

**AGENDA**  
**PLANNING AND ZONING COMMISSION**

City of High Point  
Municipal Office Building  
City Council Chambers  
September 26, 2023  
6:00 p.m.

1. Call To Order
2. Approval Of Minutes
  - 2.I. August 22, 2023 Planning And Zoning Commission Regular Meeting

Documents:

[08.22.2023 DRAFT PZ MINUTES.PDF](#)

3. Continued Public Hearing Items

- 3.I. City Of High Point, Text Amendment 23-03

A request by the City of High Point to amend the Development Ordinance to revise the powers and duties of the Planning and Zoning (P&Z) Commission. This amendment proposes to grant the P&Z Commission the authority to make the final decision on various Zoning Map Amendment requests. In conjunction with the proposed expanded P&Z Commission authority, this request also amends the review procedures, appeals process, and amends the Conditional Zoning, Planned Development, Zoning Map Amendment and Overlay (Historic & Manufactured Housing) District zoning process.

Documents:

[TA-23-03 STAFF REPORT.PDF](#)

4. Public Hearing Items

- 4.I. City Of High Point, Street Name Change SN-23-02

A request by the City of High Point to rename Village Springs Court to Waterford Oaks Trail.

Documents:

[SN-23-02 STAFF REPORT.PDF](#)

- 4.II. City Of High Point, Zoning Map Amendment 23-23

A request by the City of High Point to rezone approximately 11.7 acres as part of the Comprehensive Zoning Map Amendment project.

- a. To rezone approximately 0.7 acres from the Residential Single Family – 5 (R-5) District to the General Business (GB) District. The site is located

along the south side of W. Farris Avenue, approximately 640 feet west of N. Main Street (149, 151 & 153 W. Parris Avenue).

- b. To rezone approximately 11 acres from the Heavy Industrial (HI) District to the Limited Business (LB) Districts. The site is located along Beddington Street, between Blake Avenue and Tower Avenue.

Documents:

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

4.III. Bricks & Beams, LLC, Zoning Map Amendment 23-24

A request by Bricks & Beams, LLC to rezone approximately 6.5 acres from the Light Industrial (LI) District to the Central Business (CB) District. The site is located along the south side of E. Green Drive, between S. Centennial Street and Park Street (313 S. *Centennial Street*).

Documents:

[ZA-23-24 STAFF REPORT.PDF](#)

4.IV. Kumasi Management Services, LLC, Zoning Map Amendment 23-25

A request by Kumasi Management Services, LLC to rezone approximately 14.2 acres from a Conditional Use Light Industrial (CU-LI) District to a Conditional Zoning General Business (CZ-GB) District. The site is located along the north and south sides of Furniture Avenue, approximately 0.3 mile (1,800 feet) east of Riverdale Road (4257, 4265, 4262 & 4268 *Furniture Avenue*).

Documents:

[ZA-23-25 STAFF REPORT.PDF](#)

4.V. City Of High Point, Zoning Map Amendment 23-26

A request by the City of High Point to establish a new Local Historic Overlay (LHO) District to approximately 50.1 acres bordering Washington Street from N. Centennial Street on the west to the Toussaint L'Ouverture Lodge No.524 (1215 Washington Street) on the east.

Documents:

[ZA-23-26 STAFF REPORT.PDF](#)

5. Director's Report

6. Adjournment