

**MINUTES
PLANNING AND ZONING COMMISSION**

April 26, 2022

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

Ms. Swift made a motion to approve the March 22, 2022 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

1. 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 reminded the board that the case was continued 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.

Mr. Shannon explained that staff has since learned that the Jamestown Parkway will not open in phases, and it will open in its entirety in October 2023. As such, staff recommended an effective date of April 26, 2023.

At the previous meeting, staff had been asked to research and provide some street name alternatives to “Hampton Court” for the portion of Greensboro Road between the newly installed Jamestown Parkway and Hampton Drive. As a result, staff proposed three options: 1) McDonald Court, in honor of Mark McDonald, the former City of High Point Transportation Director who recently retired; 2) Bass Court, and 3) Rolling Acres Court.

Speaking on the request:

There were no public comments regarding the request.

Street Name Change 22-02

Mr. Morgan made a motion to approve Street Name Change 22-02 as presented by staff with the exception of the portion of Greensboro Road, between the newly installed Jamestown Parkway and Hampton Drive, which is to be named McDonald Court instead of Hampton Court. Mr. Wheatley seconded the motion. The Planning and Zoning Commission recommended approval of the request by City of High Point by a vote of 9-0.

The effective date will be April 26, 2023.

D. Public Hearing Items

1. Wynnefield Properties, Inc. Zoning Map Amendment 22-06

A request by Wynnefield Properties, Inc. to rezone an approximate 5.8-acre parcel from a Conditional Use Office Institutional (CU OI) District and the Residential Single Family – 3 (R-3) District to a Conditional Zoning Office Institutional (CZ OI) District. The site is lying along the east side of Skeet Club Road, approximately 240 feet north of Fountain Grove Drive (1559 Skeet Club Road).

Mr. Herbert Shannon, Senior Planner, presented ZA-22-06 and recommended approval of the request as outlined in the staff report.

The following person spoke on behalf of the applicant:

- Mr. Craig Stone, President of Wynnefield Properties, Inc., 5614 Riverdale Dr., Jamestown

Mr. Stone provided an overview of the request and a summary of the neighborhood meeting that was held with surrounding property owners. He also outlined the manner in which he desires to develop the property for multifamily use and the conditions offered to ensure compatibility with surrounding property owners.

The following person spoke in opposition of the request:

- Mr. John Patrone, 4200 Somma Ct., High Point.

Mr. Patrone expressed concerns with the potential building height. He wanted conditions to restrict the height of buildings to the extent needed to develop as two-story buildings as communicated by Mr. Stone at the neighborhood meeting.

Zoning Map Amendment 22-06

Mr. Juszczak made a motion to recommend approval of Zoning Map Amendment 22-06 as presented by staff. Mr. Moore seconded the motion. The Planning and Zoning Commission recommended approval of the request by Wynnefield Properties, Inc. by a vote of 9-0.

Consistency & Reasonableness Statements

Ms. Swift made a motion that the Commission adopt a statement that Zoning Map Amendment 22-06 is consistent with the City's adopted policy guidance because the site is within an area along the Skeet Club Road corridor that is classified by the Land Use Plan as Office. The allowable uses and density of the proposed CZ-OI District are supported in adopted policy guidance established for this area. Furthermore, the request is reasonable and in the public interest because the requested CZ-OI District does not change allowable development density or allowable uses. Additionally, the conditions offered by the applicant and the standards of the Development Ordinance provide greater lighting and landscaping standards and allows development similar to what is permitted on adjacent lands. Mr. Juszczak seconded the motion. The Planning and Zoning Commission adopted these statements by a vote of 9-0.

The Chair announced that the request is tentatively scheduled to be heard by City Council on Monday, May 2 at 5:30 p.m.

2. Wynnefield Forward, LLC. Zoning Map Amendment 22-07

A request by Wynnefield Forward, LLC to rezone approximately 2.1 acres from the Residential Single Family - 5 (R-5) District and the Office Institutional (OI) District to a Conditional Zoning Residential Multifamily - 26 (CZ RM-26) District. The site is located east of Carrick Street, between Sunset Drive and W. Ray Avenue.

Mr. Herbert Shannon, Senior Planner, presented ZA-22-07 and recommended approval of the request as outlined in the staff report.

The following people spoke on behalf of the applicant:

- Mr. Craig Stone, President of Wynnefield Forward, LLC, 5614 Riverdale Drive, Jamestown

Mr. Stone provided an overview of the request to develop a multifamily use on this site and a summary of the neighborhood meeting that was held with surrounding property owners. At the conclusion of his presentation, he addressed questions from the Commission pertaining to onsite stormwater management and parking.

The following people spoke in opposition of the request:

- Mr. Greg Adzima, 800 W. Ray Ave., High Point
- Ms. Rhianna Swinney, 312 W. Ray Ave., High Point
- Ms. Rachael Anderson and Mr. Cameron Ledbetter, 706 Delmont St., High Point

These speakers expressed the following concerns:

- Density of Development: Concern that the requested RM-26 zoning district is too intense of a development for this area. Recommend it be changed to RM-16.
- Parking: Based on the concept plan presented to the neighbors during the neighborhood meeting, there is concern that enough parking spaces are not being provided.
- Stormwater: There is already stormwater runoff and flooding problems in this neighborhood. The request for a multifamily development will increase the flooding problems in this area.
- Traffic Impact: There is an existing problem with speeding and people using Sunset Drive as a cut through street and the proposed multifamily development will make it worse.

The Commission asked staff to address the flooding concerns noted by the surrounding property owners. Mr. Shannon noted that N. Main Street is the ridge line for this area and stormwater drains from the N. Main Street corridor westward to this area. Most of that area developed prior to current stormwater management regulations and the Public Services Department has been evaluating this issue to determine how to best address flooding concerns. As far as the applicant's zoning proposal, under the current stormwater management regulations they will be required to address any new

impervious coverage impact and stormwater runoff from the site if they develop or grade more than one acre of land area. However, the applicant is not responsible for addressing existing stormwater runoff from adjacent lands.

In response to questions by the Commission, Mr. Stone added that he believes that the parking is sufficient for the development size based on other similar development projects the company has completed. He said that with affordable housing developments there typically isn't a car per resident. As for the stormwater concerns, he said the project will go through the Technical Review Committee to determine stormwater impact and mitigation needs.

Zoning Map Amendment 22-07

Mr. Walsh made a motion to recommend approval of Zoning Map Amendment 22-07 as presented by staff. Mr. Juszczak seconded the motion. The Planning and Zoning Commission recommended approval of the request by Wynnefield Forward, LLC by a vote of 9-0.

Consistency & Reasonableness Statements

Mr. Juszczak made a motion that the Commission adopt a statement that Zoning Map Amendment 22-07 is consistent with the City's adopted policy guidance because the proposed RM-26 district zoning is supported by land use policies in the Community Growth Vision Statement, and the Land Use Plan, and the Core City Plan. Furthermore, the request is reasonable and in the public interest because the zoning request includes most of the western half of this block and is situated within a portion of the Core City Area where adopted policy guidance documents support office or higher density residential uses to provide a wide range of housing opportunities. 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 is tentatively scheduled to be heard by City Council on Monday, May 2 at 5:30 p.m.

3. Leoterra Development, Inc. Plan Amendment 22-01

A request by Leoterra Development, Inc. to change the Land Use Plan classification for approximately 28.5 acres from the Low-Density Residential classification to the Medium Density Residential classification. The site is located at the southeast corner of Old Mill Road and Skeet Club Road.

AND

4. Leoterra Development, Inc. Zoning Map Amendment 22-08

A request by Leoterra Development, Inc. to rezone approximately 75.3 acres from the Residential Single Family - 3 (R-3) District to a Conditional Zoning Residential Multifamily - 16 (CZ RM-16) District, a Conditional Zoning Residential Multifamily - 5 (CZ RM-5) District and a Conditional Zoning Residential Single Family - 5 (CZ R-5) District. The site is located along the south side of Old Mill Road and east of Skeet Club Road.

Mr. Andy Piper, Senior Planner presented Plan Amendment 22-01 and Mr. Herbert Shannon, Senior Planner, presented Zoning Map Amendment 22-08. Staff recommended approval of the requests as outlined in the staff reports.

The following person spoke on behalf of the applicant:

- Mr. Tom Terrell, attorney, Fox Rothschild LLP, 230 N. Elm St., Ste. 1200, Greensboro.

Mr. Terrell provided an overview of Leoterra's proposal to develop an approximately 75-acre tract of land to support a mixed-residential project consisting of multifamily, townhomes, twin homes and single family detached dwellings. The applicant has submitted a plan amendment and zoning map amendment to support a 360-unit multifamily development at a density of approximately 12.5 units per acre.

Mr. Terrell explained that the western 28.5 acres of this larger tract of land is an ideal location for higher density development because it abuts the I-74 corridor and two thoroughfares (Skeet Club Road and Old Mill Road), and it is situated away from the adjacent single family neighborhoods. He pointed out that it is not unusual to have a multifamily use adjacent to single family neighborhoods and he provided examples of similar development situations in High Point.

Mr. Terrell concluded by stating that similar plan amendments have been granted for lands along the opposite side of Skeet Club Road. He also outlined the various landscaping, building height and traffic improvement conditions that Leoterra Development has offered to ensure compatibility with the surrounding neighborhoods.

In response to questions by the Commission, Mr. Greg Venable, Interim Transportation Director, noted that the City's transportation department recommended the developer install a roundabout to address speeding concerns along Old Mill Road and slow traffic down.

Mr. Kirkman asked Mr. Terrell about the impact of higher density development on adjacent single family home property values. He responded that the University of North Carolina School of Government conducted a microstudy that analyzed the impact on single family homes that were adjacent to multifamily or higher density and compared it to homes that were not located next to higher density development within the same market. He said the study analyzed the property values in 2012, 2016 and 2020 and found that there was no statistical difference in increase of property values in the homes that were adjacent to multifamily and higher density development versus those that were further away from higher density development.

The following people spoke in opposition to the request:

- Mr. Michael Gay, 3707 Wheat Street, High Point
- Ms. Beth Koonce, 142-B Old Mill Road, High Point
- Ms. Debra Adams, 3907 Kim Drive, High Point
- Mr. Ken Kennedy, 121 Old Mill Road, High Point
- Mr. Thomas Burton, 1073 St. Michaels Lane, High Point

- Ms. Terry Greene, 111 Windmill Trail, High Point
- Ms. Sara Painter, 173-B Old Mill Road, High Point
- Mr. Tom Lugarich, 153-C Old Mill Road, High Point
- Ms. Sherry Roach, 136-B Old Mill Road, High Point
- Mr. John Mickler, 170 Windmill Trail, High Point

As part of his presentation Mr. John Mickler asked everyone in opposition to stand and approximately 30 people stood in opposition to the request.

The speakers noted the following concerns:

- Density of Development:
 - Concern that the requested RM-16 zoning for a 360-unit apartment complex is too intense of a development for this area and out of character with the surrounding development pattern.
 - Recommend the site be limited to the R-3 (single family) and RM-5 (multifamily) zoning districts.
 - It was noted that the higher intensity RM-16 District zoning/uses that have been approved in this area are along the west side of Old Mill Road, not on the east side of this corridor where the zoning site is located.
- Traffic Impact:
 - Higher intensity development should not be considered until Skeet Club Road is widened to a 4-lane profile from Johnson Street to Old Plank Road.
 - There is an existing problem with speeding on Old Mill Road and the proposal to develop 360 multifamily units and 120 townhome/twinhomes and single family units will add to this problem and create additional traffic safety/congestion problems.
 - Several of the speakers spoke in opposition to the proposed roundabout on Old Mill Road, which was proposed by the Transportation Department to slow down traffic on the street.
- Stormwater: There are already stormwater runoff and flooding problems in this neighborhood and the proposal will add to the problem.

Once the public hearing was closed, the Commission had a lengthy deliberation and had multiple questions for the applicant and staff. The members expressed concern with the density of the multifamily tract and traffic impact. However, they also discussed the need for having a wide range of housing types in the City.

Commissioners made the following comments in response to the request:

- Concern about the large number of apartments in close proximity to single family housing.
- Concern about the ability for residents of the new development to get in and out considering the high traffic and congestion along Old Mill Road. Residents need to be able to get to jobs that are outside of High Point.

- Younger workers in their 20s and 30s prefer the mobility that apartment living provides and there is a demand for this type of development in the area and there is already a housing shortage in High Point.
- Infrastructure changes tend to be driven by development and come after-the-fact, though it's unclear whether this development would hasten the NCDOT's plans to widen Skeet Club.
- Concern about density of development. Prefer single family or townhomes.
- There are too many obstacles with the development to overcome.

Plan Amendment 22-01

Mr. Juszczak made a motion to recommend *denial* of Plan Amendment 22-01. Mr. Walsh seconded the motion. The Planning and Zoning Commission recommend *denial* of the request by Leoterra Development, Inc. The motion passed by a vote of 5-4, with Mr. Kirkman, Mr. Moore, Mr. Morgan, and Mr. Wheatley voting against the motion.

Zoning Map Amendment 22-08

Mr. Juszczak made a motion to recommend *denial* of Zoning Map Amendment 22-08. Mr. Walsh seconded the motion. The Planning and Zoning Commission recommended *denial* of the request by Leoterra Development Inc. The motion passed by a vote of 6-3 with Mr. Kirkman, Mr. Morgan, and Mr. Wheatley voting against the motion.

Consistency & Reasonableness Statements

Mr. Juszczak made a motion that the Commission adopt a statement that Zoning Map Amendment 22-08 is not consistent with the City's adopted policy guidance because, as conditioned, the requested conditional zoning districts do not fit with the emerging residential land use pattern in the area and is not supported by adopted policy guidance documents. Furthermore, the request is not reasonable and in the public interest because the zoning site lies at the outer edge of a residential area abutting only two thoroughfares. The requested zoning districts are not similar to the surrounding zoning and development pattern along this segment of Skeet Club Road and Old Mill Road.. Mr. Walsh seconded the motion. The Planning and Zoning Commission adopted these statements by a vote of 6-3 with Mr. Kirkman, Mr. Morgan, and Mr. Wheatley voting against the motion.

The Chair announced that the request is tentatively scheduled to be heard by City Council on Monday, May 16 at 5:30 p.m.

5. HEPHIGHT, LLC

Plan Amendment 22-02

A request by HEPHIGHT, LLC to change the Land Use Plan classification for approximately 12.5 acres from the Low-Density Residential classification to the Local Convenience Commercial classification. The site is located at the southeast corner of Johnson Street and Skeet Club Road.

AND

6. **HEPHIGHPT, LLC** **Zoning Map Amendment 22-09**

A request by HEPHIGHPT, LLC to rezone approximately 12.5 acres from the Residential Single Family – 3 (R-3) District to a Conditional Zoning Retail Center (CZ-RC) District. The site is located at the southeast corner of Johnson Street and Skeet Club Road.

Mr. Andy Piper, Senior Planner presented Plan Amendment 22-02 and Mr. Herbert Shannon, Senior Planner, presented Zoning Map Amendment 22-09. Staff recommended approval of the requests as outlined in the staff reports.

Mr. Shannon also provided the following additional comments:

- The applicant has requested RC zoning for the purpose of allowing drive-through restaurants and to allow development to exceed 50,000 square feet in gross floor area.
- If an LB District was proposed for the entire site, the drive-through restaurant use would not be permitted, and the total of all development could not exceed 50,000 square feet.
- Finally, conditions pertaining to referencing the Institute of Transportation Engineering (ITE) Manual for determining a land use, hours of operation and times for deliveries/trash service must be removed as they are unenforceable.

The following person spoke on behalf of the applicant:

- Mr. Andy Harris, attorney, Wyatt Early Harris Wheeler, LLP, 1912 Eastchester Dr., High Point

Mr. Harris provided an overview of the plan amendment and zoning map amendment requests related to the proposed commercial development. He explained the plans to develop the property to include a grocery store and several outparcels with additional commercial uses such as neighborhood-oriented retail services and a drive-through restaurant.

Mr. Harris also made the following comments in support of the request:

- The applicant has provided conditions to restrict uses, increase design standards and increase the buffer standards.
- He pointed to the significant population growth in the northern portion of High Point and the lack of personal services uses. The residents of the area may not have moved there for commercial development, but the city must balance [population growth] with the ability to provide services. A lack of services adds to longer commutes and traffic congestion.

The following people spoke in opposition to the request:

- Ms. Debra Adams, 3907 Kim Dr., High Point
- Mr. Rick Moore 4302 Johnson St., High Point
- Ms. Julianne Shamburg, 4104 Saint Johns St., High Point
- Mr. Bobby Bailey, 4419 Orchard Knob Ln., High Point
- Mr. Tudor Stancu, 4512 Garden Club St., High Point
- Ms. Susan Cox, 1716 Gentry Ct., High Point

- Ms. Georgette Brousseau, 4460 Orchard Knob Ln., High Point
- Mr. Bob Fricke, 612 Tara Dr., High Point

Ms. Shamburg noted that the online petition in opposition of the proposed development that was created prior to the applicant's previous request that was heard by the Commission in October 2021 was reopened. The petition now contains more than 1,100 signatures (950 households) in opposition to this request.

These speakers expressed the following concerns:

- Compatibility/Inconsistent with Land Use Plan:
 - Residents wish to preserve the residential character of the area, which is designated as Low Density Residential on the Land Use Plan Map. The proposed development is incompatible with the community.
 - The applicant keeps referring to a 47-acre mixed use/commercial focal area that was removed along Sandy Ridge Road and they want this 12.5-acre site to replace that focal area. There is a big difference between the buffering that can be provided by a 47-acre site verses this 12.5-acre site.
 - The planning staff noted concern with enforcing zoning conditions proposed that are not enforceable, so there is no need to invest time and money into this when it isn't needed.
- Environmental/Stormwater: There is concern that stormwater runoff from the site would drain into area ponds and streams, which would negatively impact the environment.
- Establishes commercial uses:
 - The proposed development would establish commercial development in the area and set precedent that will encourage additional commercial growth. Once this precedent is set residents would have few means to prevent less desirable commercial businesses in the future.
 - Mr. Rick Moore noted that he has already been contacted by several commercial developers to purchase his land across the street from the site (north side of Skeet Club Road) for commercial development.
- Traffic & Safety: The development would lead to excessive traffic at this intersection. Furthermore, where access is proposed from Skeet Club Road, it narrows down from 4 lanes to 2 lanes in front of the site, this will cause backups at these access points.
- Unwarranted expansion of commercial land use
 - There are enough commercial uses (grocery, restaurants, and personal services) already available within about 3 miles to the east at the intersections of Skeet Club Rd/Eastchester Dr./Penny Rd and W. Wendover Ave. Also, there are grocery stores, restaurants, personal services, and commercial uses about 3 miles to the west at the intersection of Skeet Club Rd/N. Main St./Old Plank Rd.
 - The applicant's market analysis numbers do not add up. They stated that it will take approximately 150,000 people to support 9 grocery stores in the northern portion of High Point, but they noted the population in this portion of the City will be 44,000 people by 2030.

- Residents could be left with a vacant development and eyesore if the grocery store closed.

After a lengthy discussion the commission closed the public hearing to deliberate on the request. Key points from their discussion were;

- There were no significant changes between this request and the previous zoning submittal from the applicant in 2021 that this commission recommended for denial.
- This is a potential prime location for commercial development in the future and there is going to be a need for some personal service uses.
- If the proposal was a rezoning request for a less intensive use (small neighborhood facility) instead of a large-scale commercial facility, it may be more appropriate for this area.
- Primary concern is setting a precedent for RC zoning and larger scale community shopping center centered around this intersection.

Plan Amendment 22-02

Mr. Juszczak made a motion to recommend *denial* of Plan Amendment 22-02. Ms. McGill seconded the motion. The Planning and Zoning Commission recommend *denial* of the request by HEPHIGHPT, LLC. The motion passed by a vote of 9-0.

Zoning Map Amendment 22-09

Mr. Juszczak made a motion to recommend *denial* of Zoning Map Amendment 22-09. Mr. Morgan seconded the motion. The Planning and Zoning Commission recommended *denial* of the request by HEPHIGHPT, LLC. The motion passed by a vote of 9-0.

Consistency & Reasonableness Statements

Mr. Venable made a motion that the Commission adopt a statement that Zoning Map Amendment 22-09 is not consistent with the City's adopted policy guidance because the Land Use Plan and other adopted policy guidance documents do not support the establishment of commercial uses, at the intensity proposed by the applicant, at this location. Furthermore, the request is not reasonable and in the public interest because the RC District accommodates high-intensity retail serving a regional area, and it would not be in the public interest to establish commercial development of this intensity in a predominately Low Density Residential area as classified by the Land Use Plan. Mr. Juszczak seconded the motion. The Planning and Zoning Commission adopted these statements by a vote of 9-0.

The Chair announced that the request is tentatively scheduled to be heard by City Council on Monday, May 16 at 5:30 p.m.

7. Crescent Acquisitions, LLC Zoning Map Amendment 22-10

A request by Crescent Acquisitions, LLC to rezone approximately 85 acres from the Agricultural (AGR) District to the Conditional Zoning Employment Center (CZ-EC) District. The site is located along the north side of Clinard Farms Road, approximately 900 feet west of NC 68.

Mr. Herbert Shannon, Senior Planner, presented Zoning Map Amendment 22-10 and recommended approval of the request as outlined in the staff report.

The following person spoke on behalf of the applicant:

- Mr. Mark Isaacson, attorney, Isaacson-Sheridan, 804 Green Valley Rd., Greensboro

Mr. Isaacson provided an overview of the proposal to rezone the site for a business/industrial park. He noted that Crescent Acquisitions recognized the shift in distribution patterns in connection with growth and expansion of e-commerce and alternate methods of buying and selling merchandise. The site sits adjacent to the NC 68 corridor and its approximately two-and-a-half miles from I-40 and less than 10 miles from PTI Airport. Thus, vehicles coming and going to and from this proposed development will be able to use the NC 68 corridor to quickly reach I-40 or the airport. Mr. Isaacson concluded by noting that based on recommendations from their Traffic Impact Analysis they have offered conditions for roadway improvements including right-of-way dedication to widen and improve Clinard Farms Road and Millwood School Road, construction of a spine road that will serve as the primary roadway through the development, and improvement to the NC 68 / Clinard Farms Road intersection.

The following person spoke on the request:

- Mr. Phillip Gossett, 7805 Clinard Farms Rd., High Point

Mr. Gossett, whose property is directly south of the proposed development, would like to see berms with heavy landscaping to cut down on noise intrusion or noise pollution from the site along the Clinard Farm Road frontage. He also would like for there not to be any concrete median or anything on Clinard Farms Road that would hamper his current access. Other concerns that he noted including limiting the amount of light pollution that would impact his property and a request that the stormwater runoff be directed to the north and away from his property.

In response to questions by the Commission, Mr. Shannon noted that the proposal will be subject to the standards of the EC District and be reviewed by TRC to ensure all development standards are met. He noted this will also include submittal of the applicant's lighting plan documenting the amount of footcandles produced by lighting on the property.

Mr. Greg Venable added that while there will be transportation improvements along the right-of-way, there are no plans for a median that would limit access to Mr. Gossett's property.

Zoning Map Amendment 22-10

Mr. Kirkman made a motion to recommend approval of Zoning Map Amendment 22-10 as presented by staff. Mr. Juszczak seconded the motion. The Planning and Zoning Commission recommended approval of the request by Crescent Acquisitions by a vote of 9-0.

Consistency & Reasonableness Statements

Mr. Kirkman made a motion that the Commission adopt a statement that Zoning Map Amendment 22-10 is consistent with the City's adopted policy guidance because the proposed CZ-EC District is in harmony with the Restricted Industrial land use

designation governing this portion of the City's Planning Area and it also promotes an orderly growth pattern. Furthermore, the request is reasonable and in the public interest because the request is similar and compatible with previous EC District zoning approvals that have been granted in this northern portion of the City's Planning Area. 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 is tentatively scheduled to be heard by City Council on Monday, May 16 at 5:30 p.m.

8. 350 South Land Holding, LLC Zoning Map Amendment 22-11

A request by 350 South Land Holding, LLC to rezone approximately 540 acres from the Planned Development Mixed (PDM) District and the Agricultural (AG) and the Residential Single Family - 40 (RS-40) Districts, both within Guilford County's zoning jurisdiction, to the Planned Development Periphery (PD-P) District. The zoning site consists of multiple parcels generally lying south of I-40, west of Sandy Ridge Road, north of Boylston Road and east of Bunker Hill Road.

Mr. Herbert Shannon, Senior Planner, presented Zoning Map Amendment 22-11 and recommended approval of the request as outlined in the staff report.

The following person spoke on behalf of the applicant:

- Mr. Mark Isaacson, attorney, Isaacson-Sheridan, 804 Green Valley Rd., Greensboro

Mr. Isaacson provided an overview of the proposal to update the zoning of this site, which includes a 60-acre expansion of land area. He noted that the site was initially annexed and rezoned in 2012 to support a business/industrial park development, and this application simply updates the zoning standards to meet current requirements of the Development Ordinance. Except for new conditions that prohibit Heavy Industrial uses and upgrades to perimeter landscaping standards next to single family dwellings, current zoning conditions from 2012 are being carried forward into this new Conditional Zoning Ordinance. Furthermore, transportation conditions and access requirements are being updated to be consistent with the NCDOT's recently approved Sandy Ridge Road widening plans. In conclusion, Mr. Isaacson noted that the site has a restricted industrial land use classification and the City's Northwest Area Plan identifies this area as business center. This update to the PD-P District, with development mostly subject to EC District standards, is consistent with the City's adopted land use plan for this area.

The following people spoke in opposition to the request:

- Ms. Julie Jones, 8326 Lakedale Cir., Colfax
- Mr. Steven Thaggard, 4910 Devane Ct., High Point.

Ms. Jones and Mr. Thaggard expressed concern with the intensity of development (two million square feet of industrial uses), increased traffic and truck traffic, and the negative environmental impact to the area.

Zoning Map Amendment 22-11

Mr. Morgan made a motion to recommend approval of Zoning Map Amendment 22-11 as presented by staff. Mr. Kirkman seconded the motion. The Planning and Zoning Commission recommended approval of the request by 350 South Land Holding by a vote of 9-0.

Consistency & Reasonableness Statements

Mr. Morgan made a motion that the Commission adopt a statement that Zoning Map Amendment 22-11 is consistent with the City's adopted policy guidance because the proposed zoning amendment supports land use policies and the Community Growth Vision Statement, the Land Use Plan, and the Northwest Area Plan. Furthermore, the request is reasonable and in the public's interest because the proposed zoning amendment updates the zoning standards for this site to align with the recently adopted 2017 City of High Point Development Ordinance. 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 is tentatively scheduled to be heard by City Council on Monday, May 16 at 5:30 p.m.

E. Director's Report

Status of Key Projects

- Comprehensive Zoning Map Amendments: Amendments from the March Planning and Zoning Commission meeting were approved by City Council on April 18, 2022. We will have one item on the agenda for the May meeting.
- Sign Ordinance: Staff gave a short update presentation to the Prosperity and Livability Committee of City Council on April 13, 2022.
- 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 and sent it to our Purchasing Division for review that we hope will be posted and sent out in early June.
 - 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.
 - We hope to provide an update of a land use evaluation to Council sometime in June, and then begin public meetings in late June and early July.
 - P&Z Dinner Session in May

Information

- May 24, 2022 Meeting
 - Dinner work session (Time, TBD, likely 5:00 p.m.)
 - Sign Ordinance Update and Working Session
 - Airport Overlay Update (Land Use Evaluation)
 - One comprehensive zoning map amendment application
 - Possible development agreement that will accompany the 350 South zoning map amendment

F. Adjournment

Mr. Kirkman made a motion to adjourn the meeting. Ms. McGill seconded the motion. The motion passed by a vote of 9-0.

Being no further business, the meeting adjourned at 10:47 p.m.



Tom Kirkman, Chairman

5-24-2022

Date