

MINUTES
PLANNING AND ZONING COMMISSION
Remote Public Hearing
March 23, 2021
City of High Point
Municipal Office Building
City Council Chambers
6:00 p.m.

MEMBERS

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

MEMBERS

ABSENT: None

STAFF

PRESENT: Lee Burnette, Planning & Development Director
Chris Andrews, Development Administrator
Heidi Galanti, Planning Administrator
Herbert Shannon, Senior Planner
Gina Lindsey, Recording Secretary
George Eckart, Transportation Engineer
Greg Venable, Transportation Planning Administrator
John Hanes, Transportation Planner (Remote)
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. He also noted that all public hearing items would be continued to Thursday, March 25 at 6:00 p.m. to allow time for the public to submit comments.

B. Approval of Minutes

1. Approval of the February 23, 2021 Minutes of the Planning and Zoning Commission

Mr. Juszczak made a motion to approve the February 23, 2021 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 9-0.

C. Continued Public Hearing Items

The Planning & Zoning Commission continued these items from the February 23, 2021 meeting to allow the commissioners more time to review the proposals.

1. Eastchester Drive/I-74 Land Use Assessment

A request by the Planning and Development Department to consider the Eastchester Drive/I-74 Land Use Assessment. The City conducted a land use assessment of a 148-acre area along an approximately one-mile section of Eastchester Drive, from the entrance to Festival Park on the northern end, to Lassiter Drive on the southern end, to review the impacts and to evaluate the current land use policies for this portion of the corridor.

Ms. Heidi Galanti, Planning Administrator, presented the Eastchester Drive/I-74 Land Use Assessment as outlined in the staff report and recommended approval of the request.

Mr. Morgan asked staff if the Office and Institutional (OI) District is the best use in this particular area. Ms. Galanti noted that the new Development Ordinance provides the opportunity for more allowable uses in the OI District than has been previously allowed. She said that rezoning map open [the properties in this area] to allow more of the uses allowed within the OI District since some may currently have conditions limiting the uses.

No public comments were received on this public hearing item.

Eastchester Drive/I-74 Land Use Assessment

Mr. Walsh made a motion to recommend approval of the Eastchester Drive/I-74 Land Use Assessment as presented by staff. Ms. McGill seconded the motion. The motion passed by a vote of 9-0.

The Chair announced that the request was tentatively scheduled to be heard by City Council on Monday, May 17 at 5:30 p.m.

2. Jamestown Bypass Land Use Assessment

A request by the Planning and Development Department to consider the Jamestown Bypass Land Use Assessment. The City conducted a land use assessment of a 1.4-square-mile area along the Greensboro Road and Jamestown Bypass corridors from Montlieu Avenue in High Point to that portion of the Town of Jamestown corporate limits lying east of Dillon Road abutting the Deep River.

Ms. Heidi Galanti, Planning Administrator, presented the Jamestown Bypass Land Use Assessment as outlined in the staff report and recommended approval of the request.

Mr. Morgan asked staff if there was any coordination with the Town of Jamestown in developing the land use assessment given the abutting land areas. Ms. Galanti

explained that while she did not look at any of the Jamestown plans in great detail, she did have conversations with Jamestown Planning Director Matthew Johnson. She said they mostly talked about the road name, and noted that the Jamestown Town Council recently passed a resolution in support of the road becoming the Jamestown Parkway in our section. As far as compatibility of land uses between the two areas, Ms. Galanti said that if you look at the land use patterns and recommendations where the two areas abut, they are compatible with one another and she does not foresee any problems.

Mr. Kirkman asked staff if they had heard from any property owners in the Five Points area, along High Point/Greensboro Road toward Jamestown, where there has traditionally been a lot of retail businesses established. Ms. Galanti responded that she has heard from only one business owner in the area whose business was located near the corner of E. Lexington Avenue and Montlieu Avenue. She said that individual had some general questions about the land use assessment. Ms. Galanti noted that once she explained the purpose of the assessment the recommendations that the individual was satisfied with the answers.

No public comments were received on this public hearing item.

Jamestown Bypass Land Use Assessment

Mr. Wheatley made a motion recommend approval of the Jamestown Bypass Land Use Assessment as presented by staff. Mr. Venable seconded the motion. The motion passed by a vote of 9-0.

The Chair announced that the request was tentatively scheduled to be heard by City Council on Monday, May 17 at 5:30 p.m.

D. Public Hearing Items

Staff and applicant presentations occurred during the March 23 portion of the meeting. Questions from the Commission were also answered at that time.

All votes on public hearing items took place on March 25 when the Commission reconvened with all 9 members present.

Public comments were received via e-mail at build@highpointnc.gov or by calling (336) 883-3522 and leaving a message. Written comments could also be submitted by placing them in the City of High Point's utility payment drop-boxes located on both sides of the Municipal Building located at 211 S. Hamilton Street in the Green Drive and Commerce Avenue parking lots. The comment period was extended 24 hours after the close of the last public hearing held on March 23, 2021.

1. The Landings at Westmott, LLC. Zoning Map Amendment 21-03

A request by The Landings at Westmott, LLC to rezone approximately 71 acres from the Planned Development Periphery (PD-P) District to an amended Planned Development Periphery (PD-P) District. The property is located along the east side of

Sandy Ridge Road/Johnson Street, to the south and west of Kendale Road, and along the north and south sides of Bloomfield Trail.

Mr. Herbert Shannon, Senior Planner, presented Zoning Map Amendment 21-03 as outlined in the staff report and recommended approval.

The following people spoke on behalf of the applicant:

- Mr. Barry Siegal, Developer for BSC Holdings Inc., PO Box 16168, High Point
- Ms. Amanda Williams, Real Estate Development Vice President for BSC Holdings Inc., 3929 Tinsley Dr., High Point

The applicants, Ms. Amanda Williams and Mr. Barry Siegal, representing the Landings at Westmott, LLC and BSC Holdings Inc., spoke in favor of the request. They provided an overview of the proposal to amend this planned development in order to develop a building that exceeds the length standards for multifamily structures. They highlighted the fact that this amendment does not change the maximum number of allowable dwelling units granted for this development in 2017 and that it is only for one building in the multifamily tract of this development.

Ms. Williams stated that this design concept has been successful in other areas where constructed. All amenities are internal to the building, there will be no external stairwells and all access to units will be from an internal hallway. Mr. Siegal stated that the proposed multifamily structure will be compatible with the area as this will be a three-story building (approximately 40 feet in height), it will sit at a future signalized intersection and that similar larger structures have been developed in the abutting River Landings retirement community. In conclusion, Mr. Siegal stated that this is the final structure in this portion of their development as the other multifamily buildings in Tract A are either completed or under construction.

Comments from the public in opposition to the request were submitted by:

- Mr. Rob Fri, No address provided

The public comment is provided with the minutes.

Mr. Fri expressed concern with new developments increasing the traffic congestion along the Skeet Club Road and Johnson Street/Sandy Ridge Road corridors. He opposes any new development that may add new traffic lights or increase traffic along these corridors.

After review of comments from the public, the Commission discussed this request. The commissioners stated that they had no objections with the request to increase the building length for a multifamily structure at this location.

Zoning Map Amendment 21-03

Mr. Walsh made a motion to recommend approval of Zoning Map Amendment 21-03 as recommended by staff. Ms. Swift seconded the motion. The Planning and Zoning

Commission recommended approval of the request by The Landing at Westmott, LLC by a vote of 9-0.

Consistency & Reasonableness Statements

Mr. Venable made a motion that the Commission adopt a statement that Zoning Map Amendment 21-03 is consistent with the City's adopted policy guidance because the adopted Land Use Plan designates this area as Medium-Density Residential, which supports townhouses and multifamily housing at densities up to 16 units per acre. Furthermore, the request is reasonable and in the public interest because the requested increase in building length maybe deemed appropriate when adjacent to other higher density residential uses and when situated at the future signalized intersection of two thoroughfares. Mr. Walsh seconded the motion. The Planning and Zoning Commission adopted these statements by a vote of 9-0.

The Chair announced that the request was tentatively scheduled to be heard by City Council on Monday, April 19, 2021 at 5:30 p.m.

2. City of High Point Zoning Map Amendment 21-04

A request by the High Point City Council to rezone 583 properties, totaling approximately 322 acres, as part of the Comprehensive Zoning Map Amendment Project.

- a) To rezone 576 properties, totaling approximately 313 acres, from a Conditional Use Residential Single Family - 5 (CU R-5) District and a Conditional Use Residential Single Family -3 (CU R-3) District to the Residential Single Family - 5 (R-5) District and the Residential Single Family -3 (R-3) District. The properties are within the Barrington Place subdivision, James Landing subdivision, Peninsula at James Landing subdivision, Akela Cove at James Landing subdivision, Jameswood subdivision and the Jamesford Meadows subdivision. These subdivisions are located south of W. Wendover Avenue/Piedmont Parkway, west of the intersection of Guilford College Road and Akela Trail and west of the intersection of Guilford College Road and Jamesford Drive.
- b) To rezone 7 properties, totaling approximately 9.025 acres, from a Conditional Use Central Business (CU-CB) District to the Central Business (CB) District. The parcels are lying along the east side of N. Hamilton/S. Hamilton Street and along both sides of S. Centennial Street at the intersection of S. Centennial Street and Leonard Avenue. The properties area addressed as 122 & 520 N. Hamilton Street; 311 S. Hamilton Street; 300 E. Green Drive; 121 & 126 S. Centennial Street and 105 Depot Place.

Mr. Herbert Shannon, Senior Planner, presented Zoning Map Amendment 21-04 and recommended approval of the request as outlined in the staff report.

Mr. Shannon noted that staff has received between 85-90 calls from members of the public related to ZA-21-04 Map 1. He said most people wanted to know how the rezoning would impact them, if it would raise their property taxes or impact their deed restrictions. For clarification, Mr. Shannon noted that the rezoning does not impact any

deed restrictions, which are enforced by a property owner's homeowners association. He noted that the callers had no concerns after he explained the purpose of the proposed rezoning. Mr. Shannon said he also received about 20 calls related to Map 2 and there were no concerns once the proposal was explained.

No public comments were received on this public hearing item.

Zoning Map Amendment 21-04

Mr. Moore made a motion to recommend approval of Zoning Amendment 21-04 as presented by staff. Mr. Morgan seconded the motion. The Planning and Zoning Commission recommended approval of the request by City of High Point by a vote of 9-0.

Consistency & Reasonableness Statements

Ms. Swift made a motion that the Commission adopt a statement that Zoning Map Amendment 21-04 is consistent with the City's adopted policy's guidance because the zoning map amendments are supported by the Land Use Plan's Low-Density Residential and Community/Regional Commercial land use classifications for these respective areas. 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 cannot be amended. Mr. Morgan seconded the motion. The Planning and Zoning Commission adopted these statements by a vote of 9-0.

The Chair announced that the request was tentatively scheduled to be heard by City Council on Monday, May 3 at 5:30 p.m.

E. New Business

1. Proposed text amendment pertaining to NCGS Chapter 160D, Local Planning and Development Regulation

Mr. Chris Andrews, Development Administrator, provided information regarding a proposed text amendment that is being prepared by staff to comply with newly updated State planning legislation. The text amendment will be on the April 27, 2021 agenda for the Planning and Zoning Commission to consider and must be effective by July 1, 2021.

2. FY21-22 Draft Planning Work Program

Mr. Lee Burnette, Planning & Development Director, presented the Planning and Development Work Program for the 2021-2022 fiscal year to the Commission.

F. Director's Report

The report was reviewed during the March 23, 2021 portion of the regular meeting.

Status of Key Projects

- Comprehensive Zoning Map Amendments: The first of the group 4 map amendments are on the March regular meeting agenda for consideration.
- Eastchester Drive/I-74 Land Use Assessment: Continued to the March 23, 2021 regular agenda.
- Jamestown Bypass Land Use Assessment: Continued to the March 23, 2021 regular agenda.
- NCGS 160D Legislation Amendments: Staff is preparing a draft text amendment that must be effective by July 1, 2021 to comply with newly updated State planning legislation. A briefing is on the March regular meeting agenda.
- Sign Standards Revisions: The consultant is preparing a draft of sign regulations that will be presented for public review and comment.
- Southwest Downtown Area Plan: Staff is working with a steering committee on developing a small area plan for the older industrial area south of the downtown and west of Main Street; due to COVID-19, committee meetings are delayed.

Information

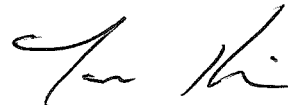
- Next regular meeting – April 27 & April 29 – 3 zoning map amendments and 1 street name determination of merit

G. Adjournment

On March 23, after the conclusion of staff and applicant presentations, Mr. Kirkman made a motion to recess the meeting until Thursday, March 25 at 6:00 p.m. Mr. Moore seconded the motion. The Planning and Zoning Commission approved the motion by a vote of 9-0.

On March 25, Mr. Kirkman made a motion to adjourn the meeting. Mr. Walsh seconded the motion. The motion passed by a vote of 9-0.

Being no further business, the meeting adjourned on Thursday, March 25, 2021 at 6:13 p.m.



Tom Kirkman, Chairman

4-27-21

Date