

AGENDA

PLANNING AND ZONING COMMISSION

City of High Point

Municipal Office Building

City Council Chambers

October 26, 2021

6:00 p.m.

1. Call To Order
2. Approval Of Minutes
 - 2.I. September 28, 2021 Planning And Zoning Commission Regular Meeting
3. Public Hearing Items
 - 3.I. High Point University And Lily Pad Investors, LLC, Street Abandonment 21-02
A request by High Point University and Lily Pad Investors, LLC to abandon (close) the eastern 365+ of the Barbee Avenue right-of-way (a 50-foot-wide right-of-way). This is an improved right-of-way that runs in a general east - west direction between 908 to 920 Barbee Avenue (abutting Guilford County Tax Parcels 190710, 190711, 190712, 190713 and 1900041).

Documents:

[SA-21-02 STAFF REPORT.PDF](#)

- 3.II. HEPHIGHPT, LLC, Plan Amendment 21-04
A request by HEPHIGHPT, LLC to change the Land Use Plan classification for approximately 13 acres from the Low Density Residential classifications to the Local Convenience Commercial classification. The site is located at the southeast corner of Johnson Street and Skeet Club Road.

Documents:

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

- 3.III. HEPHIGHPT, LLC, Zoning Map Amendment 21-18
A request by HEPHIGHPT, LLC to rezone approximately 13 acres from the Residential Single Family – 3 (R-3) District to a Conditional Zoning Retail Center (CZ-RC) District and a Conditional Zoning Limited Business (CZ-LB) District. The site is located at the southeast corner of Johnson Street and Skeet Club Road.

Documents:

[ZA-21-18 STAFF REPORT.PDF](#)

3.IV. BSP Investment LLC, Zoning Map Amendment 21-21

A request by BSP Investment LLC to rezone approximately 6.5 acres from the Residential Single Family - 3 (R-3) District to a Conditional Zoning Residential Single Family - 5 (CZ-R-5) District. The site is located along the south side of Skeet Club Road, approximately 2,100 feet west of Johnson Street.

Documents:

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

3.V. Leoterra Development, Inc., Zoning Map Amendment 21-22

A request by Leoterra Development, Inc. to rezone approximately 72 acres from the Residential Single Family - 3 (R-3) District and the Residential Single Family - 20 (R-20) Districts, within Forsyth County's zoning jurisdiction, to a Conditional Zoning Residential Multifamily - 16 (CZ RM-16) District. The site is located south of the southern leg of Joyce Circle, west of Skeet Club Road and north of I-74. Approval of this rezoning request is contingent upon City Council approval of a voluntary annexation request.

Documents:

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

3.VI. Shamrock Petey, LLC, Zoning Map Amendment 21-23

A request by Shamrock Petey, LLC to rezone approximately 8 acres from the Agricultural (AG) District and the Residential Single Family - 40 (RS-40) District, both within Guilford County's zoning jurisdiction, to a Conditional Zoning Retail Center (CZ-RC) District. The site is located along the south side of W. Wendover Avenue approximately 300 feet west of Gisbourne Drive (5223 W. Wendover Avenue), along the east side of Penny Road approximately 415 feet south of W. Wendover Avenue (portion of 2212 Penny Road) and along the north side of Samet Drive approximately 400 feet east of Penny Road (7706 Samet Drive). Approval of this rezoning request is contingent upon City Council approval of a voluntary annexation request.

Documents:

[ZA-21-23 STAFF REPORT.PDF](#)

3.VII. Collier's Properties, Inc., Zoning Map Amendment 21-24

A request by Collier's Properties, Inc. to rezone approximately 12.2 acres from the Residential Single Family - 40 (RS-40) District and a Conditional Use Light Industrial (CU-LI) District, both within Guilford County's zoning jurisdiction, to a Conditional Zoning Light Industrial (CZ-LI) District. The site is located along the north side of National Service Road, approximately 1,200 feet west of Piedmont Triad Parkway. Approval of this rezoning request is contingent upon City Council approval of a

voluntary annexation request.

Documents:

[ZA-21-24 STAFF REPORT.PDF](#)

3.VIII. High Point Land Investment, LLC, Plan Amendment 21-07

A request by High Point Land Investment, LLC to change the Land Use Plan classification for approximately 19.3 acres from the Light Industrial classification to the Heavy Industrial classification. The site is located at the northern terminus of Allegany Street and south of Durand Avenue.

Documents:

[PA-21-07 STAFF REPORT.PDF](#)

3.IX. High Point Land Investment, LLC, Zoning Map Amendment 21-25

A request by High Point Land Investment, LLC to rezone approximately 29 acres from the Light Industrial (LI) District to a Conditional Zoning Heavy Industrial (CZ-HI) District. The site is located at the northern terminus of Allegany Street and south of Durand Avenue.

Documents:

[ZA-21-25 STAFF REPORT.PDF](#)

4. New Business

4.I. Comprehensive Plan Update - Community Inventory And Analysis (CIA)

A presentation on task one of the Comprehensive Plan. The Community Inventory and Analysis is a background analysis of existing conditions in the city that compiles information about where the city stood prior to the pandemic to establish a baseline for the planning process going forward.

5. Director's Report

Documents:

[DIRECTORS REPORT.PDF](#)

6. Adjournment