

**MINUTES**  
**PLANNING AND ZONING COMMISSION**  
**December 13, 2022**  
City of High Point  
Municipal Office Building  
City Council Chambers  
6:00 p.m.

**MEMBERS**

**PRESENT:** Tom Kirkman, Chairman  
Thad Juszczak  
Alex Moore  
Mark Morgan  
Mark Walsh  
Ray Wheatley

**MEMBERS**

**ABSENT:** Angela Jiménez  
Joan Swift  
Terry Venable

**STAFF**

**PRESENT:** Sushil Nepal, Planning & Development Director  
Chris Andrews, Development Administrator  
Heidi Galanti, Planning Administrator  
Herbert Shannon, Senior Planner  
Andy Piper, Senior Planner  
Gina Lindsey, Recording Secretary  
John Hanes, Transportation Planner  
Meghan Maguire, Deputy City Attorney

The meeting began at 6:00 p.m. in the City Council Chambers.

**A. Call to Order**

Mr. Kirkman called the meeting to order at 6:00 p.m. and it was determined that a quorum was present.

**B. Approval of Minutes**

**1. October 25, 2022 Planning and Zoning Commission Regular Meeting**

Mr. Kirkman made a motion to approve the October 25, 2022 minutes of the regular meeting of the Planning and Zoning Commission as presented. Mr. Morgan seconded the motion. The minutes were approved by a vote of 6-0.

## 2. November 8, 2022 Planning and Zoning Commission Regular Meeting

Mr. Kirkman made a motion to approve the November 8, 2022 minutes of the regular meeting of the Planning and Zoning Commission as presented. Mr. Walsh seconded the motion. The minutes were approved by a vote of 6-0.

### C. Public Hearing Items

#### 1. Bricks & Beams, LLC Zoning Map Amendment 22-26

A request by Bricks & Beams, LLC to rezone approximately 7.2 acres from the Heavy Industrial (HI) District to the Light Industrial (LI) District. The site is located along the west side of W. Green Drive, between W. Grimes Avenue and Taylor Avenue (700-A, 716, 720, 730 W. Green Drive, and 908 Taylor Avenue).

Mr. Herbert Shannon, Senior Planner, presented Zoning Map Amendment 22-26 and recommended approval of the request as outlined in the staff report.

The following people spoke on behalf of the applicant:

- Ms. Elizabeth Koonce, attorney with Roberson, Haworth & Reese PLLC, 300 N Main Street, High Point

Ms. Koonce said that the applicant desires to develop a master plan for this city block, in which the zoning site is located, as an “innovation hub” with a variety of uses. The initial phase of redevelopment will consist of assembly/event center, warehousing, office and year-round retail uses related to the furniture industry. As some of these uses are not permitted in the HI District, the applicant has requested rezoning to the LI District to allow them to obtain initial development permits. In conclusion, Ms. Koonce noted that a multiyear design process has been commenced by the applicant to develop a master plan for the entire block. Once completed, there will likely be an additional zoning request for this block based upon their proposed master plan.

There were no public comments regarding the request.

#### Zoning Map Amendment 22-26

Mr. Walsh made a motion to recommend approval of Zoning Map Amendment 22-26 as presented by staff. Mr. Moore seconded the motion. The Planning and Zoning Commission recommended approval of the request by Bricks & Beams, LLC by a vote of 6-0.

#### Consistency & Reasonableness Statements

Mr. Morgan made a motion that the Commission adopt a statement that Zoning Map Amendment 22-26 is consistent with the City’s adopted policy guidance because of the proposed LI District is more in line with land use policy goals and policy guidance documents that seek to guide the redevelop the southwestern edge of the downtown area. Furthermore, the request is reasonable and in the public interest because of the requested zoning to the LI District is reasonable in that the Development Ordinance reserves the HI District for more noxious land uses, while the proposed LI District supports a wider

range of land uses in the Core City Area and also encourages redevelopment of the vacant structures. Mr. Juszczak seconded the motion. The Planning and Zoning Commission adopted these statements by a vote of 6-0.

The Chair announced that the request is tentatively scheduled to be heard by City Council on Tuesday, January 17, 2023 at 5:30 p.m.

**2. Price Nursery (Richard Price) Zoning Map Amendment 22-27**

A request by Price Nursery to rezone approximately 0.8 acres from the Residential Single Family – 5 (R-5) District to the General Business (GB) District. The site is located along the south side of Scott Avenue, approximately 530 feet west of N. Main Street (*115, 117, 119 and 121 Scott Avenue*).

*Prior to the start of the public hearing, Commissioner Mark Walsh disclosed that he attended the pre-application meeting and that he owns property that abuts the zoning site.*

Mr. Herbert Shannon, Senior Planner, presented Zoning Map Amendment 22-27 and recommended approval of the request as outlined in the staff report.

The following people spoke on behalf of the applicant:

- Ms. Judy Stalder, The Stalder Group, 1012 Wellington St., High Point

Ms. Stalder provided an overview of the proposal to rezone the site to the GB District so that it may combine with abutting commercially-zoned parcels, fronting along Westchester Drive, to create a more developable square-shaped commercial property.

There were no public comments regarding the request.

Zoning Map Amendment 22-27

Mr. Walsh made a motion to recommend approval of Zoning Map Amendment 22-27 as presented by staff. Mr. Morgan seconded the motion. The Planning and Zoning Commission recommended approval of the request by Price Nursery by a vote of 6-0.

Consistency & Reasonableness Statements

Mr. Juszczak made a motion that the Commission adopt a statement that Zoning Map Amendment 22-27 is consistent with the City's adopted policy guidance because the proposed zoning map amendment is supported by the Land Use Plan and policy guidance statement for the conversion of this area from a residentially zoned area to a commercially zoned area. Furthermore, the request is reasonable and in the public interest because the requested GB District matches the surrounding zoning and development pattern and will remove unintended barriers to redevelopment. Mr. Morgan seconded the motion. The Planning and Zoning Commission adopted these statements by a vote of 6-0.

The Chair announced that the request is tentatively scheduled to be heard by City Council on Tuesday, January 17, 2023 at 5:30 p.m.

**3. City of High Point Plan Amendment 22-06**

A request by the City of High Point to change the land use classification for approximately 263 acres to a variety of land use map classifications, in multiple areas along the Jamestown bypass corridor, based on recommendations in the Jamestown Bypass Land Use Assessment.

AND

**4. City of High Point Zoning Map Amendment 22-28**

A request by the High Point City Council to rezone 13 properties, totaling approximately 76 acres, to address recommendations of the Jamestown Bypass Land Use Assessment Report (adopted May 2021).

- a) Northern portion of Area 6A of the Jamestown Bypass Land Use Assessment Report: To rezone approximately 11.5 acres from the Heavy Industrial (HI) District to the Residential Single Family – 5 (R-5) District. The zoning site is located south of the Jamestown bypass and approximately 210 feet east of N. Scientific Street (*portions of 422, 430 and 420 N. Scientific Street*).
- b) Southern portion of Area 6A of the Jamestown Bypass Land Use Assessment Report: To rezone approximately 6.5 acres from the Light Industrial (LI) District to the Residential Single Family – 5 (R-5) District. The site is located east of the intersection of N. Scientific Street and Longview Road (*324 N. Scientific Street and a portion of 420 N. Scientific Street*).
- c) Area 6B of the Jamestown Bypass Land Use Assessment Report: To rezone approximately 58 acres, from the Light Industrial (LI) District to the Residential Single Family – 3 (R-3) District. The site is generally located east of the railroad tracks, north of N. Scientific Street and the Meadowview Acres subdivision, approximately 1,300 feet west of Dillon Road and south of the Jamestown bypass.

Ms. Heidi Galanti, Planning Administrator, presented Plan Amendment 22-06 and Mr. Herbert Shannon, Senior Planner, presented Zoning Map Amendment 22-28 as outlined in the staff reports and recommended approval of the requests.

The following people spoke on the request regarding tract 1 (areas a and b on the agenda):

- Mr. Richard Glover, 108 Bramble Dr., Jamestown
- Mr. Daniel Watts, 430 N. Scientific St., High Point
- Ms. Elizabeth Greeson, 403 Edwards Place, High Point
- Mr. Kenneth Irvin, 300 N. Scientific St., High Point

These speakers expressed the following concerns:

- The LI and HI zoned lands have been used for industrial related uses for several decades. Rezoning from industrial to the R-5 District would limit the future growth options of the existing grading businesses as they would become nonconforming uses.

- The current owner of the grading company is in the process of selling the business to one of his current employees. Both the owner and proposed buyer had concerns that the proposed rezoning would limit expansion opportunities. Also, by becoming a nonconforming use they expressed concerns it would impact the ability to secure financing in the future.

The following people spoke on the request regarding tract 2 (area c on the agenda):

- Mr. Daniel Johnson, 214 Brookview Cir., High Point
- Mr. Michael Whitfield, 210 Brookeview Cir., High Point
- Mr. Christopher Borsani, 212 Brookview Cir., High Point

These speakers noted the following concerns or questions:

- Concern access may be gain from the existing residential neighborhood to the abutting land proposed to be rezoned, via an undeveloped parcel in their neighborhood).
- General questions as to what may develop and if this zoning case is related to previous survey work done in this neighborhood a few years ago.

The commission requested input from staff on these various questions:

Tract 1: The Commission wanted to know if the current industrial uses could continue if rezoned and they became nonconforming uses. Staff stated that if rezoned the current industrial uses would become nonconforming. As a nonconforming use that specific industrial use may continue to operate, and any expansion would be restricted to 25%.

Tract 2: The Commission asked staff if they had any response to the questions from the property owners off Brookview Circle. Staff noted that the undeveloped parcel in question (215 Brookview Court) could be used to access the proposed zoning site. However, this parcel is owned by the City and access is unlikely or would be very expensive as it abuts two streams and a 300 foot wide flood zone area. Crossing these environmental features would be difficult and more convenient access options are available from S. Scientific Street and Dillon Road. As to survey activity in the neighborhood, the Planning and Development Department is unaware as to the reason for that survey activity. In conclusion, the chairman stated that if developed in the future, would the abutting property owners want to have an industrial use behind them, or a single family neighborhood, or a park as proposed for the City owned portion of Tract 2.

#### Plan Amendment 22-06

Mr. Kirkman made a motion to recommend approval of Plan Amendment 22-06 as presented by staff. Mr. Walsh seconded the motion. The Planning and Zoning Commission recommended approval of the request by City of High Point by a vote of 6-0.

#### Zoning Map Amendment 22-28

Mr. Kirkman made a motion to recommend approval of Zoning Map Amendment 22-28 as presented by staff with the omission of tract 1 (sections a and b on the agenda).

Mr. Walsh seconded the motion. The Planning and Zoning Commission recommended approval of the request by City of High Point by a vote of 6-0.

#### Consistency & Reasonableness Statements

Mr. Kirkman made a motion that the Commission adopt a statement that Zoning Map Amendment 22-28 is consistent with the City's adopted policy guidance because the proposed R-5 and R-3 zoning districts are supported by the Medium-Density and Low-Density Land Use Classifications, respectively. The proposed single family zoning districts are also supported by the goals and objectives of the Land Use Plan, and recommendations of the adopted Jamestown Bypass Land Use Assessment. Furthermore, the request is reasonable and in the public interest because the proposed single family zoning districts are reasonable as they would permit uses that will be compatible with the surrounding zoning and development pattern with the omission of tract 1 as it was presented to us because of the current existing use and expected future use. Mr. Wheatley seconded the motion. The Planning and Zoning Commission adopted these statements by a vote of 6-0.

The Chair announced that the requests are tentatively scheduled to be heard by City Council on Tuesday, January 17, 2023 at 5:30 p.m.

## **D. Director's Report**

### **Council Meeting Updates**

- Zoning Map Amendment 22-24: City Council granted the applicant's request to continue the public hearing to Jan. 17, 2023 meeting.
- Zoning Map Amendment 22-25: High Point University rezoning request and related street abandonment on Barbee Ave. was approved.
- Guilford College/Wendover Land Use Evaluation: The land use evaluation and related plan amendment 22-05 were approved.

### **Status of Key Projects**

- Sign Ordinance: A final public draft has been posted to the City's Website. Staff is still unsure of the timeline that the draft will be presented to the Commission.
- Comprehensive Plan: City Council approved the contract with our consultant, czb, at its November 21, 2022 meeting. The final signatures are pending and work is expected to begin in January 2023. We will be soliciting applicants from the public to serve on the Steering Committee through January 6, 2023. There are approximately 64 applications and 16-22 people will be chosen to serve on the committee.

### Information

- Next Meeting: January 24, 2023
- Heidi Galanti, Planning Administrator is retiring effective January 1, 2023. She will return to work part-time in February 2023 to assist with the comp plan and to assist in training her replacement. The position is currently posted and is open until filled.
- We are in the process of recruiting a Senior Planner to assist with Urban Forestry and other long-range planning efforts. It is also open until filled.

**E. Adjournment**

Mr. Kirkman made a motion to adjourn the meeting. Mr. Walsh seconded the motion. The motion passed by a vote of 6-0.

Being no further business, the meeting adjourned at 7:43 p.m.

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Tom Kirkman, Chairman

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Date