

MINUTES
PLANNING AND ZONING COMMISSION
Remote Public Hearing
April 27, 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
Ray Wheatley

MEMBERS

ABSENT: Mark Walsh

STAFF

PRESENT: Lee Burnette, Planning & Development Director
Chris Andrews, Development Administrator
Herbert Shannon, Senior Planner
Gina Lindsey, Recording Secretary
Montana Brown, Administrative Specialist I
George Eckart, Transportation Engineer
Greg Venable, Transportation Planning Administrator
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, April 29 at 6:00 p.m. to allow time for the public to submit comments.

B. Approval of Minutes

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

Mr. Kirkman made a motion to approve the March 23, 2021 minutes of the regular meeting of the Planning and Zoning Commission as presented. Mr. Wheatley seconded the motion. The minutes were approved by a vote of 6-0.

Ms. McGill arrived shortly after the approval of the minutes and took her seat at the dais.

C. Public Hearing Items

Staff and applicant presentations occurred during the April 27 portion of the meeting. Questions from the Commission were also answered at that time.

All votes on public hearing items took place on April 29 when the Commission reconvened with 8 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 April 27, 2021.

1. **Phoenix Academy Foundation, Inc.** **Zoning Map Amendment 21-05**

A request by the Phoenix Academy Foundation, Inc. to rezone approximately 28.6 acres from the Residential Single Family – 5 (R-5) District, a Conditional Zoning Residential Single Family – 5 (CZ R-5) District and the Agricultural (AG) District, within Guilford County's zoning jurisdiction, to a Conditional Zoning Residential Single Family – 5 (CZ R-5) District. The site is located along the south side of Clinard Farms Road, approximately 2,500 feet east of Barrow Road (7847, 7851 and 7855 Clinard Farms Road).

Mr. Herbert Shannon, Senior Planner, presented Zoning Map Amendment 21-05 as outlined in the staff report and recommended approval.

The following people spoke on behalf of the applicant:

- Mr. Brian Kuppelweiser, attorney, Wyatt-Early-Harris-Wheeler, 1912 Eastchester Dr., Ste. 400, High Point

Mr. Kuppelweiser provided an overview of the zoning request and stated that the proposal will not endanger the public health and safety, and that it will be in harmony with the surrounding area.

No public comments were received on this public hearing item.

Zoning Map Amendment 21-05

Mr. Wheatley made a motion to recommend approval of Zoning Map Amendment 21-05 as recommended by staff. Mr. Juszczak seconded the motion. The Planning and Zoning Commission recommended approval of the request by Phoenix Academy Foundation, Inc. by a vote of 8-0.

Consistency & Reasonableness Statements

Mr. Wheatley made a motion that the Commission adopt a statement that Zoning Map Amendment 21-05 is consistent with the City's adopted policy guidance because the proposed CZ R-5 District is supported by the Low-Density Residential designation

governing this portion of the city and its planning area, and the policies of the Land Use Plan that encourage an orderly growth pattern of the City. Furthermore, the request is reasonable and in the public interest because the request is a reasonable expansion of the residential zoning pattern and is similar to previous residential zoning approvals granted in this area. Mr. Venable seconded the motion. The Planning and Zoning Commission adopted these statements by a vote of 8-0.

The Chair announced that the request was tentatively scheduled to be heard by City Council on Monday, May 17, 2021 at 5:30 p.m.

2. Amada America, Inc. Zoning Map Amendment 21-06

A request by Amada America, Inc. to rezone an approximately 37.6 acres from a Conditional Use Light Industrial (CU-LI) District to a Conditional Zoning Light Industrial (CZ-LI) District. The site is located along the west side of Penny Road, approximately 250 feet north of Premier Drive (3889 Amada Drive).

Mr. Herbert Shannon, Senior Planner, presented Zoning Map Amendment 21-06 and recommended approval of the request as outlined in the staff report.

The following people spoke on behalf of the applicant:

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

Mr. Terrell gave an overview of the applicant's proposal. Since the development type and pattern of this industrial park has been established, this request only proposes to remove Eastchester Gateway Corridor signage conditions and no other changes are proposed to the site.

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

- Mr. John Skrabak, 3722 Single Leaf Cir., High Point

Mr. Skrabak expressed concern with lighting from the Amada facilities parking lot and being able to see the facility in the winter when the foliage is off the trees.

The public comment is provided with the minutes.

Zoning Map Amendment 21-06

Ms. Swift made a motion to recommend approval of Zoning Amendment 21-06 as presented by staff. Mr. Morgan seconded the motion. The Planning and Zoning Commission recommended approval of the request by Amada America, Inc. by a vote of 8-0.

Consistency & Reasonableness Statements

Mr. Venable made a motion that the Commission adopt a statement that Zoning Map Amendment 21-06 is consistent with the City's adopted policy's guidance because, as conditioned, the requested CZ-LI District is supported by the Restricted Industrial classification of the Land Use Plan and is outside the scope of the Eastchester

Corridor Plan. Furthermore, the request is reasonable and in the public interest because, as conditioned, the requested CZ-LI District is compatible and consistent with nearby CU LI and CZ LI zoning approvals. Ms. McGill seconded the motion. The Planning and Zoning Commission adopted these statements by a vote of 8-0.

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

3. City of High Point Text Amendment 21-01

A request by the Planning and Development Department to amend and update various sections of the City of High Point Development Ordinance as related to Chapter 160D, a new chapter of the North Carolina General Statutes that revises and combines city and county planning laws.

Mr. Chris Andrews, Development Administrator, presented Text Amendment 21-01 and recommended approval of the request as outlined in the staff report.

There were no speakers or comments regarding this request.

Text Amendment 21-01

Mr. Juszczak made a motion to recommend approval of Text Amendment 21-01 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 8-0.

Consistency & Reasonableness Statements

Ms. Swift made a motion that the Commission adopt a statement that Text Amendment 21-01 is consistent with the City's adopted policy's guidance because the proposed amendments are generally technical and legal in nature, and they are neither consistent or inconsistent with the City's adopted policy guidance. Furthermore, the request is reasonable and in the public interest because the amendments are required to implement changes in the State's planning legislation. Mr. Wheatley seconded the motion. The Planning and Zoning Commission adopted these statements by a vote of 8-0.

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. New Business

This new business item was presented and voted on during the April 27, 2021 portion of the regular meeting.

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

A request by High Point University to consider the merits and to set a public hearing date for consideration of renaming two streets. Rename E. Hartley Drive, from Eastchester Drive to N. Main Street, to N. University Parkway. Rename W. Hartley Drive, from N. Main Street to Shadow Valley Road, to Hartley Drive.

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 25, 2021. Mr. Morgan seconded the motion. The Planning and Zoning Commission passed the motion by a vote of 7-0.

E. Director's Report

The report was reviewed during the April 27, 2021 portion of the regular meeting.

Status of Key Projects

- Comprehensive Zoning Map Amendments: The second of the group 4 map amendments will be on the May regular meeting agenda for consideration.
- Eastchester Drive/I-74 Land Use Assessment: Awaiting City Council action after the May 17 public hearing.
- Jamestown Bypass Land Use Assessment: Awaiting City Council action after the May 17 public hearing.
- NCGS 160D Legislation Amendments: Amendments are on the March regular meeting agenda for consideration.
- Part 150 Update Assessment: Staff is reviewing PTIA's Part 150 Update Study and plans to determine any recommended changes to the Airport Overlay District
- Sign Standards Revisions: The consultant is working on a draft of the 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

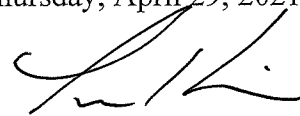
- Next regular meeting – May 25 & 27 – 3 zoning map amendments and 1 street name change
- Tablets – status
- H263 – Council Delegate Rezoning Powers
- SB349/HB401 – Increase Housing Opportunities

F. Adjournment

On April 27, after the conclusion of staff and applicant presentations, Mr. Kirkman made a motion to recess the meeting until Thursday, April 29 at 6:00 p.m. Mr. Wheatley seconded the motion. The Planning and Zoning Commission approved the motion by a vote of 7-0.

On April 29, Mr. Kirkman made a motion to adjourn the meeting. Mr. Wheatley seconded the motion. The motion passed by a vote of 8-0.

Being no further business, the meeting adjourned on Thursday, April 29, 2021 at 6:10 p.m.



Tom Kirkman, Chairman

5-25-2021

Date