

MINUTES
PLANNING AND ZONING COMMISSION
February 28, 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: 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

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. January 24, 2023 Planning and Zoning Commission Regular Meeting

Ms. Swift made a motion to approve the January 24, 2023 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 8-0.

C. Public Hearing Items

1. Debora and Jesse Saunt Street Abandonment 22-02

A request by Debora and Jesse Saunt to abandon the southern 35+/- feet of the Motes Court right-of-way (ROW). This southern portion of Motes Court (SR 1188) is an improved ROW located within the City of High Point's extraterritorial jurisdiction (ETJ) Area, east of the intersection of Baker Road and Cox Avenue. The portion of Motes Court to be abandoned is located approximately 725 feet south of the intersection of Cox Avenue and Motes Court, between 1436 and 1433 Motes Court (Guilford County Tax Parcels 157963 and 157944).

Mr. Herbert Shannon, Senior Planner, presented Street Abandonment 22-02 and recommended approval of the request as outlined in the staff report.

He noted that conveyance of the right-of-way will not negatively impact the ingress and egress of other property owners because:

1. Only the southern 35-feet of the Motes Court right-of-way is to be closed. All other parcels gain access from points north on Motes Court that will remain as an open public right-of-way; and
2. The applicant owns all abutting parcels at the southern terminus of the right-of-way to be abandoned.

The following people spoke on behalf of the applicant:

- Mr. Jesse Saunt, applicant, 1436 Motes Ct., High Point

Mr. Saunt noted that the application was prompted by some issues with a neighbor who poses continued safety concerns to their animals. The applicants would like to abandon the NCDOT public right-of-way to join their adjacent properties and install a fence. He added that gated access to the area will be provided to the NCDOT as needed.

There were no public comments regarding the request.

Street Abandonment 22-02

Mr. Walsh made a motion to recommend approval of Street Abandonment 22-02 as presented by staff. Ms. Swift seconded the motion. The Planning and Zoning Commission recommended approval of the request by Debora and Jesse Saunt by a vote of 8-0.

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

2. City of High Point Zoning Map Amendment 23-04

A request by the City of High Point to rezone approximately 1.2 acres from the Residential Single Family – 5 (R-5) District to the Transitional Office (TO) District. The site is located along Underhill Street and Eccles Place, approximately 195 feet north of Washington Street (116, 118, 119, and 121 Underhill Street and 108, 110, 112, and 114 Eccles Place).

Mr. Herbert Shannon, Senior Planner, presented Zoning Map Amendment 23-04 and recommended approval of the request as outlined in the staff report.

He noted that the application supports the goal to facilitate the renovations of the Blair-Coltrane House where the legendary jazz saxophonist, John Coltrane, once lived. The High Point Preservation Society has received a grant to restore the home at 118 Underhill Street and establish a museum and meeting space on the site.

There were no public comments regarding the request.

Zoning Map Amendment 23-04

Mr. Moore made a motion to recommend approval of Zoning Map Amendment 23-04 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. Venable made a motion that the Commission adopt a statement that Zoning Map Amendment 23-04 is consistent with the City's adopted policy guidance because the establishment of the requested TO District zoning at this location supports the recommendations of several adopted policy guidance documents, including the Land Use Plan, the Core City Plan and the Washington Drive District Plan. Furthermore, the request is reasonable and in the public interest because the zoning site is situated at the outer edge of this residential neighborhood next to the Washington Street corridor and institutional uses (a church and the Penn-Griffin Middle/High School campus). Expansion of the existing TO District zoning along Washington Street to include the abutting zoning site continues the gradual transition of zoning districts to permit some non-residential development. 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 Tuesday, March 20, 2023 at 5:30 p.m.

D. New Business

1. High Point University Determination of Merit for Street Name Change (SN-23-01)

A request by High Point University to consider the merit and to set a public hearing date for consideration of renaming E. Farris Avenue (the northern portion east of N. Centennial Street) to Alumni Avenue.

In response to questions by commissioners, Mr. Herbert Shannon, Senior Planner, provided the following information:

- The city has verified that there are no other streets in the city named Alumni.
- The change will only impact High Point University because it owns the property along the segment of road proposed to be renamed.

- The university will be responsible for the cost of fabricating and replacing the street signs since the change will not impact any public streets.

The following people spoke on behalf of the applicant:

- Lyndsey Ayers, Director of Community Partnerships for High Point University, 1 University Parkway, High Point

Ms. Ayers explained that the University submitted the street name change application because it wishes to reestablish the street name of Alumni Avenue on its campus to honor its alumni. This street name was previously the name of another street on campus that was replaced last year. Ms. Ayers also added that the change would also eliminate the confusion of two similarly named streets. She then asked for the Commission's blessing to move forward with the request.

Mr. Kirkman made a motion that the proposed street name change application by High Point University has merit. Mr. Venable seconded the motion. The Planning and Zoning Commission passed the motion by a vote of 8-0.

The Chair announced that the request is scheduled to be heard by the Planning and Zoning Commission on Tuesday, March 28, 2023 at 6:00 p.m.

E. Director's Report

Council Meeting Updates:

- Council items that were approved on Feb. 20, 2023:
 - AAA Storage Management, LLC, Zoning Map Amendment 22-24
 - Bricks & Beams, LLC, Zoning Map Amendment 22-26
- At the request of the applicant, the following applications were continued to the March 20, 2023 City Council meeting:
 - Carolina Income Properties XV, LLC, Annexation 22-07
 - Carolina Income Properties XV, LLC, Zoning Map Amendment 22-29
- Council also decided to continue the Sign Ordinance text amendment to the March 20, 2023 City Council meeting:
 - City of High Point, Text Amendment 22-05

Open Positions:

- Senior Planner and Planning Administrator – both positions will remain open until filled. The department has received applications from a few qualified applicants to consider at this time.
- Planner (New Position) – Council approved a new entry-level planner to support the increased work within the Development Services Division of the Planning & Development Department. Recruitment will begin soon.

Status of Key Projects:

Comprehensive Plan

- The evaluation of steering committee members was completed and presented to Council for final appointment.

- The committee includes 25 diverse members from the community with the first meeting scheduled for March 8, 2023.
- A website was created for the Comp Plan, www.highpoint2045.org, which will serve as an information depository and ultimately the home for the final comprehensive plan as an e-book with options to download the document.
- The Planning and Zoning Commission members are invited to a meeting on March 8, 2023 at 5 p.m. at the Parks and Recreation Administration building. Commissioners are encouraged to attend as their input is critical. There will be more opportunities for similar meetings throughout the process.

Information

- Next Meeting: March 28, 2023

F. Adjournment

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

Being no further business, the meeting adjourned at 6:34 p.m.



Tom Kirkman, Chairman

3-28-23

Date