

## AGENDA

### PLANNING AND ZONING COMMISSION

City of High Point

Municipal Office Building

City Council Chambers

February 22, 2022

6:00 p.m.

1. Call To Order
2. Approval Of Minutes
  - 2.I. January 25, 2022 Planning And Zoning Commission Regular Meeting
3. Continued Public Hearing Items
  - 3.I. 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:

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

4. Public Hearing Items
  - 4.I. City Of High Point, Street Name Change 21-03  
A request by the High Point Planning and Development Department to rename the western 295± feet of Derby Circle to Dexterity Court. The proposed street renaming (Derby Circle) is situated near the western terminus of Quail Run Drive within the Quail Run Farm Subdivision. The Quail Run Farm subdivision is located along the west side of Gordon Road, approximately 1,000 feet west of the intersection of Gordon Road and Deep River Road.

Documents:

[STAFF REPORT SN-21-03 \(DERBY CIR\).PDF](#)

- 4.II. High Point University, Street Name Change 21-04  
A request by High Point University to rename International Avenue (a private street upon the High Point University campus) to Qubein Avenue. The proposed street renaming is located east of the intersection of N. Centennial Street and International Avenue.

Documents:

[STAFF REPORT SN-21-04 \(QUBEIN\).PDF](#)

4.III. Susan Wilson, Zoning Map Amendment 21-38

A request by Susan Wilson to rezone approximately 1.45 acres from the Heavy Industrial (HI) District to the Central Business (CB) District. The site is located at the southwest corner of S. Elm Street and W. Russell Avenue.

Documents:

[STAFF REPORT ZA-21-38.PDF](#)

4.IV. Shamrock Petey, LLC, Zoning Map Amendment 21-39

A request by Shamrock Petey, LLC to rezone approximately 35 acres from the Residential Single Family – 40 (RS-40) District, within Guilford County's zoning jurisdiction, and a Conditional Zoning Retail Center (CZ-RC) District to a Conditional Zoning Retail Center (CZ-RC) District. The site is located at the southeast corner of W. Wendover Avenue and Penny Road. Approval of this rezoning request is contingent upon City Council approval of a voluntary annexation request.

Documents:

[STAFF REPORT ZA-21-39.PDF](#)

4.V. City Of High Point, Zoning Map Amendment 22-01

A request by the High Point City Council to rezone 378 properties, totaling approximately 100 acres, as part of the Comprehensive Zoning Map Amendment Project. This request will rezone this area from the Residential Multifamily – 16 (RM-16) District to the Residential Single Family – 7 (R-7) District. The parcels are located south of E. Green Drive, south and north of E. Kearns Avenue, east of Macedonia Court/Tate Street/Park Street and west of S. University Parkway.

Documents:

[STAFF REPORT ZA-22-01.PDF](#)

5. New Business

5.I. High Point University, Determination Of Merit For Street Name Change (SN-22-01)

A request by High Point University to consider the merits and to set a public hearing date for consideration of renaming the southern leg of Panther Drive (a private street upon the High Point University campus) to Innovation Way.

Documents:

[DETERMINATION OF MERIT \(PANTHER\).PDF](#)

5.II. City Of High Point, Determination Of Merit For Street Name Change (SN-22-02)

A request by the High Point Planning and Development Department to consider the merits and to set a public hearing date for consideration of the following street renaming's associated with the construction of the new Jamestown Parkway:

1. Renaming that portion of Greensboro Road, between the Five Points Place/Cleveland Avenue intersection and Deep River Road, to E. Lexington Avenue.
2. Renaming that portion of Greensboro Road, between Deep River Road and the newly install Jamestown Parkway (lying just east of Enterprise Drive), to Jamestown Parkway.
3. Rename that portion of Greensboro Road, between the newly install Jamestown Parkway (lying just east of Enterprise Drive) and Hampton Drive, to Hampton Court.
4. Rename the northern segment of Ring Street, between Greensboro Road and Jamestown Parkway, to Graham Court.

Documents:

[DETERMINATION OF MERIT \(JAMESTOWN PKWY\).PDF](#)

6. Director's Report

Documents:

[DIRECTORS REPORT.PDF](#)

7. Adjournment