

AGENDA

PLANNING AND ZONING COMMISSION

City of High Point

Municipal Office Building

City Council Chambers

November 9, 2021

6:00 p.m.

1. Call To Order
2. Approval Of Minutes
 - 2.I. October 26, 2021 Planning And Zoning Commission Regular Meeting
3. Public Hearing Items
 - 3.I. Ezine Inc. And Orbaden Inc., Zoning Map Amendment 21-26

A request by Ezine Inc. and Orbaden Inc. to rezone approximately 0.7 acres from the Heavy Industrial (HI) District to the Central Business (CB) District. The site is located along the north side of W. Green Drive, approximately 300 feet west of S. Lindsay Street (512 & 514 W. Green Drive) and at the northeast corner of W. Green Drive and Oak Street (520 W. Green Drive).

Documents:

[ZA-21-26 STAFF REPORT.PDF](#)
 - 3.II. High Point Eastchester Investment, LLC., Zoning Map Amendment 21-27

A request by High Point Eastchester Investment, LLC, to rezone an approximate one-acre parcel from the Office-Institutional (OI) District to a Conditional Zoning General Business (CZ-GB) District. The site is located along the south side of Eastchester Drive, approximately 1,100 feet east of N. Centennial Street.

Documents:

[ZA-21-27 STAFF REPORT.PDF](#)
 - 3.III. City Of High Point, Zoning Map Amendment 21-28

A request by the High Point City Council to rezone 151 properties, totaling approximately 36.14 acres, as part of the Comprehensive Zoning Map Amendment project.

 - a) To rezone 10 properties, totaling approximately 4.11 acres, from the Residential Single Family – 5 (R-5) District, Office Institutional (OI) District and Residential Multifamily – 16 (RM-16) District to the Transitional Office (TO) District. The

properties are located along the north side of Washington Street between Penn Griffin High School and the N. University Parkway bridge.

b) To rezone 136 properties, totaling approximately 30.98 acres, from the Residential Multifamily – 16 (RM-16) District and to the Residential Single Family – 7 (R-7) District. The properties are located between Park Street and S. University Parkway and between Leonard Avenue and E. Commerce Avenue.

c) To rezone 5 properties, totaling approximately 1.05 acres, from a Conditional Use Transitional Office (CU-TO) District to the Transitional Office (TO) District and the Residential Single Family – 7 (R-7) District. The properties are located at 401 Park Street and 702, 704, 706 and 707 E. Commerce Avenue.

Documents:

[ZA-21-28 STAFF REPORT.PDF](#)

3.IV. City Of High Point, Zoning Map Amendment 21-29

A request by the High Point City Council to rezone 79 properties, totaling approximately 43.21 acres, as part of the Comprehensive Zoning Map Amendment project.

a) To rezone 2 properties, totaling approximately 5.44 acres, from a Conditional Use Residential Multifamily – 16 (CU RM-16) District and the Conditional Use Limited Business (CU-LB) District to the Residential Multifamily – 16 (RM-16) District and the Limited Business (LB) District. The properties are located at 1022 True Lane and 2701 Triangle Lake Road.

b) To rezone 74 properties, totaling approximately 29.33 acres, from the Residential Multifamily - 16 (RM-16) District to the Residential Single Family – 5 (R-5) District and the Light Industrial (LI) District. The properties are located south of the intersection of Hickory Chapel Road and Randall Street, within the Garner Height subdivision and includes a portion of the property located at 1237 Hickory Chapel Road.

c) To rezone 3 properties, totaling approximately 8.44 acres, from a Conditional Use Light Industrial (CU-LI) District to the Light Industrial (LI) District. The properties are located at 1124, 1120 & 1018 Roberts Lane.

Documents:

[ZA-21-29 STAFF REPORT.PDF](#)

4. New Business

4.I. Comprehensive Plan Update - Community Inventory And Analysis (CIA)

A presentation on task one of the Comprehensive Plan. The Community Inventory and Analysis is a background analysis of existing conditions in the city that compiles information about where the city stood prior to the pandemic to establish a baseline for the planning process going forward.

5. Director's Report

Documents:

[DIRECTORS REPORT.PDF](#)

6. Adjournment