

AGENDA

PLANNING AND ZONING COMMISSION

City of High Point

Municipal Office Building

City Council Chambers

September 28, 2021

6:00 p.m.

1. Call To Order
2. Approval Of Minutes
 - 2.I. August 24, 2021 Planning And Zoning Commission Regular Meeting
3. Public Hearing Items
 - 3.I. City Of High Point, Text Amendment 21-05
A request by the Engineering Services Department to amend Section 6.3.2. (Soil Erosion and Sedimentation - Exemptions) of the Development Ordinance, to add an exemption to the requirements of a Land Disturbance Permit.

Documents:

[TA-21-05 STAFF REPORT.PDF](#)

- 3.II. COHAB, Zoning Map Amendment 21-17
A request by COHAB to rezone approximately 3 acres from the Planned Development – Core City (PD-CC) District and a Heavy Industrial (HI) District to an amended Planned Development – Core City (PD-CC) District. The site is lying along the east side of W. English Drive, between S. West Point Avenue and Phillips Avenue.

Documents:

[ZA-21-17 STAFF REPORT.PDF](#)

- 3.III. Leoterra Development, Inc., Plan Amendment 21-05
A request by Leoterra Development, Inc. to change the Land Use Plan classification for approximately 70 acres from the Restricted Industrial and Low-Density Residential classifications to the Moderate-Density Residential classification. The site is located south of Cox Avenue and west of Jackson Lake Road.

Documents:

[PA-21-05 STAFF REPORT.PDF](#)

3.IV. Leoterra Development, Inc., Zoning Map Amendment 21-19

A request by Leoterra Development, Inc. to rezone approximately 70 acres from the Conditional Use Employment Center (CU-EC) and Residential Single Family - 5 (R-5) Districts, within the City of High Point's Extraterritorial Jurisdiction, to a Conditional Zoning Residential Multifamily – 16 (CZ RM-16) District. The site is located south of Cox Avenue and west of Jackson Lake Road. Approval of this rezoning request is contingent upon City Council approval of a voluntary annexation request.

Documents:

[ZA-21-19 STAFF REPORT.PDF](#)

3.V. Shamrock Petey, LLC And City Of High Point, Plan Amendment 21-06

A request by Shamrock Petey, LLC and the City of High Point to change the Land Use Plan classification for approximately 41 acres from the Office and Medium Density Residential classifications to the Community/Regional Commercial classification. The site is located at the southeast corner of W. Wendover Avenue and Penny Road.

Documents:

[PA-21-06 STAFF REPORT.PDF](#)

3.VI. Shamrock Petey, LLC, Zoning Map Amendment 21-20

A request by Shamrock Petey, LLC to rezone approximately 25.5 acres from the Agricultural (AG) District, Residential Single Family – 40 (RS-40) District and General Office-Moderate Intensity (GO-M) District all within Guilford County's zoning jurisdiction, 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:

[ZA-21-20 STAFF REPORT.PDF](#)

3.VII. City Of High Point, Text Amendment 21-04

A request by the Planning and Development Department to amend various sections of the City of High Point Development Ordinance to correct errors, provide consistency, and make revisions related to specific development standards.

Documents:

[TA-21-04 STAFF REPORT.PDF](#)

4. Director's Report

Documents:

5. Adjournment