

## AGENDA

### PLANNING AND ZONING COMMISSION

City of High Point

Municipal Office Building

City Council Chambers

August 23, 2022

6:00 p.m.

1. Call To Order
2. Approval Of Minutes
  - 2.I. July 26, 2022 Planning And Zoning Commission Regular Meeting

#### 3. Public Hearing Items

##### 3.I. Evolve Companies, Plan Amendment 22-03

A request by Evolve Companies to change the Land Use Plan classification for approximately 19.8 acres from the Restricted Industrial classification to the Medium Density Residential classification. The site is located along the west side of NC 68, between Penny Road and Premier Drive.

Documents:

[PA-22-03 STAFF REPORT.PDF](#)

##### 3.II. Evolve Companies, Zoning Map Amendment 22-19

A request by Evolve Companies to rezone approximately 18.9 acre from the Agricultural (AG) District, within Guilford County's zoning jurisdiction, to a Conditional Zoning Residential Multifamily-16 (CZ RM-16) District. The site is located along the west side of NC68, between Penny Road and Premier Drive. Approval of this rezoning request is contingent upon City Council approval of a voluntary annexation request.

Documents:

[ZA-22-19 STAFF REPORT.PDF](#)

##### 3.III. City Of High Point, Zoning Map Amendment 22-20

A request by the High Point City Council to rezone 14 properties, totaling approximately 137.3 acres, as part of the Comprehensive Zoning Map Amendment project.

a) To rezone 9 parcels, totaling approximately 55.3 acres, from a Conditional Use Residential Single Family – 5 (CU R-5) District, Conditional Use Institutional (CU-I)

District and the Conditional Use Heavy Industrial District (CU-HI) District to the Residential Single Family – 5 (R-5) District and the Light Industrial (LI) District. This site consists of multi parcels located south of the railroad tracks, north of Avondale Street, north of Spring Garden Circle and west of Hendrix Street.

b) To rezone 5 parcels, totaling approximately 82 acres, from a Conditional Use Heavy Industrial District (CU-HI) District and a Conditional Use Light Industrial District (CU-LI) District to a Light Industrial (LI) District. The site is located along both sides of N. Pendleton Street, approximately 500 feet north of the railroad tracks.

Documents:

[ZA-22-20 STAFF REPORT.PDF](#)

3.IV. City Of High Point, Zoning Map Amendment 22-21

A request by the City of High Point City Council to amend the Airport Overlay District based on the recent Piedmont Triad International Airport Part 150 Study. There are 8 areas of recommended change to Airport Overlay District zones, totaling approximately 5,523 acres.

Documents:

[ZA-22-21 STAFF REPORT.PDF](#)

3.V. City Of High Point, Plan Amendment 22-04

A request by the Planning and Development Department to change the Land Use Plan classification for approximately 77.8 acres from the Restricted Industrial classification to the Low Density Residential classification. The site is located between Sandy Camp Road and Clinard Farms Road, south of Sandy Ridge Road.

Documents:

[PA-22-04 STAFF REPORT.PDF](#)

3.VI. City Of High Point, Text Amendment 22-03

A request by the Planning and Development Department to amend various sections of the City of High Point Development Ordinance related to the Airport Overlay District.

Documents:

[TA-22-03 STAFF REPORT.PDF](#)

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