

**MINUTES
PLANNING AND ZONING COMMISSION**

August 24, 2021
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
Joan Swift
Terry Venable
Ray Wheatley

MEMBERS

ABSENT: Mark Morgan
Mark Walsh

STAFF

PRESENT: Chris Andrews, Interim Planning & Development Director
Herbert Shannon, Senior Planner
Gina Lindsey, Recording Secretary
George Eckart, Transportation Engineer
Greg Venable, Transportation Planning Administrator
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 July 27, 2021 Minutes of the Planning and Zoning Commission

Mr. Kirkman made a motion to approve the July 27, 2021 minutes of the regular meeting of the Planning and Zoning Commission as presented. Mr. Moore seconded the motion. The minutes were approved by a vote of 7-0.

C. Public Hearing Items

1. High Point City Council Street Name Change 21-02

A request by the High Point City Council to rename Montlieu Avenue, from the N. Centennial Street intersection westward to N. Main Street, to East Qubein Avenue, and crossing that intersection and continuing westward so as to rename that portion of Sunset Avenue to N. Elm Street, to West Qubein Avenue.

Mr. Herbert Shannon, Senior Planner, presented Street Name Change 21-02 and recommended approval of the request as outlined in the staff report.

The following people spoke in favor of the request:

- Mr. Barry Kitley, Senior Vice President for University Relations, High Point University, 4114 Ponce de Leon Dr., High Point
- Ms. Carlvena Foster, 818 Runyon Dr., High Point
- Mr. Chip Harris, Broker In Charge, Hillcrest Realty Group, 1006 N. Main St., High Point
- Ms. Megan Ward, Executive Director of the Nido and Mariana Qubein Children’s Museum, 1903 La Vista Dr., High Point

These speakers made the following comments:

- It’s an honor that City Council recommended the street be renamed Qubein Ave.
- Nido Qubein has made a significant impact on the city and deserves to have the street renamed in his honor.
- While streets are typically named after someone who has died, it would be nice if Dr. Qubein were alive to see the street name changed in his honor.

The following people spoke in opposition of the request:

- Mr. Richard Wood, 1631 Linton Ct., High Point
- Mr. Michael Fulk, 225 Montlieu Ave., High Point
- Mr. Clarence Ilderton Jr., 1010 Country Club Dr., High Point
- Ms. Kimberly Bruce, 218 Montlieu Ave., High Point
- Mr. Blair Rankin, 3807 Oak Forest Dr., High Point
- Ms. Gail Armentrout, 216 Montlieu Dr., High Point
- Mr. Mike Armentrout, 216 Montlieu Dr., High Point

These speakers expressed the following concerns:

- Changing the street name removes a piece of history from the area that should be preserved. Too many properties and city landmarks are already gone, many of which were absorbed and razed by High Point University and incorporated into its campus.
- The street renaming is an unnecessary burden to property owners along Montlieu Ave., as the process of changing addresses is an inconvenience and added expense for them.

- Streets are typically renamed after an individual in memoriam, not when they are living.
- Montlieu Ave., from N. Centennial St. to N. Main St., should be renamed Burford Avenue after Samuel E. Burford, the last principal of William Penn High School. He was also the first black principal at a predominantly white school at T.W. Andrews High School and High Point's first African American City Council member. The other portion of Montlieu Ave. from N. Main St. to N. Elm St. should be renamed Twyman Avenue after Shelia Dianne Twyman, a Master Police Officer III with the High Point Police Department, who died in the line of duty in 2001.
- There are other streets in High Point that could be renamed for Nido Qubein that would impact fewer property owners.
- There is a bully aspect of [High Point University] that offers to buy up [residential] properties to tear them down, make into student housing or expand the campus. [Residents] are being bullied into decisions of which they are not in favor. Residents are being trampled in the name of "progress."

The Commission discussed the reason that Sunset Ave. was included in the application, to which Mr. Shannon noted that staff is merely responding to the application that was submitted by City Council. Mr. Kirkman added that he learned from Lee Burnette, the former City of High Point Planning & Development Director, that the inclusion of Sunset was intended to tie Qubein to the baseball stadium and downtown revitalization. Commissioners noted that it seemed odd to continue the name change across N. Main St. for a mere block. They suggested leaving that portion of the request out of the motion and avoid the use of the east and west prefixes.

Commissioners also debated tabling the request for 30 days, but determined that there would not be any new information available later that would be worth the delay.

Street Name Change 21-02

Mr. Kirkman made a motion to approve Street Name Change 21-02 to rename Montlieu Avenue to Qubein Avenue, but to exclude the portion of Sunset Avenue, from N. Main St. to N. Elm Street, that was included in the request. Mr. Wheatley seconded the motion. The Planning and Zoning Commission approved the request by the High Point City Council by a vote of 6-1, with Mr. Moore voting against the motion.

Mr. Kirkman added that the street name change would be effective on January 1, 2022.

2. 4250 Furniture Avenue LLC Zoning Map Amendment 21-15

A request by 4250 Furniture Avenue LLC to rezone approximately 4.8 acres from a Conditional Use General Business (CU-GB) District and a Conditional Use Light Industrial (CU-LI) District to a Conditional Zoning General Business (CZ-GB) District. The site is lying along the north side of Furniture Avenue, approximately 1,250 feet east of Riverdale Drive.

Mr. Herbert Shannon, Senior Planner, presented Zoning Map Amendment 21-15 and recommended approval of the request as outlined in the staff report.

Speaking on the request:

There were no public comments received regarding the request.

Zoning Map Amendment 21-15

Mr. Wheatley made a motion to recommend approval of Zoning Map Amendment 21-15 as presented by staff. Mr. Juszczak seconded the motion. The Planning and Zoning Commission recommended approval of the request by 4250 Furniture Avenue, LLC. by a vote of 7-0.

Consistency & Reasonableness Statements

Mr. Wheatley made a motion that the Commission adopt a statement that Zoning Map Amendment 21-15 is consistent with the City's adopted policy guidance because the requested CZ-GB zoning is supported by the Community Regional Commercial land use classification of the adopted Land Use Plan. Furthermore, the request is reasonable and in the public interest because as development activity will be oriented toward Furniture Avenue and watershed standards will limit the intensity of built-upon area, it would be reasonable to permit some limited outdoor retail display activity at this location. Mr. Kirkman 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, September 20, 2021 at 5:30 p.m.

3. Fitesa High Point Inc. Street Abandonment 21-01

A request by Fitesa High Point Inc. to abandon all of a 60-foot-wide unimproved right-of-way lying along the northeastern property line of 200 S. West Point Avenue (Guilford County Tax Parcel 172345). This unimproved right-of-way runs generally in an east-west direction between the Redding Drive/Ennis Street rights-of-way and 925 Millis Street (Guilford County Tax Parcel 172337).

Mr. Chris Andrews, Interim Director, presented Street Abandonment 21-01 and recommended approval of the request as outlined in the staff report.

Speaking on the request:

There were no public comments received regarding the request.

Street Abandonment 21-01

Mr. Moore made a motion to recommend approval of Street Abandonment 21-01 as presented by staff. Ms. Swift seconded the motion. The Planning and Zoning Commission recommended approval of the request by Fitesa High Point Inc. by a vote of 7-0.

The Chair announced that the request is tentatively scheduled to be heard by City Council on Monday, September 20, 2021 at 5:30 p.m.

4. City of High Point Zoning Map Amendment 21-16

A request by the High Point City Council to rezone 108 properties, totaling approximately 63.7 acres, as part of the Comprehensive Zoning Map Amendment project.

- a) To rezone 97 properties, totaling approximately 55.6 acres, from the Residential Multifamily - 16 (RM-16) District to the Residential Single Family - 5 (R-5) District. The properties lie east of Baker Road, along both sides of Nance Avenue, Gain Avenue, and Knightdale Avenue (private drive).
- b) To rezone 10 properties, totaling approximately 1.07 acres, from a Conditional Use Residential Multifamily – 16 (CU RM-16 District) to the Residential Multifamily – 16 (RM-16 District). The properties lie north of the intersection of Belmont Drive and Belmont Court.
- c) To rezone a 7-acre parcel from a Conditional Zoning Institutional (CZ-I) District to the Residential Multifamily - 16 (RM-16) District. The property is located along the east side of Allen Jay Road, approximately 200 feet north of E. Fairfield Road (2759 Allen Jay Road).

Mr. Herbert Shannon, Senior Planner, presented Zoning Map Amendment 21-16 and recommended approval of the request as outlined in the staff report.

Speaking on the request:

There were no public comments received regarding the request.

Zoning Map Amendment 21-16

Mr. Juszczak made a motion to recommend approval of Zoning Map Amendment 21-16 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 7-0.

Consistency & Reasonableness Statements

Mr. Juszczak made a motion that the Commission adopt a statement that Zoning Map Amendment 21-16 is consistent with the City's adopted policy guidance because the zoning map amendment for these residential neighborhoods and institutional uses are 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 on the properties. Mr. Moore 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, September 20, 2021 at 5:30 p.m.

D. Director's Report

Status of Key Projects

- Comprehensive Zoning Map Amendments: The fifth set of the group 4 amendments will likely be on the October regular meeting agenda.
- Airport Overlay District Assessment: The assessment report, with recommendations, was presented to City Council on July 19, 2021. Staff will request rezoning initiation from City Council.
- 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.

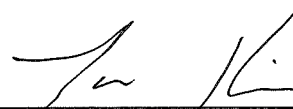
Information

- Next regular meeting – September 28 – 4 zoning map amendments, 3 plan amendments, and 2 text amendments
- UNC School of Government – Regional Board Workshops for Planning and Development Regulation
 - August 26, 2021 (1:00 – 3:00 p.m.)
 - September 14, 2021 (5:30 – 8:00 p.m.)

E. Adjournment

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

Being no further business, the meeting adjourned at 7:38 p.m.



Tom Kirkman, Chairman

9-28-21

Date