

MINUTES
PLANNING AND ZONING COMMISSION
June 22, 2021
City of High Point
Municipal Office Building
City Council Chambers
6:00 p.m.

MEMBERS

PRESENT: Tom Kirkman, Chairman
Thad Juszczak
Terry Venable
Mark Walsh
Ray Wheatley

MEMBERS

ABSENT: Angela McGill
Alex Moore
Mark Morgan
Joan Swift

STAFF

PRESENT: Lee Burnette, Planning & Development Director
Chris Andrews, Development Administrator
Herbert Shannon, Senior Planner
Gina Lindsey, Recording Secretary
George Eckart, Transportation Engineer
John Hanes, Transportation Planner
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.

B. Approval of Minutes

1. Approval of the May 25, 2021 Minutes of the Planning and Zoning Commission

Mr. Walsh made a motion to approve the May 25, 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 5-0.

C. Unfinished Business

1. Amendment to Rules of Procedure – 160D Amendments

Mr. Chris Andrews, Development Administrator stated that the amendments were presented at the May 25, 2021 meeting of the Planning and Zoning Commission and are ready for further consideration by the board.

Mr. Walsh made a motion to approve the amendment to the Planning and Zoning Commission Rules of Procedure as presented by staff. Mr. Juszczak seconded the motion. The amendment to the Rules of Procedure was approved by a vote of 5-0.

D. Public Hearing Items

1. City of High Point Zoning Map Amendment 21-12

A request by the High Point City Council to rezone 551 properties, totaling approximately 222.8 acres, as part of the Comprehensive Zoning Map Amendment project.

- a) To rezone 545 properties, totaling approximately 177.2 acres, from a Conditional Use Residential Single Family - 5 (CU R-5) District, Conditional Use Residential Multifamily - 5 (CU RM-5) District and a Conditional Use Residential Multifamily - 16 (CU RM-16) District to the Residential Single Family - 5 (R-5) District and the Residential Multifamily - 16 (RM-16) District. The properties are within the Nottingham, Lakeside at Nottingham, Parkside at Nottingham, Lakeside Townhomes and Park Hill Townhomes subdivisions. These subdivisions are located south of the intersection of W. Wendover Avenue and Windstream Way/Gisbourne Drive, east of the intersection of Penny Road and Woodpark Drive and at the southwest corner of Penny Road and Woodpark Drive.
- b) To rezone 6 properties, totaling approximately 45.6 acres, from a Conditional Use Office Institutional (CU-OI) District and a Conditional Use General Business (CU-GB) District to the Office Institutional (OI) and General Business (GB) District. The properties are located east of I-74 and along the south side of Greensboro Road, and addressed as 1231, 1141 and 1139 Enterprise Drive and 606 and 1000 Greensboro Road.

Mr. Herbert Shannon, Senior Planner, presented Zoning Map Amendment 21-12 and recommended approval of the request as outlined in the staff report.

Mr. Shannon noted that staff received about 90 phone calls from neighbors within the affected developments. Once he explained that the proposal did not include any new development and would not impact their property values, the callers did not have any further concerns.

No one spoke in opposition of the request.

Zoning Map Amendment 21-12

Mr. Wheatley made a motion to recommend approval of Zoning Map Amendment 21-12 as presented by staff. Mr. Venable seconded the motion. The Planning and Zoning Commission recommended approval of the request by the City of High Point by a vote of 5-0.

Consistency & Reasonableness Statements

Mr. Wheatley made a motion that the Commission adopt a statement that Zoning Map Amendment 21-12 is consistent with the City's adopted policy guidance because the zoning map amendments for the residential developments are supported by the Low-Density Residential and Medium Density Residential land use classifications of the Land Use Plan, while the zoning map amendments for the non-residential developments are supported by the Community/Regional Commercial, Institutional and Local Convenience Commercial Residential land use classifications of the Land Use Plan. Furthermore, the request is reasonable and in the public interest because the amendments are needed to remove unneeded restrictions on the properties and to remove the conditional use zoning districts, which cannot be amended. Mr. Juszczak seconded the motion. The Planning and Zoning Commission adopted these statements by a vote of 5-0.

The Chair announced that the request is tentatively scheduled to be heard by City Council on Monday, July 19, 2021 at 5:30 p.m.

E. New Business

1. PTIA Update

Mr. Lee Burnette, Planning and Development Director, presented the Piedmont Triad International Airport Part 150 Update Assessment and the associated recommendations.

Mr. Walsh made a motion to have City Council move forward with the recommendations outlined in the Piedmont Triad International Airport Part 150 Update Assessment. Mr. Juszczak seconded the motion. The motion passed by a vote of 5-0.

F. Director's Report

Status of Key Projects

- Comprehensive Zoning Map Amendments: The third set of the group 4 amendments are on the agenda this month. Council is considering the second set at its meeting on June 21, 2021.
- Eastchester Drive/I-74 Land Use Assessment: City Council approved the assessment on May 17, 2021 and staff is working to implement the recommendations.
- Jamestown Bypass Land Use Assessment: City Council approved the assessment on May 17, 2021 and staff is working to implement the recommendations.
- NCGS 160D Legislation Amendments: City Council approved the amendments on May 17, 2021 and they will go into effect on July 1, 2021.

- Part 150 Update Assessment: The assessment report, with recommendations, is on the agenda this month.
- Sign Standards Revisions: The public draft of the sign regulations is anticipated to be distributed in late July. Staff is requesting to brief the Commission at its July meeting.
- 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.

Information

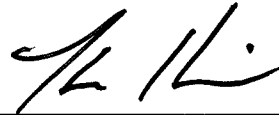
- Next regular meeting – July 27 – 2 zoning map amendments, 2 associated plan amendments, 1 text amendment, 1 street name determination of merit
- Continue training session at July regular meeting
- Tablets – status

G. Adjournment

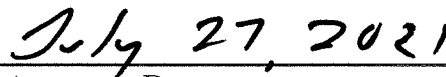
Mr. Kirkman made a motion to adjourn the meeting. Mr. Venable seconded the motion. The motion passed by a vote of 5-0.

Being no further business, the meeting adjourned at 7:21 p.m.

The Commission participated in a training session following adjournment.



Tom Kirkman, Chairman



Date