

MINUTES
PLANNING AND ZONING COMMISSION
January 25, 2022
City of High Point
Municipal Office Building
City Council Chambers
6:00 p.m.

MEMBERS

PRESENT: Tom Kirkman, Chairman
Thad Juszczak
Angela McGill
Mark Morgan
Joan Swift
Terry Venable
Mark Walsh
Ray Wheatley

MEMBERS

ABSENT: Alex Moore

STAFF

PRESENT: Chris Andrews, Interim Planning & Development Director
Herbert Shannon, Senior Planner
Genine Solis, Recording Secretary
Greg Venable, Transportation Planning Administrator
John Hanes, Transportation Planner
Meghan Maguire, Assistant 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. Approval of the December 14, 2021 Minutes of the Planning and Zoning Commission

Mr. Kirkman made a motion to approve the December 14, 2021 minutes of the regular meeting of the Planning and Zoning Commission as presented. Mr. Juszczak seconded the motion. The minutes were approved by a vote of 8-0.

C. Public Hearing Items

1. ARC of High Point Zoning Map Amendment 21-33

A request by the ARC of High Point to rezone an approximate 3.5-acre parcel from the Residential Single Family - 5 (R-5) District to the Parks and Natural Resources (PNR) District. The site is located west of the intersection of Bellevue Drive and School Park Road (153 Bellevue Drive).

Mr. Herb Shannon, Senior Planner, presented ZA-21-33 and recommended approval of the request as outlined in the staff report.

The following people spoke on behalf of the applicant:

- Stephanie Antkowiak, Executive Director of ARC of High Point, 4816 Weston Place, Jamestown

Ms. Antkowiak stated that the ARC of High Point is a 501(c)(3) non-profit organization that helps individuals with intellectual and developmental disabilities and is a partner agency of the United Way. They have no plans to change what they do or to expand in the near future.

Speaking on the request:

There were no public comments regarding the request.

In response to questions from Mr. Kirkman, Mr. Shannon confirmed that the use of the property would not change. He also confirmed that should a new owner wish to change zoning, they would have to appear before the Planning and Zoning Commission to do so and that residential development would not be allowed under the Parks and Natural Resources designation.

In response to Mr. Kirkman's question, Ms. Antkowiak responded that the agency has been operating at that location since July, 2000.

Zoning Map Amendment 21-33

Mr. Walsh made a motion to recommend approval of zoning Map Amendment 21-33 as presented by staff. Mr. Juszczak seconded the motion. The Planning and Zoning Commission recommended approval of the request by ARC of High Point by a vote of 8-0.

Consistency & Reasonableness Statements

Mr. Juszczak made a motion that the Commission adopt a statement that Zoning Map Amendment 21-33 is consistent with the City's adopted policy guidance because the proposed PNR District does not conflict with any adopted land use policies. Furthermore, the request is reasonable and in the public interest because the requested PNR District, and its allowable land uses, are similar and compatible with the surrounding zoning and development pattern of this area. Mr. Kirkman 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 Monday, February 21 at 5:30 p.m.

2. City of High Point Zoning Map Amendment 21-34

A request by the High Point City Council to rezone 568 properties, totaling approximately 124.8 acres, as part of the Comprehensive Zoning Map Amendment project.

- a) To rezone 561 parcels, totaling approximately 123.3 acres, from the Residential Multifamily – 16 (RM-16) District and the Residential Multifamily – 26 (RM-26) District to the Residential Single Family – 7 (R-7) District. The parcels are located south of E. Martin Luther King Jr. Drive, north of E. Green Drive, east of S. University Parkway and west of Meredith Street.
- b) To rezone 7 parcels, totaling approximately 1.5 acres, from the Residential Multifamily – 16 (RM-16) District and the Limited Business (LB) District to the Residential Single Family – 5 (R-5) District. The parcels are located north of E. Green Drive, between Meredith Street and Hill Street.

Mr. Herb Shannon, Senior Planner, presented ZA-21-34 and recommended approval of the request as outlined in the staff report.

Zoning Map Amendment 21-34

Mr. Wheatley made a motion to recommend approval of Zoning Map Amendment 21-34 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

Ms. Swift made a motion that the Commission adopt a statement that Zoning Map Amendment 21-34 is consistent with the City's adopted policy guidance because the zoning map amendment for these residential neighborhoods is supported by Goal #1 of the Land Use Plan, which speaks to encouraging development that enhances and preserves established neighborhoods. Furthermore, the request is reasonable and in the public interest because the amendments are needed to better match the way these neighborhoods have developed. Mr. Venable 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 Monday, February 21 at 5:30 p.m.

3. City of High Point Zoning Map Amendment 21-35

A request by the High Point City Council to rezone six properties, totaling approximately 3.19 acres, as part of the Comprehensive Zoning Map Amendment project.

- a) To rezone two parcels (an entire parcel and a portion of another parcel), totaling approximately 0.77 acres, from a Conditional Use Transitional Office (CU-TO) District and the General Business (GB) District to the Transitional Office (TO) District and the Light Industrial District (LI) District. The parcels are located at the southeast corner of E. Green Drive and Brentwood Street (1207 Brentwood Street and a portion of an abutting undeveloped parcel).

- b) To rezone two parcels (an entire parcel and a portion of another parcel), totaling approximately 0.92 acres, from a Conditional Use Light Industrial (CU-LI) District to the Light Industrial (LI) District. The parcels are located along the west side of Manley Street, approximately 130 feet south of Clish Place (508 Manley Street and a portion of 500 Manley Street).
- c) To rezone a portion of two parcels, totaling approximately 1.5 acres, from a Conditional Use General Business (CU-GB) District to the General Business (GB) District. The parcels are located at the southeastern corner of Brentwood Street and Royal Place.

Mr. Herb Shannon, Senior Planner, presented ZA-21-35 and recommended approval of the request as outlined in the staff report.

Zoning Map Amendment 21-35

Mr. Walsh made a motion to recommend approval of Zoning Map Amendment 21-35 as presented by staff. Mr. Morgan 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. Morgan made a motion that the Commission adopt a statement that Zoning Map Amendment 21-35 is consistent with the City's adopted policy guidance because the zoning map amendments are supported by the Land Use Plan and will ensure the manner in which development has occurred is consistent with zoning of the area. Furthermore, the request is reasonable and in the public interest because the amendments are needed to remove unneeded restrictions on the properties and to remove the conditional use zoning districts, which are not to be amended. Mr. Walsh 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 Monday, February 21 at 5:30 p.m.

4. Caliber Car Wash, LLC Zoning Map Amendment 21-36

A request by Caliber Car Wash, LLC to rezone the western 0.36-acre portion of Guilford County Tax Parcel 194626 from the Residential Multifamily-16 (RM-16) District to the General Business (GB) District. The area to be rezoned lies along the north side of Oxford Place, approximately 300 feet west of N. Main Street (western portion of 2401 N. Main Street).

Mr. Herb Shannon, Senior Planner, presented ZA-21-36 and recommended approval of the request as outlined in the staff report.

The following people spoke on behalf of the applicant:

- Patrick Lineberry, Tuggle Duggins, 400 Bellemeade St., Greensboro

With the recommendation for approval from the Commission, the developer will be one step closer to the car wash which will add to the tax base of High Point. He brought site plans for anyone wishing to view them. He made himself available for questions.

Mr. Kirkman asked if both the ingress and egress for the car wash would be on Oxford Place and Mr. Lineberry confirmed that was the case.

Zoning Map Amendment 21-36

Mr. Walsh made a motion to recommend approval of Zoning Map Amendment 21-36 as presented by staff. Ms. Swift seconded the motion. The Planning and Zoning Commission recommended approval of the request by Caliber Car Wash, LLC by a vote of 8-0.

Consistency & Reasonableness Statements

Mr. Juszczak made a motion that the Commission adopt a statement that Zoning Map Amendment 21-36 is consistent with the City's adopted policy guidance because the proposed GB District is supported by the Community/Regional Commercial designation of the Land Use Plan. Furthermore, the request is reasonable and in the public interest because the portion of the parcel to be rezoned has been used for commercial activities since the early 1990s and the proposed rezoning will promote a consistent zoning pattern along this portion of the N. Main Street Corridor. 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 Monday, February 21 at 5:30 p.m.

5. Edward Greene Zoning Map Amendment 21-37

A request by Edward Greene to rezone an approximate 35.7-acre parcel from a Conditional Use General Business (CU-GB) District to the Employment Center (EC) District. The site is located along the north side of Model Farm Road, approximately 625 feet east of S. Main Street (205 Model Farm Road).

Mr. Herb Shannon, Senior Planner, presented ZA-21-37 and recommended approval of the request as outlined in the staff report.

In response to questions from the Commission, Mr. Shannon gave the following answers:

- Residential uses are allowed in the Employment Center District; and impacts on the local school district would be taken into consideration for any proposed development.
- Special conditions would not be needed for that purpose since the Development Standards would be sufficient.
- If it were to be developed for multi-family use, the maximum units per acre would be 16.

The following people spoke on behalf of the applicant:

- Mark Lindsay, Lindsay Commercial Properties, 1912 Eastchester Dr., High Point

Mr. Lindsay stated that Mr. Greene's only purpose for the property is industrial use and has no intention of using it for residential or multi-family use.

In response to questions from the Commission, Mr. Lindsay stated that they did not have a citizen's information meeting because all the homes are rental homes, and they did not feel it was necessary.

The following people spoke on the request:

- Tom Terrell, 529 W. Parkway, High Point

Mr. Terrell expressed his concern that there was no citizen's information meeting held. He feels that the neighbors do not have enough information regarding this development (lighting, noise generation, truck traffic) to know how this development will impact the area. He requested that the Commission postpone their decision until such time as the applicant can hold a meeting for the neighbors.

Mr. Kirkman asked Mr. Shannon if there is a legal requirement to hold a citizen information meeting or if it is just customary. Mr. Shannon stated that the Development Ordinance notes that the applicant must hold a citizen's information meeting for a rezoning if it is for Conditional Zoning, a planned development, a special use permit, or a general zoning to a higher district which is the case here. It also notes that if a meeting is not held, it does not preclude the City Council from acting on the request. That flexibility was added to the Ordinance so that the Planning and Zoning Commission or the City Council could decide whether more communication was needed, and they would have the option to continue the request, up to 60 days, or to make a motion on the case.

Mr. Lindsay responded by stating that there was no disrespect meant to the neighbors. It was their understanding that since no zoning conditions were added that a meeting was not necessary. The notices were sent out by the City with his contact information and he was not contacted by any neighbors with questions. He did say he understood Mr. Terrell's point.

The Commissioners agreed that it would be reasonable to continue to the next meeting.

Zoning Map Amendment 21-37

Mr. Kirkman made a motion that the request by Edward Greene, Zoning Map Amendment 21-37, be continued to our next regularly scheduled meeting on February 22nd. Mr. Walsh seconded the motion. The Planning and Zoning Commission recommended approval of the motion by a vote of 8-0.

D. New Business

1. City of High Point Determination of Merit for Street Name Change

A request by the High Point Planning Department to consider the merits and to set a public hearing date for consideration of renaming an existing stub street in the Quail Run Farm Subdivision (Section 2 – Phase B). To rename the western 295 feet of Derby Circle (public street) to Dexterity Court.

Mr. Kirkman made a motion that the proposed street name change by High Point City Council has merit and to schedule the public hearing for February 22, 2022. Mr. Walsh seconded the motion. The Planning and Zoning Commission passed the motion by a vote of 8-0.

2. High Point University Determination of Merit for Street Name Change

A request by High Point University to consider the merits and to set a public hearing date for consideration of renaming International Avenue (a private drive upon the High Point University campus). To rename International Avenue to Qubein Avenue.

In response to questions from the Commission, Mr. Shannon provided the following responses:

- Since this is a private street, the applicant is responsible for sign changes. The sign change at the intersection will be done by the City, but the applicant is required to pay half the cost.
- Even though it is a private street, the City must approve the name change due to safety issues with 911, such as checking for similarly named streets.

Mr. Kirkman made a motion that the proposed street name change by High Point University has merit and the Commission will take it up at our next regularly scheduled meeting for February 22, 2022. Mr. Morgan seconded the motion. The Planning and Zoning Commission passed the motion by a vote of 8-0.

E. Director's Report

Status of Key Projects

- Comprehensive Zoning Map Amendments: Another set of the Group 4 amendments will be on the February regular meeting agenda

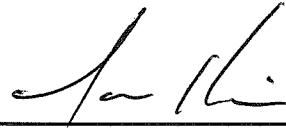
Information

- Next regular meeting – February 22

F. 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 7:05 p.m.



Tom Kirkman, Chairman

2-22-22

Date