

AGENDA

PLANNING AND ZONING COMMISSION

City of High Point

Municipal Office Building

City Council Chambers

January 25, 2022

6:00 p.m.

1. Call To Order
2. Approval Of Minutes
 - 2.I. December 14, 2021 Planning And Zoning Commission Regular Meeting

3. Public Hearing Items

- 3.I. ARC Of High Point, Zoning Map Amendment 21-33

A request by the ARC of High Point to rezone an approximate 3.5-acre parcel from the Residential Single Family - 5 (R-5) District to the Parks and Natural Resources (PNR) District. The site is located west of the intersection of Bellevue Drive and School Park Road (153 Bellevue Drive).

Documents:

[ZA-21-33 STAFF REPORT.PDF](#)

- 3.II. City Of High Point, Zoning Map Amendment 21-34

A request by the High Point City Council to rezone 568 properties, totaling approximately 124.8 acres, as part of the Comprehensive Zoning Map Amendment project.

a) To rezone 561 parcels, totaling approximately 123.3 acres, from the Residential Multifamily – 16 (RM-16) District and the Residential Multifamily – 26 (RM-26) District to the Residential Single Family – 7 (R-7) District. The parcels are located south of E. Martin Luther King Jr. Drive, north of E. Green Drive, east of S. University Parkway and west of Meredith Street.

b) To rezone 7 parcels, totaling approximately 1.5 acres, from the Residential Multifamily – 16 (RM-16) District and the Limited Business (LB) District to the Residential Single Family – 5 (R-5) District. The parcels are located north of E. Green Drive, between Meredith Street and Hill Street.

Documents:

[ZA-21-34 STAFF REPORT.PDF](#)

3.III. City Of High Point, Zoning Map Amendment 21-35

A request by the High Point City Council to rezone six properties, totaling approximately 3.19 acres, as part of the Comprehensive Zoning Map Amendment project.

a) To rezone two parcels (an entire parcel and a portion of another parcel), totaling approximately 0.77 acres, from a Conditional Use Transitional Office (CU-TO) District and the General Business (GB) District to the Transitional Office (TO) District and the Light Industrial District (LI) District. The parcels are located at the southeast corner of E. Green Drive and Brentwood Street (1207 Brentwood Street and a portion of an abutting undeveloped parcel).

b) To rezone two parcels (an entire parcel and a portion of another parcel), totaling approximately 0.92 acres, from a Conditional Use Light Industrial (CU-LI) District to the Light Industrial (LI) District. The parcels are located along the west side of Manley Street, approximately 130 feet south of Clish Place (508 Manley Street and a portion of 500 Manley Street).

c) To rezone a portion of two parcels, totaling approximately 1.5 acres, from a Conditional Use General Business (CU-GB) District to the General Business (GB) District. The parcels are located at the southeastern corner of Brentwood Street and Royal Place.

Documents:

[ZA-21-35 STAFF REPORT.PDF](#)

3.IV. Caliber Car Wash, LLC, Zoning Map Amendment 21-36

A request by Caliber Car Wash, LLC to rezone the western 0.36-acre portion of Guilford County Tax Parcel 194626 from the Residential Multifamily-16 (RM-16) District to the General Business (GB) District. The area to be rezoned lies along the north side of Oxford Place, approximately 300 feet west of N. Main Street (western portion of 2401 N. Main Street).

Documents:

[ZA-21-36 STAFF REPORT.PDF](#)

3.V. Edward Greene, Zoning Map Amendment 21-37

A request by Edward Greene to rezone an approximate 35.7-acre parcel from a Conditional Use General Business (CU-GB) District to the Employment Center (EC) District. The site is located along the north side of Model Farm Road, approximately 625 feet east of S. Main Street (205 Model Farm Road).

Documents:

[ZA-21-37 STAFF REPORT.PDF](#)

4. New Business

4.I. City Of High Point, Determination Of Merit For Street Name Change

A request by the High Point Planning Department to consider the merits and to set a

public hearing date for consideration of renaming an existing stub street in the Quail Run Farm Subdivision (Section 2 – Phase B). To rename the western 295 feet of Derby Circle (public street) to Dexterity Court.

Documents:

[DETERMINATION OF MERIT FOR STREET NAME CHANGE \(DERBY CT\).PDF](#)

4.II. High Point University, Determination Of Merit For Street Name Change

A request by High Point University to consider the merits and to set a public hearing date for consideration of renaming International Avenue (a private drive upon the High Point University campus). To rename International Avenue to Qubein Avenue.

Documents:

[DETERMINATION OF MERIT FOR STREET NAME CHANGE \(INTERNATIONAL AVE\).PDF](#)

5. Director's Report

Documents:

[DIRECTORS REPORT.PDF](#)

6. Adjournment