

**CITY OF HIGH POINT
PLANNING AND DEVELOPMENT DEPARTMENT**

**STAFF REPORT
STREET NAME CHANGE 20-01
January 26, 2021**

Request	
<p>Applicant: City of High Point Planning and Development Department</p>	<p>Number of Properties Affected: There are nine parcels abutting the streets proposed for naming. However, only three parcels are impacted in a manner that may affect their mailing address:</p> <p>1701 and 1705 Eastchester Drive (single family dwellings – tax parcels 200152 and 00154). Both parcels are owned by Coy Hilton Jr.</p> <p>2209-Rear Hilton Court (undeveloped - tax 230473). Owner is NCDOT.</p>
<p>Proposal:</p> <p><u>West of Eastchester Drive:</u> Officially name newly constructed street (realignment/extension of Cypress Court). Renaming portions of an existing street (eastern portion of Hilton Court).</p> <p><u>East of Eastchester Drive:</u> Officially name newly constructed street (realignment/extension of Gordon Road). Renaming portions of existing streets (western portion of Gordon Road).</p>	<p>Length of Street Affected:</p> <p><u>Cypress Court (extension):</u> Approximately 640 feet.</p> <p><u>Hilton Court:</u> Approximately 315 feet.</p> <p><u>Gordon Court:</u> Approximately 310 feet.</p> <p>Gordon Road (extension): Approximately 400 feet</p> <p>Effective Date if Approved: Immediately, upon approval</p>

Background Information

The City of High Point submitted an application to rename several streets due the North Carolina Department of Transportation (NCDOT) street widening and realignments associated with the Eastchester Drive and I-74 interchange improvement project. The requested renaming consists of the following:

1) Cypress Court

- a. Cypress Court has been realigned and extended to a newly created signalized intersection with Eastchester Drive. This application proposes to officially name this newly constructed street extension as Cypress Court.
- b. Hilton Court has been realigned and no longer intersects with Eastchester Drive. It now stubs into the newly constructed extension of Cypress Court. This application proposes to rename the eastern 150 feet of Hilton Court to Cypress Court.

2) Gordon Court/Gordon Road

The former intersection of Gordon Road and Eastchester Drive has been eliminated and a cul-de-sac has been installed at the western terminus of Gordon Road. Gordon Road has been realigned and extended to a newly created signalized intersection with Eastchester Drive. This application proposes to:

- a. Gordon Court: Rename the western 360 feet of Gordon Road to Gordon Court.
- b. Gordon Road: Officially name the newly constructed street extension to Gordon Road.

In preparation for this public hearing, mailed notices were sent to all abutting property owners and a public hearing advertisement was submitted to the High Point Enterprise.

Determination of Merit

This application has been reviewed by the Planning and Development Department and determined to be complete. On December 8, 2020, the Planning and Zoning Commission determined that the application had merit and scheduled a public hearing for consideration of the street name change request for January 26, 2021.

Findings

Section 2.4.14. of the Development Ordinance states that the Planning and Zoning Commission may approve a street name change subject to finding that the applicant demonstrates the following:

That the street name change is in accordance with the City’s Street Name and Address Assignment Guidelines and Policies as included in the Development Guide.

Compliance	The street naming request will promote the goals of the City’s Street Name policy as it will provide consistency of street names due to new public road construction and realignment.
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That the street name change will serve the public interest by enhancing public safety or that it will do no harm.

Compliance	<ul style="list-style-type: none"> ❖ This NCDOT project has changed the location of a signalized intersection and altered prior traffic patterns of streets serving adjacent neighborhoods. This street naming request will eliminate confusion among motorists and emergency service responders based upon the layout of the new and realigned streets. ❖ With the extension of Cypress Court, the properties at 1701 and 1705 Eastchester Drive no longer have direct access to Eastchester Drive. The proposed name changes and future readdressing to Cypress Court will provide predictability as to how the general public and emergency service responders may access these properties.
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That the street name change will not adversely affect land values or cause excessive economic impact to landowners or the City.

Compliance	The proposed street name changes are needed to provide consistency and predictability due to the new street layout and traffic patterns in this area. The address changes that will result from the renamings impact only two single-family dwellings.
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That the street name change will result in an overall public good that generally cannot be measured in monetary terms, but that is found to outweigh known or perceived economic interests and costs.

Compliance	The name change does not result in any significant cost to the City. The most expensive signs, over the signalized intersection, have already been installed by NCDOT. Furthermore, the request serves an overall public good by ensuring there will be a logical naming of streets in this area once the NCDOT interchange improvement project is completed.
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Recommendation

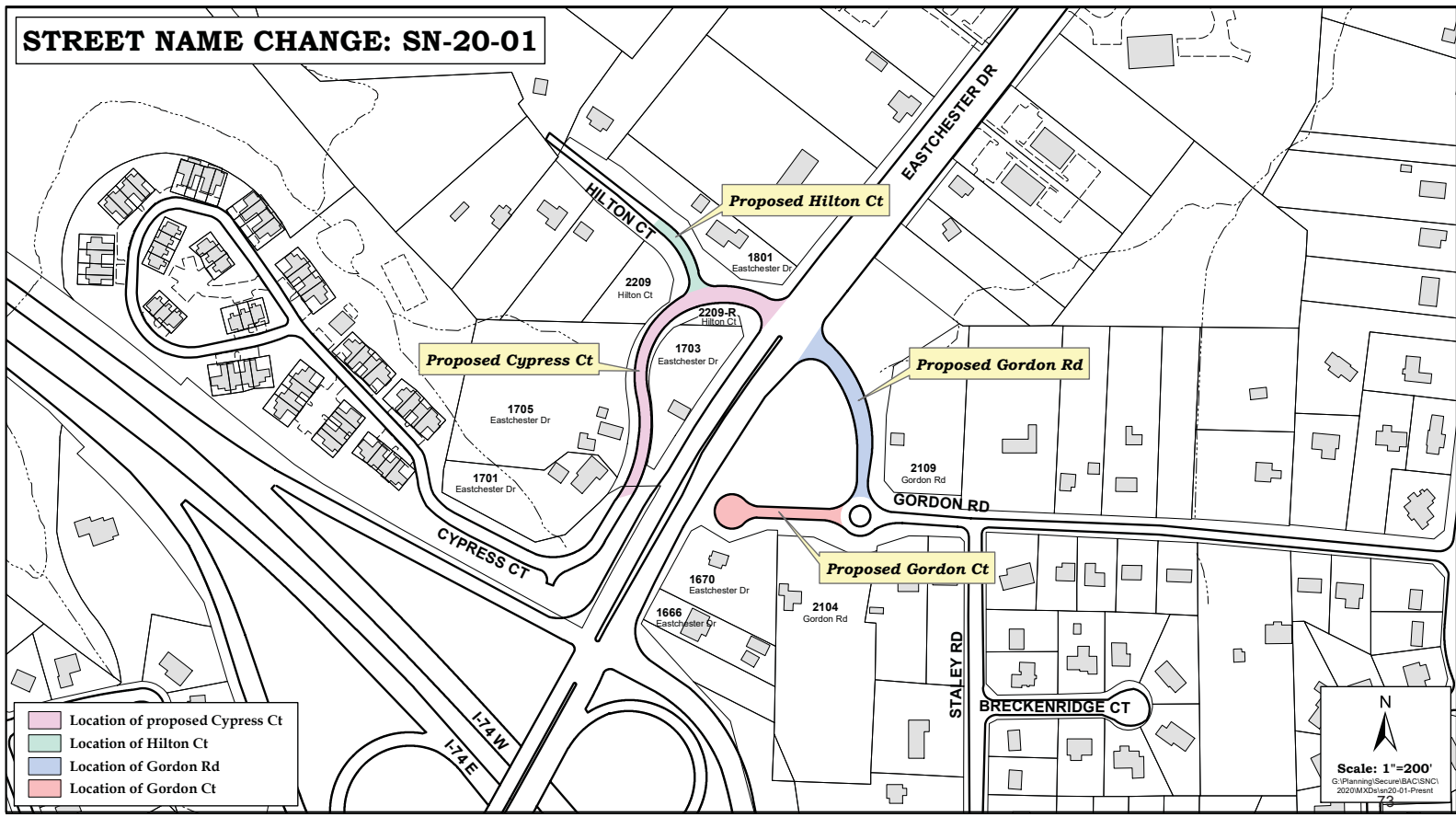
The Planning and Development Department recommends approval of this request.

The Development Ordinance requires an effective date at least 45 days from the date of approval of a street name change. The intent of this provision is to provide notification of the change to property owners and governmental agencies. Therefore, if approved, staff recommends the change become effective immediately upon approval.

Report Preparation

This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner and reviewed by Chris Andrews AICP, Development Administrator and Lee Burnette AICP, Director.

STREET NAME CHANGE: SN-20-01



- Location of proposed Cypress Ct
- Location of Hilton Ct
- Location of Gordon Rd
- Location of Gordon Ct

Scale: 1"=200'
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