

MINUTES
PLANNING AND ZONING COMMISSION
March 22, 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
Joan Swift

MEMBERS

ABSENT: Angela McGill (Approved)
Terry Venable
Mark Walsh (Approved)
Ray Wheatley

STAFF

PRESENT: Chris Andrews, Interim Planning & Development Director
Herbert Shannon, Senior Planner
Gina Lindsey, Recording Secretary
George Eckart, Transportation Engineer
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 February 22, 2022 Minutes of the Planning and Zoning Commission

Ms. Swift made a motion to approve the February 22, 2022 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 5-0.

C. Public Hearing Items

Mr. Kirkman noted at the start of the public hearing portion of the meeting that Zoning Map Amendment 22-03 has been withdrawn by the applicant.

1. High Point University Street Name Change 22-01

A request by High Point University to rename the southern portion of Panther Drive (a private street on the High Point University campus) to Innovation Way.

Mr. Herbert Shannon, Senior Planner, presented SN-22-01 and recommended approval of the request as outlined in the staff report.

Mr. Shannon noted that this is the second request for a street name change that High Point University has submitted for this street since 2016. He said that routine renaming of streets should be avoided as it can be confusing the public and emergency response personnel. In review of the findings, he also noted the following:

- Due to the reconfiguration of this street, the proposed renaming would be more in line with the City's naming policy.
- The suffix "Way" is reserved for short roadways with an exit from one end only (dead end) with no potential extension. The suffix "Way" could be considered, but "Road" more accurately meets the City's road naming policy.
- The street naming policy notes a potential reason for renaming is to create a new identify when street construction changes the existing traffic pattern, and the request generally meets this criterion based on the manner that the road network for this portion of campus has changed during the past 5 years.

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 noted that High Point University has been recognized as the Most Innovative College in the South by U.S. News & World Report for the sixth consecutive year. She explained that the street name request to change Panther Drive to Innovation Way recognizes the university's commitment to innovation and is part of the school's branding.

Speaking on the request:

There were no public comments regarding the request.

Mr. Morgan expressed concerns about the request, including the requested suffix, and the reasoning for the change, neither of which seems to follow the city's street naming policy. He asked Ms. Ayers if the university would still want to rename the street if the suffix of "road" were used instead of "way" after staff explained "road" more closely follows existing policy. Ms. Ayers responded that the school prefers "way" since it sounds nice and it's part of the university's plan. Mr. Morgan also went through the list of seven reasons for a street name changed included in the city's Street Name and Address Assignment Guidelines and Policies. In reviewing these reasons, he said that

it's his opinion that this street name change request does not meet the threshold to consider the change.

Mr. Kirkman explained that he doesn't have a problem with the requested suffix not following city policy since it's a private street rather than a public one. Mr. Juszczak and Mr. Moore also noted the use of the suffix "way" counter to city policy doesn't concern them for the same reason.

Street Name Change 22-01

Mr. Kirkman made a motion to recommend approval of Street Name Change 22-01 as presented by staff to be effective on June 2, 2022 with the Way suffix. Mr. Juszczak seconded the motion. The Planning and Zoning Commission recommended approval of the request by High Point University by a vote of 4-1 with Mr. Morgan voting against the motion.

2. City of High Point Street Name Change 22-02

A request by the High Point Planning and Development Department to rename the following streets:

- a) Rename that portion of Greensboro Road, between the Five Points Place/Cleveland Avenue intersection and Deep River Road, to E. Lexington Avenue.
- b) Rename that portion of Greensboro Road, between Deep River Road and the newly installed Jamestown Parkway (lying just east of Enterprise Drive), to Jamestown Parkway.
- c) Rename that portion of Greensboro Road, between the newly installed Jamestown Parkway (lying just east of Enterprise Drive) and Hampton Drive, to Hampton Court.
- d) Rename the northern segment of Ring Street, between Greensboro Road and Jamestown Parkway, to Graham Court.

Mr. Herbert Shannon, Senior Planner, presented SN-22-02 and recommended approval of the request as outlined in the staff report. He also explained that staff would like to request a continuance to allow time for the city to receive more information from the North Carolina Department of Transportation (NCDOT) on the timeline for the completion and opening of the Jamestown Parkway and whether it will be opened in phases.

He said the NCDOT had originally said the parkway would open in October 2022 and now they are saying they are on track to open in October 2023. Mr. Shannon explained that if it's going to take more time to complete the project, the city can give businesses and residents more time to prepare.

Mr. Shannon also noted that there are many leased properties in the area that would be impacted by the proposed street name changes, and staff wants to ensure everyone has ample time to make the necessary changes prior to the effective date.

The following people spoke on the request:

- Harvey Goho, 633 Greensboro Rd., High Point

Mr. Goho asked for some clarification on Hampton Court to Hampton Drive where it appeared to him to be more of an onramp to the Jamestown Parkway.

No one spoke in opposition to the request.

Mr. Shannon explained that it's not an onramp to the parkway, but rather a gradual curve that dead ends.

Commissioners were amenable to the requested continuance of the case to the April meeting. Mr. Shannon also added that the ability to confirm the parkway opening date will hopefully allow staff to give impacted residents and business owners at least 170 days' notice of the street name changes.

Street Name Change 22-02

Mr. Kirkman made a motion to continue Street Name Change 22-02 to the April 26, 2022 meeting. Ms. Swift seconded the motion. The Planning and Zoning Commission approved the motion to continue by a vote of 5-0.

3. Jennifer McCannon Zoning Map Amendment 22-02

A request by Jennifer McCannon to rezone approximately 1.3 acres from a Conditional Use General Business (CU-GB) District to the Residential Single Family - 5 (R-5) District. The site is located west of the intersection of Harvey Road and Ken Coy Road (5224 and 5300 Harvey Road).

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

The applicant was present, but did not make any comments regarding the request.

Speaking on the request:

There were no public comments regarding the request.

Zoning Map Amendment 22-02

Ms. Swift made a motion to recommend approval of Zoning Map Amendment 22-02 as presented by staff. Mr. Moore seconded the motion. The Planning and Zoning Commission recommended approval of the request by Jennifer McCannon by a vote of 5-0.

Consistency & Reasonableness Statements

Mr. Juszczak made a motion that the Commission adopt a statement that Zoning Map Amendment 22-02 is consistent with the City's adopted policy guidance because the requested R-5 District is compatible with the Moderate Density Residential Land Use Plan designation governing this area and it does not conflict with adopted policy guidance. Furthermore, the request is reasonable and in the public interest because the zoning site is surrounded by the R-5 zoning designation and single family dwellings. Mr. Kirkman seconded the motion. The Planning and Zoning Commission adopted these statements by a vote of 5-0.

The Chair announced that the request is tentatively scheduled to be heard by City Council on Monday, April 18 at 5:30 p.m.

4. Edward Greene Zoning Map Amendment 22-03

A request by Edward Greene to rezone an approximate 35.7-acre parcel from a Conditional Use General Business (CU-GB) District to a Conditional Zoning Employment Center (CZ-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).

This case was withdrawn by the applicant.

5. Boys and Girls Club of Greater High Point Text Amendment 22-02

A request by the Boys and Girls Club of Greater High Point, Inc to amend Section 4.3.3.A.1 and Table 4.1.9 (Principal Use Table) pertaining to the Major and Minor Assembly use types in the Core City Area.

AND

6. Boys and Girls Club of Greater High Point Zoning Map Amendment 22-05

A request by the Boys and Girls Club of Greater High Point, Inc. to rezone approximately 1.9 acres from the Residential Single Family - 5 (R-5) District and the Residential Multifamily - 16 (RM-16) District to a Conditional Zoning Residential Multifamily - 16 (CZ RM-16) District. The site is located approximately 500 feet west of the intersection of W. English Road and Barker Road (300, 302, 306, 307 and 314 Barker Avenue; 1200 Bradshaw Street; and 1217 and 1213 Adams Street).

Mr. Chris Andrews, Interim Planning and Development Director, presented TA-22-02 and Mr. Herbert Shannon, Senior Planner, presented ZA-22-05. They recommended approval of the requests as outlined in the staff reports.

The following people spoke on behalf of the applicant:

- La-Deidre Matthews, Attorney with Fox Rothschild LLP, 101 N. Tryon St., Ste. 1300, Charlotte
- Floyd Johnson, CEO Boys and Girls Club of Greater High Point, 1619 W. Ward Ave., High Point

Ms. Matthews gave an overview of the proposed text amendment noting the following:

- The text amendment would allow church buildings in the core city to be reused or repurposed for a variety of similar uses where people assemble.
- It grants needed flexibility for positive growth and removes unnecessary barriers to stabilizing neighborhoods.
- R-5 to CZ-RM-16 to accommodate a use very similar to religious congregation that has been an appropriate use for this neighborhood for decades.
- This neighborhood is already anchored by large assembly uses (Green Street Baptist, soccer fields), surrounded by commercial, industrial, and multi-family uses, and it is the site of a former large assembly use.

Mr. Johnson stated that the proposed site for the Boys and Girls Club is ideally suited to their needs. The facilities have ample parking, rooms and recreational space to provide the programming options they intend to offer and allows room for growth. He said the program currently has 240 members and the program could easily grow to 600 children.

Text Amendment 22-02

Mr. Morgan made a motion to recommend approval of Text Amendment 22-02 as presented by staff. Mr. Moore seconded the motion. The Planning and Zoning Commission recommended approval of the request by the Boys and Girls Club of Greater High Point by a vote of 5-0.

Consistency & Reasonableness Statements

Ms. Swift made a motion that the Commission adopt a statement that Text Amendment 22-02 is consistent with the City's adopted policy guidance because, this text amendment does not conflict with adopted policy guidance documents and promotes policies recommended by the Core City Plan. Furthermore, the request is reasonable and in the public interest because the proposed amendment provides increased flexibility of allowable land uses within the City's business and more-intense residential districts in the Core City Area, with uses subject to standards that encourage the reuse of existing buildings and limiting the introduction of new assembly buildings or uses within established neighborhoods. Mr. Morgan seconded the motion. The Planning and Zoning Commission adopted these statements by a vote of 5-0.

The Chair announced that the request is tentatively scheduled to be heard by City Council on Monday, April 18 at 5:30 p.m.

Zoning Map Amendment 22-05

Ms. Swift made a motion to recommend approval of Zoning Map Amendment 22-05 as presented by staff. Mr. Morgan seconded the motion. The Planning and Zoning Commission recommended approval of the request by the Boys and Girls Club of Greater High Point by a vote of 5-0.

Consistency & Reasonableness Statements

Mr. Morgan made a motion that the Commission adopt a statement that Zoning Map Amendment 22-05 is consistent with the City's adopted policy guidance because, as conditioned, the requested CZ-RM-16 District does not conflict with adopted policy guidance documents and promotes policies recommended by the Core City Plan. Furthermore, the request is reasonable and in the public interest because the primary purpose of the request is to support conversion of a neighborhood church into a neighborhood civic facility that will provide services to the surrounding community. Mr. Kirkman seconded the motion. The Planning and Zoning Commission adopted these statements by a vote of 5-0.

The Chair announced that the requests are tentatively scheduled to be heard by City Council on Monday, April 18 at 5:30 p.m.

7. City of High Point Zoning Map Amendment 22-04

A request by the High Point City Council to rezone 475 properties, totaling approximately 137.8 acres, as part of the Comprehensive Zoning Map Amendment project.

- a) To rezone 471 parcels, totaling approximately 136.7 acres, from the Residential Multifamily – 16 (RM-16) District to the Single Family Residential – 7 (R-7) District. The parcels are located south of E. Green Drive, along the north and south sides of Kerns Avenue, east of University Parkway and along both sides of Pershing Street/Hines Street and west of Worth Avenue.
- b) To rezone four parcels, totaling approximately 1.1 acres, from the Limited Business (LB) District to the Single Family Residential – 7 (R-7) District. The parcels are located at the southwest corner of E. Green Drive and Arch Street.

Mr. Herbert Shannon, Senior Planner, presented ZA-22-04 and recommended approval of the request as outlined in the staff report.

The following people spoke on the request:

- Leon Lee, 1116 Worth St.

Mr. Lee, representing Oak Grove Missionary Baptist Church at 1710 E. Green Drive, wanted to make sure the rezoning would not negatively impact the use of this property for a church use. Mr. Shannon explained that the church's property is currently split zoned between two zoning districts. The proposed rezoning would place all their property under a single zoning district and would not negatively impact the continued use of this property as a church.

No one spoke in opposition of the request.

Mr. Moore noted that the church use would not be impacted unless it was sold and someone wanted to use the property for a different use, such as commercial. Mr. Shannon added that he is correct, and that such a request would require rezoning and review of the Land Use Plan.

Zoning Map Amendment 22-04

Mr. Juszczak made a motion to recommend approval of Zoning Map Amendment 22-04 as presented by staff. Ms. Swift seconded the motion. The Planning and Zoning Commission recommended approval of the request by the City of High Point by a vote of 5-0.

Consistency & Reasonableness Statements

Mr. Kirkman made a motion that the Commission adopt a statement that Zoning Map Amendment 22-04 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 encourages 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. Morgan seconded the motion. The Planning and Zoning Commission adopted these statements by a vote of 5-0.

The Chair announced that the request is tentatively scheduled to be heard by City Council on Monday, April 18 at 5:30 p.m.

D. New Business

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

A request by High Point University to consider the merit and to set a public hearing date for consideration of renaming Alumni Avenue to Patriots Way.

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 is seeking the proposed street name change to honor veterans, which is part of the university’s culture and provides a location, a Patriot Foundation, to reflect on that.

Mr. Juszczak noted that the proposed name does not follow the city’s street renaming policy in the use of its suffix, and suggested Patriots Avenue. Ms. Ayers responded that the proposed name it parking of the university’s marketing plan and suggested there are other street names that the marketing team is looking to change in the future.

Mr. Kirkman said that it appears the [marketing team] is not looking at city’s street naming policy [when proposing new street names on the university campus].

Ms. Meghan Maguire, Counsel to the Board, added that it’s not part of the city’s policy to consider separate [street naming] standards for public vs. private streets. The policy does not differentiate between them.

In determining a date for the public hearing, Mr. Kirkman noted that the Board already has a number of cases to consider in April and suggested holding the hearing at the May meeting.

Mr. Kirkman made a motion that the proposed street name change by High Point University has merit and to schedule the public hearing for May 24, 2022. Mr. Juszczak seconded the motion. The Planning and Zoning Commission passed the motion by a vote of 4-1, with Mr. Morgan voting against the motion.

E. Director’s Report

Status of Key Projects

- Comprehensive Zoning Map Amendments: Amendments from the February Planning and Zoning Commission meeting will be heard by City Council on Mary 21, 2022. Staff will take a pause on this project in April.
- Comprehensive Plan: City Council allocated funding for the City’s Comprehensive Plan update through the American Rescue Plan Act (ARPA)

funding at its meeting on February 21, 2022. The city has dedicated \$400,000 to the new comprehensive plan. Staff has prepared an RFQ for review and has looked at timelines for the project.

- Staff hopes to have a consultant this fall.
- This is still ongoing; no timeline is set, as staff is also navigating other department projects.
- Airport Overlay District Revisions: In September 2021 City Council approved the initiation of revisions to the City's Airport Overlay District. These revisions are proposed to be reflective of the City's report to City Council and the Commission in the Summer of 2021. Staff is preparing initial notice and beginning coordination for the organization of public meetings and communication. Staff will have more information for the Commission in the coming weeks regarding public informational meeting plans.

Information

- Next regular meeting – April 2022 Meeting – 1 Street Name Change, 6 Zoning Map Amendments, 2 Plan Amendments, 1 Development Agreement

F. Adjournment

Mr. Kirkman made a motion to adjourn the meeting. Ms. Swift seconded the motion. The motion passed by a vote of 5-0.

Being no further business, the meeting adjourned at 7:38 p.m.



Tom Kirkman, Chairman

4-26-22

Date