

AGENDA
PLANNING AND ZONING COMMISSION

City of High Point
Municipal Office Building
City Council Chambers
March 23, 2021
6:00 p.m.

1. Call To Order
2. Approval Of Minutes
 - 2.I. February 23, 2021 Planning And Zoning Commission Regular Meeting
3. Continued Public Hearing Items

3.I. Eastchester Drive/I-74 Land Use Assessment

A request by the Planning and Development Department to consider the Eastchester Drive/I-74 Land Use Assessment. The City conducted a land use assessment of a 148-acre area along an approximately one-mile section of Eastchester Drive, from the entrance to Festival Park on the northern end, to Lassiter Drive on the southern end, to review the impacts and to evaluate the current land use policies for this portion of the corridor.

Documents:

[EASTCHESTER DRIVE AND I74 LAND USE ASSESSMENT.PDF](#)

3.II. Jamestown Bypass Land Use Assessment

A request by the Planning and Development Department to consider the Jamestown Bypass Land Use Assessment. The City conducted a land use assessment of a 1.4-square-mile area along the Greensboro Road and Jamestown Bypass corridors from Montlieu Avenue in High Point to that portion of the Town of Jamestown corporate limits lying east of Dillon Road abutting the Deep River.

Documents:

[JAMESTOWN BYPASS LAND USE ASSESSMENT.PDF](#)

4. Public Hearing Items

4.I. The Landings At Westmott, LLC., Zoning Map Amendment 21-03

A request by The Landings at Westmott, LLC to rezone approximately 71 acres from the Planned Development Periphery (PD-P) District to an amended Planned Development Periphery (PD-P) District. The property is located along the east side of Sandy Ridge Road/Johnson Street, to the south and west of Kendale Road, and along the north and south sides of Bloomfield Trail.

Documents:

[ZA-21-03 STAFF REPORT.PDF](#)

4.II. City Of High Point, Zoning Map Amendment 21-04

A request by the High Point City Council to rezone 583 properties, totaling approximately 322 acres, as part of the Comprehensive Zoning Map Amendment Project.

a) To rezone 576 properties, totaling approximately 313 acres, from a Conditional Use Residential Single Family - 5 (CU R-5) District and a Conditional Use Residential Single Family -3 (CU R-3) District to the Residential Single Family - 5 (R-5) District and the Residential Single Family -3 (R-3) District. The properties are within the Barrington Place subdivision, James Landing subdivision, Peninsula at James Landing subdivision, Akela Cove at James Landing subdivision, Jameswood subdivision and the Jamesford Meadows subdivision. These subdivisions are located south of W. Wendover Avenue/Piedmont Parkway, west of the intersection of Guilford College Road and Akela Trail and west of the intersection of Guilford College Road and Jamesford Drive.

b) To rezone 7 properties, totaling approximately 9.025 acres, from a Conditional Use Central Business (CU-CB) District to the Central Business (CB) District. The parcels are lying along the east side of N. Hamilton/S. Hamilton Street and along both sides of S. Centennial Street at the intersection of S. Centennial Street and Leonard Avenue. The properties area addressed as 122 & 520 N. Hamilton Street; 311 S. Hamilton Street; 300 E. Green Drive; 121 & 126 S. Centennial Street and 105 Depot Place.

Documents:

[ZA-21-04 STAFF REPORT.PDF](#)

5. New Business

5.I. Proposed Text Amendment Pertaining To NCGS Chapter 160D, Local Planning And Development Regulation

5.II. FY21-22 Draft Planning Work Program

Documents:

[DRAFT DEPARTMENT WORK PROGRAM.PDF](#)

6. Director's Report

Documents:

[DIRECTORS REPORT.PDF](#)

7. Adjournment