

LAND USE PLAN FOR THE HIGH POINT PLANNING AREA



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INTRODUCTION

High Point has changed significantly in the last decade, from a manufacturing town dominated by the furniture and hosiery industries to an increasingly competitive City immersed in the regional marketplace of North Carolina's Piedmont Triad. High Point continues to diversify its economic base with new industrial employers in Piedmont Centre and adjacent corporate parks in the northern part of the City, while the furniture market continues to grow downtown with the construction of new showrooms and the conversion of vacant industrial structures for furniture market use. Housing needs are being met by large single family and multi-family developments, especially in north High Point and along the Wendover Avenue corridor. These areas are also serving as bedroom communities for Greensboro and the greater Piedmont Triad region. Since 1992, High Point's boundaries have expanded to include an additional seven square miles, for a total land area of 50.43 square miles. The City's 1999 population was estimated to be 79,394.

Meanwhile, environmental regulations are becoming increasingly strict. High Point's watershed protection ordinance was strengthened in 1989, and further tightened in 1993 following the adoption of state-mandated provisions in 1992. Recent state legislation has resulted in even stricter requirements, especially within the Randleman Lake Watershed. All of these regulations tend to reduce residential densities within the City's water supply watersheds and thereby contribute to urban sprawl. Recent amendments to federal clean air standards may further influence the location of future development and the transportation network required to serve it.

With the execution of annexation agreements between High Point and the surrounding jurisdictions of Greensboro, Jamestown, Thomasville, Archdale, Kernersville and Davidson County, the City can now be fairly certain about its ultimate growth limits, and this Plan reflects that knowledge. The recently incorporated community of Trinity is the only adjacent municipality with which High Point has yet to conclude an annexation agreement. The land area contained within the City's portion of the territory governed by these agreements is referred to in the Plan as the ***High Point Planning Area***. It contains approximately 92 square miles, nearly twice the area included within the City's present corporate limits, and its current population is estimated to be 89,935. By 2015, the Planning Area is projected to have a population of 106,625, representing a growth rate of 18.6 percent.

Planning for an area this large is a complex endeavor that requires community-wide citizen involvement. Therefore, to formulate the Plan, the Land Use Plan Update Committee was established. This Committee included two residents from each of nine Planning Area "communities" selected to ensure balanced representation. Also included were five citizens at large, six representatives from the development community, and four members of the Planning and Zoning Commission's Comprehensive Planning Committee. In all, 37 individuals served on the Committee during the eighteen month Land Use Plan update process. Staff from the City's Department of Planning and Development, Transportation Department and Economic Development Corporation

provided technical support to the Committee along with a representative of Guilford County's Department of Planning and Development. Only through such broad-based participation throughout the planning process is it possible for High Point's Land Use Plan to reflect the interests of all its citizens.

Purposes of the Land Use Plan

The Land Use Plan is a valuable tool for High Point to accommodate new growth while protecting the environment. The Plan serves as City Council's statement of long-term policy issues, goals, and principles to guide the future development of residential, commercial, industrial, institutional, and recreational/open space activities. Major purposes of the Land Use Plan are:

- To promote orderly development of the City;
- To encourage compact, cost-efficient development;
- To discourage sprawl and haphazard growth;
- To facilitate coordination among City departments regarding future facilities;
- To give developers greater certainty with respect to investment decisions;
- To give citizens greater security for their neighborhoods;
- To protect and enhance property values in general within the Planning Area;
- To be an integral element of the City's comprehensive plan; and
- To serve as a basis of the City's capital improvement program.

The Plan portrays a vision of future land development based on the long-term land use goals, objectives and policies delineated herein and graphically portrayed on the accompanying Land Use Map.

Planning Area Characteristics

To facilitate the land use planning and community involvement processes, the High Point Planning Area has been divided into nine sub-areas referred to as "communities" (*See Map 1, Community Boundaries Map, following page 3*). Some communities are entirely within the current corporate limits, others are not. One community, Community 9, is totally outside High Point's municipal boundaries. Table 1, *High Point Planning Area Population* (*shown on page 3*), provides historical population data and population

projections for these communities and the Planning Area as a whole. A brief description of the nine communities follows:

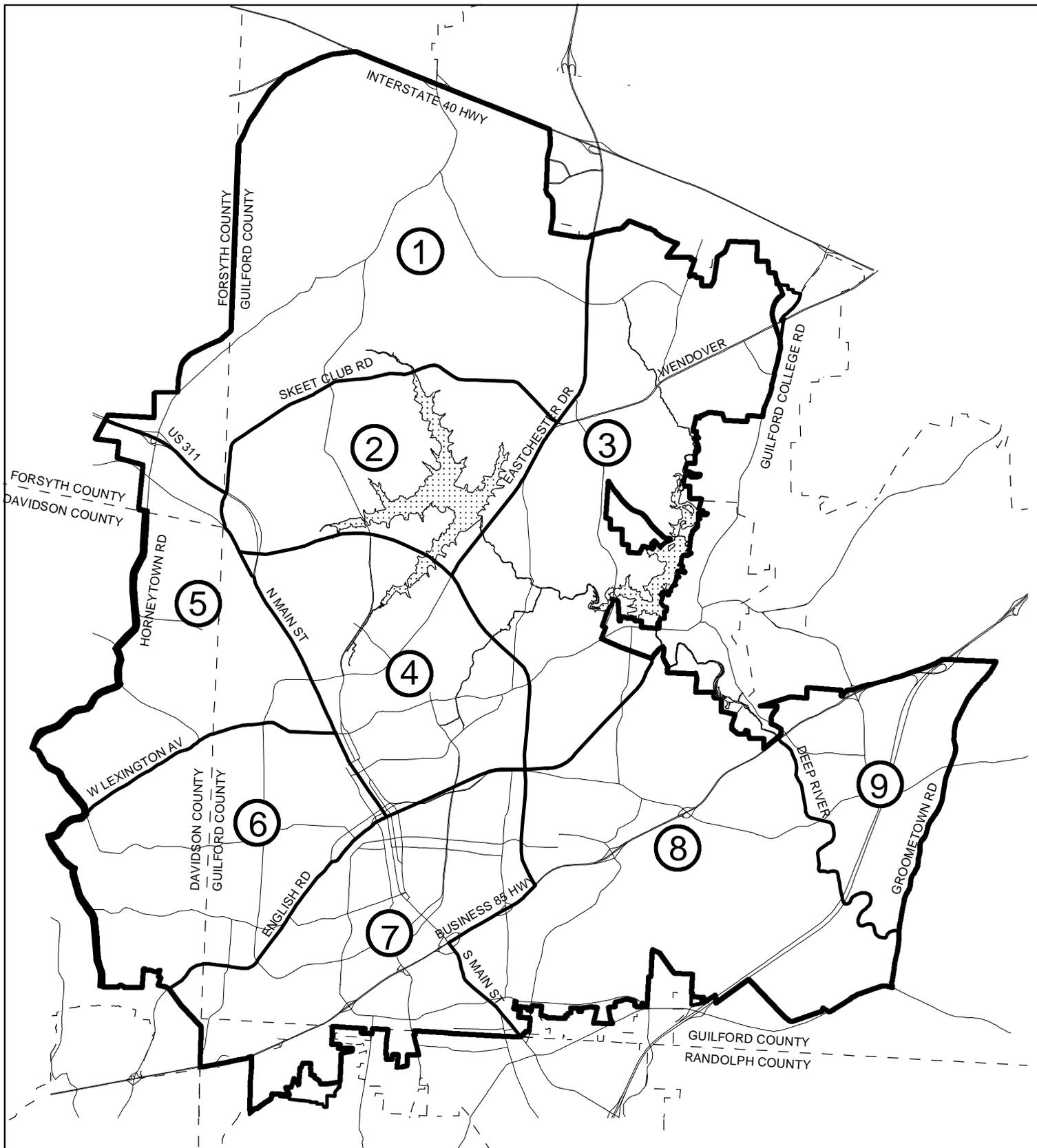
Community 1, in the northwestern part of the Planning Area, and **Community 9**, in the southeastern part, are the most rural of the communities and still have a significant amount of farm, forest and pasture land. Commercial services are virtually non-existent in Community 9 and are limited to the northern and eastern fringes in Community 1. The latter community, however, is expected to experience the fastest population growth rate of any through the year 2015. **Community 4** and **Community 7** in contrast are the most urban communities. They encompass the residential and industrial heart of the City.

Table 1
High Point Planning Area Population

COMMUNITY	1990	1998	2000	2005	2010	2015	PERCENT +/- 1990 - 2015
1	2,989	4,851	5,276	7,284	9,470	11,970	300.5
2	4,813	7,623	7,873	8,373	8,438	8,488	76.3
3	6,338	9,062	9,882	12,512	14,246	15,471	144.1
4	22,412	22,747	22,680	22,623	22,557	22,364	-0.2
5	5,339	5,867	6,177	6,732	7,943	9,132	71.0
6	10,471	11,015	11,228	11,400	11,742	12,173	16.3
7	15,517	15,191	14,852	14,366	13,839	13,492	-13.1
8	10,853	10,996	11,054	11,140	11,495	11,994	10.5
9	913	913	913	913	1,023	1,541	68.8
TOTAL	79,645	88,265	89,935	95,343	100,753	106,625	33.9

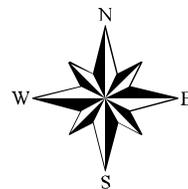
Source: U.S. Bureau of the Census and the High Point Department of Planning and Development

These are the two most highly populated communities. However, Community 7 is losing population and Community 4 is expected to be doing the same by the year 2000. Both trends are projected to continue. **Community 5** and **Community 6** share similar characteristics. The western halves of both are in Davidson County and are rural in character, with ample farm land and few commercial or business services. The eastern halves, in High Point, are mostly residential. Most services are in the Main Street corridor or along Westchester Drive. **Community 3** and **Community 8**, in the northeast and southeast parts of the Planning Area, are also similar in that they are more urban closer toward the center of the City and more undeveloped further from the City's center. Both feature a mix of land uses, with one interesting difference: Community 3 is home to Piedmont Centre, one of the City's most desirable industrial locations--and Community 8 is the location of the City's landfill, one of its two wastewater treatment plants, and the former Seaboard Chemical plant, three of High Point's most environmentally sensitive locations. **Community 2**, surrounding Oak Hollow Lake, is solidly residential with the exception of office uses along Eastchester Drive and a commercial node at the intersection of Skeet Club Road and Eastchester Drive.



COMMUNITY BOUNDARIES MAP

City of High Point, North Carolina
 Department of Planning and Development



Community Boundaries
 Major Roadways

Map 1

DEVELOPMENT ISSUES

Environmental protection, the preservation of established neighborhoods, the availability of affordable housing, the adequate provision of public services and facilities, and the impact of continuing urban growth are key development issues facing the City of High Point and its adjacent Planning Area. As a major step in the planning process, the influence and significance of each of these issues need to be adequately considered with respect to existing land uses in order to determine the most appropriate future land use pattern.

Environmental Protection

The accelerated development trend in the High Point area over the past five years has resulted in an increasing public awareness and concern for the environment including the need to preserve the City's trees and open space and protect its water supply watersheds.

- **Tree Preservation:** Currently, High Point's Development Ordinance provides for limited tree preservation along street frontage areas within the Eastchester Scenic Corridor Overlay District. Enforcement of tree preservation measures within this corridor has occasionally proved ineffective, and workable preservation devices including incentive-based approaches are obviously needed within the City's other gateway corridors. There is the need for greater tree preservation within street rights-of-way and for additional street trees within older established neighborhoods. The use of tree buffers to separate conflicting land uses should also be encouraged.
- **Open Space:** Within and adjacent to High Point's 92 square mile Planning Area, total open space amounts to 5,169 acres representing 8.8 percent of the Planning Area. Of this total, 3,031 acres are owned by the City of High Point, 1,301 acres are owned by Guilford County and the Town of Jamestown, 134 acres are owned by Guilford County Schools, and the remaining 703 acres are primarily used for private recreation. The above-referenced figure of 5,169 acres represents 57.5 acres per 1,000 persons based upon an estimated 2000 Planning Area population of 89,935. The standard for total open space within the Planning Area as prescribed in the City's 1996 *Master Plan Up-Date for Parks and Recreation* is 55 acres per 1,000 population. Although this appears to imply that High Point currently possesses a sufficient quantity of total open space area, deficits may well exist with respect to its appropriate distribution. Furthermore, as High Point continues to grow, open space will become more limited and valuable. Therefore, it will require more diligent protection.
- **Watershed Protection:** High Point adopted its first watershed protection regulations in 1983 and strengthened them in 1989. Following adoption of state legislation mandating minimum standards within designated water supply watersheds, the City amended its *1992 Development Ordinance* to establish watershed protection regulations in July 1993 that were consistent with the state statutes. These regulations

were again amended in November 1999 to comply with the state's Randleman Lake Watershed rules. While these regulations protect the City's water supply, they also have the effect of significantly reducing residential density, especially within designated watershed critical areas. This could have the unintended effect of forcing new development further away from the City's core, thus contributing to urban sprawl.

Housing and Neighborhood Revitalization

In spite of the increasing availability of affordable housing within the City in recent years, additional dwelling units, both for rent and sale, are needed to meet the demand for such housing. Much of this housing could be made available as in-fill development at appropriate locations within many of the City's older established neighborhoods. In this manner, two objectives could be achieved simultaneously, i.e., the provision of an increased supply of affordable housing units, and the revitalization of older neighborhoods through new residential investment.

- **Affordable Housing:** In October of 1990, a housing market study was conducted by Bell & Gardner, Inc., entitled, *An Analysis of the Housing Market in High Point-Guilford County, North Carolina.* This study identified an affordable housing demand at that time of 6,780 dwelling units including 1,348 owner occupied units and 5,432 rental units. Under federal regulations and City policy, affordable housing is restricted to families with annual incomes of no more than 80% of the Area Median Family Income (AMFI) which for High Point is currently \$51,000 for a family of four. This means that affordable housing is limited to those four-member families earning no more than \$40,800 per year. According to the City's building permit records, between April 1, 1990 and March 31, 2000, there has been a net increase within the city limits of 7,645 dwelling units. Apartments, chiefly rental units, accounted for only 1,933 or 25.3% of this total, while single family detached dwellings, chiefly owner occupied units, totaled 5,712. Just how many of the new single family detached dwellings qualify as affordable housing is unclear. However, with a total of just 1,933 apartment units constructed since 1990 for all income levels, and a 1990 demand for 5,432 affordable rental units, there would now appear to be an unmet need of no less than 3,499 affordable rental units.
- **Neighborhood Revitalization:** With nearly all recent residential development in High Point concentrated in suburban locations, a more balanced focus is needed with respect to established neighborhoods. The City of High Point has the opportunity to identify appropriate target areas, develop effective revitalization strategies and, in cooperation with the private sector, muster its regulatory powers and capital resources to preserve established neighborhoods through improved infrastructure and new residential investment. The City can thereby maintain the quality of these neighborhoods while obtaining maximum use of its existing infrastructure.

Public Services/Facilities

Public services and facilities include the full array of governmental functions and operations necessary to support existing and new development whether provided by High Point or the counties within the Planning Area. They involve both physical improvements or infrastructure such as streets, utilities, schools, parks, fire stations, and programs or services such as education, public safety, and recreational services. The timing and location of these facilities and services are crucial in shaping future land use patterns. Collectively, these facilities and services represent a portfolio of city/county investments in future development addressing the needs of citizens and businesses. Of particular concern in this area are the following public facility related issues:

- **Adequate Public Facilities:** In its land use planning context, the term “adequate public facilities” generally refers to governmental strategies for assuring that all infrastructure required to meet the service demands of a particular development is available as development occurs. Such strategies can, where permitted by statute, require that the costs for all or a portion of such infrastructure be borne by the developer (ultimately the consumer), and not the general public. Currently, the policy of the City of High Point is that all streets, water, sewer and storm drainage facilities within a subdivision, including any required water quality retention ponds, are paid for by the developer. Existing properties and developments without these utilities may petition the City for service and are assessed for the installation cost based upon the property frontage and, in addition, are required to pay fees for water/sewer taps and meters. When water and sewer lines are extended, the cost is usually borne by the developer. However, the City of High Point may reimburse the developer for oversized utilities where they benefit other development sites.
- **School Crowding:** Schools can both attract growth and be severely impacted by it. Since schools are provided by an autonomous governmental unit, and not by the City of High Point, there is a critical need to carefully coordinate school location and enrollment capacity with residential development to avoid such negative impacts as school crowding.
- **Parks and Recreation Facilities:** Parks and recreational facilities are both part of the public infrastructure system and essential ingredients of a desirable quality of life. The City of High Point currently operates 37 community, neighborhood and mini-parks totaling 321 acres. Another 134 acres of play grounds and athletic fields are provided at 22 of the City’s public schools. High Point’s Parks and Recreation Department also maintains a variety of city-wide facilities, including two regional parks (City Lake Park and Oak Hollow Park), a 1.5 mile (20 acre) greenway system, two public golf courses, an athletic complex and a museum, totaling 2,710 acres. Land acquisition at existing facilities and nine new community and neighborhood parks proposed by the City will add another 136 acres, bringing High Point’s total park and recreation land inventory to 3,301 acres. Much of this land is intended for watershed protection and passive recreation purposes and, therefore, directly relates to

the aforementioned issues of environmental protection and open space. In addition to City-maintained parks, there are 1,301 acres of park and recreation land within or adjacent to the City's Planning Area that are owned by Guilford County and the Town of Jamestown and another 703 acres that are privately owned. Therefore, a total of 5,305 acres of park and recreation land, existing and proposed, will be available to serve the Planning Area. According to the City's adopted 1996 *Master Plan Up-Date for Parks and Recreation*, current park and recreation land exceeds the Plan's standards (55 acres per 1,000 population) by roughly 359 acres based upon the Planning Area's 2000 estimated population of 89,935. However, an additional 568 acres will be required by the year 2,015 to meet this same standard for that year's projected population of 106,625.

Urban Growth

Development within the City of High Point is becoming increasingly suburban in character contributing to an overall pattern of sprawl. Since 1990 the average density within the City has decreased from 2.60 persons per acre to 2.46 persons per acre based upon an estimated 1999 population of 79,394. This represents an annual density loss of .60 percent. Existing state-mandated watershed protection regulations actually promote suburban sprawl by restricting development intensity within areas covering over half of the current corporate limits of the City. Sprawl, characterized by inefficient use of land resources, not only consumes more land, but contributes to longer commuting distances to places of work, higher costs for public services and facilities, and increases in suburban traffic congestion and air pollution. The following urban growth issues are considered key to a high quality of life within the High Point Planning Area in future years:

- **Residential Density:** In 1990, the U.S. Census Bureau reported that two-thirds of High Point's 29,408 dwelling units were single family detached dwellings, and the remaining one-third were a variety of multi-family housing types including townhomes, apartments and mobile homes. The *Land Use Plan for High Point and Its Environs*, adopted in 1992, established three residential land use classifications based upon development density: Low-Density Residential including primarily single family detached dwellings on individual lots where the development density will not exceed five dwelling units per gross acre (indicated on the Land Use Map by the color yellow); Medium-Density Residential consisting of a variety of detached or attached dwellings including single family homes, duplexes, townhouses, or apartments where the development density ranges from five to eight dwelling units per gross acre (indicated by the color ochre); and High-Density Residential including all types of land-intensive housing where the development density ranges from eight to twenty-six dwelling units per gross acre (indicated by the color brown).

The 1992 Plan earmarked 26,820 acres (85.1% of all residential land) for the Low-Density Residential classification and 4,714 acres (14.9%) for the Medium- and High-Density classifications. A compilation of land use data from 50 United States cities of sizes comparable to High Point, including four in North Carolina, indicates that an

average of 83.7% of residential land is designated for low-density residential use, and 16.3% for higher density housing. These averages are surprisingly similar to the above percentages for High Point.

Between April 1, 1990 and March 31, 2000, 8,601 housing units were constructed or authorized for construction within the City, of which 6,436 (74.8%) were single family dwellings and 2,165 (25.2%) multi-family units. This suggests a significant reduction in multi-family housing production since 1990 when, according to the U.S. Census Bureau, multi-family housing amounted to 33.0% of High Point's total housing stock. The exact reason for this downturn in multi-family housing development is unclear, but may be the result of the cyclical nature of multiple family housing investment trends. A significant upturn in multi-family housing construction over the last five years (2,041 dwelling units or 94.3% of all multi-family housing built since April 1, 1990) would appear to suggest that the earlier downturn is no longer applicable.

Additional areas need to be set aside for multi-family housing to adequately preserve open space, reduce suburban sprawl and provide locations for needed affordable housing. Furthermore, High Point's ability to expand is limited by annexation agreements with adjacent jurisdictions. To conserve the City's current 92 square mile Planning Area, wise land use planning is required including the siting of added higher density housing at appropriate locations.

Within residentially zoned areas, the appropriateness or compatibility of multi-family housing may be determined by specific site considerations such as topography, locations relative to adjacent neighborhoods or residential development patterns, or access and traffic considerations. In most cases, however, the overriding consideration with regard to the appropriate location of multi-family housing should be its compatibility with the density standards articulated in the adopted Land Use Plan.

- **Impact of Market Forces on Growth:** Urban growth within High Point's Planning Area is a function of local, regional and national economic forces. These forces have a direct bearing on overall employment, in-migration/out-migration rates, demographic change, and ultimately the production of housing, retail facilities and services. The Land Use Plan is a governmental tool for guiding development generated by these forces in appropriate and desirable directions. The Plan recognizes the need to balance private property rights and the public good within the context of the market. Development standards need to remain high, but market forces and private property rights must not be frustrated or diminished by unnecessary regulations.
- **Aesthetics/Civic Design:** In recent years, the City has recognized the need for developing plans and design guidelines for its major gateway streets and travel corridors. Additional developmental focal areas may be identified and considered

along transportation corridors proposed for widening or improvements. Tree cover along these corridors needs to be protected and signage carefully controlled. There is also a need to establish more effective landscaped buffers to adequately screen commercial and industrial structures and outdoor uses from abutting residential neighborhoods. Transitional land use areas such as office and multi-family districts can likewise be established to buffer or “feather” residential and commercial/industrial locations. With attention to these concerns and a more judicious review of development site plans, the overall appearance of development can be greatly enhanced.

LAND USE GOALS AND OBJECTIVES

Land use goals were developed based upon the preceding development issues affecting the City of High Point and its Planning Area. As goals, they articulate the desired outcomes that land use planning policies and related development regulations strive to achieve. Collectively, these goals and the accompanying objectives seek to balance private property rights and the public good. The following five land use goals are established:

- Goal 1: Ensure That Development Respects the Natural Environment;**
- Goal 2: Encourage Development That Enhances and Preserves Established Neighborhoods;**
- Goal 3: Provide a Wide Range of Housing Opportunities for Families of All Income Levels;**
- Goal 4: Ensure That All Required Public Services and Facilities Are Sequenced to Meet Demands of Development; and**
- Goal 5: Promote an Urban Growth Pattern That Occurs in an Orderly Fashion and Conserves the Land Resources of the City and Its Planning Area.**

The following eleven land use objectives are established to guide the implementation of the Land Use Plan so as to achieve the preceding land use goals:

- Objective 1. Encourage the preservation of existing trees along the City’s gateway corridors and within street rights-of-way and areas of forest cover;**
- Objective 2. Protect and preserve environmentally sensitive locations including designated open space and watershed critical areas from inappropriate development;**

- Objective 3. Provide opportunities for an adequate supply of affordable housing at appropriate locations convenient to employment, shopping and service areas;**
- Objective 4. Protect the City's older, established neighborhoods, and promote their revitalization through needed infrastructure improvements and new residential investment;**
- Objective 5. Maintain an appropriate balance between the size, location and density of new development and the availability and demands upon the public services and facilities required to serve that development;**
- Objective 6. Establish an effective mechanism for coordinating proposed school locations and current enrollment capacities at existing schools with respect to new residential development;**
- Objective 7. Evaluate the location and adequacy of existing and proposed parks and recreational facilities when considering new development;**
- Objective 8. Stimulate more efficient use of the City's land resources by encouraging in-fill, mixed-use, cluster development and higher residential densities at appropriate locations;**
- Objective 9. Where feasible and appropriate, provide a transition in land uses between more and less intensive land uses;**
- Objective 10. Target appropriate established neighborhoods and areas adjoining the central business district and industrial locations for conservation and revitalization activities including public and private investment; and**
- Objective 11. Enhance the aesthetic appearance of High Point by preserving the scenic quality of its major gateway streets and travel corridors and by providing appropriate landscaped buffers and transitional uses between low and high-intensity land uses.**

LAND USE POLICIES

Based upon the preceding Development Issues and Land Use Goals and Objectives, the following Land Use Policies are established as the fundamental principles underlying the Land Use Plan. These Policies are intended to serve as the basis for public decision-making and to resolve land use related issues within the community. They should also provide guidance to the private sector in anticipating the City's probable position with regard to growth and development matters. Provided in narrative and graphic form, the Policies include:

- **Land Use Classifications:** The definitions of the various land use categories enumerated in the Plan;
- **Land Use Map:** The allocation of these categories with respect to the Planning Area's physical environment;
- **Developmental Focal Areas, Neighborhood Revitalization Target Areas and Conservation Neighborhoods:** Special requirements and emphasis at critical locations within the Planning Area; and
- **Development Guidelines:** Standards for addressing specific land use concerns.

Land Use Classifications

The land use classifications depicted on the Land Use Map collectively illustrate High Point's future land use pattern. These classifications are defined below:

- **Low-Density Residential:** These areas include primarily single family detached dwellings on individual lots. Development densities in these areas shall not exceed five dwelling units per gross acre.
- **Moderate-Density Residential:** This classification includes a variety of detached or attached dwellings, generally including single family homes, cluster homes, duplexes and townhouses. Development densities shall range from five to eight dwelling units per gross acre.
- **Medium-Density Residential:** This classification includes a variety of attached dwellings, generally including higher density townhouses and less land-intensive multi-family housing such as garden apartments. Development densities shall range from eight to sixteen dwellings units per gross acre.
- **High-Density Residential:** The High-Density Residential classification involves all types of land-intensive multi-family housing including mid-rise and high-rise apartment buildings. Development densities shall range from sixteen to twenty-six dwelling units per gross acre.

- **Office:** This classification includes professional, personal and business service uses.
- **Local/Convenience Commercial:** This classification includes moderate-intensity convenience retail or service uses, generally serving small, local neighborhoods.
- **Community/Regional Commercial:** This classification includes a wider range of retail or service uses intended to serve the entire community and nearby regional customers.
- **Restricted Industrial:** This classification accommodates office, warehouse, research and development, distribution, and light manufacturing or assembly uses on larger sites in unified developments.
- **Light Industrial:** Light industrial uses include general manufacturing, wholesaling, warehousing, and research and development uses.
- **Heavy Industrial:** This classification includes the whole range of assembling, fabricating, and heavy manufacturing activities, some of which have significant environmental impacts or nuisance effects, as well as certain intense and large-scale, open land uses like wastewater treatment plants, landfills and quarries.
- **Institutional:** Public, quasi-public and institutional uses on large tracts are included in this classification.
- **Recreation/Open Space:** Lands for recreation or open space are included in this classification, offering either active use or passive enjoyment and environmental protection.
- **Rural Development:** This classification includes residential development at very low densities of one dwelling unit per gross acre or less in areas where utility services are not anticipated, as well as a limited amount of low-intensity nonresidential development.
- **Mixed Use Development:** This classification provides for the siting of a variety of land uses in close proximity to each other where this is desirable due to existing land use patterns, environmental constraints, the need to preserve open space, the opportunity to provide alternative modes of transit and other factors.
- **Future Growth Area:** This classification includes environmentally sensitive lands, rural subdivisions and agricultural or undeveloped areas lacking public water and sewer and other municipal facilities, infrastructure and services. These lands are not intended for development within the five-year timeframe of this adopted Land Use Plan, but shall await reevaluation during the next scheduled Major Five-year Review process or a Plan amendment pursuant to the Minor Review process before they can be reclassified to an appropriate land use category.

supportive of urban development. So long as any land remains classified as a Future Growth Area, such land shall not be approved for development by the City nor considered for annexation, the extension of water or sewerage or the provision of other municipal facilities, infrastructure or services.

Land Use Map

The land use map, *Land Use Plan for the High Point Planning Area* (See Map 2 following page 15), graphically depicts the future land use pattern for High Point's Planning Area based upon the aforementioned issues, goals and objectives. The land use pattern portrayed on this map represents a significant shift in the distribution of land among the various use classifications as compared to the 1992 *Land Use Plan for High Point and its Environs* (See Table 2 on page 14).

A comparison of the 1992 and 2000 Land Use Plans illustrated in Table 2 on the following page reveals an increase of 13.59 square miles or 17.4% in the total land area designated for all land use classifications. Similarly, Industrial uses increased by 19.5%, while the growth rates for Institutional uses at 12.8% and Recreation/Open Space uses at 10.9% were significantly less impressive. It should be pointed out, however, that the 10.9% gain in the Recreation/Open Space classification does not reflect nine future Neighborhood and Community parks proposed in the City's 1996 *Master Plan Up-Date for Parks and Recreation* which would collectively amount to an additional 136 acres of open space land. Had this acreage been reflected, the aforementioned 10.9% gain in the Recreation/Open Space category would have been 13.5%. Although the Parks and Recreation Plan does recommend five new neighborhood parks within Communities 2, 3, 5 and 8 (2 parks), and four new community parks within Communities 1, 5, 6 and 9, specific potential sites have yet to be identified for any of these facilities. Therefore, no attempt has been made to graphically portray any of these proposed parks on the Land Use Map.

With respect to the remaining land use classifications enumerated in Table 2, the amount of land devoted to Residential and Commercial uses exhibited modest gains of 3.5% and 4.4% respectively, while land devoted to Office use declined by 14.8%. There was likewise a significant loss of 13.2% in the total amount of land earmarked for the three classifications designated for multi-family residential use. The reduction in Multi-Family Residential land is chiefly attributable to the loss of a 561 acre area within Community 8 in the southeastern portion of the Planning Area which has been re-designated from the Medium- and High-Density Residential classifications proposed in the 1992 Land Use Plan to Low-Density Residential. This reclassification was necessary because of highway access and topographic limitations and the anticipation of more restrictive watershed regulations in conjunction with the proposed Randleman Lake Reservoir. Other factors contributing to the reduction in Multi-Family Residential land include the reclassification of substantial amounts of High- and Medium-Density Residential acreage to the

Table 2
Land Use Comparisons, 1992 and 2000 Land Use Plans

LAND USE CLASSIFICATION	1992 PLAN (Square Miles)	2000 PLAN (Square Miles)	PERCENT +/- 1992 to 2000	PERCENT of 2000 Total
RESIDENTIAL	46.29	47.93	3.5	52.3
Low-Density Residential	39.23	41.80	6.6	45.6
Moderate-Density Residential	N/A	3.11	N/A	3.4
Medium-Density Residential ¹	3.70	2.89	-21.9	3.2
High-Density Residential ¹	3.36	0.13	-96.1	0.1
(MULTI-FAMILY RESIDENTIAL) ²	7.06	6.13	-13.2	6.7
OFFICE	1.49	1.27	-14.8	1.4
COMMERCIAL	4.36	4.55	4.4	5.0
Local/Convenience	0.36	1.88	422.2	2.1
Community/Regional	4.00	2.67	-33.3	2.9
INDUSTRIAL	15.72	18.79	19.5	20.5
Restricted Industrial	5.96	7.68	28.9	8.4
Light Industrial	6.79	6.01	-11.5	6.5
Heavy Industrial	2.97	5.10	71.7	5.6
(RESTRICTED/LIGHT INDUSTRIAL)	12.75	13.69	7.4	14.9
INSTITUTIONAL	2.11	2.38	12.8	2.6
RECREATION/OPEN SPACE³	8.01	8.88 ⁴	10.9	9.7
FUTURE GROWTH AREA	N/A	7.77	N/A	8.5
TOTAL	77.98	91.57	17.4	100.0

1. Medium-Density Residential in 1992 Plan (5 to 8 dwellings/acre) is the same density range as Moderate-Density Residential in 2000 Plan; High-Density Residential in the 1992 Plan (8 to 26 dwellings/acre) includes both the Medium-Density Residential density range (8 to 16 dwellings/acre) and the High-Density Residential density range (16 to 26 dwellings/acre) in the 2000 Plan.

2. Includes all Residential classifications except Low-Density Residential.

3. Includes 1.48 square miles of total water area encompassing Oak Hollow Lake, City Lake and all other significant bodies of water.

4. The above Recreation/Open Space land area calculations for the 2000 Plan do not include the 186.3 acre Jamestown Park property which, although shown as Open Space on the Land Use Map, is within the Town of Jamestown's annexation agreement area and planning jurisdiction.

Restricted Industrial category in the vicinity of the proposed northern extension of Penny Road between Clinard Farms and Willard Dairy Roads, and to the Future Growth Area category along the west side of Skeet Club Road north of the US 311 Bypass.

The decline in the Office land use classification is explained in part by an abundance of undeveloped land designated in the 1992 Plan for this use, and a seriously lagging absorption rate for real estate earmarked for office development. The most recent surveys available indicate that in actual use within the City's corporate limits, there were approximately 680 acres of office property which amounts to roughly 78.1% of the total area classified for Office use in the 1992 Land Use Plan. Related studies suggest that

only about three acres of office property are consumed annually¹. Based upon these studies, the 2000 Land Use Map provides an inventory of approximately 190 acres of undeveloped land designated for Office use, suggesting as much as a 63 year surplus of such real estate.

From the standpoint of overall land use distribution, the Planning Area remains principally residential in character with more than half of its total land area (52.3%) classified in one of the four residential density categories and the vast majority of all residential land (87.2%) designated for low density development of up to five dwellings per acre. Reflecting High Point's history as an industrial center, 20.5% of its land area is earmarked for one of three classifications of Industrial use. Of the remaining 27.2% within the Planning Area, 9.7% is reserved for Recreation/Open Space activities, and 9.0% divided among Commercial (5.0%), Institutional (2.6%) and Office (1.4%) uses, leaving a balance 8.5% set aside as Future Growth Areas.

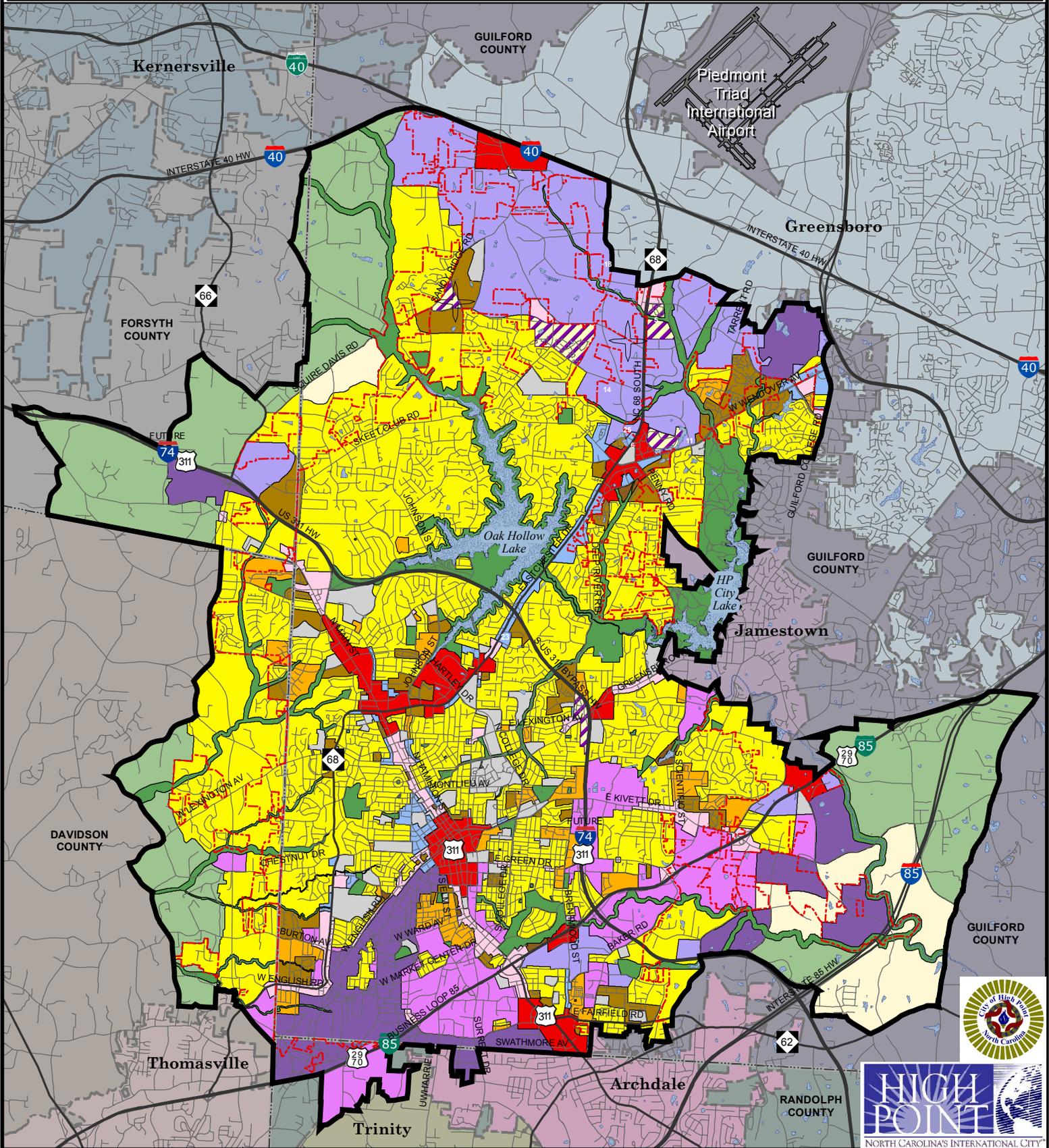
When fully developed, the Residential density classifications depicted on the Land Use Map suggest an ultimate population or "holding capacity" for the Planning Area that is more than twice as high as the 2015 population projection of 106,625 indicated in Table 1 on page 3. In calculating the Planning Area's holding capacity, it was assumed that the older established neighborhoods of High Point were already developed at a somewhat higher density than provided for in the four Residential density ranges, and that recently constructed and future Residential areas would develop at a somewhat lower density range, particularly in light of stricter watershed regulations. Therefore, the mid-point of each range was used resulting in an average density (dwellings per acre) of 2.5 for the Low-Density Residential range, 6.5 for the Moderate-Density range, 12.0 for the Medium-Density Range, and 21.0 for the High-Density Range. Applying these averages to the 47.93 square miles of Residential land within the four density categories identified on the Land Use Map results in an ultimate housing stock of 103,760 dwelling units and an estimated population holding capacity of 233,460 based upon a projected average household size of 2.25 persons per household.

Developmental Focal Areas

Anticipated development pressures in certain locations require flexibility in future land use arrangements instead of a prescribed, designated land use pattern. These locations are called Developmental Focal Areas and are indicated on the Land Use Plan Map by a white cross-like symbol. They do not have precise boundaries, and are generally near the intersections of existing or proposed major thoroughfares. The Developmental Focal Areas designated in the Plan relate to undeveloped or underdeveloped sites generally encompassing a minimum of twenty-five acres, although for certain focal areas, additional acreage is required. The key factors in identifying these locations are their anticipated development impact on surrounding areas and their potential for furthering the City's land use goals. The following two generalized locations are designated as

¹ This figure is based on the 1992 and 1994 industrial and office inventories conducted by Bell & Gardner, Inc.

Land Use Plan Map for the High Point Planning Area



LAND USE PLAN CLASSIFICATIONS

- | | | | | | |
|--|------------------------------|--|-------------------------------|--|-----------------------|
| | Mixed Use Development | | High-Density Residential | | Light Industrial |
| | Rural Development | | Office | | Heavy Industrial |
| | Low-Density Residential | | Local/Convenience Commercial | | Institutional |
| | Moderate-Density Residential | | Community/Regional Commercial | | Recreation/Open Space |
| | Medium-Density Residential | | Restricted Industrial | | Future Growth Area |

- Developmental Focal Areas**
- Sandy Ridge Road/
Kendale Road/
 - Piedmont Parkway Extension
 - Clindard Farm Road/
NC68-Eastchester Drive

CITY OF HIGH POINT Land Use Plan

Prepared By:
Planning & Development Department
Date: 08/7/2015

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Developmental Focal Areas in the 2000 Land Use Plan and are graphically depicted on the Land Use Map:

- **NC Highway 68 and Clinard Farms Road/Piedmont Parkway**

Future development along the NC Highway 68 Corridor is expected to resemble the existing uses within Piedmont Centre, which include offices, distribution facilities, warehousing, and some light manufacturing. The proposed connection of Piedmont Parkway with Hilltop Road and Sandy Ridge Road, however, will create a continuous major road between southwestern Greensboro and Kernersville. Two proposed service roads are to be constructed in conjunction with future development, approximately one-quarter mile and one-half mile west of NC Highway 68 in accordance with the transportation recommendations of the **Eastchester/NC 68 Corridor Plan**. This Developmental Focal Area will likely evolve into a prominent intersection where there will be demand for a mixture of office; associated commercial/service establishments catering to nearby employees; and high density residential development that would allow for a variety of housing types near a major employment area. The minimum site size for this Developmental Focal Area is twenty-five acres.

- **Sandy Ridge Road/Piedmont Parkway Extension**

The Sandy Ridge Road/Piedmont Parkway Extension Focal Area is depicted on the map to contain approximately 277 acres and is located on the east side of Sandy Ridge Road in the vicinity of Kendale Road, Sandy Camp Road and Johnson Street. The main idea of a Focal Area is to create an area with a mix of uses (retail, office, service and residential) integrated together into a cohesive unified development. It is shown on the land use map to include two land use classifications: an activity center and medium density residential.

Activity Center - The activity center is located just south of the Sandy Ridge Road and Kendale Road intersection and occupies the triangle formed by Sandy Ridge Road, Kendale Road and the proposed extension of Piedmont Parkway. Because the exact configuration of the intersection of Piedmont Parkway and Sandy Ridge Road is not known, the location of the center may differ somewhat from that shown on Map 18. The Activity Center, which is shown to be approximately 47 acres in size, will consist primarily of commercial, office and service uses along with supporting higher density residential uses.

This Activity Center is intended to accommodate compatible, mixed uses in a walkable setting. The center should consist of extremely well-integrated, neighborhood-scale retail and personal/professional service establishments rather than a regional shopping center. It could take the form, in part, of a double-loaded open air shopping street with pedestrian amenities, perhaps with upper-story residences or

offices. Residential uses could also be incorporated in properly located, residence-only enclaves.

Most parking should be to the side or to the rear of the commercial development. An appropriately sized public open space would be a necessary amenity and could aid in meeting watershed regulations. The Activity Center is in Tier 4 of the Oak Hollow Watershed Critical Area; regulations limit it to 50 percent built-upon area, so creativity in site design is needed.

This Activity Center provides an excellent opportunity for a quality, coordinated/unified development in the vicinity surrounding the intersection of the extension of Piedmont Parkway with Johnson Street and Sandy Ridge Road. Both roadways are anticipated to be improved and are planned to consist of four lanes with landscaped medians. When completed, Piedmont Parkway, in combination with Hilltop Road, Sandy Ridge/Bunker Hill Road and NC 66, will be an important east/west route through central and western Guilford County into Forsyth County, connecting I-85 east of High Point with I-40 in Kernersville. Portions of the extension of Piedmont Parkway could be built by a developer during the construction of the Activity Center. The road intersection at the Activity Center, and the center itself, will gain even more prominence when Sandy Ridge Road is improved, the North-South Connector is constructed, and especially if the two roads are used to provide access to Piedmont Triad International Airport.

Medium Density Residential – Large, mixed-density residential development, including mostly townhomes with some condominiums and apartments, of perhaps eight to 10 units per acre, is the most appropriate primary use to the immediate east and south of the Activity Center. This mixed density housing is recommended for a land use designation of Medium Density Residential on the *Land Use Plan* and could occupy about 230 acres depending on when and how the development takes place. For example, if the Medium Density Residential area develops at the same time as the Activity Center it could be smaller or on just one side of the Activity Center.

Focal Area –The combined Activity Center and the Medium Density Residential area make up the Focal Area. This Focal Area is more than simply the combination of the Activity Center and the two areas designated for Medium Density Residential use. The Focal Area is a concept under which a unified development proposal is submitted covering the entire area or a significant share of it. Ideally the Focal Area would be developed together so as to fully integrate a mix of uses and capitalize on the roadway dedication, watershed regulations and extension of water and sewer. The Planned Unit Development (PUD) or the Traditional Neighborhood (TN) zoning district are the preferred zoning districts to implement a unified development in accordance with this Focal Area criteria while providing flexibility in the location of uses. That is, the uses targeted for the Activity Center and the Medium Density Residential uses must be accommodated under the proposal, but they may be present in a different spatial arrangement. This flexibility may be of benefit to the developer, while the public

gains through high quality development ensured the high development standards expected of such development.

If components of the Focal Area are developed separately, efforts at coordination would be hampered, flexibility would be hindered and the opportunity for the highest quality development diminished.

Competing market forces and land use objectives demand flexible guidelines to govern the development of these Developmental Focal Areas. These guidelines may include, but are not limited to, the suitability of particular land uses for the site and surrounding area, the orientation of the development in relation to vehicular access, and the height and scale of the buildings proposed.

The assemblage of individual parcels of land is essential for a Developmental Focal Area to achieve its intent and full development potential. This will foster unified developments with integrated access and design, environmental protection where this is an issue, and enhanced sensitivity to surrounding land uses. Attention should be given in the design of developments within these Developmental Focal Areas to the following factors:

- Environmental features of the site;
- Compatibility of land uses with site and surrounding areas;
- Compatible orientation of buildings;
- Coordination of landscaping appropriate for the site;
- Height, scale and exterior design of buildings in relation to surrounding development; and
- Uniformity of signs.

Development regulations have been included in the High Point Development Ordinance to accommodate a unified development in a Developmental Focal Area.

Neighborhood Revitalization Target Areas

There are many established neighborhoods in High Point which would benefit from a coordinated revitalization process involving comprehensive neighborhood planning and targeted public and private investment. These locations are called Neighborhood Revitalization Target Areas and are indicated on the Land Use Plan Map by a white border defining the boundaries of each Target Area. Increased attention to these Target Areas will preserve and increase High Point's stock of affordable housing while promoting healthy, safe residential communities. The Target Areas designated in the Plan

are generally older established neighborhoods relatively close to High Point's urban core. The criteria to be used in identifying a potential Neighborhood Revitalization Target Area include, but are not limited to, the neighborhood's location in relation to the central business district or other employment centers, its proximity to shopping, business services and public transportation, the land use classifications within the neighborhood and surrounding areas as designated on the Land Use Map, and its potential for revitalization.

Prior to designating a Neighborhood Revitalization Target Area, a thorough assessment shall be made as to the area's revitalization feasibility including the general boundaries and relative size of the neighborhood, land use and owner/renter occupancy patterns, the degree of blight and substandard housing conditions, and the neighborhood's potential for public infrastructure improvements, housing rehabilitation, and new affordable housing investments. Based upon the preceding criteria, the following five neighborhoods are designated as Neighborhood Revitalization Target Areas on the Land Use Map:

- **The Washington Drive Neighborhood**

This established neighborhood, bounded roughly by Washington Drive, College Drive, Montlieu Avenue and Centennial Street, contains a mixture of quality and substandard single family homes, a large public housing project and scattered vacant parcels suitable for affordable infill housing investment. The neighborhood is also accessible to public transit, shopping and employment opportunities. The Department of Community Development and Housing is active in the neighborhood.

- **The Kennedy/Adams Neighborhood**

This established neighborhood is generally bounded by Chestnut Drive on the north, English Road on the east, Phillips Avenue on the south, and Rotary Drive on the west. The center and western portions of the neighborhood are characterized by single family detached dwellings in good condition. The northern, eastern and southern perimeters, on the other hand, contain a mixture of residential densities and housing types, particularly along the south side of Chestnut Avenue, the north side of Phillips Avenue, and along both sides of Campbell Street where the Land Use Map calls for Moderate-Density Residential. This neighborhood appears to meet all the Neighborhood Revitalization Target Area criteria including proximity to employment and commercial centers, both east and west of the area, and good highway and public transit access. There are also ample possibilities for additional affordable housing including opportunities for residential rehabilitation and limited infill construction.

- **The Coltrane Neighborhood**

This established neighborhood is bounded by Vail Avenue on the north, West Green Drive, Willis Avenue and Cassell Street on the west, a Light Industrial designated area, Osborne Court and the Carolina and Northwestern Railroad tracks on the south,

and South Main Street on the east. The neighborhood contains a mixture of quality and substandard single family housing and duplex dwellings, a cluster of new single family homes developed by the Housing Authority, and scattered vacant parcels for affordable infill housing investment. It is also accessible to public transit, shopping and employment opportunities.

- **The West Macedonia Neighborhood**

This neighborhood is bounded by East Green Drive on the north, South Main Street on the west, East Kearns Avenue on the south, and South College Drive on the east. It was recently the project area for a U.S. Environmental Protection Agency's Brownfields Economic Development Initiative grant to assess environmental contamination and to determine the feasibility of revitalization through industrial redevelopment. The western third of the area is predominately industrial and was the target for the environmental assessment and market (real estate) feasibility study. The remainder of the neighborhood is residential containing ample opportunities for new affordable housing investment and rehabilitation. The Brownfields initiative included an offer from Guilford Technical Community College for job training services, and a commitment on the part of the City to recruit new businesses and industries within the industrial portion of West Macedonia that would be willing to give priority with respect to future employment opportunities to citizens currently living in the residential portion of the neighborhood.

- **The Windley/Woodbury Neighborhood**

This established neighborhood is bounded by Kivett Drive on the north, College Drive on the west, Leonard Street on the south and Meredith Street on the east. It is a residential area characterized by relatively good single family housing stock, some scattered duplexes and a few small apartment buildings. The neighborhood presents opportunities for affordable housing investment. The Department of Community Development and Housing is currently active in the area, rehabilitating multi-family units and refurbishing single family dwellings for resale to eligible home buyers under the City's several affordable housing programs.

Attention should be given to the following factors when development or redevelopment is contemplated within a designated Neighborhood Revitalization Target Area:

- Unified public landscaping;
- Needed infrastructure improvements including streets, curb and gutter and storm sewer facilities, and unified street lighting, sidewalks and street signage;
- Needed parks and recreational facilities including the possibility for a neighborhood/community center;

- The potential for child and elder day care, job training and related social services; and
- The compatibility of new development with existing development from a land use and design standpoint.

Conservation Neighborhoods

There are a number of older established neighborhoods in High Point which are primarily low-density residential in character and remain in generally sound condition. However, because of their age and the dynamics of urban change impacting them, such neighborhoods may be under a variety of pressures including increased through traffic, conversions to non-residential uses, changes from owner to renter occupancy, and related socioeconomic conditions. Experience has shown that local residents generally recognize the value in conserving traditional neighborhoods, and are usually in the best position to recommend policies and programs to effectively preserve and protect these homogeneous residential areas. Therefore, a citizen-driven initiative is the approach needed to provide affected neighborhoods with the planning tools they require. The boundaries of such areas are not now shown on the Land Use Map, nor is every older established neighborhood appropriate for conservation activities. Only those lower density residential neighborhoods that exhibit three or more of the following characteristics may qualify for Conservation Neighborhood designation:

- Neighborhoods threatened by increased non-local traffic on local streets;
- Neighborhoods with a concentration of large, single family dwellings which could be converted to multi-family use;
- Neighborhoods exhibiting an active pattern of non-residential rezoning requests;
- Neighborhoods where the rate of owner occupancy has dropped below 75%;
- Neighborhoods where owner occupied dwellings fronting on thoroughfares are converting to predominantly rental dwelling units; and
- Neighborhoods where crime reports begin to escalate.

Citizen initiative and continuing involvement are obviously the key elements in designating Conservation Neighborhoods and following through with appropriate remedial or protective action. The City will also periodically review and assess residential areas which qualify as Conservation Neighborhoods, determine local citizen interest and support, and take appropriate actions. Once a neighborhood is designated, such actions may involve a variety of planning activities ranging from a full-scale neighborhood planning process to the formation of a focus group concentrating on a particular problem.

Development Guidelines

Consistent with previously stated goals, objectives and land use policies, the following Development Guidelines are established for use in reviewing private and public development proposals in terms of their compatibility with the Land Use Plan:

- **Office and Commercial Developments Bordering Residential Neighborhoods**

The evaluation of a Conditional Use Permit accompanying a rezoning request for a property(s) adjoining an established residential neighborhood which also fronts on a thoroughfare or collector street shall address the following:

- The mass, scale and height of the proposed use and accessory uses;
- The topography of the subject property(s) and adjacent residential uses;
- The effectiveness of maintaining neighborhood compatibility through the conversion of an existing residential structure to a non-residential use;
- The impact on the residential neighborhood of non-local traffic generated by the proposed use; and
- The sufficiency of the proposed buffering, setbacks and landscaping.

The intent of the Conditional Use Permit will be to minimize to the extent feasible the intrusive impact of the non-residential use on the adjacent neighborhood.

- **Development within a Developmental Focal Area**

The minimum site size for a development within any area identified in the Land Use Plan as a Developmental Focal Area shall be twenty-five contiguous acres. Specific Developmental Focal Areas may require larger minimum site sizes as indicated in each Focal Area description. Developmental Focal Area designation generally applies to all property within a 1,250 foot radius of the center of the Focal Area as indicated on the Land Use Map. With respect to zoning approval, all proposed development within a Developmental Focal Area shall be reviewed as a planned, unified development pursuant to appropriate development regulations contained in the High Point Development Ordinance.

- **Corridor and Area Plans**

All proposed developments within the City of High Point, or requesting annexation thereto, shall be considered and reviewed with respect to their compatibility with all applicable policies and development guidelines contained in any Corridor, Neighborhood, Area Plan or Assessment that has been previously adopted as an amendment to the 1992 Land Use Plan unless such policies and guidelines have been

specifically altered or eliminated with the adoption of this 2000 Land Use Plan. The same review procedure would likewise apply to all applicable policies and development guidelines contained in any future Corridor, Neighborhood, Area Plan or Assessment that is hereinafter adopted as an amendment to this 2000 Land Use Plan.

- **Traditional Neighborhood Development**

Traditional neighborhood development has been identified as an appropriate land development alternative within the City of High Point planning area. The Traditional Neighborhood (TN) District was established to allow for development patterns consistent with the design principles of neighborhoods prior to World War II. These neighborhoods consist of a mix of uses within close proximity of each other and are intended to be pedestrian oriented, of greater density and to provide opportunities for alternative modes of transportation. The location of a proposed TN District within the City of High Point planning area shall be carefully reviewed for consistency with the standards set forth in the High Point Development Ordinance and the goals and objectives of this 2000 Land Use Plan and other applicable plans. The land use classifications described and mapped herein provide guidance as to the appropriate location for a TN District. However, the following location criteria are the overriding factors governing the appropriateness of the location of a proposed TN District. The densities of the land use classifications can provide guidance, but shall not restrict the density of a TN District. TN District densities shall be based on the standards of the High Point Development Ordinance and the ability of the city to serve the proposed density in accordance with the city's transportation and infrastructure systems and plans for such systems. Not all locations within the City of High Point planning area will be suitable for traditional neighborhood development. Rezoning requests for a TN District shall be evaluated based on the following location criteria:

- The ability to meet the purposes, goals and objectives of the TN District, 2000 Land Use Plan, small area plans, corridor plans and other applicable plans;
- The ability to use existing utilities, infrastructure and facilities and/or the ability to extend utilities and infrastructure or develop facilities in a way that is appropriately timed and planned per city standards, plans and the adopted Community Facilities Plan for the High Point Planning Area;
- The size of the project in relation to the location. The ability to promote infill development in core areas of the city and promote concentrations of development in appropriate locations that can become transit oriented and meet the objectives of the city's transportation plans;
- The ability to connect with existing development and/or provide for future connections through streets, sidewalks and greenways to promote walkability and interconnectiveness of neighborhoods and the community;

- The proximity to services, employment, shopping, schools, major arterial roads, transportation corridors, transit stops and other TN Districts;
- The relationship with the surrounding pattern of development, including the ability to strengthen and contribute to existing development, revitalize neighborhoods, achieve compatibility and function as a transition between uses;
- The ability to provide for a variety of housing types to serve a variety of income levels;
- The ability to provide for and connect with existing and planned open spaces and greenways; and
- The ability to preserve and protect environmental resources and historical sites.

PLAN IMPLEMENTATION

Implementation of the Land Use Plan requires not only the commitment of City Council, the Planning and Zoning Commission and City staff, but also the support of the development community and the general public. While the Land Use Plan is intended to be a flexible document that recognizes change, disregard for the Plan's land use goals, objectives and policies will lead to uncoordinated and inefficient growth, resulting in increased public expenditures and possible damage to the environment. Therefore, it is essential that the Plan be continuously utilized and seriously considered as a principal decision-making tool for guiding future growth within the High Point Planning Area.

- **Guide to Decision-making by Public Officials and Private Citizens**

The Land Use Plan is used by staff, the Planning and Zoning Commission and the City Council in evaluating development proposals and requests for rezoning, particularly in the newer growth areas, and serves as a frame of reference for identifying and targeting redevelopment opportunities within the older established neighborhoods of the City. The Plan should also be used by City departments in determining demand for future services and capital improvements. To the extent that the Plan receives broad public and private support, it can provide certainty as to the type of development that will likely occur in a specific area. This certainty contributes to more informed investment decisions and the continued stability of developed areas.

- **Relationship to Capital Improvement Program**

The Land Use Plan has a critical reciprocal relationship with the City's Capital Improvement Program in determining where, when and how development will occur. The Capital Improvement Program schedules future public physical improvements to be constructed for a fixed period in the future, allowing the City to project its future capital outlays. While some capital facilities such as fire stations, parks and electric substations follow land development, other capital improvements, particularly major streets and water and sanitary sewer trunk lines influence not only the timing of development but, to some degree, the type of land use. The Capital Improvement Program can also influence the physical direction of growth by concentrating the construction of new facilities to targeted areas. The timing of area road projects within the North Carolina Department of Transportation's seven-year Transportation Improvement Program also plays an important role in implementation by directing development within the corridors of existing or proposed thoroughfares.

PLAN EVALUATION

The Land Use Plan is a dynamic document. As such, it includes an evaluation process which is periodically initiated to ensure that the Plan accurately reflects current needs and conditions. Plan revisions accommodate change gained from experience in the application of land use goals, objectives and policies, an improved understanding of High Point's urbanization and development context, shifts in the relative priorities of land use goals, and insights gained from more specific planning studies. The plan amendment process allows for minor reviews as needed and a major review every five years, unless extenuating circumstances necessitate a more frequent change.

- **Minor Review**

This review and amendment process allows for minor changes to the Land Use Plan and Map based on small area plans, zoning decisions or other detailed planning studies that suggest minor shifts in planning objectives or land use classifications to reflect emerging trends. Proposed amendments may be accumulated and considered collectively so the impact of all proposed changes can be evaluated jointly prior to official action.

- **Major Five-year Review**

A full-scale review of the Land Use Plan and Map is initiated every five years. All development issues, land use objectives and Land Use Map designations are assessed for relevancy based on current growth trends and desired development policy.