

**MINUTES**  
**PLANNING AND ZONING COMMISSION**

**May 23, 2023**

City of High Point  
Municipal Office Building

City Council Chambers

6:00 p.m.

**MEMBERS**

**PRESENT:** Tom Kirkman, Chairman  
Angela Jiménez  
Thad Juszczak  
Alex Moore  
Mark Morgan  
Mark Walsh  
Ray Wheatley

**MEMBERS**

**ABSENT:** Joan Swift  
Terry Venable

**STAFF**

**PRESENT:** Andy Piper, Interim Planning Administrator  
Herbert Shannon, Senior Planner  
Gina Lindsey, Recording Secretary  
Amy McBride, Senior Planner  
Andrew Edmonds, Transportation Administrator  
George Eckart, Transportation Engineer  
John Hanes, Transportation Planner  
Meghan Maguire, Deputy 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. April 25 Planning and Zoning Commission Regular Meeting**

Mr. Walsh made a motion to approve the April 25, 2023 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 7-0.

**C. Public Hearing Items**

**1. City of High Point Zoning Map Amendment 23-13**

A request by the High Point City Council to rezone 220 properties, totaling approximately 62.94 acres, as part of the Comprehensive Zoning Map Amendment project.

- a) To rezone the Burton Run Subdivision, totaling approximately 60.35 acres, from the Residential Multifamily – 16 (RM-16) District and the Residential Multifamily – 26 (RM-26) District to the Single Family Residential – 5 (R-5) District. The Burton Run Subdivision is located north of the intersection of Burton Avenue and Burton Run Road.
- b) To rezone four parcels, totaling approximately 2.59 acres, from the Residential Multifamily – 26 (RM-26) District to the Single Family Residential – 5 (R-5) District. The parcels are located north of Burton Avenue and west of Burton Run Road (1106, 1200, 1202 and 1204 Burton Avenue).

Mr. Herbert Shannon, Senior Planner, presented Zoning Map Amendment 23-13 and recommended approval of the request as outlined in the staff report.

There were no speakers in favor or opposition to this request.

Zoning Map Amendment 23-13

Mr. Morgan made a motion to recommend approval of Zoning Map Amendment 23-13 as presented by staff. Mr. Walsh seconded the motion. The Planning and Zoning Commission recommended approval of the request by the City of High Point by a vote of 7-0.

Consistency & Reasonableness Statements

Mr. Morgan made a motion that the Commission adopt a statement that Zoning Map Amendment 23-13 is consistent with the City's adopted policy guidance because the zoning map amendment is supported by Goal #1 of the Land Use Plan, which speaks to encouraging development that enhances and preserves established neighborhoods. Furthermore, the request is reasonable and in the public interest because the amendments are needed to match the manner in which the neighborhoods have developed. Mr. Walsh seconded the motion. The Planning and Zoning Commission adopted these statements by a vote of 7-0.

The Chair announced that the request is tentatively scheduled to be heard by City Council on Tuesday, June 20, 2023 at 5:30 p.m.

**2. Guilford County Schools Zoning Map Amendment 23-12**

A request by Guilford County Schools to rezone approximately 30.39 acres from the Agricultural (AG) District, within Guilford County's zoning jurisdiction, to a Conditional Zoning Institutional (CZ-I) District. The site lies at the southwest corner of S. Bunker Hill Road and Boylston Road.

Mr. Herbert Shannon, Senior Planner, presented Zoning Map Amendment 23-12 and recommended approval of the request as outlined in the staff report.

The following people spoke on behalf of the applicant:

- Ms. Amanda Hodierno, attorney, Isaacson-Sheridan, 804 Green Valley Rd., Ste. 200, Greensboro
- Dr. Whitney Oakley, Guilford County Schools Superintendent, 712 N. Eugene St., Greensboro

Ms. Hodierno and Superintendent Oakley provided an overview of the proposal to rezone this site to support a public elementary/middle school with a design capacity of 900 students. They outlined the need for additional educational facilities in the southwestern portion of Guilford County to relieve overcrowding at current facilities. This site is a good location as it is situated between Southwest Elementary School and Colfax Elementary School, lies outside the city's Airport Overlay District, fronts along a classified thoroughfare roadway (S. Bunker Hill Road) and has limited or no environmental constraints.

The speakers also outlined conditions offered to mitigate traffic impacts and how this request is consistent with the City of High Point land use policies. Finally, they provided examples as to other schools in the county in lower intensity residential and agricultural areas. Data was also presented as to housing values near other elementary schools in the county being generally above the average Guilford County home price and argued that this use type does not negatively impact home values.

The following people spoke on the request:

- Ms. Kay Sterling 8731 Bame Rd in Colfax
- Ms. Amy Purcell, 416 Gray Lane, Colfax
- Dr. Patricia Schreiber, 1717 Bunker Hill Sandy Ridge Road, Colfax
- Mr. Mark Rogers, 408 Gray Lane, Colfax
- Mr. Tommy Lambeth, 416 Gray Lane, Colfax
- Mr. Jim Hedgecock. 8857 Boylston Road, Colfax
- Mr. Evan Booth – 807 Westbourne Grove Ct, Colfax
- Mr. Adam Derrick, 8861 Boylston Rd, Colfax
- Ms. June Blankenship, 8826 Boylston Road, Colfax
- Ms. Regan Sears, 905 Quailmeadow Lane, Colfax
- Ms. Courtney Smith Pope, 712 S Bunker Hill Rd, Colfax
- Ms. Jennifer Ayers, 804 Westbourne Grove Ct, Colfax
- Ms. Julie Eschweiler, 423 Gray Lane, Colfax
- Mr. Chris Eschweiler, 423 Gray Lane, Colfax
- Ms. Patricia Derrick, 8861 Boylston Road, Colfax
- Mr. Eugenio Proenza, 8907 Royclift Road, Colfax
- Mr. Patrick Sterling, 941 Maple Creek Drive, Colfax
- Ms. Sherry Long Somers, 601 S. Bunker Hill Rd., Colfax
- Ms. Robin Sowell, 813 S. Bunker Hill Road, Colfax
- Ms. Beverly Gray, 408 Gray Lane, Colfax
- Ms. Sherri Adams, 801 Westbourne Grove Ct, Colfax
- Mr. Robert Kabler, 8710 Boylston Rd, Colfax

These speakers expressed the following concerns.

1. The proposed Institutional Zoning District and use is not compatible with the surrounding area:
  - This use type (school) creates problems that negatively impact surrounding property owners.
  - The requested CZ-I District is not compatible with the surrounding land use pattern, is not consistent with the City's land use plan and the Heart of the Triad Plan.
  - They wish to keep this as a low density residential or agricultural area.
  - The zoning site is not an appropriate location for a school.
2. Traffic Impact and Public Safety Concerns (first responders)
  - This use (school) generates an undue amount of traffic and will negatively impact surrounding roads and property owners.
  - Roads in this area are not designed to handle the increased traffic volume that will be generated.
  - There have been several wrecks already along this stretch of road, including a 90-degree curve, on Boylston Road, where a boy was injured two years ago. The curve needs to be straightened for safety.
  - There are already negative traffic impacts from the Amazon facility and from industrial development to the north in Kernersville. This will only increase when the High Point North Industrial Park (350-South) comes online.
  - There is concern with the ability of High Point emergency response personnel (fire and police) to respond to emergencies in a timely manner. Also, there may be confusion as to which emergency response agency (city, county, state) should respond and that there may be delays in routing calls to the correct agency.
3. Continued use of Gray Lane (private access easement)
  - There is a vehicle access easement (i.e., Gray Lane), on the parcel owned by Mr. Purdue, which is proposed to be rezoned. Concerns were expressed as to how this use type will impact property owners that use this access easement, including concerns with the ability to carry firearms or other personal protection devices across an access easement that may run through a school property.
4. Environmental impacts
  - Clearing of the site and removal of trees will negatively impact High Point's drinking water quality and goes against the goals and objectives outlined in the staff report pertaining to protection of preserving mature trees. Also, development may negatively impact a stream on adjacent property to the west.
5. Quality of life impacts
  - There is concern the proposed school will impact their quality of life and enjoyment of their property. This will be impacted by additional traffic and noise, light pollution from the school, minimal screening while landscaping

buffers grow and from children skipping classes and trespassing on or near adjacent properties.

Once the public hearing was closed, the Commission had a lengthy discussion and questions for staff and the applicant. Questions were raised as to the Gray Lane access easement, traffic mitigation offered by the applicant and stream buffers. There was also a discussion that this proposal may address a common concern regarding school overcrowding that is often raised as a reason to deny rezonings for new residential developments.

The applicant's traffic engineer, Ms. Davenport, provided additional details on traffic mitigation measures from their study (Traffic Impact Analysis) and that their calculations did include anticipated future traffic impacts from the industrial park that is under construction. City of High Point Traffic Engineer George Eckhart also noted that any traffic control measures would ultimately be at the discretion of the N.C. Department of Transportation, including whether a roundabout would be installed.

City Attorney Megan Maguire, spoke about the Gray Lane access easement issue. She noted that concerns raised as to someone's constitutional rights (a neighbors right to carry a firearm or the property owners right to sell their property) are not within the scope or interest of the Commission or City Council as it relates to this zoning request. Ms. Maguire emphasized that the primary focus of the Planning and Zoning Commission and the City Council is whether the zoning request meets the City's adopted land use policy and whether the conditions offered by the applicant sufficiently mitigate any adverse impacts. As to stream buffers, Mr. Shannon noted that if a classified stream is identified on an adjacent property, the required stream buffer standard would still apply even if that buffer extended on to the zoning site.

#### Zoning Map Amendment 23-12

Mr. Wheatley made a motion to recommend approval of Zoning Map Amendment 23-12 as presented. Mr. Juszczak seconded the motion. The Planning and Zoning Commission recommended approval of the request by Guilford County Schools by a vote of 6-1 with Mr. Walsh voting against the motion.

#### Consistency & Reasonableness Statements

Mr. Juszczak made a motion that the Commission adopt a statement that Zoning Map Amendment 23-12 is consistent with the City's adopted policy guidance because with the establishment of City utilities in this portion of the City's planning area and conditions offered by the applicant, the requested CZ-I District does not conflict with the Land Use Plan, the Northwest Area Plan, or other policy guidance documents. Furthermore, the request is reasonable and in the public interest because the Northwest Area Plan supports residential uses in this portion of the City's planning area, and it is not unusual for educational uses to be located in residential areas. Based upon conditions offered by the applicant, the requested CZ-I District is reasonable and in the overall public interest. Mr. Morgan seconded the motion. The Planning and Zoning Commission adopted these statements by a vote of 6-1 with Mr. Walsh voting against the motion.

The Chair announced that the request is tentatively scheduled to be heard by City Council on Tuesday, June 20, 2023 at 5:30 p.m.

**D. Adjournment**

Mr. Kirkman made a motion to adjourn the meeting. Mr. Wheatley seconded the motion. The motion passed by a vote of 7-0.

Being no further business, the meeting adjourned at 8:38 p.m.



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Tom Kirkman, Chairman

6-27-23

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Date