

HIGH POINT CITY COUNCIL SPECIAL MEETING

Tuesday, June 24, 2025 - 4:00 PM

High Point Public Library

901 N. Main Street

High Point, NC, 27262

CALL TO ORDER

Mayor Pro Tempore Moore started the meeting at 4:02 p.m. Note: Due to a lack of quorum, the call to order occurred later in the meeting. See below.

ADOPTION OF AGENDA

Due to a lack of quorum, the agenda was adopted later in the meeting. See below.

PRESENTATION OF ITEMS

2025-269 Development Ordinance Update

Consultants will provide an update on the Development Ordinance (DO) Update.

Samuel Hinnant, City of High Point Interim Development Administrator, introduced the members of the consulting team from Inspire Placemaking Collective. David Henning, Project Manager, spoke about the Development Ordinance Update Project and introduced the other members of the team, Sarah Sinatra, Principal-in-Charge, and Erin Anderson, Planner. He spoke about the upcoming open houses and said they would be sharing some of the summary materials from the plan with the public and that Andy Piper, Planning Administrator of the city, would be there to help explain how the plan aligned with strategic initiatives.

Mr. Henning indicated that the primary objective of the Development Ordinance update was to ensure consistency with the recently adopted High Point 2045 Comprehensive Plan. He shared that the updated ordinance would be the primary tool for implementing the Our Growth Framework section of the comprehensive plan. He shared some details about the organizational framework of the plan, including the vision and strategic initiatives to cultivate a sense of community, strengthen the downtown, and diversify and integrate housing with other land uses. He spoke on different place types throughout the city that would help to shape the community by focusing on the character of places instead of just focusing only on land use.

Mr. Henning noted that the project had a branded identity that built on the current City of High Point branding initiative. He explained that the branding would help the community identify the project while in process.

He stressed the importance of community input in the plan and said, in addition to the open houses, promotional materials with a QR code had been widely distributed linking to the webpage where the community could provide input. He indicated that the link

was also available on the city website for easy access. He spoke on meetings and conversations with different groups and stakeholders, including neighborhood business owners, the High Point Chamber of Commerce, and departments throughout the City of High Point. He stressed the importance of the role of the City Council and the Planning & Zoning Commission in providing guidance and recommendations throughout the process. He noted that two standing groups comprised of knowledgeable citizens and city staff had been created to help guide the process. He shared the schedule for 2025 and 2026, including the working and user group meetings and public open houses and workshops.

Mr. Henning said they would be seeking public input on expanded housing types and shared some examples of these. He shared some different activity centers and place types that occur close to the people and the neighborhoods they are serving. He spoke on the public benefits of development incentives to encourage mixed-use projects within integrated housing. He pointed out that the incentives could be recalibrated to reflect community interest. He pointed out that understanding what the public values will help them to offer incentives that align with those community values.

In response to Council Member Holmes, Mr. Henning said that the outreach events on June 25th were chosen to provide a central location, but that other areas of the city could be targeted for future events.

A discussion ensued regarding eco-friendly options like solar panels and how those types of options didn't currently align with city utility services like Electric.

In response to Council Member Holmes, City Attorney Maguire indicated that Homeowner Associations (HOA) involve private agreements and that the city does not have the right to police or challenge stipulations put in place by those associations unless they are in direct violation of city laws. Council Member Andrew pointed out that solar panels and other eco-friendly practices primarily apply to new builds and that the HOA could choose to allow those as a community.

Upon his arrival at 4:23 p.m., Mayor Jefferson called the meeting to order and stated the following members were present:

Present: Mayor Cyril Jefferson (arrived at 4:23 p.m.), Mayor Pro Tempore Moore, At-Large, Council Member Patrick Harman, Ward 4, Council Member Tim Andrew, Ward 5, and Council Member Michael Holmes, Ward 6.

Absent: Council Member Amanda Cook, At-Large, Council Member Vickie McKiver, Ward 1, Council Member Tyrone Johnson, Ward 2, and Council Member Monica Peters, Ward 3,

A motion was made by Mayor Jefferson, seconded by Mayor Pro Tempore Moore, to adopt the agenda as presented.

The motion passed with the following vote:

Aye: Mayor Jefferson, Mayor Pro Tempore Moore, Council Member Harman, Council Member Andrew, Council Member Holmes

Nay: None

Absent: Council Member Cook, Council Member McKiver, Council Member Johnson, Council Member Peters

In response to Council Member Andrew, Mr. Hinnant indicated there would be more meetings, including pop-up meetings for the public.

In response to Council Member Harman, Mr. Henning said that they would consider the current state legislative climate regarding downzoning in preparing the development ordinance update.

In response to Mayor Pro Tempore Moore, Mr. Henning confirmed that incentives from the current ordinance aimed at green use were underutilized in High Point. He said that other jurisdictions seemed to be using similar development incentives and that they would look at reasoning and ways to highlight the incentives. Mr. Piper said that perhaps the language regarding incentives needed to be easier to find in the updated ordinance.

Mayor Jefferson said he appreciated the discussion regarding the cost and benefits desired by the community, and wondered if there was a way to pressure test to ensure development was not cost-prohibitive. He encouraged the project team to engage in discussions to ensure that cost is considered.

In response to Council Member Harman, Mr. Hinnant said that staff does stay in frequent contact with the Guilford County School system regarding future growth and the possibility of new schools in High Point.

In response to Mayor Jefferson, Mr. Henning indicated that there would be more opportunities for the City Council to provide input throughout the process and encouraged the body to independently discuss the project in between. City Manager Tasha Logan Ford stated staff could come back to the City Council Committees and share an update on how the process was going once more community input was gathered.

ADJOURNMENT

There being no further business to come before the City Council, the Special meeting adjourned at 4:46 p.m.

Respectfully Submitted,

Cyril Jefferson, Mayor

Attest:

Alison Glynn, Deputy City Clerk