

MINUTES
PLANNING AND ZONING COMMISSION
February 26, 2019
City of High Point
Municipal Office Building
City Council Chambers
6:00 p.m.

MEMBERS

PRESENT: Tom Kirkman, Chairman
Jim Armstrong
Ozzie Hough
Angela McGill
Andrew Putnam
Marie Stone
Ray Wheatley

MEMBERS

ABSENT: John McKenzie ✓
Mark Walsh (Approved Absence)

STAFF

PRESENT: Lee Burnette, Planning & Development Director
Heidi Galanti, Planning Administrator
Bob Robbins, Development Administrator
Herbert Shannon, Senior Planner
Gina Lindsey, Administrative Coordinator
Genine Solis, Acting Recording Secretary
Greg Venable, Transportation Planning Administrator
John Hanes, Transportation Planner
Fred Baggett, Legal Counsel for the Board
Meghan Maguire, Assistant City Attorney

5:30 p.m. Commission Dinner Session
Third Floor Conference Room

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

A. Call to Order

Mr. Kirkman called the meeting to order and it was determined that a quorum was present.

B. Approval of Minutes

1. Approval of the January 22, 2019 Minutes of the Planning and Zoning Commission

Mr. Armstrong made a motion to approve the January 22, 2019 minutes of the regular meeting of the Planning and Zoning Commission as presented. Ms. Stone seconded the motion. The minutes were approved by a vote of 7-0.

C. Public Hearing Items

1. Guilford Technical Community College Street Abandonment 19-01

A request by Guilford Technical Community College to abandon the portion of Clay Avenue lying west of S. Centennial Street.

Mr. Herbert Shannon, Senior Planner, presented Street Abandonment 19-01 and recommended approval of the request as outlined in the staff report.

The following people spoke on behalf of the applicant:

- Mitchell Johnson, Vice President of Facility Operations and Safety at Guilford Technical Community College, 601 E. Main Street, Jamestown, NC

Mr. Johnson stated that GTCC has purchased the parcels abutting the Clay Avenue right-of-way as part of a long-term master plan to expand its facilities from S. Hamilton Street to S. Centennial Street. He stated that pedestrians have been using the area as a walk-through, so they have been working to improve it during the last three years. The intent is to improve this area and create a pedestrian network that connects the various parts of the campus to the adjacent community. Mr. Johnson made himself available to answer questions.

No one else spoke.

Ms. Stone made a motion to recommend approval of Street Abandonment 19-01 as presented by staff. Ms. McGill seconded the motion. The Planning and Zoning Commission recommended approval of the request by Guilford Technical Community College by a vote of 7-0.

The request will be heard by City Council on Monday, March 18, 2019 at 5:30 p.m.

2. Renaissance Road, Inc. Zoning Map Amendment 19-01

A request by Renaissance Road, Inc. to rezone an approximate 4.9-acre parcel from the Residential Single Family-40 (RS-40) District, within Guilford County's zoning jurisdiction, and the Light Industrial (LI) District to the Residential Single Family-5 (R-5) District. The site is lying along the north side of Harvey Road, approximately 700 feet west of Riverdale Road.

Mr. Herbert Shannon, Senior Planner, presented Zoning Map Amendment 19-01 and recommended approval of the request as outlined in the staff report.

The Commission had questions regarding whether other property owners could request annexation and tap into the city water supply, and whether they would be forced to be included in the annexation. Mr. Shannon said it may be possible for neighbors to connect to City water, if they meet the legal requirements, but any annexation would be voluntary.

The following people spoke on behalf of the applicant:

- Paula Bost, Executive Director of Renaissance Road Church, 5114 Harvey Road, Jamestown, NC

Ms. Bost stated the church is currently using water from a well that was bored in the 1960s. The water quality in the well is poor and is limiting church growth. Ms. Bost noted that the church hopes to rectify the problem by connecting to City water.

No one else spoke.

Zoning Map Amendment 19-01

Ms. Stone made a motion to recommend approval of Zoning Map Amendment 19-01 as presented by staff. Mr. Armstrong seconded the motion. The Planning and Zoning Commission recommended approval of the request by Renaissance Road, Inc. by a vote of 7-0.

Consistency & Reasonableness Statements

Mr. Hough made a motion that the Commission adopt a statement that Zoning Map Amendment 19-01 is consistent with adopted policy guidance because as conditioned, the proposed R-5 District zoning is consistent with the Low Density Residential land use plan designation for the area and does not conflict with any adopted land use policies. Furthermore, the request is reasonable and in the public interest because the zoning site is surrounded by the R-5 District and the existing religious institution on-site is permitted in that district. Ms. Stone seconded the motion. The Planning and Zoning Commission adopted these statements by a vote of 7-0.

The request will be heard by City Council on Monday, March 18, 2019 at 5:30 p.m.

D. New Business

1. Comprehensive Plan Presentation

Ms. Heidi Galanti, Planning Administrator, made a presentation on the process of creating a Comprehensive Plan for the City of High Point.

E. Director's Report

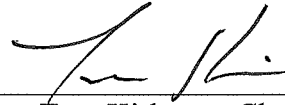
Status of Key Projects

- Comprehensive Zoning Map Amendments: Staff continues to work on a second set of map amendments for City Council initiation.
- Sign Standards Revisions: The consultant is preparing a planning and legal assessment report that will be presented jointly to City Council and Planning and Zoning on Wednesday, April 10, 2019 at 3:00 p.m. Another joint City Council and Planning and Zoning meeting regarding the draft ordinance is anticipated on July 15, 2019.
- Miscellaneous Text Amendment: Staff is drafting a set of miscellaneous amendments for consideration at the March Planning and Zoning meeting.

Information.

- FY19-20 Department Work Program – For review at March meeting
- Next regular meeting – March 26, 2019 – 2 zoning map amendments, 1 text amendment and development agreement

Being no further business, the meeting adjourned at 7:01 p.m.



Tom Kirkman, Chairman

3-26-19

Date