

**AGENDA**  
**PLANNING AND ZONING COMMISSION**

City of High Point  
Municipal Office Building  
City Council Chambers  
May 25, 2021  
6:00 p.m.

1. Call To Order
2. Approval Of Minutes
  - 2.I. April 27, 2021 Planning And Zoning Commission Regular Meeting

3. Public Hearing Items

3.I. Classic Dyestuff, Inc., Zoning Map Amendment 21-07

A request by Classic Dyestuff, Inc. to rezone approximately 3.4 acres from the Light Industrial (LI) District to a Conditional Zoning Heavy Industrial (CZ-HI) District. The site is located east of the intersection of Brentwood Street and Gavin Drive (323 & 401 Brentwood Street) and west of the northern terminus of New Street (222, 226, 228 & 230 New Street).

Documents:

[ZA-21-07 STAFF REPORT.PDF](#)

3.II. High Point University & City Of High Point, Street Name Change 21-01

A request by High Point University and the Planning & Development Department to:

- a) Rename E. Hartley Drive, from Eastchester Drive to N. Main Street, to N. University Parkway; and
- b) To rename W. Hartley Drive, from N. Main Street to Shadow Valley Road, to Hartley Drive.

Documents:

[SN-21-01 STAFF REPORT.PDF](#)

3.III. John Ritner, Zoning Map Amendment 21-09

A request by John Ritner to rezone approximately 51 acres from a Planned Development Mixed (PDM) District to a Planned Development – Core City (PD-CC) District. The site is located east of Westchester Drive, approximately 1,500 feet south of Phillips Avenue, and north of Whittier Avenue.

Documents:

[ZA-21-09 STAFF REPORT.PDF](#)

3.IV. Hunter Farms, Zoning Map Amendment 21-10

A request by Hunter Farms to rezone approximately 0.92 acres from the Residential Single Family – 5 (R-5) District and a Conditional Use General Business (CU-GB) District to a Conditional Zoning Office Institutional (CZ-OI) District. The site is located at the southwest corner of Irbywood Drive and Montgomery Street (108 and 110 Irbywood Drive).

Documents:

[ZA-21-10 STAFF REPORT.PDF](#)

3.V. City Of High Point, Zoning Map Amendment 21-11

A request by the High Point City Council to rezone 91 properties, totaling approximately 25.6 acres, as part of the Comprehensive Zoning Map Amendment project.

- a) To rezone 22 properties, totaling approximately 4.13 acres, within the Arbors Subdivision. This site is located at the southeast corner of Guyer Street and Beaucrest Avenue.
- b) To rezone 69 properties, totaling approximately 21.5 acres, within the Ashton Woods Subdivision and two abutting parcels at the northern terminus of Wickham Avenue. This site is located north of the intersection of Suffolk Avenue and Stoneycreek Drive, with parcels fronting along a portion of Boulding Avenue, a portion of Stoneycreek Drive, a portion of Wickham Avenue and along Arborbrook Lane.

Documents:

[ZA-21-11 STAFF REPORT.PDF](#)

4. New Business

4.I. Amendments To Rules Of Procedures

Amendments to Rules of Procedure due to NCGS 160D.

Documents:

[AMENDMENTS TO RULES OF PROCEDURE.PDF](#)

5. Director's Report

Documents:

[DIRECTORS REPORT.PDF](#)

6. Adjournment