

HIGH POINT PROSPERITY, LIVABILITY, & SAFETY COMMITTEE MEETING
Thursday, December 4, 2025 - 9:00 AM
Municipal Office Building
211 S. Hamilton Street
High Point, NC 27260

Prosperity and Livability Committee - Council Member Monica Peters, Chair

CALL TO ORDER

Chair Peters called the meeting to order at 9:00 a.m. and stated that Council Members McKiver and Johnson were absent but Mayor Pro Tem Moore was present to provide the quorum.

Present: *Chair Monica Peters, Council Member Dr. Patrick Harman, and Mayor Pro Tem Moore*

Absent: *Council Member Vickie McKiver and Council Member Tyrone Johnson*

PRESENTATION OF ITEMS

2025-491

Consideration of Text Amendment 25-04

City Council is requested to authorize Planning and Development staff to present Development Ordinance Text Amendment 25-04 at the January 2026 regular meeting of the Planning and Zoning Commission.

Interim Planning and Development Director Michael Harvey presented the proposed amendment, which would transfer the responsibility for reviewing and acting on Special Use Permit applications from the City Council to the Board of Adjustment. He explained that Special Use Permits involve land uses the City has already determined to be reasonable within specific districts and that the applicant's obligation is to present competent, material evidence demonstrating compliance with applicable standards. He noted that the current evidentiary hearing process places significant restrictions on Council members, such as prohibitions on ex parte communication, which prevents them from speaking with constituents about pending cases. Mr. Harvey stated that the Board of Adjustment is already experienced in conducting evidentiary hearings, and shifting the responsibility would streamline the process, reduce confusion, and relieve elected officials of limitations that hinder constituent engagement. He stated that required public notice and outreach procedures would remain unchanged and that any appeal from a Board of Adjustment decision would go directly to Superior Court. Mr. Harvey also confirmed that prior to a procedural change in 2017, Special Use Permits were handled by the Board of Adjustment, and the proposed amendment would return the process to that earlier structure.

Committee members discussed the infrequency of Special Use Permit cases, the heightened scrutiny they receive when they do occur, and the importance of Council appointing qualified members to the Board of Adjustment given the significance of

these decisions. It was also noted that future City Councils may return the process to the City Council if they choose.

A motion was made by Chair Peters, seconded by Mayor Pro Tem Moore to authorize Planning and Development staff to present the Development Ordinance Text Amendment 25-04 at the January 2026 regular meeting of the Planning and Zoning Commission.

Aye: Council Member Peters, Council Member Dr. Harman, and Mayor Pro Tem Moore

Nay: None

Absent: Council Members McKiver and Johnson

ADJOURNMENT

There being no further items on the agenda, Chair Peters asked if there was any additional business. Council Member Dr. Harman noted the Christmas Tree Lighting event on Washington Street scheduled for that afternoon from 4:30 to 5:30 p.m. Additional upcoming community events were mentioned, including the “Puttin’ on the Grits” breakfast and Holiday Stroll on Saturday morning beginning at 8:00 a.m., as well as the Sam Hawley Race to raise funds for brain cancer research would take place on Saturday morning.

With no further business to discuss, the meeting was adjourned at 9:12 a.m.

Respectfully Submitted,

Monica Peters, Chair

Attest:

Sandra Keeney, City Clerk