

CITY OF HIGH POINT

AGENDA ITEM



Title: Request to Initiate Zoning Map Amendments

From: Lee Burnette, Planning & Development
Director

Meeting Date: July 16, 2018

Public Hearing: No

Advertising Date: N/A

Advertised By: N/A

Attachments: A. List of Areas to be Initiated
B. Map of Areas to be Initiated

PURPOSE:

A request by the Planning and Development Department to initiate the zoning map amendment process for the areas shown on the attached map.

BACKGROUND:

On May 7, 2018, staff briefed City Council on the zoning map revisions project. The purpose of this project is to update the City's zoning map. The new Development Ordinance went in effect on January 1, 2017 and as part of that project, staff examined the zoning map and identified areas where zoning is out of sync with the current land use and the City's current policy direction. The goal of this project is to encourage development by removing improper or obsolete zoning that may be a barrier to development.

This project is a multi-year project and zoning changes will be initiated in groups. Attached is a map showing the first group of areas to be initiated.

BUDGET IMPACT:

Funds are available in the department's FY18-19 budget for required public notices.

RECOMMENDATION / ACTION REQUESTED:

Staff recommends initiation of the zoning map amendment process for the areas shown on the attached map.

Map #	Acres	From	To	Use	Location	Owner
1	0.10	CU OI 98-17	OI	Religious Institution	5959 Hickory Grove Rd.	Hickory Grove Methodist Church
2	16.87	CU R-3 00-02	R-3	Single Family Subdivision	Landing at Waterview Subd.	Numerous
3	1.62	R-3	PNR	Parking for Campground, and undeveloped parcels adjacent to the marina and lake	Tanglewood Ave./Innwood St./ Brookdale Ave.	CHP
3	7.03	R-3	PNR	Oak Hollow Sailboat Point	McKinley St./ Timberlane Dr.	CHP/Jones
4	27.31	R-3	PNR	University Park	1800/1854 Deep River Rd	CHP
5	115.45	R-3	PNR	Rick Fork Preserve	407 W. Parris Ave.	Guilford County
5	10.45	R-3	PNR	Undeveloped	401 W. Hartley Dr.	YMCA
6	5.71	CU OI 94-38	PNR	Future park	726 Whittier Ave.	CHP
6	53.05	RM-26, RM-16, R-3	PNR	Future park	1521 Coventry/ 812-814 Irwin Ave.	CHP/Lilly Pad LLC
6	3.74	GB	PNR	Future park	800-810 Irwin Ave	CHP/Lilly Pad LLC
7	4.30	R-3	PNR	Lake buffer	2222 Lake Forest Dr.	CHP
8	18.83	R-3	PNR	Lake Buffer/Regional Pond	1020 R-1 Mall Loop Road/2122 2130 Johnson St.	CHP
8	9.47	CU RC 93-13	PNR	Lake buffer/Regional Pond	1020 R-1 Mall Loop Road/ 1251 E Hartley Dr	CHP
8	20.67	RM-16	PNR	Regional Pond	2002 Johnson	CHP
8	3.31	R-5	PNR	Regional Pond	1258 Hartley/2050 Johnson	CHP/Dixie Grading
8	4.92	R-5	R-3	R-O-W and undeveloped	1500 E. Hartley Dr.	Cornerstone Eye Care/ NCDOT
9	0.47	RM-16	R-3	R-O-W/Undeveloped/back of residential lot	1666 Eastchester	NCDOT/Callahan
10	0.71	HI	LI	R-O-W		NCDOT
11	0.19	GB	MS-C	Commercial	1246 S. Main St.	JHS Master Capital, LLC
11	1.56	GB	MS-C	Rescue Squad	901 S. Elm St.	Piedmont Triad Ambulance and Rescue
12	1.29	GB, RM-16	MS-A	Substations	118 & 124 E. Dayton Ave	CHP and Duke Energy
13	4.01	R-3	R-5	HPCA	303 N. Rotary Dr.	Green St. Baptist Ch.
14	2.62	RM-16, LI	PNR	Blair Park Golf Course	808 R1 E Kearns Ave.	CHP

AREAS TO BE REZONED GROUP 1

