

**MINUTES
PLANNING AND ZONING COMMISSION**

April 23, 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
Ray Wheatley

MEMBERS

ABSENT: John McKenzie
Marie Stone (Approved Absence)
Mark Walsh

STAFF

PRESENT: Lee Burnette, Planning & Development Director
Bob Robbins, Development Administrator
Herbert Shannon, Senior Planner
Genine Solis, Acting Recording Secretary
John Hanes, Transportation Planner
Meghan Maguire, Assistant City Attorney

5:15 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 March 26, 2019 Minutes of the Planning and Zoning Commission

Mr. Armstrong made a motion to approve the March 26, 2019 minutes of the regular meeting of the Planning and Zoning Commission as presented. Mr. Hough seconded the motion. The minutes were approved by a vote of 6-0.

C. Public Hearing Items

Mr. Wheatley requested to recuse himself prior to the public hearing for ZA-19-04 due to a potential conflict of interest. The Commission accepted the recusal and Mr. Wheatley left the dais.

1. Piedmont International University Zoning Map Amendment 19-04

A request by Piedmont International University to rezone approximately 20.7 acres from a Conditional Zoning Institutional (CZ I) District to the Office Institutional (OI) District and the Single Family Residential-3 (R-3) District. The site lies approximately 900 feet north of the intersection of Eastchester Drive and N. Centennial Street, between Eastchester Drive and N. Centennial Street, and south of Countryside Drive.

Mr. Herbert Shannon, Senior Planner, presented Zoning Map Amendment 19-04 and recommended approval of the request as outlined in the staff report.

Mr. Shannon provided the following information in response to questions by the Commission:

- A cell tower was built on the property after a special permit was granted in 1995. It is located at the northeastern corner of the site and not visible from Eastchester Drive or N. Centennial Street.
- The owner is responsible for the retention pond on the property.

The following person spoke on behalf of the applicant:

- Charles Petitt, President of Piedmont International University, 420 S. Broad St., Winston-Salem, NC

Mr. Petitt stated that the school wants to sell the property, so that the property can be used rather than sit vacant. He noted that the proposed uses of a church, homes, and apartments would be a suitable use of the buildings and property. Mr. Petitt then made himself available to answer questions.

When asked if the homes would be used by the Church or sold, Mr. Petitt stated the church is proposing to purchase the former college administrative/classroom building and one of the residential structures. The other residential structures are to be sold to other individual buyers/investors.

There were no other questions.

Mr. Kirkman noted that it seems like a win-win for everyone because it puts residential properties and an institution back on the tax roll.

Zoning Map Amendment 19-04

Mr. Putnam made a motion to recommend approval of Zoning Map Amendment 19-04 as presented by staff. Mr. Hough seconded the motion. The Planning and Zoning

Commission recommended approval of the request by Piedmont International University by a vote of 5-0.

Consistency & Reasonableness Statements

Ms. McGill made a motion that the Commission adopt a statement that Zoning Map Amendment 19-04 consistent with the Land Use Map designations and the Eastchester Corridor Plan. Additionally, the requested OI zoning district serves as a transition between more intense business zoning to the east and south, and residential zoning to the north and west. Furthermore, the request is reasonable and in the public interest because the requested zoning districts are consistent with the surrounding zoning pattern and as applied are compatible with the adjacent residential area. Mr. Armstrong seconded the motion. The Planning and Zoning Commission adopted these statements by a vote of 5-0.

The request will be heard by City Council on Monday, May 20, 2019 at 5:30 p.m.

Mr. Wheatley returned to the dais following the conclusion of the public hearing.

D. Director's Report

Status of Key Projects

- Comprehensive Zoning Map Amendments: Continuing work on a 2nd set of map amendments for City Council initiation
- Sign Standards Revisions: Consultant presented initial considerations to CC & P&Z on Wed. April 10th & at a public meeting on Thursday April 11th; information is available on project webpage at: <https://www.highpointnc.gov/2081/Sign-Ordinance-Rewrite>; public comments are requested by May 10th; and, Monday, July 15th is targeted for a joint CC & P&Z meeting regarding a draft ordinance presentation.

Information

- Next regular meeting: May 28, 2019 – 3 zoning map amendments
- Training session: Conflicts of interest

Being no further business, the meeting adjourned at 6:16 p.m.



Tom Kirkman, Chairman

5-28-19

Date