

City of High Point

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



Minutes - Final

Wednesday, April 5, 2023

9:00 AM

Council Chambers

Prosperity, Livability, & Safety Committee

Prosperity and Livability Committee - Mayor Pro Tempore Wesley Hudson, Chair

Present 2 - Mayor Cyril Jefferson, and Mayor Pro Tem Michael Holmes

CALL TO ORDER

Chairman Hudson called the meeting to

order at 9:05 a.m. The following

Committee Members were **Present (4):**

Chairman Wesley Hudson, Committee Member Monica Peters, Committee Member Cyril Jefferson [arrived at 9:13 a.m.], and Committee Member Michael Holmes

Staff Present:

Tasha Logan Ford, City Manager, Greg Ferguson, Deputy City Manager, Damon Dequenne, Assistant City Manager; Jeron Hollis, Managing Director; Meghan Maguire, Interim City Attorney; Trevor Spencer, Engineering Services Director; Jelani Biggs, Diversity & Inclusion Officer; Sushil Nepal, Planning Director; Chris Andrews, Planning Administrator; Stephen Hawryluk, Budget & Performance Manager; Bobby Fitzjohn, Financial Services Director; and Mary S. Brooks, Deputy City Clerk

The following documents associated with the presentations, are hereby attached as a permanent part of these proceedings:

1. *PPP-General Text Amendment-Spring 2023.*
2. *Streetscape Concept Plan-N. Elm Street, Pattern #A1.*
3. *Proposed Draft Ordinance, Text Amendment 23-XX.*

PRESENTATION OF ITEMS

[2023-137](#)

Discussion Regarding General Development Ordinance Amendments-Spring 2023

Staff will discuss the General Development Ordinance Amendments-Spring 2023.

Attachments: [Memo - General Amendments Spring 2023](#)

[General Development Ordinance Amendment #10 - Spring 2023](#)

[Presentation - General Amendments Spring 2023](#)

Chris Andrews, Planning Administrator extended greetings; made a

PPP regarding the proposed General Text Amendment-Spring 2023; discussed the general amendments to the City's Development Ordinance, including the width standards for sidewalks within the city's Mixed Use zoning districts and ground floor use standards for multi-family residential use types with frontage along Main Street in the City's MS-B, MS-C, MX-D and CB Districts; said that the Planning and Development staff regularly assessed the need for improvements, clarification and corrections to the City's Development Ordinance; this was the 10th round of general amendments to the City's Development Ordinance since it was rewritten in 2017; and that the draft amendments presented today would be presented to the Planning and Zoning Commission at their April 25, 2023 meeting, and presented to council in May.

Committee Member Jefferson arrived at the meeting at 9:13 a.m.

Mr. Andrews continued discussion and outlined the MX sidewalk width standards; said that staff walked the streets and conducted a review of the streets by context; discussed the proposed multi-family residential use standards; said that a minimum of 50% of the ground floor building frontage along Main Street shall be occupied by institutional or commercial use types, or by an active amenity commonly found within a multi-family dwelling; spoke to comparisons with other entities; and entertained questions.

Committee Member Jefferson thanked staff for their efforts; inquired on the proposed amendment adoption and implementation process; requirements for properties that would be grandfathered in; spoke to the cost burden for infrastructure requirements, attracting development for the Catalyst growth; and to assuring the standard were clear. Mr. Andrews replied and explained the adoption and implementation process regarding the proposed text amendments; for the 'grandfathered in' properties, it would be considered non-conforming use for as long as the property exist; and that developers would have to abide by the proposed requirements and standards.

Chairman Hudson inquired on the decision process regarding choosing locations for sidewalks; and voiced safety concerns regarding sidewalks located along busy streets with heavy traffic. Mr. Andrews responded and explained the application process for new developments that included the requirements and standards; and said that there were exemptions for certain scenarios (mainly for new

developments to include industrial areas).

Discussion took place regarding ordinances regarding light standards.

2023-158

Disparity Study Update

Consideration of the Committee to recommend proceeding with the process to issue a Request for Proposal for the Disparity Study.

Attachments: [Memo - Disparity Study Update](#)

Bobby Fitzjohn, Financial Services Director reported that the estimated time to be around 90 days for a Request for Proposal (RFP) for the Disparity Study (Study); the estimated cost for the Study would range between \$300,000 to \$350,000; this matter was not currently a budgeted item; spoke to different funding options to include ARPA funding; explained the purpose regarding the Study; said that Studies were designed to document past discrimination in the awarding of contracts by a particular jurisdiction as well as in the industry in general; local governments are not required to have a disparity study; however, they work to support the constitutionality of a local government's

Minority and Women Business Enterprise (MWBE) program; said that the Prosperity and Livability Committee requested information to be brought back to this meeting regarding the process for issuing an RFP for these services; staff had researched and collected RFP documents from other North Carolina city and county jurisdictions, as well as a comprehensive list of consultants that had completed this work in other jurisdictions; staff is prepared to issue an RFP if so directed; and asked the committee for direction for said matter.

Committee Member Jefferson spoke to addressing inequities and disparities; to funding opportunities; to moving forward with the Study; and having a timeline for the Study to be conducted.

Committee Member Jefferson moved to forward this matter to the City Council with a favorable recommendation to use ARPA funding for the Disparity Study and place it on the April 17, 2023, City Council Prosperity & Livability Consent Agenda for approval.

Note: Motion failed due to substitute motion made and approved.

Committee Member Holmes spoke to the policy directives of the One High Point Commission that looked at how minority firms and

contracts were distributed; and to the benefits of hiring a MWBE Coordinator for the city.

Chairman Hudson inquired on the process for allocating ARPA funds for the Study; and if the city would be obligated to use those funds if they were to be allocated. Meghan Maguire, Interim City Attorney replied that if the ARPA funds were to be allocated for the Study, and council would like to use a different source of funding, the change would need to come back before council to take action to make any changes.

Committee Member Jefferson made a substitute motion to forward this matter to the City Council with a favorable recommendation to direct staff to issue a Request for Proposal for a Disparity Study and place it on the April 17, 2023, City Council Prosperity & Livability Consent Agenda for approval. Committee Member Holmes made a second to the motion. Following a roll call vote by Chairman Hudson, the motion carried by the following 4-0 unanimous vote:

Aye (4): Chairman Hudson, Committee Member Peters, Committee Member Holmes, and Committee Member Jefferson

Ms. Maguire advised that council could pull these items out of the consent agenda for full discussion.

Committee Member Jefferson moved to forward this matter to the City Council with a favorable recommendation allocate funds from the American Rescue Plan funds for the Disparity Study and place it on the April 17, 2023, City Council Prosperity & Livability Consent Agenda for approval. Committee Member Holmes made a second to the motion. Following a roll call vote by Chairman Hudson, the motion carried by the following 4-0 unanimous vote:

Aye (4): Chairman Hudson, Committee Member Peters, Committee Member Holmes, and Committee Member Jefferson

Discussion ensued regarding prior discussions and opportunities regarding the Study.

A motion was made by Council Member Jefferson, seconded by Council Member Holmes, that this matter be recommended for approval, consent agenda. The motion carried by the following vote:

Aye: 4 - Mayor Jefferson, Mayor Pro Tem Holmes, Hudson, and Peters

2023-159

Approval of Aesthetic Design Elements for N. Elm Street

Consideration of approval of aesthetic design elements for the N. Elm Street Streetscape project in close conformity with Streetscape Concept Plan Pattern #A-1.

Attachments: [Memo - N. Elm St. Streetscape Elements](#)
[Streetscape Concept Plan Pattern #A-1](#)

Damon Dequenne, Assistant City Manager recognized Trevor Spencer, Engineering Services Director to speak on Aesthetic Design Elements and resolution for N. Elm Street.

Mr. Spencer reported that the city was awarded the RAISE Grant funding by the Federal Highway Administration for its multimodal connectivity and infrastructure improvement project known as High Point on the RISE; said that the project is the N. Elm Street corridor from Commerce Drive to Sunset Drive, which would provide streetscape and utility improvements while achieving complete street multimodal connectivity for motorists, cyclists, pedestrians, and public transportation; this recommendation focused on adoption of aesthetic design elements within the N. Elm Street streetscape as depicted in the attached Streetscape Concept Plan Pattern #A-1 created by Forward High Point; landscape, hardscape, seating, lighting, and public art aesthetic design elements would be followed in close conformity with the visual depictions in the concept plan and included in the engineered design; and that staff is recommending the adoption of aesthetic design elements for the N. Elm Street streetscape in close conformity with Streetscape Concept Plan Pattern #A-1; and if approved by the committee, staff would draft and provide a resolution for consideration by the entire City Council.

Mr. Dequenne spoke to assuring to memorialize the city moving forward to include public input in the designs of the final products.

Chairman Hudson asked if the design included the concept urban connection of the southwest greenway. Mr. Spencer replied, "yes".

Committee Member Jefferson moved to forward this matter to the City Council with a favorable recommendation to allow staff to move forward regarding the consideration of approval for the aesthetic design elements for the N. Elm Street streetscape improvements as part of the federally funded High Point on the RAISE grant project along with a resolution and place it on the April 17, 2023, City

Council Prosperity & Livability Consent Agenda for approval. Committee Member Holmes made a second to the motion. Following a roll call vote by Chairman Hudson, the motion carried by the following 4-0 unanimous vote:

Aye (4): Chairman Hudson, Committee Member Peters, Committee Member Holmes, and Committee Member Jefferson

Committee Member Peters requested staff to include High Point by design and to be art focused. Mr. Dequenne responded that staff would include said request.

A motion was made by Council Member Jefferson, seconded by Peters, that this matter be recommended for approval, consent agenda. The motion carried by the following vote:

Aye: 4 - Mayor Jefferson, Mayor Pro Tem Holmes, Hudson, and Peters

ADJOURNMENT

There being nothing further to come before the Prosperity & Livability Committee, there were no objections to adjourn. The meeting was adjourned at 10:14 a.m.

Respectfully Submitted,

Wesley Hudson,
Chairman
Prosperity &
Livability
Committee

Attest:

Mary S.
Brooks,
CMC
Deputy
City
Clerk

