

**MINUTES**  
**PLANNING AND ZONING COMMISSION**  
**January 24, 2023**  
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  
Joan Swift  
Terry Venable  
Mark Walsh  
Ray Wheatley

**MEMBERS**

**ABSENT:** Angela Jiménez

**STAFF**

**PRESENT:** Sushil Nepal, Planning & Development Director  
Chris Andrews, Development Administrator  
Herbert Shannon, Senior Planner  
Gina Lindsey, Recording Secretary  
George Eckart, Transportation Engineer  
Andrew Edmonds, Transportation Planning Administrator  
John Hanes, Transportation Planner  
Meghan Maguire, Deputy City Attorney  
Nick Tosco, Attorney, Poyner Spruill LLP, City of High Point

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. December 13, 2022 Planning and Zoning Commission Regular Meeting**

Mr. Kirkman made a motion to approve the December 13, 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 8-0.

**C. Public Hearing Items**

**1. Carolina Income Properties XV, LLC Zoning Map Amendment 22-29**

A request by Carolina Income Properties XV, LLC to rezone approximately 25.8 acres from a Conditional Zoning Light Industrial (CZ-LI) District and the Residential Single Family - 20 (RS-20) District, within Forsyth County Jurisdiction, to a Conditional Zoning Employment Center (CZ-EC) District. The site is located along the east side of NC Highway 66, approximately 430 feet north of the westbound I-74 exit ramp (2775, 2815 and 2817 S. NC Highway 66). Approval of this rezoning request is contingent upon City Council approval of a voluntary annexation request.

Mr. Herbert Shannon, Senior Planner, presented Zoning Map Amendment 22-29 and recommended approval of the request as outlined in the staff report.

The following people spoke on behalf of the applicant:

- Ms. Judy Stalder, applicant's representative, 3735 Admiral Drive, High Point

Ms. Stalder gave a brief overview of the request and the transportation conditions offered by the applicant. She noted that the Employment Center District is an appropriate designation that is compatible with adjacent development, including the neighboring Ralph Lauren facility. She also stated that there is no user for the property at this time, but the applicant wishes to rezone the property to expedite building on the site by its future tenant. She asked the commission for its favorable recommendation.

The following people spoke in response to the request:

- Harold Kingdon Jr., 2766 NC 66 S, Kernersville

Mr. Kingdon, who lives across from the Ralph Lauren distribution center, expressed concern about the traffic along NC 66, which has increased exponentially in recent years. He said it has become very difficult and dangerous to get out of his driveway and asked that the new turn lane for the zoning site be extended to Ralph Lauren to ease some of the traffic going north.

George Eckhart, Transportation Engineer with the High Point Transportation Department, said that he would raise Mr. Kingdon's concerns with the N.C. Department of Transportation, Division 9, that has jurisdiction over that portion of roadway. Mr. Eckhart said that he is correct that the traffic volume is increasing there, however, the NC DOT will ultimately decide the length of the turn lanes and where access points are placed.

Zoning Map Amendment 22-29

Mr. Walsh made a motion to recommend approval of Zoning Map Amendment 22-29 as presented by staff. Mr. Moore seconded the motion. The Planning and Zoning Commission recommended approval of the request by Carolina Income Properties XV, LLC by a vote of 8-0.

Consistency & Reasonableness Statements

Mr. Venable made a motion that the Commission adopt a statement that Zoning Map Amendment 22-29 is consistent with the City's adopted policy guidance because the requested CZ-EC zoning district is supported by the Restricted Industrial land use designation governing this area, and the adopted Land Use Plan and Northwest Area Plan. Furthermore, the request is reasonable and in the public interest because the requested CZ-EC District is supported by the Land Use Plan and will be similar to other industrial zoning approvals granted in this area. Ms. Swift seconded the motion. The Planning and Zoning Commission adopted these statements by a vote of 8-0.

The Chair announced that the request is tentatively scheduled to be heard by City Council on Tuesday, February 20, 2023 at 5:30 p.m.

**2. City of High Point**

**Text Amendment 22-05**

To amend the City of High Point Development Ordinance to update and revise the Sign Ordinance and various other sections of the Development Ordinance that pertain to signs.

Mr. Chris Andrews, Development Administrator, presented Text Amendment 22-05 and recommended approval of the request as outlined in the staff report.

The following people spoke in response to the request:

- Joan Campbell, Fast Signs, 1305 N. Main Street, High Point
- Ms. Judy Stalder, TREBIC, 115 South Westgate Drive, Greensboro

Ms. Campbell spoke regarding the size of some proposed permitted sign area standards. She mentioned considering increasing the size of light-pole banner signs.

Ms. Stalder spoke and noted that staff had responded to previous concerns raised in TREBIC's review of the proposed sign ordinance. She also provided two additional comments related to roof signs and electronic changeable copy signs. She noted that roof signs should be considered as a permitted sign type as they can add to the diversity and creativity of future development. Additionally, she recommended that electronic changeable copy signage be permitted within Corridor Overlay Districts (including the Eastchester Gateway Corridor Overlay District), as they are another tool to promote modern, successful business growth in High Point.

Text Amendment 22-05

Mr. Kirkman made a motion to recommend approval of Text Amendment 22-05 as presented by staff. Mr. Walsh seconded the motion. The Planning and Zoning Commission recommended approval of the request by the City of High Point by a vote of 8-0.

Consistency & Reasonableness Statements

Mr. Kirkman made a motion that the Commission adopt a statement that Text Amendment 22-05 is consistent with the City's adopted policy guidance because the proposed amendments are generally technical and legal in nature, and they are supported by adopted policy guidance from the Community Growth Vision

Statement, that statement includes goals and objectives related to enhancing the aesthetic quality and safety of the city's corridors, as well as the City's Land Use Plan, and recognizes that signage is an integral part of aesthetics and civic design. Furthermore, the request is reasonable and in the public interest because the proposed amendments provide modern and up-to-date sign regulations that are in keeping with both the state and federal constitutions and all applicable state and federal laws. Mr. Morgan seconded the motion. The Planning and Zoning Commission adopted these statements by a vote of 8-0.

The Chair announced that the request is tentatively scheduled to be heard by City Council on Tuesday, February 20, 2023 at 5:30 p.m.

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

### **Council Meeting Updates:**

- Council items that were approved on January 17, 2023:
  - Price Nursery (Richard Price), Zoning Map Amendment 22-27
  - City of High Point, Plan Amendment 22-06 (Jamestown Bypass item)
  - City of High Point, Zoning Map Amendment 22-28 (Jamestown Bypass item)
- At the request of the applicant, the following applications were continued to the February 20, 2023 City Council meeting:
  - AAA Storage Management, LLC, Zoning Map Amendment 22-24 (2<sup>nd</sup> continuance request)
  - Bricks & Beams, LLC, Zoning Map Amendment 22-26

### **Open Positions:**

- Senior Planner and Planning Administrator, received a few applications for both. Positions are open until filled. Heidi Galanti is scheduled to return part-time beginning on February 6, 2023 to support the Planning Services Division of Planning & Development.

### **Status of Key Projects:**

#### **Comprehensive Plan**

- Evaluation of steering committee members. Received 86 applications and narrowed it down to no more than 25 members who are representative of the city in terms of demographic, tenure in the city, locations, etc.
- Working on project branding, website, initial data assessment by the consultant team.
- First public engagement open house is scheduled for April. More details to follow later.

#### Information

- Next Meeting: February 28, 2023

## **E. Adjournment**

Mr. Kirkman made a motion to adjourn the meeting. Mr. Walsh seconded the motion. The motion passed by a vote of 8-0.

Being no further business, the meeting adjourned at 7:09 p.m.



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Tom Kirkman, Chairman

2-28-2023

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Date