

## AGENDA

### PLANNING AND ZONING COMMISSION

City of High Point

Municipal Office Building

City Council Chambers

July 26, 2022

6:00 p.m.

1. Call To Order
2. Approval Of Minutes
  - 2.1. June 28, 2022 Planning And Zoning Commission Regular Meeting
3. Public Hearing Items
  - 3.1. City Of High Point, Zoning Map Amendment 22-17

A request by the High Point City Council to rezone 60 properties, totaling approximately 18.9 acres, as part of the Comprehensive Zoning Map Amendment project.

    - a. To rezone 53 parcels (Westbury Subdivision), totaling approximately 8.13 acres, from a Conditional Use Residential Single Family – 5 (CU R-5) District to the Residential Single Family – 7 (R-7) District. This single family subdivision is located approximately 750 feet east of the intersection of S. Scientific Street and Boyce Avenue, directly south of the intersection of Boyce Avenue and Westbury Drive.
    - b. To rezone two parcels, totaling approximately 9.21 acres, from a Conditional Use Residential Multifamily – 16 (CU RM-16) District to the Residential Multifamily – 16 (RM-16) District. One parcel is lying along the east side of S. Scientific Street, approximately 700 feet south of Sherrill Avenue (715 S. Scientific Street) and a second parcel that lies south of the intersection of Sherrill Avenue and Dade Street (3018 Sherrill Avenue).
    - c. To rezone four parcels and a portion of one parcel, totaling approximately 1.56 acres, from a Conditional Use Limited Business (CU-LB) District to the Residential Single Family – 5 (R-5) District and the Residential Multifamily – 16 (RM-16) District. The parcels are located to the west and southwest of the intersection of S. Scientific Street and Bowers Avenue (822, 826, 900, 902 and 904 S. Scientific Street).

Documents:

[ZA-22-17 STAFF REPORT.PDF](#)

3.II. Carolina Site Acquisitions LLC, Zoning Map Amendment 22-18

A request by Carolina Site Acquisitions LLC to rezone approximately 141 acres from the Heavy Industrial (HI) District and Rural Agricultural – 3 (RA-3) District (both within Davidson County's zoning jurisdiction), the Light Industrial (LI) District (within Randolph County's zoning jurisdiction) and the Heavy Industrial (HI) District (City of High Point) to the Conditional Zoning Heavy Industrial (CZ-HI) District. The site consists of multiple parcels generally located southeast of the intersection of National Highway and Garcia Kennedy Road, southwest of the intersection of Griclar Street and Meridian Avenue, and generally west of the intersection of South Road and McKinley Place. Approval of this rezoning request is contingent upon City Council approval of a voluntary annexation request.

Documents:

[ZA-22-18 STAFF REPORT.PDF](#)

3.III. City Of High Point, Airport Overlay District Land Use Policy Evaluation

A request by the Planning and Development Department to recommend approval of the Airport Overlay District Land Use Policy Evaluation to the City Council.

Documents:

[ARO LAND USE POLICY EVALUATION.PDF](#)

4. New Business
5. Director's Report
6. Adjournment