

## AGENDA

### PLANNING AND ZONING COMMISSION

City of High Point

Municipal Office Building

City Council Chambers

April 26, 2022

6:00 p.m.

1. Call To Order
2. Approval Of Minutes
  - 2.1. March 22, 2022 Planning And Zoning Commission Regular Meeting
3. Continued Public Hearing Items
  - 3.1. City Of High Point, Street Name Change 22-02  
A request by the High Point Planning and Development Department to rename the following streets:
    - a. Rename that portion of Greensboro Road, between the Five Points Place/Cleveland Avenue intersection and Deep River Road, to E. Lexington Avenue.
    - b. Rename that portion of Greensboro Road, between Deep River Road and the newly installed Jamestown Parkway (lying just east of Enterprise Drive), to Jamestown Parkway.
    - c. Rename that portion of Greensboro Road, between the newly installed Jamestown Parkway (lying just east of Enterprise Drive) and Hampton Drive, to Hampton Court.
    - d. Rename the northern segment of Ring Street, between Greensboro Road and Jamestown Parkway, to Graham Court.

Documents:

[SN-22-02 STAFF REPORT.PDF](#)

4. Public Hearing Items
  - 4.1. Wynnefield Properties, Inc., Zoning Map Amendment 22-06  
A request by Wynnefield Properties, Inc. to rezone an approximate 5.8-acre parcel from a Conditional Use Office Institutional (CZ OI) District and the Residential Single Family – 3 (R-3) District to a Conditional Zoning Office Institutional (CZ OI) District.

The site is lying along the east side of Skeet Club Road, approximately 240 feet north of Fountain Grove Drive (1559 Skeet Club Road).

Documents:

[ZA-22-06 STAFF REPORT.PDF](#)

4.II. Wynnefield Forward, LLC., Zoning Map Amendment 22-07

A request by Wynnefield Forward, LLC to rezone approximately 2.1 acres from the Residential Single Family - 5 (R-5) District and the Office Institutional (OI) District to a Conditional Zoning Residential Multifamily - 26 (CZ RM-26) District. The site is located east of Carrick Street, between Sunset Drive and W. Ray Avenue.

Documents:

[ZA-22-07 STAFF REPORT.PDF](#)

4.III. Leoterra Development, Inc., Plan Amendment 22-01

A request by Leoterra Development, Inc. to change the Land Use Plan classification for approximately 28.5 acres from the Low-Density Residential classification to the Medium Density Residential classification. The site is located at the southeast corner of Old Mill Road and Skeet Club Road.

Documents:

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

4.IV. Leoterra Development, Inc., Zoning Map Amendment 22-08

A request by Leoterra Development, Inc. to rezone approximately 75.3 acres from the Residential Single Family - 3 (R-3) District to a Conditional Zoning Residential Multifamily - 16 (CZ RM-16) District, a Conditional Zoning Residential Multifamily - 5 (CZ RM-5) District and a Conditional Zoning Residential Single Family - 5 (CZ R-5) District. The site is located along the south side of Old Mill Road and east of Skeet Club Road.

Documents:

[ZA-22-08 STAFF REPORT.PDF](#)

4.V. HEPHIGHPT, LLC, Plan Amendment 22-02

A request by HEPHIGHPT, LLC to change the Land Use Plan classification for approximately 12.5 acres from the Low-Density Residential classification to the Local Convenience Commercial classification. The site is located at the southeast corner of Johnson Street and Skeet Club Road.

Documents:

[PA-22-02 STAFF REPORT.PDF](#)

4.VI. HEPHIGHPT, LLC, Zoning Map Amendment 22-09

A request by HEPHIGHPT, LLC to rezone approximately 12.5 acres from the

Residential Single Family – 3 (R-3) District to a Conditional Zoning Retail Center (CZ-RC) District. The site is located at the southeast corner of Johnson Street and Skeet Club Road.

Documents:

[ZA-22-09 STAFF REPORT.PDF](#)

4.VII. Crescent Acquisitions, LLC, Zoning Map Amendment 22-10

A request by Crescent Acquisitions, LLC to rezone approximately 85 acres from the Agricultural (AGR) District to the Conditional Zoning Employment Center (CZ-EC) District. The site is located along the north side of Clinard Farms Road, approximately 900 feet west of NC 68.

Documents:

[ZA-22-10 STAFF REPORT.PDF](#)

4.VIII. 350 South Land Holding, LLC, Zoning Map Amendment 22-11

A request by 350 South Land Holding, LLC to rezone approximately 540 acres from the Planned Development Mixed (PDM) District and the Agricultural (AG) and the Residential Single Family - 40 (RS-40) Districts, both within Guilford County's zoning jurisdiction, to the Planned Development Periphery (PD-P) District. The zoning site consists of multiple parcels generally lying south of I-40, west of Sandy Ridge Road, north of Boylston Road and east of Bunker Hill Road.

Documents:

[ZA-22-11 STAFF REPORT.PDF](#)

5. New Business

6. Director's Report

Documents:

[DIRECTORS REPORT.PDF](#)

7. Adjournment