

# CITY OF HIGH POINT AGENDA ITEM



**Title:** Zoning Map Amendment 22-01  
(City of High Point)

**From:** Chris Andrews,  
Interim Planning and Development Director

**Meeting Date:** March 21, 2022

**Public Hearing:** Yes

**Advertising Date:** March 9, 2022, and  
March 16, 2022

**Attachments:** A. Staff Report  
B. Zoning Ordinance

**Advertised By:** Planning & Development

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## PURPOSE:

A request by the High Point City Council to rezone 378 properties, totaling approximately 100 acres, as part of the Comprehensive Zoning Map Amendment Project. This request will rezone this area from the Residential Multifamily – 16 (RM-16) District to the Residential Single Family – 7 (R-7) District. The parcels are located south of E. Green Drive, south and north of E. Kearns Avenue, east of Macedonia Court/Tate Street/Park Street and west of S. University Parkway.

## BACKGROUND:

The Planning and Zoning Commission reviewed this request at their February 22, 2022 public hearing. All members of the Commission were present except for Mr. Alex Moore and Mr. Mark Walsh. Mr. Herbert Shannon, Senior Planner, presented the case and recommended approval of the request as outlined in the staff report.

## Speaking on the request:

There were no speakers in opposition to the request.

## BUDGET IMPACT:

There is no budget impact.

## RECOMMENDATION / ACTION REQUESTED:

### A. Staff Recommendation

Staff recommended **approval** of this request as outlined in the attached staff report.

### B. Planning and Zoning Commission Action

1. The Planning and Zoning Commission recommended **approval** of this request, as recommended by staff, by a vote of 7-0.

### 2. Consistency and Reasonableness Statements

The Planning and Zoning Commission voted 7-0 to approve the following statement:

That Zoning Map Amendment 22-01 is consistent with the City's adopted policy guidance because the zoning map amendment for these residential neighborhoods is supported by Goal #1 of the Land Use Plan, which encourages development that enhances and preserves established neighborhoods.

Furthermore, the amendments are needed to better match the way these neighborhoods have developed.

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

**STAFF REPORT  
ZONING MAP AMENDMENT ZA-22-01  
February 22, 2022**

**Request**

A request by the High Point City Council to rezone 378 properties, totaling approximately 100 acres, as part of the Comprehensive Zoning Map Amendment Project. This request focuses on lands within the center of the eastern portion of the Core City Area lying south of E. Green Drive, south and north of E. Kearns Avenue, east of Macedonia Court/Tate Street/Park Street and west of S. University Parkway. Current land uses in this area consist of single-family homes, duplexes, triplexes and three multifamily uses, and churches on smaller parcels.

**Background**

The purpose of the Comprehensive Zoning Map Amendment Project is to review and evaluate the zoning of land throughout the city, identify areas where the zoning is out of sync with the existing use of land or is inconsistent with current land use policy, and propose appropriate changes in zoning for those areas. A primary goal of the project is to remove improper or obsolete zoning districts that may be acting as a barrier to development. The Comprehensive Zoning Map Amendment Project was initiated in 2017. The City Council initiated this current fourth round of zoning evaluations, associated with this request, in December 2020.

**Comparison of Current and Proposed Zoning**

	<b>Current Zoning</b>	<b>Proposed Zoning</b>
	Residential Multifamily – 16 (RM-16)	Residential Single Family – 7 (R-7)
<i>Purpose &amp; Intent:</i>	<u>RM-16 District</u> The RM-16 District is established to accommodate a mix of residential development at around 16 units an acre, that is served by public water and sewer. District regulations encourage the development of functioning neighborhoods that include a mix of housing types and a variety of institutional uses. Complimentary uses such as open space, schools, utilities, religious institutions, and recreational facilities are also allowed.	<u>R-7 District</u> The R-7 District is established to accommodate principally single-family detached dwellings developed at a density of 7 units an acre that is served by public water and sewer. Complimentary uses such as open space, schools, utilities, religious institutions, and recreational facilities are also allowed. District regulations discourage uses that interfere with the development of residential development or that is detrimental to the residential nature of the district.
<i>Current Uses:</i>	Permitted	Staff has identified a two parcel (multifamily uses) that would become nonconforming. The use may continue under the non-conforming use standards of the ordinance. These lots have sufficient area and width to be subdivided to create two conforming R-7 District parcels.
<i>Conditions</i>	None	None

	<b>Adjacent Zoning</b>	<b>Adjacent Land Use</b>
<b>North:</b>	Residential Multifamily–26 (RM-26) District General Business (GB) District Transitional Office (TO) District	Offices, undeveloped commercial parcels and multifamily development.
<b>South:</b>	Light Industrial (LI) District	Undeveloped parcels
<b>East:</b>	Residential Multifamily–16 (RM-16) District	Single family dwellings, duplex dwellings and a multifamily use ( <i>lying along the opposite side of S. University Parkway</i> )
<b>West:</b>	Residential Single Family – 7 (R-7) District Residential Multifamily–16 (RM-16) District General Business (GB) District	Single family dwellings, manufacturing use, warehouse & distribution use and market showroom

<b>Land Use Plan Classification</b>	
The area is designated as follows:	
<ul style="list-style-type: none"> <li>• <b>Low-Density Residential:</b> 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.</li> <li>• <b>Recreation/Open Space:</b> Lands for recreation or open space are included in this classification, offering either active use or passive enjoyment and environmental protection.</li> </ul>	

**Analysis**

Lands lying south of E. Green Drive, north of Kerns Avenue and west of S. University Parkway consists of multiple residential subdivision that were platted and recorded between 1890s and 1930s. During the preceding decades lots were either combined and re-subdivided to create their current configuration. Based on review of historic aerial photos of this area dating back to 1959, this area was initially developed as a single-family neighborhood. A street-by-street survey of this area conducted by the Planning and Development Department during the summer of 2020 reveals that this area is overwhelming developed with single family detached dwellings.

The Land Use Plan classifies this area as Low Density Residential which primarily supports single family detached dwellings on individual lots at a density of five dwelling units per acre. However, the RM-16 District that currently governs land uses in this area permits multifamily development at a density of 16 units per acre. The introduction of higher density residential development, in the middle of an established single-family neighborhood, is not compatible with the manner in which this area has developed or with the Low-Density Residential land use classification governing this area. Thus, this application proposes rezoning to the R-7 District as it more accurately reflects the way this area has developed and will assist in ensuring the long-term stability of this single-family neighborhood.

There is no opposition to higher-density development in this portion of the Core City, but such a proposal is preferable when located on the outer edges of neighborhoods abutting streets classified as collectors, or higher. Furthermore, such a development should occupy most of a city block and have sufficient land area to ensure it can provide sufficient buffering adjacent to single family land uses. As currently zoned, some lots could be combined and a multifamily use, with limited land area and buffering, can be imposed upon residents in the middle of an otherwise single-family residential block. The goal of this rezoning is to ensure the stability of what has been established as a single-family neighborhood.

The proposed R-7 District offers some development flexibility, which is supported by the Core City Plan. The districts not only allow single family homes, but subject to meeting specific development standards, support a mixture of residential uses such as duplexes, single-family attached dwellings (townhomes) and triplex/quadplex dwellings.

**Consistency with Adopted Policy Guidance**

Whether and the extent to which the proposed conditional zoning district is appropriate for its proposed location, and is consistent with the City’s adopted policy guidance.

**The zoning map amendment for these residential neighborhoods is supported by Goal #1 of the Land Use Plan, which encourages development that enhances and preserves established neighborhoods.**

**Reasonableness/Public Interest:**

**Why a decision to approve, or to deny, the proposed conditional zoning would be reasonable and in the public interest.**

**The amendments are needed to better match the way these neighborhoods have developed.**

**Recommendations**

Staff recommends approval of the request to rezone this approximate 100-acre neighborhood to the Residential Single Family – 7 (R-7) District.

**Required Action**

**Planning and Zoning Commission:**

Upon making its recommendation, the Planning and Zoning Commission must place in the official record a statement of consistency with the City’s Land Use Plan, and any other officially adopted plan that may be applicable. This may be done by adopting the statement(s) as written in this report or with any additions or changes as agreed upon by the Commission, or, if the Commission is in disagreement with the consistency statement(s) in this report, by adoption of its own statement.

**City Council:**

Upon rendering its decision in this case, the High Point City Council also must place in the official record a statement of consistency with the City’s Land Use Plan and other plans as may be applicable. This may be done by adopting the statement(s) as written in this report, or with any additions or changes as agreed upon by the Council, or, if the Council is in disagreement with the consistency statement(s) in this report, by adoption of its own statement.

**Report Preparation**

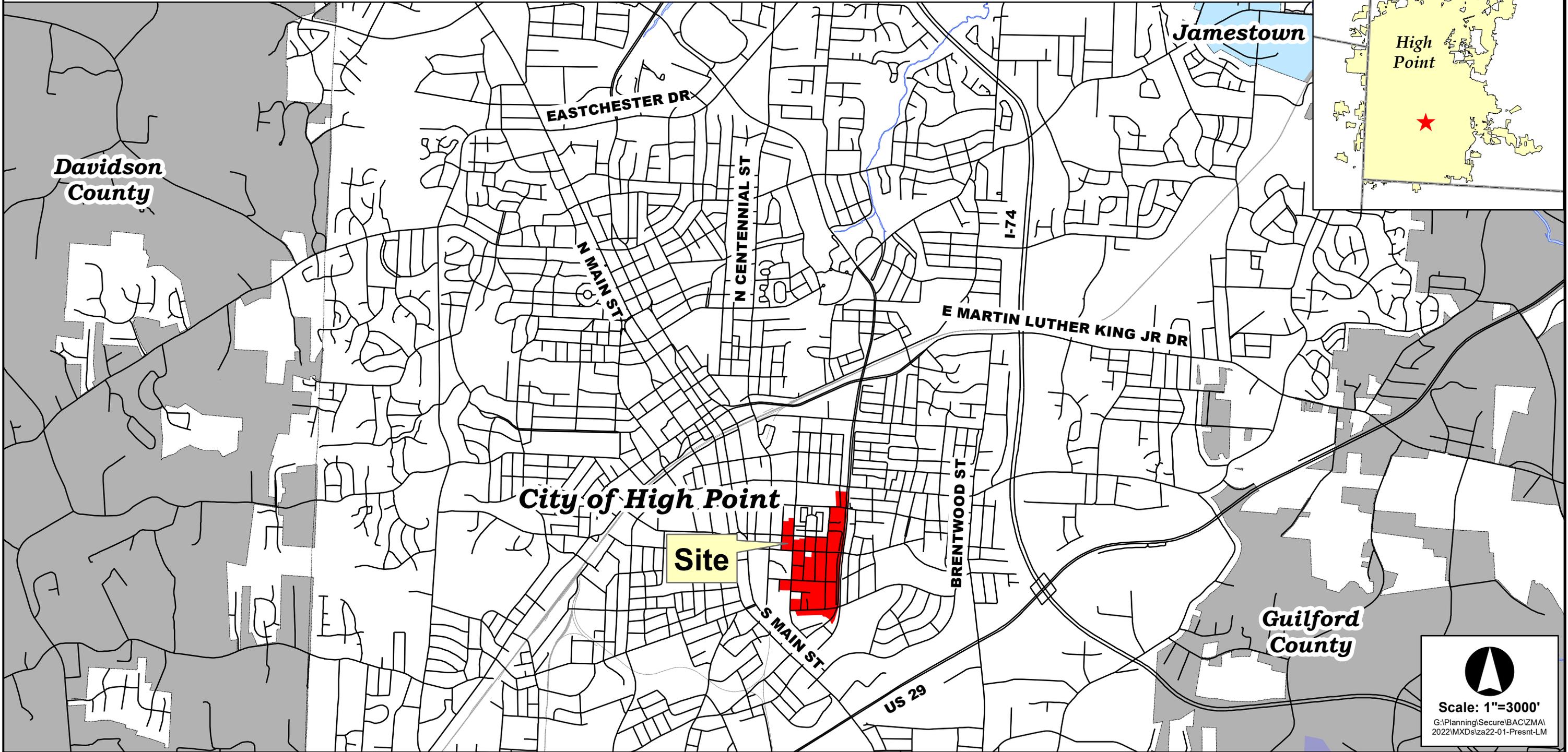
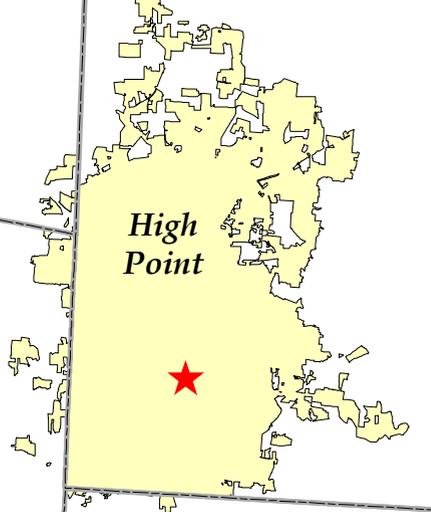
This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner and reviewed by Chris Andrews AICP, Interim Planning and Development Director.

# LOCATION MAP

ZONING MAP AMENDMENT: ZA-22-01

Applicant: City of High Point

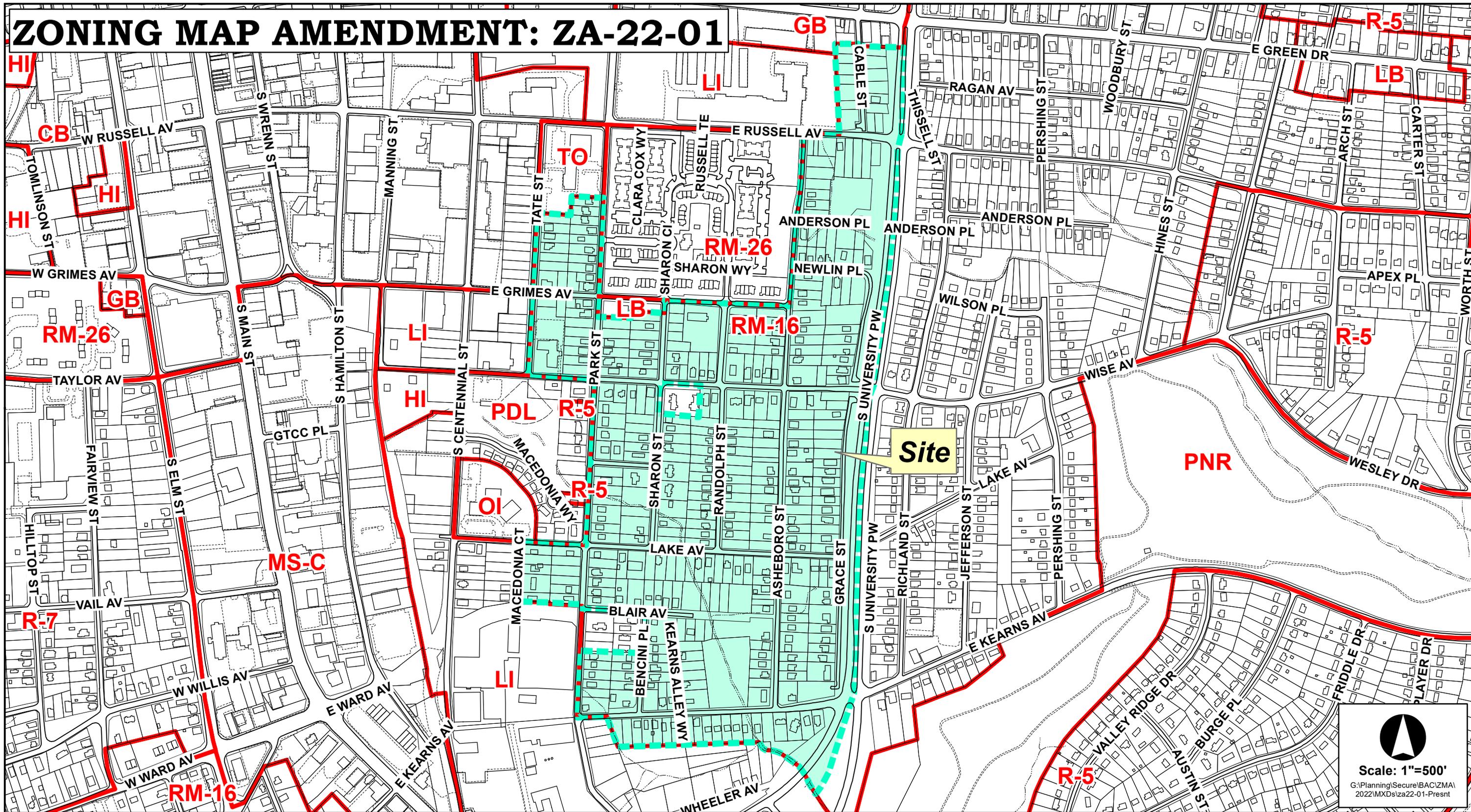
## Vicinity Map



Scale: 1"=3000'

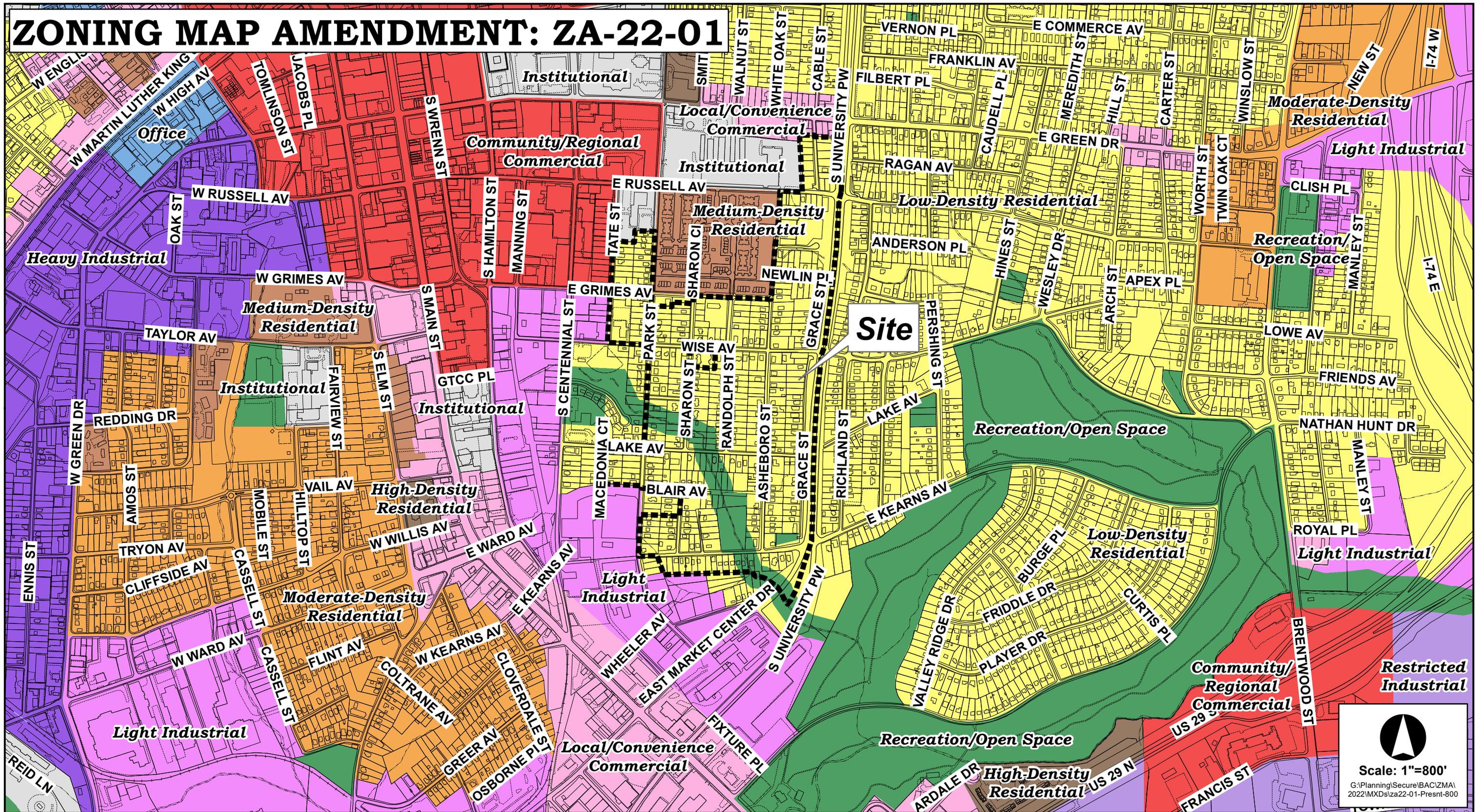
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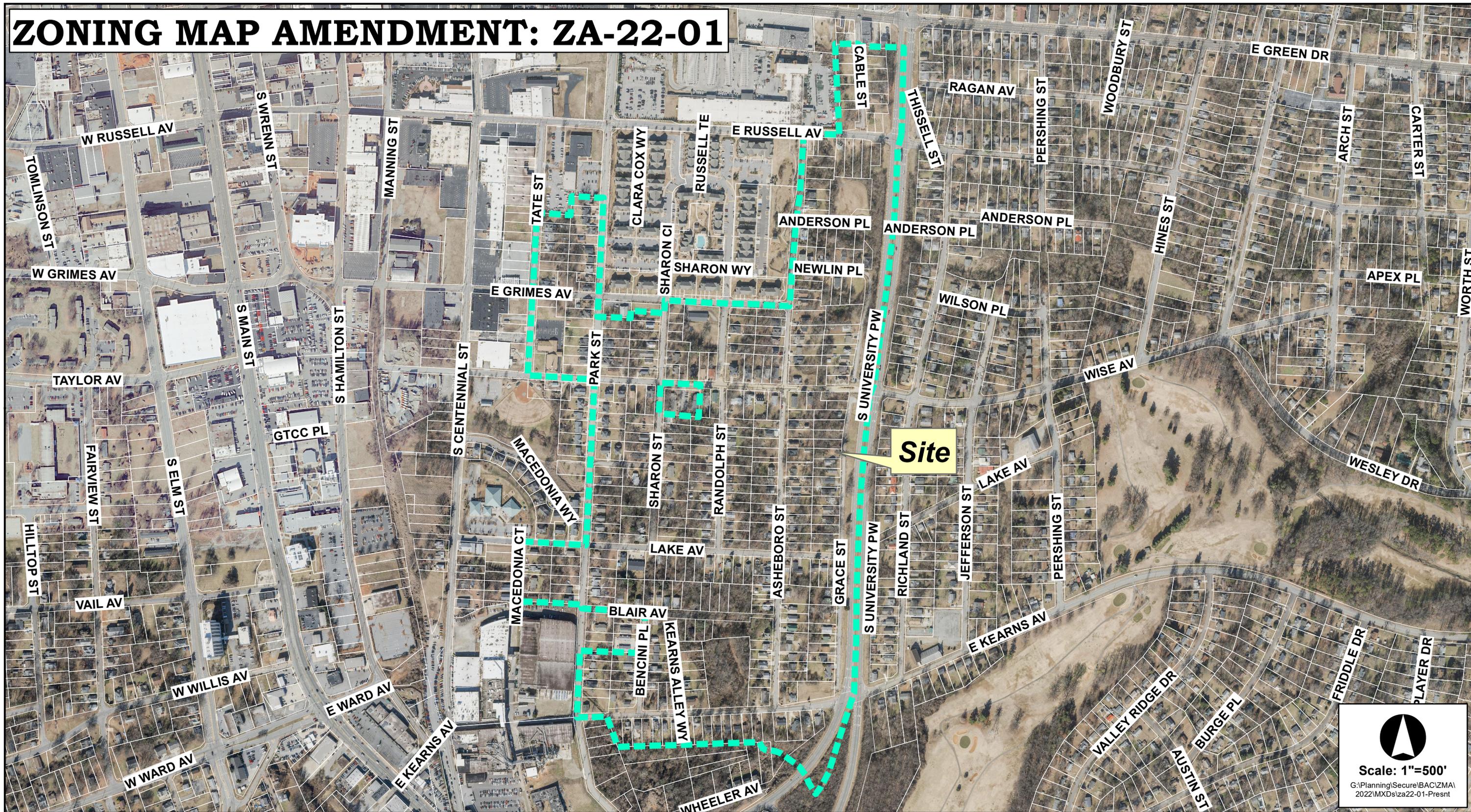
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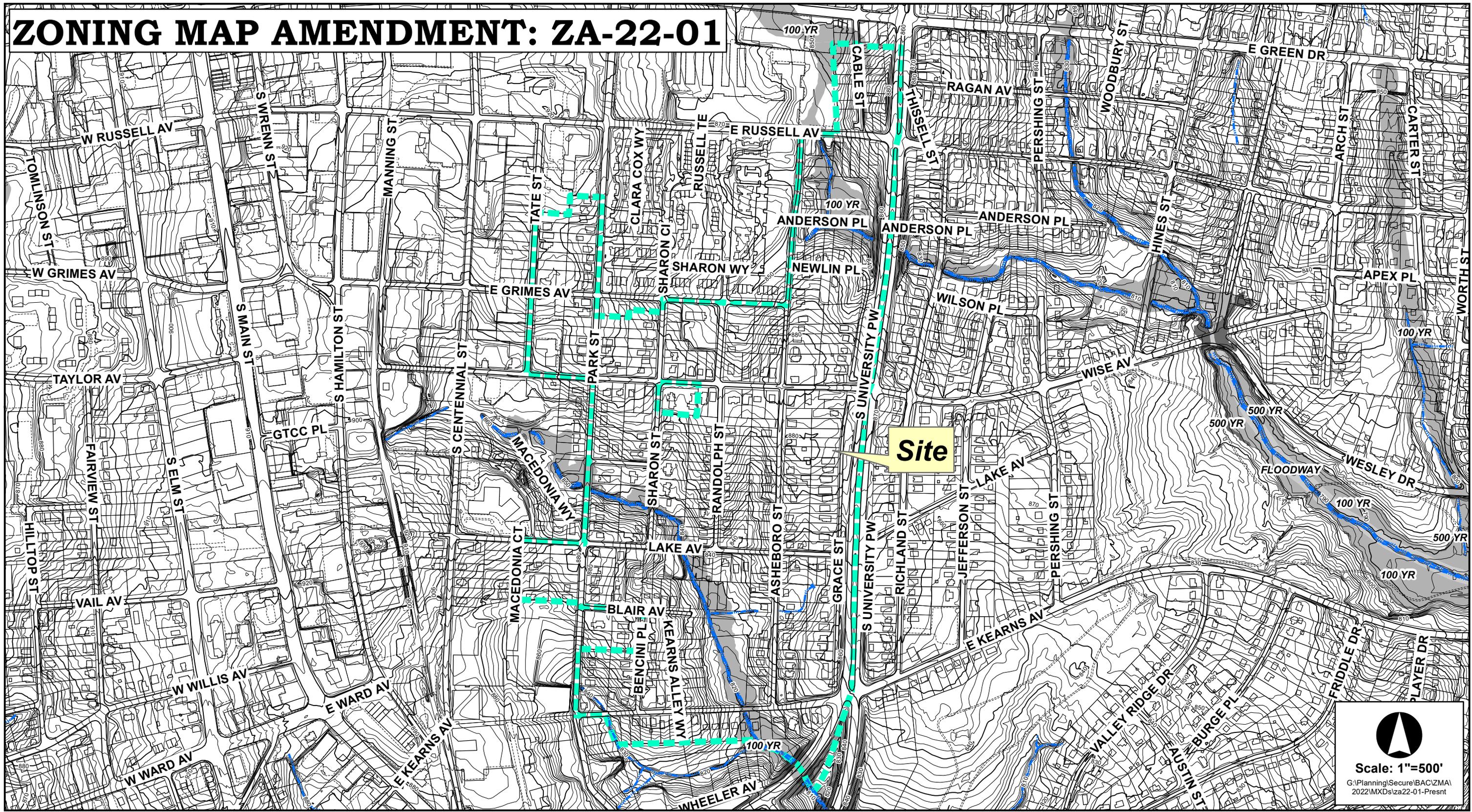
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AN ORDINANCE AMENDING “THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE,” PURSUANT TO SECTION 2.4.20, ZONING MAP AMENDMENT, OF THE DEVELOPMENT ORDINANCE.

WHEREAS, the City Council of the City of High Point adopted “The City of High Point Development Ordinance” on May 16, 2016 with an effective date of January 1, 2017, and subsequently amended;

WHEREAS, the City Council of the City of High Point adopted “The City of High Point Development Ordinance” on May 16, 2016 with an effective date of January 1, 2017, and subsequently amended;

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on February 22, 2022 and before the City Council of the City of High Point on March 21, 2022 regarding **Zoning Map Amendment Case 22-01 (ZA-22-01)** a proposed amendment to the Official Zoning Map of the “City of High Point Development Ordinance”;

WHEREAS, notice of the public hearings were published in the High Point Enterprise on February 13, 2021, for the Planning and Zoning Commission public hearing and on March 9, 2022 and March 21, 2022, for the City Council public hearing pursuant to Chapter 160D-602 of the General Statutes of North Carolina; and

WHEREAS, the proposed amendment was adopted by the City Council of the City of High Point on March 21, 2022.

**THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT:**

**SECTION 1**

That the Official Zoning Map of the City of High Point be amended to establish the following described area as: **Residential Single Family – 7 (R-7)**. An approximate 100 acres lying south of E. Green Drive, south and north of E. Kearns Avenue, east of Macedonia Court/Tate Street/Park Street and west of S. University Parkway. The parcels area also known as Guilford County Tax Parcels 171706, 171707, 171708, 171709, 171710, 171712, 171713, 171714, 171717, 171718, 171719, 171720, 171723, 171878, 171879, 171880, 171881, 171882, 171883, 171884, 171885, 171886, 171887, 171888, 171889, 171890, 171891, 171892, 171893, 171894, 171895, 171896, 171898, 171899, 171900, 171901, 171902, 171903, 171904, 171906, 171907, 171908, 171909, 171910, 171923, 171924, 171925, 171926, 171927, 171928, 171929, 171930, 171931, 171933, 171934, 171936, 171937, 171939, 171940, 171941, 171942, 171943, 171944, 171945, 171946, 171947, 171948, 171949, 171950, 171951, 171952, 171953, 171966, 171967, 171968, 171969, 171970, 171971, 171972, 171973, 171974, 171975, 171976, 171977, 172261, 172262, 172263, 172264, 172265, 172266, 172267, 172268, 172269, 172270, 172271, 173958, 173959, 173960, 173961, 173962, 173963, 173964, 173965, 173966, 173967, 173968, 173969, 173970, 173971, 173972, 173998, 173999, 174000, 174001, 174002, 174003, 174004, 174005, 174006, 174007, 174008, 174009, 174011, 174012, 174013, 174014, 174015, 174016, 174017, 174018, 174019, 174020, 174021, 174022, 174023, 174024, 174026, 174027, 174028, 174029, 174030, 174031, 174032, 174033, 174034, 174035, 174036, 174037, 174038, 174039, 174040, 174041, 174042, 174043, 174044, 174045, 174046, 174047, 174048, 174049, 174050, 174051, 174052, 174053,

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SECTION 2

Should any section or provision of this ordinance be declared invalid, such decision shall not affect the validity of the remaining portions of this ordinance.

SECTION 3

That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 4.

This ordinance shall become effective upon the date of adoption.

Adopted by the City Council  
City of High Point, North Carolina  
The 21<sup>st</sup> day of March, 2022

By: \_\_\_\_\_

Jay W. Wagner, Mayor

ATTEST:

\_\_\_\_\_  
Lisa B. Vierling, City Clerk