

MINUTES
PLANNING AND ZONING COMMISSION
May 24, 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
Gina Lindsey, Recording Secretary
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 April 26, 2022 Minutes of the Planning and Zoning Commission

Mr. Juszczak made a motion to approve the April 26, 2022 minutes of the regular meeting of the Planning and Zoning Commission as presented. Ms. Swift seconded the motion. The minutes were approved by a vote of 9-0.

C. Public Hearing Items

1. High Point University Street Name Change 22-03

A request by High Point University to rename Alumni Avenue to Patriots Way. The street is on the High Point University campus and located east of N. Centennial Street, approximately 830 feet north of Qubein Avenue.

Mr. Herbert Shannon, Senior Planner, presented SN-22-03 and recommended approval of the request as outlined in the staff report.

He explained that the original street name was North Avenue, which was changed to Alumni Avenue in 2014. Mr. Shannon stressed that routine renaming of streets should be avoided because it can cause confusion for the public and emergency responders.

Mr. Shannon also noted that the proposed street name of Patriots Way does not adhere to the city's street naming policy. The street naming policy would dictate that the suffix of Avenue be used instead of Way.

In response to questions by commissioners, Mr. Shannon stated that the configuration of the road has not been changed. He also said he had spoken with High Point Transportation staff and an effective date of July 8 would allow sufficient time to make the street name change.

The following people spoke on behalf of the applicant:

- Lyndsey Ayers, Director of Community Partnerships for High Point University, 1 University Parkway, High Point

Ms. Ayers explained that honoring veterans is a part of the High Point University culture, which includes an annual Veteran's Day event. She said the street name change is just another way the university would like to honor veterans. The road also leads to Patriots Plaza and the water fountain. Ms. Ayers also addressed the fact that the street name requested does not follow the City's street naming policy, noting that if this were a public street, maybe avenue would be the recommended change. However, she argued that this is a private street and Patriots Way was chosen by the marketing and communications team as part of its campus plan.

Street Name Change 22-03

Mr. Walsh made a motion to approve Street Name Change 22-03 as presented by staff with an effective date of July 8, 2022. Mr. Moore seconded the motion. The Planning and Zoning Commission recommended approval of the request by City of High Point by a vote of 8-1 with Mr. Morgan voting against the motion.

2. City of High Point Zoning Map Amendment 22-13

A request by the High Point City Council to rezone three properties, totaling approximately 8.5 acres, as part of the Comprehensive Zoning Map Amendment Project. This request will rezone this area from a Conditional Use Limited Business

(CU-LB) District to the Limited Business (LB) District. The parcels are located south of E. Martin Luther King Jr. Drive and west of Packrite Court.

Mr. Herbert Shannon, Senior Planner, presented ZA-22-13 and recommended approval of the request as outlined in the staff report.

Speaking on the request:

There were no public comments regarding the request.

In response to questions by commissioners Mr. Shannon noted that on the back corner of the zoning site there is currently a mini warehouse facility with a keypad entrance gate, and it has two access points. The rezoning site, commercial building and mini warehouse structures, were all part of Conditional Use Permit 88-23 that established the CU-LB district zoning. As all conditions from this 1988 rezoning have been met, or are now governed by the Development Ordinance, this rezoning would remove the conditions to have the site solely governed by current LB District standards.

Zoning Map Amendment 22-13

Ms. Swift made a motion to recommend approval of Zoning Map Amendment 22-13 as presented by staff. Mr. Morgan seconded the motion. The Planning and Zoning Commission recommended approval of the request by the City of High Point by a vote of 9-0.

Consistency & Reasonableness Statements

Mr. Venable made a motion that the Commission adopt a statement that Zoning Map Amendment 22-13 is consistent with the City's adopted policy guidance because the proposed zoning map amendments are supported by the various land use classifications governing this area of the city. Furthermore, the request is reasonable and in the public interest because the initially established conditions have been met or are now governed by standards of the 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, July 18 at 5:30 p.m.

D. Director's Report

Status of Key Projects

- Sign Ordinance: Staff sent an email on May 4, 2022 to members of the public and the development community who signed up to receive email notifications about the sign ordinance rewrite project. This notification included the date and time of a public drop-in session (July 14, 2022 from 4-7 p.m.) related to the proposed amendments; as well as the draft sign standards in ordinance form.
- 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, and the City will be advertising the RFQ on Friday, June 10, 2022.
- Airport Overlay District Revisions: Planning and Development staff is set to provide an update of a land use evaluation to Council on June 21, 2022, and then host a public drop-in session on June 27, 2022 at the clubhouse at River Landing at Sandy Ridge from 5-7 p.m.


Information

- June 28 2022 Meeting
 - Election of P&Z Officers at the end of the June meeting
 - Two zoning map amendment applications
 - Possible development agreement that will accompany the 350 South zoning map amendment

E. Adjournment

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

Being no further business, the meeting adjourned at 6:19 p.m.



Tom Kirkman, Chairman

6-28-2022

Date