

**MINUTES**  
**PLANNING AND ZONING COMMISSION**  
**February 22, 2022**  
City of High Point  
Municipal Office Building  
City Council Chambers  
6:00 p.m.

**MEMBERS**

**PRESENT:** Tom Kirkman, Chairman  
Thad Juszczak  
Angela McGill  
Mark Morgan  
Joan Swift  
Terry Venable  
Ray Wheatley

**MEMBERS**

**ABSENT:** Alex Moore  
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 January 25, 2022 Minutes of the Planning and Zoning Commission**

Mr. Kirkman made a motion to approve the January 25, 2022 minutes of the regular meeting of the Planning and Zoning Commission as presented. Mr. Juszczak seconded the motion. The minutes were approved by a vote of 7-0.

**C. Continued Public Hearing Items**

**1. Edward Greene Zoning Map Amendment 21-37**

A request by Edward Greene to rezone an approximate 35.7-acre parcel from a Conditional Use General Business (CU-GB) District to the Employment Center (EC) District. The site is located along the north side of Model Farm Road, approximately 625 feet east of S. Main Street (205 Model Farm Road).

Mr. Herbert Shannon, Senior Planner, presented ZA-21-37 and recommended approval of the request as outlined in the staff report.

The following people spoke on behalf of the applicant:

- Mark Lindsay, Lindsay Commercial Properties, 1912 Eastchester Drive, High Point

Mr. Lindsay noted that at the last Planning and Zoning Commission meeting [held on January 25, 2022] there were concerns about outreach and the lack of a citizens information meeting. He confirmed that the neighborhood meeting was held on February 10, that it went well, and he believes the applicant has met all necessary requirements. Mr. Lindsay then made himself available for questions.

Speaking on the request:

There were no public comments regarding the request.

Zoning Map Amendment 21-37

Mr. Wheatley made a motion to recommend approval of Zoning Map Amendment 21-37 as presented by staff. Ms. Swift seconded the motion. The Planning and Zoning Commission recommended approval of the request by Edward Greene by a vote of 7-0.

Consistency & Reasonableness Statements

Mr. Wheatley made a motion that the Commission adopt a statement that Zoning Map Amendment 21-37 is consistent with the City's adopted policy guidance because, the requested EC District is supported by the Restricted Industrial land use map clarification of this area, and it represents an orderly growth pattern for this portion of the City. Furthermore, the request is reasonable and in the public interest because the requested CZ-EC District is similar to zoning that have been as approved on other nearby properties. Mr. Venable 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, March 21, 2022 at 5:30 p.m.

**D. Public Hearing Items**

**1. City of High Point Street Name Change 21-03**

A request by the High Point Planning and Development Department to rename the western 295± feet of Derby Circle to Dexterity Court. The proposed street renaming (Derby Circle) is situated near the western terminus of Quail Run Drive within the

Quail Run Farm Subdivision. The Quail Run Farm subdivision is located along the west side of Gordon Road, approximately 1,000 feet west of the intersection of Gordon Road and Deep River Road.

Mr. Herbert Shannon, Senior Planner, presented SN-21-03 and recommended approval of the request as outlined in the staff report.

The following people spoke on the request:

- Bobby Thompson, 2900 Derby Circle, High Point

Mr. Thompson expressed concern that changing the name of the street that he has lived on for the past 14 years would diminish the history of the street. He explained that Derby Circle was a fitting name for a street that had once included the home where derby horses were raised. Mr. Thompson said he does not find any benefit to changing the name to Dexterity Court and that changing his address would be a financial burden. He requested that the name not be changed.

Commissioners noted that while they understand Mr. Thompson's plea, there is a public safety concern that must be weighed. They noted that having two streets with the same name in close proximity to each other could delay emergency response times, and with an extension of the street already proposed, it will impact more residents in the future. Mr. Juszczak noted that it is the city's responsibility to ensure that emergency responders can locate the correct home quickly.

#### Street Name Change 21-03

Mr. Juszczak made a motion to approve Street Name Change 21-03 as presented by staff. Ms. McGill seconded the motion. The Planning and Zoning Commission approved the request by the City of High Point by a vote of 7-0.

Mr. Kirkman added that the street name change would be effective in 100 days.

Ms. McGill asked staff if they could reach out to the developer to see if they can assist residents with the costs associated with the street name change. Mr. Shannon stated he could contact True Homes to inquire about that, but the developer is not required to provide any assistance.

## **2. High Point University Street Name Change 21-04**

A request by High Point University to rename International Avenue (a private street upon the High Point University campus) to Qubein Avenue. The proposed street renaming is located east of the intersection of N. Centennial Street and International Avenue.

Mr. Herbert Shannon, Senior Planner, presented SN-21-04 and recommended approval of the request as outlined in the staff report.

Mr. Shannon also highlighted that this is the fifth street naming application associated with this street since 2010. Three of those requests were approved, and if this request is approved, it will be the fourth name change for this street. He emphasized that routine

renaming of streets should be avoided as it can be confusing, not only to the general public, but also to emergency response personnel. It also generates a notable amount of work for various City departments.

The following people spoke on behalf of the applicant:

- Lyndsey Ayers, Director of Community Partnerships for High Point University, 1 University Parkway, High Point

Mr. Ayers explained that the University feels renaming International Avenue to Qubein Avenue will make it easier for visitors to find their way to the campus [as the street leading up to International Avenue is already named Qubein Avenue.] She also noted the change would not impact any residences and confirmed that only three university properties would be affected.

Speaking on the request:

There were no public comments regarding the request.

Commissioners expressed concern about the number of times this portion of road has been renamed at the request of High Point University since 2010. There was a consensus among the board members that there should be some consistency to the name of a road, as Mr. Shannon had pointed out. However, commissioners also recognized that there are some unique circumstances involved with the University's street renaming applications for internal private streets. In response to a question by the Commission, Mr. Shannon noted there are no restrictions on the number of times a street can be renamed.

The city cost of street name change requests was also a point of concern that the Commission brought up. In response, Mr. Shannon explained that while applicants pay an application fee of \$400 and are responsible the cost of new street signs (half for public streets and 100% for private streets), additional costs are incurred by the city beyond that amount. He said that there are also many steps that involve staff in several different city departments and costs vary depending on the number of structures that are impacted by the change. As such, he noted the exact cost of a street renaming can be difficult to estimate.

Mr. Morgan expressed the importance of knowing how much cost the city incurs with these requests because, as the final decision-making body on these applicants, the Commission must be responsible with taxpayer funds. Therefore, the Commission needs to have a better understanding of the cost of renaming streets to make an informed decision.

Chris Andrews, Interim Planning and Development Director, explained application fees do account for some of the costs associated with each application, such as the average number of staff hours, postage, etc. However, even after raising the application fee for street name changes from \$200 to \$400 last year, the fees still do not cover all the associated costs. Mr. Andrews said he would research the matter further and have additional information available for the Commission at its next meeting.

Street Name Change 21-04

Mr. Kirkman made a motion to recommend approval of Street Name Change 21-04 as presented by staff to be effective in 100 days. Ms. McGill seconded the motion. The Planning and Zoning Commission recommended approval of the request by High Point University by a vote of 6-1 with Mr. Morgan voting in opposition.

**3. Susan Wilson Zoning Map Amendment 21-38**

A request by Susan Wilson to rezone approximately 1.45 acres from the Heavy Industrial (HI) District to the Central Business (CB) District. The site is located at the southwest corner of S. Elm Street and W. Russell Avenue.

Mr. Herbert Shannon, Senior Planner, presented ZA-21-38 and recommended approval of the request as outlined in the staff report.

The following people spoke on behalf of the applicant:

- Wendy Fuscoe, Realtor with Price Commercial Properties, 410 W English Rd., High Point

Ms. Fuscoe explained that her client, Susan Wilson, wishes to rezone the property so it can be sold and used as a furniture showroom, which is not allowed under the current zoning. She then made herself available for questions.

Speaking on the request:

There were no public comments regarding the request.

Zoning Map Amendment 21-38

Ms. Swift made a motion to recommend approval of Zoning Map Amendment 21-38 as presented by staff. Mr. Morgan seconded the motion. The Planning and Zoning Commission recommended approval of the request by Susan Wilson by a vote of 7-0.

Consistency & Reasonableness Statements

Mr. Morgan made a motion that the Commission adopt a statement that Zoning Map Amendment 21-38 is consistent with the City's adopted policy guidance because, the request CB District is supported by the goals and objectives of the Land Use Plan and the Showroom District designation applied to this area in the Core City Plan. Furthermore, the request is reasonable and in the public interest because the request CB District is supported by the goals and objectives of the Land Use Plan and the Showroom District designation applied to this area. Mr. Wheatley 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, March 21 at 5:30 p.m.

**4. Shamrock Petey, LLC Zoning Map Amendment 21-39**

A request by Shamrock Petey, LLC to rezone approximately 35 acres from the Residential Single Family – 40 (RS-40) District, within Guilford County's zoning jurisdiction, and a Conditional Zoning Retail Center (CZ-RC) District to a Conditional Zoning Retail Center (CZ-RC) District. The site is located at the southeast corner of W.

Wendover Avenue and Penny Road. Approval of this rezoning request is contingent upon City Council approval of a voluntary annexation request.

Mr. Herbert Shannon, Senior Planner, presented ZA-21-39 and recommended approval of the request as outlined in the staff report.

The applicant was not present to address the commission.

The following people spoke on the request:

- Darrin Jordan, 2210 Penny Rd., High Point

Mr. Jordan spoke in favor of the request noting that he believed it would benefit the whole area.

#### Zoning Map Amendment 21-39

Mr. Wheatley made a motion to recommend approval of Zoning Map Amendment 21-39 as presented by staff. Ms. Swift seconded the motion. The Planning and Zoning Commission recommended approval of the request by Shamrock Petey, LLC by a vote of 7-0.

#### Consistency & Reasonableness Statements

Mr. Venable made a motion that the Commission adopt a statement that Zoning Map Amendment 21-39 is consistent with the City's adopted policy guidance because, the proposed expansion of the CZ-RC District is supported by adopted policy guidance documents, including the City's Land Use Plan. Furthermore, the request is reasonable and in the public interest because as conditioned, the requested expansion of the CZ-RC District will be similar and compatible with previous conditional zoning approvals granted in this area. Mr. Juszczak 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, March 21 at 5:30 p.m.

### **5. City of High Point Zoning Map Amendment 22-01**

A request by the High Point City Council to rezone 378 properties, totaling approximately 100 acres, as part of the Comprehensive Zoning Map Amendment Project. This request will rezone this area from the Residential Multifamily – 16 (RM-16) District to the Residential Single Family – 7 (R-7) District. The parcels are located south of E. Green Drive, south and north of E. Kearns Avenue, east of Macedonia Court/Tate Street/Park Street and west of S. University Parkway.

Mr. Herbert Shannon, Senior Planner, presented ZA-22-01 and recommended approval of the request as outlined in the staff report.

The following people spoke on the request:

- Hope Brown, 823 Randolph St., High Point

Ms. Brown asked the Commission if the rezoning would negatively impact her home value, taxes, or utility costs. She said those were her main concerns.

Mr. Shannon noted that the Guilford County tax office bases its property tax rates off how the property is used. Given that, the rezoning may actually help ensure that homeowners affected by this rezoning are taxed at the single family rate and not a higher multifamily rate.

#### Zoning Map Amendment 22-01

Mr. Juszczak made a motion to recommend approval of Zoning Map Amendment 22-01 as presented by staff. Mr. Morgan 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 22-01 is consistent with the City's adopted policy guidance because, the zoning map amendment for these residential neighborhoods is supported by Goal #1 of the Land Use Plan, which speaks to the encouraging development that enhances and preserves established neighborhoods. Furthermore, the request is reasonable and in the public interest because the amendments are needed to better match the way these neighborhoods have developed. Mr. Juszczak 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, March 21 at 5:30 p.m.

### **E. New Business**

#### **1. High Point University Determination of Merit for Street Name Change**

A request by High Point University to consider the merits and to set a public hearing date for consideration of renaming the southern leg of Panther Drive (a private street upon the High Point University campus) to Innovation Way.

The following people spoke on behalf of the applicant:

- Lyndsey Ayers, Director of Community Partnerships for High Point University, 1 University Parkway, High Point

Ms. Ayers explained that the proposed street name change on a segment of road that is located near the main entrance to the University near many of its science facilities. Moreover, she noted that the university has been voted as the most innovation school in the south for many years by the US News Report and that verbiage is important to HPU. She also responded to a question by Mr. Wheatley stating that the road stops there at the round about as he suspected. She added that given all this, it makes sense to rename the road Innovation Way.

Mr. Kirkman made a motion that the proposed street name change by High Point University has merit and to schedule the public hearing for March 22, 2022. Mr.

Venable seconded the motion. The Planning and Zoning Commission passed the motion by a vote of 7-0.

**2. City of High Point Determination of Merit for Street Name Change**

A request by the High Point Planning and Development Department to consider the merits and to set a public hearing date for consideration of the following street renamings associated with the construction of the new Jamestown Parkway:

- a) Renaming that portion of Greensboro Road, between the Five Points Place/Cleveland Avenue intersection and Deep River Road, to E. Lexington Avenue.
- b) Renaming that portion of Greensboro Road, between Deep River Road and the newly installed Jamestown Parkway (lying just east of Enterprise Drive), to Jamestown Parkway.
- c) Rename that portion of Greensboro Road, between the newly installed Jamestown Parkway (lying just east of Enterprise Drive) and Hampton Drive, to Hampton Court.
- d) Rename the northern segment of Ring Street, between Greensboro Road and Jamestown Parkway, to Graham Court.

Mr. Morgan made a motion that the proposed street name changes by the City of High Point have merit and to schedule the public hearing for March 22, 2022. Ms. Swift seconded the motion. The Planning and Zoning Commission passed the motion by a vote of 7-0.

**F. Director's Report**

**Status of Key Projects**

- Comprehensive Zoning Map Amendments: Another set of the Group 4 amendments will be on the March 2022 regular meeting agenda
- Comprehensive Plan: City Council is anticipated to allocate (at their February 21, 2022 meeting) funding for the City's Comprehensive Plan update through American Rescue Plan Act (ARPA) funding. This would include \$400,000 of funds dedicated to a new comprehensive plan. Staff will begin coordination of the RFQ process in the coming months.
- Airport Overlay District Revisions: In September 2021 City Council approved initiation of revisions to the City's Airport Overlay District. These revisions are proposed to be reflective of the City's report to City Council and the Commission in the Summer of 2021. Staff is preparing initial notice and beginning coordination for the organization of public meetings and communication.

**Information**

- Next regular meeting – March 2022 Meeting – 2 Street Name Changes, 3 Zoning Map Amendments, 1 Text Amendment, and 2 Determination of Merit for Street Name Changes



**G. Adjournment**

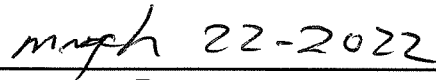
Mr. Kirkman made a motion to adjourn the meeting. Mr. Venable seconded the motion. The motion passed by a vote of 7-0.

Being no further business, the meeting adjourned at 7:37 p.m.



---

Tom Kirkman, Chairman



---

Date