

**MINUTES**  
**PLANNING AND ZONING COMMISSION**  
**July 27, 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  
Mark Morgan  
Mark Walsh  
Ray Wheatley

**MEMBERS**

**ABSENT:** Joan Swift (Approved)  
Terry Venable

**STAFF**

**PRESENT:** Lee Burnette, Planning & Development Director  
Chris Andrews, Development Administrator  
Heidi Galanti, Planning Administrator  
Herbert Shannon, Senior Planner  
Gina Lindsey, Recording Secretary  
John Hanes, Transportation Planner  
Meghan Maguire, Assistant City Attorney

The meeting began at 6:02 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 22, 2021 Minutes of the Planning and Zoning Commission**

Mr. Juszczak made a motion to approve the June 22, 2021 minutes of the regular meeting of the Planning and Zoning Commission as presented. Mr. Walsh seconded the motion. The minutes were approved by a vote of 7-0.

**C. Election of Officers**

Mr. Juszczak made a motion to election Tom Kirkman as chair of the Planning and Zoning Commission for the 2021-22 term. Mr. Morgan seconded the motion. Mr. Kirkman was elected as chair by a vote of 7-0.

Mr. Kirkman made a motion to election Mark Walsh as vice chair of the Planning and Zoning Commission for the 2021-22 term. Mr. Juszczak seconded the motion. Mr. Walsh was elected as vice chair by a vote of 7-0.

**D. Public Hearing Items**

**1. Leoterra Development, Inc. Plan Amendment 21-02**

A request by Leoterra Development, Inc. to change the Land Use Map designation for approximately 44.6 acres from the Low-Density Residential classifications to the Moderate-Density Residential classification. The site is located at the northwest corner of Skeet Club Road and Johnson Street.

AND

**2. Leoterra Development, Inc. Zoning Map Amendment 21-13**

A request by Leoterra Development, Inc. to rezone approximately 44.6 acres from the Agricultural (AG) District, within Guilford County's zoning jurisdiction, to a Conditional Zoning Residential Multifamily – 16 (CU RM-16) District. The site is located at the northwest corner of Skeet Club Road and Johnson Street. Approval of this rezoning request is contingent upon City Council approval of a voluntary annexation request.

Ms. Heidi Galanti, Planning Administrator presented Plan Amendment 21-02 and Mr. Herbert Shannon, Senior Planner, presented Zoning Map Amendment 21-13. Staff recommended approval of the requests as outlined in the staff reports.

The following people spoke on behalf of the applicant:

- Mr. Tom Terrell, attorney, Fox Rothschild LLP, 230 N. Elm St., Ste. 1200, Greensboro

Mr. Terrell stated that the Land Use Plan has historically supported residential uses in this area and their proposal for a Moderate-Density Residential land use classification is due to the fact their project, at 6.8 units per acre, is a little above the 5 units per acre threshold of the Low-Density land use classification. He concluded by noting that in the late 1990s, the City Council established land use policy supporting a variety of residential use types in this area with the adoption of the of RM-5 District for the Orchard Knob townhome development, that directly abuts this site.

In regard to the rezoning application, Mr. Terrell provided an overview of the proposal to rezone this site to a CZ RM-16 District to develop an approximate 300-unit townhome development. Mr. Terrell noted that they have offered conditions to restrict

the density to 7 units per acre and to prohibit multifamily uses. He also outlined transportation-related conditions offered, which are supported by their traffic impact analysis. He also reviewed landscaping conditions that the applicant has offered in consideration of the abutting Orchard Knob townhome development based upon comments received from their neighborhood meeting. He concluded by noting the City Council has established land use policy supporting a variety of residential use types in this area with the adoption of the RM-5 District zoning of the abutting Orchard Knob townhome development, which directly abuts this site, in the late 1990s.

The following people spoke in opposition of the request:

- Mr. Lee Moore, 4203 Johnson St. , High Point
- Mr. Stancu Tudor, 4512 Garden Club St. , High Point
- Mr. Wes McPherson, 4408 Garden Club St. , High Point

These speakers expressed the following concerns:

- Desire to keep development in the area as low density
- Traffic impact and increase traffic on Johnson Street
- Impact to student capacity at area schools
- Environmental impacts of development; The City needs to preserve some areas as open space for wildlife and concern additional development will promote increased flooding along the various stream corridors in this area.

The Commission had questions as to timing of the proposed widening of Johnson Street/Sandy Ridge Road to 4-lanes as well as for the applicant as to how much of the site will remain as open space areas. Mr. John Hanes, City of High Point Transportation Planner, stated that the most recent information they have received from NCDOT on this project is that construction is anticipated to begin in 2023 with a potential completed date in 2026.

The applicant attorney, Mr. Tom Terrell addressed the open space questions. Mr. Terrell noted that they have only completed conceptual plans at this time, but based on the two streams that impact the site as well as the required stream buffers and wetlands that have been identified, they anticipate approximately 30% of the site will be undeveloped.

#### Plan Amendment 21-02

Mr. Juszczak made a motion to recommend approval of Plan Amendment 21-02 as presented by staff. Mr. Walsh seconded the motion. The Planning and Zoning Commission recommended approval of the request by Leoterra Development, Inc. by a vote of 7-0.

#### Zoning Map Amendment 21-13

Mr. Walsh made a motion to recommend approval of Zoning Map Amendment 21-13 as presented by staff. Mr. Morgan seconded the motion. The Planning and Zoning Commission recommended approval of the request by Leoterra Development, Inc. by a vote of 7-0.

Consistency & Reasonableness Statements

Mr. Juszczak made a motion that the Commission adopt a statement that Zoning Map Amendment 21-13 is consistent with the City's adopted policy guidance because, subject to approval of the Plan Amendment to establish a Moderate Density land use classification, and based upon conditions offered by the applicant, the proposed CZ RM-16 District is supported by the goals and policies of the Land Use Plan and the Northwest Area Plan. Furthermore, the request is reasonable and in the public interest because, as conditioned to limit allowable residential uses and development density, the proposed CZ RM-16 District will support development similar to previously approved residential developments in 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, August 16, 2021 at 5:30 p.m.

**3. AMAROK, LLC Text Amendment 21-03**

A request by AMAROK, LLC to revise Section 5.11 (*Fences*) of the Development Ordinance, specifically Section 5.11.5.C. (*Nonresidential and Mixed Uses*) regarding fence height, and Section 5.11.6.B.2. (*Restricted Materials*) to add standards for low-voltage electric fences.

Chris Andrews, Development Administrator, presented Text Amendment 21-03 and recommended approval of the request as outlined in the staff report.

The following people spoke on behalf of the applicant:

- Cindy Williams, AMAROK, Inc., Director of Governmental Relations, 550 Assembly St., Columbia, SC
- Phil Fouke, Hoosier Transit, 1321 W. Fairfield Rd., High Point

Ms. Williams provided additional information related to the operation of their fencing product. Mr. Fouke then spoke in support of the application, providing detailed explanation of the impact that catalytic convertor theft has had on his company's operation.

No one spoke in opposition of the request.

Text Amendment 21-03

Mr. Walsh made a motion to recommend approval of Text Amendment 21-03 as presented by staff. Mr. Wheatley seconded the motion. The Planning and Zoning Commission recommended approval of the request by AMAROK, LLC by a vote of 6-1, with Mr. Morgan voting against the motion.

Consistency & Reasonableness Statements

Mr. Wheatley made a motion that the Commission adopt a statement that Text Amendment 21-03 is neither consistent nor inconsistent with the City's adopted policy guidance. Furthermore, the request is reasonable and in the public interest because the

proposed amendment provides increased flexibility of allowable fence materials within the LI and HI districts, subject to standards that maintain the purpose of regulating the location, height and appearance of fences while providing public safety, security, and privacy of land. Mr. Walsh seconded the motion. The Planning and Zoning Commission adopted these statements by a vote of 6-1, with Mr. Morgan voting against the motion.

The Chair announced that the request is tentatively scheduled to be heard by City Council on Monday, August 16, 2021 at 5:30 p.m.

**4. Crowne Partners, Inc. Plan Amendment 21-03**

A request by Crowne Partners, Inc. to change the Land Use Map designation for approximately 9.27 acres from the Office, Institutional and Low-Density Residential classifications to the High-Density Residential classification. The site is located approximately 700 feet east of the intersection of W. Wendover Avenue and Piedmont Parkway, lying between W. Wendover Avenue and Hickory Grove Road.

AND

**5. Crowne Partners, Inc. Zoning Map Amendment 21-14**

A request by Crowne Partners, Inc. to rezone approximately 9.27 acres from the Residential Single Family – 40 (RS-40) District, within Guilford County’s zoning jurisdiction, to a Conditional Zoning Residential Multifamily – 26 (CU RM-26) District. The site is located approximately 700 feet east of the intersection of W. Wendover Avenue and Piedmont Parkway, lying between W. Wendover Avenue and Hickory Grove Road (4816 & 4818 W. Wendover Avenue and 5953 & 5955 Hickory Grove Road. Approval of this rezoning request is contingent upon City Council approval of a voluntary annexation request.

Ms. Heidi Galanti, Planning Administrator presented Plan Amendment 21-03 and Mr. Herbert Shannon, Senior Planner, presented Zoning Map Amendment 21-14. Staff recommended approval of the requests as outlined in the staff reports.

The following people spoke on behalf of the applicant:

- Mr. Marc Isaacson, attorney, 804 Green Valley Rd., Ste. 200, Greensboro

Mr. Isaacson pointed out that the location of the site along a major throughfare and near an interchange onto I-73 makes it an ideal location for a higher density multifamily development that caters to commuters in the triad area.

Regarding the rezoning application, Mr. Isaacson provided an overview of the proposal to rezone this site to a CZ RM-26 District to develop a 240-unit multifamily development. He pointed out that the site’s location along a major throughfare and near an interchange onto I-73, and that it is mostly surrounded by commercial or industrial uses, makes this an ideal location for a higher density multifamily development that caters to commuters in the Triad. In conclusion, Mr. Isaacson summarized the positive input they received when they held their citizen information meeting with surrounding property owners.

No one spoke in opposition of the request.

The Planning and Zoning Commission members did question the ability to access W. Wendover Avenue during peak traffic hours. Staff explained that the manner in which ingress/egress will occur, and any associated required improvements, (turn lanes and egress merge lanes, etc.) will be considered during the review of any associated land development records (site plan, group development, etc.) by the City's Technical Review Committee if this request is approved.

Plan Amendment 21-03

Mr. Wheatley made a motion to recommend approval of Plan Amendment 21-03 as presented by staff. Ms. McGill seconded the motion. The Planning and Zoning Commission recommended approval of the request by Crowne Partners, Inc. by a vote of 7-0.

Zoning Map Amendment 21-14

Mr. Walsh made a motion to recommend approval of Zoning Map Amendment 21-14 as presented by staff. Mr. Morgan seconded the motion. The Planning and Zoning Commission recommended approval of the request by Crowne Partners, Inc. by a vote of 7-0.

Consistency & Reasonableness Statements

Mr. Moore made a motion that the Commission adopt a statement that Zoning Map Amendment 21-14 is consistent with the City's adopted policy guidance because the West Wendover Avenue/Guilford College Road Corridor Plan promotes the establishment of higher density residential development along this corridor and, subject to approval of the plan amendment, higher density residential development up to 26 dwelling units per acre would be supported by adopted policy. Furthermore, the request is reasonable and in the public interest because lands surrounding the intersection of W. Wendover Avenue and Piedmont Parkway have developed with a mixture of commercial, institutional and residential uses and, based upon the need for housing, it is suitable to allow higher intensity residential uses near this intersection. 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 16, 2021 at 5:30 p.m.

**E. New Business**

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

A request by the High Point City Council to consider the merits and to set a public hearing date for consideration of renaming two streets. 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. Kirkman made a motion that the proposed street name change by High Point City Council has merit and to schedule the public hearing for August 24, 2021. Mr. Walsh 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: The fourth set of the group 4 amendments will be on the August regular meeting agenda.
- Airport Overlay District Assessment: The assessment report, with recommendations, was presented to City Council on July 19, 2021.
- Sign Standards Revisions: City Council was briefed on the sign regulations on July 19, 2021. The Commission was briefed during this month's dinner session. Anticipate the public draft to be distributed in late July 2021.
- 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 – August 24 – 2 zoning map amendments, 1 street abandonment, and 1 street name change.
- Tablets – status

**G. 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 8:02 p.m.

The Commission participated in a training session following adjournment.



\_\_\_\_\_  
Tom Kirkman, Chairman

8/24/21

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Date