

**MINUTES
PLANNING AND ZONING COMMISSION**

July 26, 2022

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
Joan Swift
Mark Walsh

MEMBERS

ABSENT: Terry Venable
Ray Wheatley

STAFF

PRESENT: Sushil Nepal, Planning & Development Director
Chris Andrews, Development Administrator
Herbert Shannon, Senior Planner
Gina Lindsey, Recording Secretary
Greg Venable, Interim Transportation Director
George Eckart, Transportation Engineer
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 June 28, 2022 Minutes of the Planning and Zoning Commission

Mr. Walsh made a motion to approve the June 28, 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 7-0.

C. Public Hearing Items

1. City of High Point Zoning Map Amendment 22-17

A request by the High Point City Council to rezone 60 properties, totaling approximately 18.9 acres, as part of the Comprehensive Zoning Map Amendment project.

- a) To rezone 53 parcels (Westbury Subdivision), totaling approximately 8.13 acres, from a Conditional Use Residential Single Family – 5 (CU R-5) District to the Residential Single Family – 7 (R-7) District. This single family subdivision is located approximately 750 feet east of the intersection of S. Scientific Street and Boyce Avenue, directly south of the intersection of Boyce Avenue and Westbury Drive.
- b) To rezone two parcels, totaling approximately 9.21 acres, from a Conditional Use Residential Multifamily – 16 (CU RM-16) District to the Residential Multifamily – 16 (RM-16) District. One parcel is lying along the east side of S. Scientific Street, approximately 700 feet south of Sherrill Avenue (715 S. Scientific Street) and a second parcel that lies south of the intersection of Sherrill Avenue and Dade Street (3018 Sherrill Avenue).
- c) To rezone four parcels and a portion of one parcel, totaling approximately 1.56 acres, from a Conditional Use Limited Business (CU-LB) District to the Residential Single Family – 5 (R-5) District and the Residential Multifamily – 16 (RM-16) District. The parcels are located to the west and southwest of the intersection of S. Scientific Street and Bowers Avenue (822, 826, 900, 902 and 904 S. Scientific Street).

Mr. Herbert Shannon, Senior Planner, presented ZA-22-17 and recommended approval of the request as outlined in the staff report.

There were no public comments regarding the request.

Zoning Map Amendment 22-17

Mr. Walsh made a motion to recommend approval of Zoning Map Amendment 22-17 as presented by staff. Mr. Moore 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

Ms. Swift made a motion that the Commission adopt a statement that Zoning Map Amendment 22-17 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 these neighborhoods have developed and to remove unneeded restrictions. Mr. Morgan 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 Monday, August 15 at 5:30 p.m.

2. Carolina Site Acquisitions, LLC. Zoning Map Amendment 22-18

A request by Carolina Site Acquisitions LLC to rezone approximately 141 acres from the Heavy Industrial (HI) District and Rural Agricultural – 3 (RA-3) District (both within Davidson County’s zoning jurisdiction), the Light Industrial (LI) District (within Randolph County’s zoning jurisdiction) and the Heavy Industrial (HI) District (City of High Point) to the Conditional Zoning Heavy Industrial (CZ-HI) District. The site consists of multiple parcels generally located southeast of the intersection of National Highway and Garcia Kennedy Road, southwest of the intersection of Griclar Street and Meridian Avenue, and generally west of the intersection of South Road and McKinley Place. Approval of this rezoning request is contingent upon City Council approval of a voluntary annexation request.

Mr. Herbert Shannon, Senior Planner, presented ZA-22-18 and recommended approval of the request as outlined in the staff report.

The following person spoke on behalf of the applicant:

- Ms. Judy Stalder, applicant’s representative, PO Box 5581, High Point
- Mr. Hunter Oglesby, Carolina Site Acquisitions, LLC.

Ms. Stalder and Mr. Oglesby both spoke in favor of the request. These speakers provided an overview of the proposal to develop an industrial park, with more than one million square feet of building area, on the site. Ms. Judy Stalder provided an overview of the Citizens Information Meeting they conducted with adjacent property owners. She also outlined the fact the site abuts existing heavy industrial uses to the east and to the south. In conclusion, Ms. Stalder noted that this is a challenging site with many environmental impacts, but their development proposal would be an excellent infill project for this area.

In response to a question by Mr. Kirkman, Mr. Oglesby noted that the plan is to build upon about 18-20 percent of the site. He explained that it would be difficult to build on more of the site due to the environmental constraints of the site, including two streams, required stream buffers and the steep slopes along the stream corridors, which limit development of the site.

There were no public comments regarding the request.

Zoning Map Amendment 22-18

Mr. Walsh made a motion to recommend approval of Zoning Map Amendment 22-18 as presented by staff. Ms. Swift seconded the motion. The Planning and Zoning Commission recommended approval of the request by Carolina Site Acquisitions by a vote of 7-0.

Consistency & Reasonableness Statements

Mr. Morgan made a motion that the Commission adopt a statement that Zoning Map Amendment 22-18 is consistent with the City’s adopted policy guidance because, as conditioned, the proposed CZ-HI District supports development appropriate for this area and does not conflict with adopted policy guidance and documents. Furthermore, the

request is reasonable and in the public interest because, as conditioned, the requested CZ-HI zoning district excludes the most impactful uses, is compatible with the Light Industrial land use designation that covers the majority of the site, and guides future development to support the goals, objective, and policies of the Land Use Plan and Northeast Davidson County Area Plan. 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 Monday, August 15 at 5:30 p.m.

3. City of High Point Airport Overlay District Land Use Policy Evaluation

A request by the Planning and Development Department to recommend approval of the Airport Overlay District Land Use Policy Evaluation to the City Council.

Ms. Heidi Galanti, Planning Administrator, presented the Airport Overlay District Land Use Policy Evaluation and recommended approval of the request as outlined in the staff report.

There were no public comments regarding the request.

Airport Overlay District Land Use Policy Evaluation

Mr. Walsh made a motion to recommend approval of the Airport Overlay District Land Use Policy Evaluation as presented by staff. Mr. Juszczak 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.

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

D. Director's Report

Mr. Sushil Nepal, Planning and Development Director, introduced himself to the Commission and highlighted a few projects that the department is working on, including the Sign Ordinance Rewrite, the Comprehensive Plan and some text amendments.

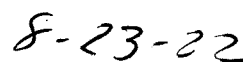
E. Adjournment

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

Being no further business, the meeting adjourned at 6:56 p.m.



Tom Kirkman, Chairman



Date