

**MINUTES
PLANNING AND ZONING COMMISSION**

July 25, 2023

City of High Point
Municipal Office Building
City Council Chambers
6:00 p.m.

MEMBERS

PRESENT: Tom Kirkman, Chairman
Thad Juszczak
Mark Morgan
Joan Swift
Mark Walsh

MEMBERS

ABSENT: Terry Venable
Ray Wheatley
(Note: there are two vacant seats on the commission)

STAFF

PRESENT: Sushil Nepal, Planning & Development Director
Herbert Shannon, Senior Planner
Genine Solis, Acting Recording Secretary
Andrew Edmonds, Transportation Administrator
George Eckart, Transportation Engineer
Meghan Maguire, 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. June 27, 2023 Planning and Zoning Commission Regular Meeting

Mr. Kirkman made a motion to approve the June 27, 2023 minutes of the regular meeting of the Planning and Zoning Commission as presented. Mr. Morgan seconded the motion. The minutes were approved by a vote of 5-0.

C. Public Hearing Items

1. Dawn Sweitzer Properties, LLC Zoning Map Amendment 23-16

A request by Dawn Sweitzer Properties, LLC to rezone approximately 0.8 acres from the Heavy Industrial (HI) District to the General Business (GB) District. The site is located along the east side of W. English Road, approximately 340 feet north of Westchester Drive (2427 and 2431 W. English Road).

Mr. Herbert Shannon, Senior Planner, presented Zoning Map Amendment 23-16 and recommended approval of the request as outlined in the staff report.

The following people spoke on behalf of the applicant:

- Ms. Dawn Sweitzer, applicant, 2431 W. English Road, High Point

Ms. Sweitzer outlined how half of her facility is zoned GB and half is under the HI district standards. She desires to have all of the land for her event center/art studio under the same zoning designation (GB District) to facilitate her future expansion.

There were no speakers in opposition to the request.

Zoning Map Amendment 23-16

Mr. Walsh made a motion to recommend approval of Zoning Map Amendment 23-16 as presented by staff. Ms. Swift seconded the motion. The Planning and Zoning Commission recommended approval of the request by Dawn Sweitzer Properties, LLC by a vote of 5-0.

Consistency & Reasonableness Statements

Mr. Juszczak made a motion that the Commission adopt a statement that Zoning Map Amendment 23-16 is consistent with the City's adopted policy guidance because the requested GB District is supported by the Land Use Plan classification that has allowed for the establishment of commercial uses adjacent to the site, and by policy guidance in the Community Growth Vision Statement and the Core City Plan to encourage arts and design-related businesses. Furthermore, the request is reasonable and in the public interest because the zoning request will bring all lands associated with the applicant's development under the same zoning district and will establish a consistent GB District zoning pattern upon lands adjacent to this signalized intersection. Mr. Morgan 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, August 21, 2023 at 5:30 p.m.

2. Deniz Tatargil et al Zoning Map Amendment 23-17

A request by Deniz Tatargil et al, to rezone approximately 8.7 acres from the Heavy Industrial (HI) District to the Light Industrial (LI) District. The site is located at the northwestern and northeastern corners of W. Green Drive and W. Grimes Avenue (616, 630 and 623 W. Green Drive).

Mr. Herbert Shannon, Senior Planner, presented Zoning Map Amendment 23-17 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 23-17

Mr. Morgan made a motion to recommend approval of Zoning Map Amendment 23-17 as presented. Mr. Juszczak seconded the motion. The Planning and Zoning Commission recommended approval of the request by Deniz Tatargil et al by a vote of 5-0.

Consistency & Reasonableness Statements

Ms. Swift made a motion that the Commission adopt a statement that Zoning Map Amendment 23-17 is consistent with the City's adopted policy guidance because the proposed LI District is more in line with the recent land use policy direction for the area southwest of downtown that seeks to guide revitalization of industrial areas by encouraging more mixed-use development, similar to what was approved for the properties immediately to the south of the site earlier in 2022. Furthermore, the request is reasonable and in the public interest because the requested zoning to the LI District is reasonable in that the Development Ordinance reserves the HI District for more noxious land uses, while the proposed LI District supports a wider range of land uses in the Core City Area, and also encourages redevelopment of vacant structures. 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, August 21, 2023 at 5:30 p.m.

3. Brian Craven et al Zoning Map Amendment 23-18

A request by Brian Craven et al, to rezone approximately 15.3 acres from the Residential Multifamily – 16 (RM-16) District and the Residential Single Family – 5 (R-5) District to a Planned Development – Periphery (PD-P) District. The site is located along the north and south sides of Woodside Drive and at the northeast corner of N. Centennial Street and Beaucrest Avenue.

Mr. Herbert Shannon, Senior Planner, presented Zoning Map Amendment 23-18 and recommended approval of the request as outlined in the staff report. He stated that there would be a second petition at a later date to abandon the public right-of-way (Woodside Avenue), and a cul-de-sac would also be added later along this street.

The following people spoke on behalf of the applicant:

- Mr. Mark Isaacson, attorney, Isaacson-Sheridan, 804 Green Valley Road, Greensboro

Mr. Isaacson provided an overview of the proposal to rezone the site for a mixed use project consisting of a high-density multifamily development and a one-acre commercial/mixed-use tract. He provided an illustrative plan of how the multifamily tract may develop and building elevation photos to depict the façade concept under

consideration for the commercial tract. In conclusion, Mr. Isaacson stated that his client does not agree to the staff's recommendation to add a condition requiring installation of a sidewalk along Woodside Avenue, as their engineer has not fully evaluated the feasibility of such a request.

Speaking in opposition to the request was Ms. Linda Gomez, 2019 Arden Place, High Point. She expressed concerns as to how stormwater runoff from the site will be addressed. She explained that they have had problems with the stormwater control pond at the abutting shopping center failing and flooding their property off Arden Place. She also expressed concern with traffic from the proposed project negatively impacting Beaucrest Avenue and Guyer Street.

The following answers were provided to the Commission regarding several concerns:

- Mr. Shannon stated the proposed stormwater controls will be carefully reviewed by the City as part of the Technical Review Committee's evaluation of the site plan, grading plan and stormwater control plans.
- Mr. Andrew Edmonds, Transportation Administrator, noted that their department reviewed the applicants Traffic Impact Analysis study. He stated that the Transportation Department saw no significant changes to the traffic volumes on Beaucrest Avenue due to the development.
- Three access points are required, which were chosen to refrain from cutting through the existing neighborhood. There is a possibility of adding a fourth entrance in the future.

The main concern was the installation of the sidewalk along Woodside Avenue from the zoning site to the N. Centennial Street right-of-way. Staff believes that the public right-of-way is wide enough to accommodate the sidewalk and will not require purchase of additional property. While Mr. Isaacson agrees with the need for a pedestrian walkway, he is concerned that it is being required before the applicant's engineer can verify its feasibility. He asked that instead of it being a condition of the zoning approval, that the Technical Review Committee (TRC) make that decision as part of plan approval. Mr. Edmonds stated that the TRC may not be able to make that decision, it needs to be a zoning condition as it could be considered an off-site improvement. Mr. Sushil Nepal, Planning and Development Director, stated that staff can work with the applicant and flexibility can be provided. Ms. Meghan Maguire, City Attorney, stated that the Commission could add to the condition that it would be pending feasibility determination by the TRC.

Once the public hearing was closed, the Commission had a lengthy deliberation pertaining to the staff recommendation for inclusion of a condition to install a sidewalk along Woodside Avenue. After clarification as to the intent of this condition, the Planning and Zoning Commission, staff and the applicant agreed to include this condition in the PD Ordinance. However, language of the condition is to be amended to allow removal of this development standard if it is determined by the Technical Review Committee that installation of the sidewalk is not feasible.

Zoning Map Amendment 23-18

Mr. Kirkman made a motion to recommend favorable recommendation of Zoning Map Amendment 23-18 with the following additional condition pertaining to sidewalk installation along Woodside Avenue:

Amendment to Condition II. D.3.b (Pedestrian Access)

In conjunction with development of Tract 1, a sidewalk shall be installed around the Woodside Drive cul-de-sac. This sidewalk shall extend westward along one side of Woodside Drive to the N. Centennial Street right-of-way, subject to a reasonable determination of feasibility by the Technical Review Committee (TRC).

Mr. Walsh seconded the motion. The Planning and Zoning Commission recommended approval of the request by the Brian Craven et al as amended by a vote of 5-0.

Consistency & Reasonableness Statements

Mr. Morgan made a motion that the Commission adopt a statement that Zoning Map Amendment 23-18 is consistent with the City's adopted policy guidance because the zoning request proposes to expand the commercial and higher density residential land use in this area. Adopted policy guidance documents generally encourage such land uses when adjacent to the intersection of major thoroughfares and when abutting high intensity commercial land uses. Furthermore, the request is reasonable and in the public interest because it is reasonable to promote high density infill residential/mixed use developments on larger tracts of land abutting commercial land use. Mr. Walsh 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, August 21, 2023 at 5:30 p.m.

4. City of High Point Zoning Map Amendment 23-19

A request by the High Point City Council, as part of the Comprehensive Zoning Map Amendment Project, to rezone approximately 10.6 acres from a Planned Development – Limited (PDL) District to the Residential Single Family – 3 (R-3) District. The site is located at the northeast corner of W. Lexington Avenue and Wallburg-HighPoint Road.

Mr. Herbert Shannon, Senior Planner, presented Zoning Map Amendment 23-19 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 23-19

Mr. Walsh made a motion to recommend approval of Zoning Map Amendment 23-19 as presented by staff. Ms. Swift 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. Juszczak made a motion that the Commission adopt a statement that Zoning Map Amendment 23-19 is consistent with the City's adopted policy guidance because this zoning map amendment is supported by the Low-Density Residential land use classification of the Land Use Plan governing this portion of the City. Furthermore, the request is reasonable and in the public interest because the proposed R-3 District is reasonable as it will establish zoning that matches the surrounding zoning pattern of this area and removes an obsolete former zoning district for a project that was never developed. Ms. Swift 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, August 21, 2023 at 5:30 p.m.

D. Director's Report

July 17 Council items

- Comprehensive Zoning Map Amendment 23-14
 - Rezoning of Wyngate and Burton Oaks Subdivision at Burton Run Rd. Intersection
 - Rezoning approved: from Conditional Use Single Family Residential (CU R-3) to Single Family Residential (R-3)
- Zoning Map Amendment 23-08
 - West intersection of Penny Rd. and East Ford Rd.
 - Rezoning approved: from Conditional Use Agricultural District (CU-AG) to Conditional Zoning Multi-family Residential (CZ-RM16)
- Zoning Map Amendment 23-15
 - Northwestern corner of W. Lexington Ave. and Westchester Dr.
 - Rezoning of 1.48 acres approved: from Conditional Use Limited Business (CU-LB) District and a Conditional Use General Business (CU-GB) District to the Conditional Zoning General Business (CZ-GB).
- Historic Marker approved to recognize the Reverend Daniel Brooks.
 - Request by Southwest Renewal Foundation
 - Proposed to be located adjacent to the Southwest High Point Heritage Greenway, on the north side of Vail Ave.

Planning and Zoning Commission Vacancies (2)

- At the July 17 meeting, City Council appointed Ms. Kara Blue to fill the position vacated by Mr. Alex Moore.
- City Council to appoint another member at its August meeting after Angela Jiménez vacated her seat.

Open positions

- Andy Piper, who was previously a senior planner and served as interim planning administrator, has been promoted to planning administrator as of July 17, 2023.

- Recruitment ongoing:
 - Development Administrator (interviews set for week of August 1)
 - Planner

Status of Key Projects

- Comprehensive Plan:
 - On-site open houses were held on July 18 and 19 with more than 80 participants at four different events.
 - A joint meeting was held with City Council and the Planning and Zoning Commission on July 19.
 - Online engagement is underway with the same information as the on-site open houses. The survey is available at www.highpoint2045.org through August 6, 2023.
- Planning Legislation:
 - There is continued discussion among staff and legal team with plans to bring it to the Planning and Zoning Commission in August.

Information

- Next Meeting: August 22, 2023

E. Adjournment

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

Being no further business, the meeting adjourned at 7:28 p.m.



Tom Kirkman, Chairman

8-22-23

Date