

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

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

1. Call To Order
2. Approval Of Minutes
  - 2.I. January 26, 2021 Planning And Zoning Commission Regular Meeting
3. Public Hearing Items
  - 3.I. Leoterra Development, Inc., Zoning Map Amendment 21-01  
A request by Leoterra Development, Inc. to rezone approximately 20.8 acres from the Conditional Use Office Institutional (CU-OI) District to a Conditional Zoning Office Institutional (CZ-OI) District. The site is located along the east side of Eastchester Drive, approximately 1,300 feet south of Deep River Road.

Documents:

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

- 3.II. True Homes, Zoning Map Amendment 21-02  
A request by True Homes to rezone approximately 39.5 acres from the Residential Single Family - 3 (R-3) District to a Conditional Zoning Residential Single Family - 5 (CZ R-5) District. The site is located south of Quail Run Drive at the southern terminus of Derby Court/Duke Hollow Court/William Joseph Lane.

Documents:

[ZA-21-02 STAFF REPORT.PDF](#)

- 3.III. 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.IV. 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. Director's Report

Documents:

DIRECTORS REPORT.PDF

5. Adjournment