

**MINUTES
PLANNING AND ZONING COMMISSION**

May 28, 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
Marie Stone
Mark Walsh

MEMBERS

ABSENT: John McKenzie
Ray Wheatley

STAFF

PRESENT: Lee Burnette, Planning & Development Director
Bob Robbins, Development Administrator
Chris Andrews, Development Administrator
Herbert Shannon, Senior Planner
Gina Lindsey, Recording Secretary
John Hanes, Transportation Planner
Greg Venable, Transportation Planning Administrator
Meghan Maguire, Assistant City Attorney

5:30 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 April 23, 2019 Minutes of the Planning and Zoning Commission

Mr. Armstrong made a motion to approve the April 23, 2019 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 7-0.

C. Public Hearing Items

1. City of High Point Zoning Map Amendment 19-06

A request by the City Council to amend the boundary of the Airport Overlay (ARO) District that changes approximately 227.67 acres from Zones 1 & 2 to Zone 3 and approximately 39.5 acres from Zone 1 to Zone 2. The area lies between Gallimore Dairy Road and Clinard Farms Road, generally east of Barrow Road and west of Pegg Road.

Mr. Herbert Shannon, Senior Planner, presented Zoning Map Amendment 19-06 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:

- In areas of the Airport Overlay where the Land Use Plan and other policies support residential use, new residences would have to be built to a specification level that would reduce inside-outside noise by a minimum of 30 decibels.

No one spoke in favor nor in opposition to the request.

Zoning Map Amendment 19-06

Mr. Walsh made a motion to recommend approval of Zoning Map Amendment 19-06 as presented by staff. Ms. Stone 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. Walsh made a motion to approve amendment 19-06. This proposal ARO District amendment does not conflict with the Land Use Plan and other adopted plans and it does not conflict with the noise metrics upon which the district is based.

Reasonableness and public interest: the change of the subject site to Zones 2 & 3 as proposed will continue to provide noise mitigation protection measures by limiting incomparable uses, requiring design standards and providing notification to potential property owners. Ms. McGill seconded the motion. The Planning and Zoning Commission adopted these statements by a vote of 7-0.

The request will be heard by City Council on Monday, June 3, 2019 at 5:30 p.m.

2. Oasis Investment LLC Zoning Map Amendment 19-07

A request by Oasis Investment LLC to rezone approximately 79.5 acres from the Agricultural (AG) District, within Guilford County's jurisdiction, to the Conditional Zoning Employment Center (CZ EC) District. The site is lying along the south side of Gallimore Dairy Road, approximately 1,800 feet west of Pegg Road. Approval of this rezoning request is contingent upon City Council approval of a voluntary annexation request.

Mr. Herbert Shannon, Senior Planner, presented Zoning Map Amendment 19-07 and recommended approval of the request as outlined in the staff report.

The following person spoke on behalf of the applicant:

- Mr. Marc Isaacson, attorney, Isaacson-Sheridan, 804 Green Valley Rd., Ste. 200, Greensboro, NC

Mr. Isaacson provided an overview of the proposal to develop a pharmaceutical research campus on the site. He explained the applicant is proposing to develop a facility that will usher through the research, development, testing and manufacturing of new medical-related drugs. At buildout, the facility will contain approximately 1.3 million square feet, including a hotel, restaurant and a daycare facility for the convenience of test clients, and a limited number of residences intended for employees.

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

- While laws prohibit restricting who can live in the on-site residences, they are intended to house employees who would be working at the center.
- The closest building is more than 100 feet away from the adjacent residential dwellings. A recent design change to move the parking for the residences further north, along with an enhanced landscaping buffer, will minimize the impact on nearby property owners.
- At full buildout, there will be approximately 1,600 employees working on-site.

Zoning Map Amendment 19-07

Ms. Stone made a motion to recommend approval of Zoning Map Amendment 19-07 as presented by staff. Mr. Putnam seconded the motion. The Planning and Zoning Commission recommended approval of the request by Oasis Investment LLC by a vote of 7-0.

Consistency & Reasonableness Statements

Mr. Walsh made a motion for approval of amendment 19-07. The site is designated Restricted Industrial by the Land Use Plan and advances the goals and objectives of the Community Growth Vision Statement.

The reasonableness and public interest: Approval of the requested CZ-EC District is similar and compatible with previous conditional zoning approvals granted in this area. Ms. McGill seconded the motion. The Planning and Zoning Commission adopted these statements by a vote of 7-0.

The request will be heard by City Council on Monday, June 3, 2019 at 5:30 p.m.

3. **City of High Point** **Zoning Map Amendment 19-08**
A request by the City of High Point to rezone approximate 176 acres from the Residential Single Family-5 (R-5) District and the Agricultural/Rural (AGR) District to the Heavy Industrial (HI) District. The site consists of multiple parcels lying along both sides of Kersey Valley Road, south of Kivett Drive, east of Jackson Lake Road and

approximately 360 feet west of Danlee Road. Approval of this rezoning request is contingent upon City Council approval of a voluntary annexation request.

Mr. Herbert Shannon, Senior Planner, presented Zoning Map Amendment 19-08 and recommended approval of the request as outlined in the staff report.

The following person spoke on behalf of the applicant:

- Mr. Robbie Stone, City of High Point Public Services Assistant Director, 211 S. Hamilton St., High Point

Mr. Stone provide additional details on the long-range plans to expand and upgrade the Kersey Valley Landfill. These upgrades include the future abandonment of that portion of Kersey Valley Road abutting the landfill and rerouting this road westward to Jackson Lake Road, and a Special Use request (SU-19-01) to add approximately 19.2 acres to the active solid waste storage area of the landfill.

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

- Mr. Stone stated that the landfill was established in the early 1990s. Mr. Shannon added that the land for the landfill was annexed into the City in 1980 and there have been multiple expansions of the facility to its current configuration.
- Current volume studies indicate the landfill will continue to serve the city's needs through 2035, at which time, a transfer station could potentially be located at the site, so waste could continue to be delivered to the same location.
- Mr. Stone said that the traffic volume on Kersey Valley Road that would be shifted to Jackson Lake Road is a very low number. Mr. Shannon added that a 2017 NCDOT traffic count indicates the number of average daily trips along that road is about 1,500.

Sharon Sparing, 1311 Kersey Valley Road, asked for clarification on which properties were included in the requested rezoning and annexation. Mr. Shannon explained that the properties included are already owned by the City of High Point.

No one spoke in favor, nor in opposition to this request.

Zoning Map Amendment 19-08

Mr. Putnam made a motion to recommend approval of Zoning Map Amendment 19-08 as presented by staff. Mr. Armstrong 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. Hough made a motion that the Commission adopt a statement that ZA-19-08 is consistent with the City's adopted policy guidance because the site is designated Heavy Industrial, which includes large waste-related services.

Furthermore, the request is reasonable and in the public interest because the proposed Heavy Industrial District more accurately reflects the use, manner and intensity of the 176-acre landfill site. Mr. Walsh seconded the motion. The Planning and Zoning Commission adopted these statements by a vote of 7-0.

The request will be heard by City Council on Monday, June 17, 2019 at 5:30 p.m.

D. New Business

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

A request by the Planning and Development Department to consider the merits and to set a public hearing date for consideration of renaming the southern portion of Pine Street (segment lying south of Gatewood Avenue) to Appling Way.

Mr. Herbert Shannon, Senior Planner, noted that a complete street naming application has been submitted and asked the Commission to set a public hearing date to hear the request if it is deemed to have merit.

Mr. Putnam stated that the request has merit and made a motion to hold a public hearing for the request by the City of High Point on June 25, 2019. Mr. Walsh seconded the motion. The Planning and Zoning Commission approved the motion by a vote of 7-0.

E. Director's Report


Status of Key Projects

- Comprehensive Zoning Map Amendments: City Council initiated a second set of map amendments at its meeting on May 20, 2019; the amendments will be divided into groups and presented to the Commission for public hearing and consideration later this year.
- Small-Scale Manufacturing Grant: Consultant will be presenting recommendations on July 11, 2019 at a location to be determined.
- Sign Standards Revisions: Consultant working on initial draft of sign regulations, which will be presented for public comment this summer.
- Wireless Telecommunication Regulatory Amendment: Executed contract with consultant to prepare revisions to the City's telecommunication regulations in response to changes in federal and state rules.

Information

- Chris Andrews, Development Administrator
- Next regular meeting: June 25, 2019 – 2 zoning map amendments; 1 plan amendment; 1 text amendment; and 1 street name change
 - Election of Officers – Chair and Vice Chair

Being no further business, the meeting adjourned at 6:53 p.m.



Tom Kirkman, Chairman

6-25-19

Date