council Member Moore, Council Member Cook, Council Member McKiver, Council Member Peters, Council Member Harman, and Council Member Andrew

*Council Member Johnson did not vote because he was participating virtually.*

*Closed Session began at 4:57 p.m.*

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**Council Member Peters made a motion, seconded by Council Member Moore, to end Closed Session and Resume Regular Session.**

**The motion carried with the following vote::**

**Aye:** Mayor Jefferson, Mayor Pro Tem Holmes, Council Member Moore, Council Member Cook, Council Member McKiver, Council Member Peters, Council Member Harman, and Council Member Andrew

*Council Member Johnson did not vote because he was participating virtually.*

*Closed Session ended at 5:12 p.m.*

**ADJOURNMENT**

*There being no further business to come before the Special Meeting of the High Point City Council, the meeting adjourned at 5:13 p.m.*

Respectfully Submitted,

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Cyril Jefferson, Mayor

Attest:

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Sandra Keeney, City Clerk