

CITY OF HIGH POINT

AGENDA ITEM



Title: Zoning Map Amendment 19-13
(City of High Point)

From: Lee Burnette, Planning & Development
Director

Meeting Date: August 19, 2019

Public Hearing: Yes

Advertising Date: August 7, 2019, and
August 14, 2019

Advertised By: Planning & Development

Attachments: A. Planning and Zoning Commission Recommendation
B. Staff Report
C. Zoning Ordinance

PURPOSE:

A request by the Planning and Development Department to rezone 31 properties, totaling approximately 47 acres, as part of the Comprehensive Zoning Map Amendment project. The properties are located at various locations along the N. Main Street corridor (north Eastchester/Westchester Drive), along the E. Parris Avenue corridor, and along the Old Winston Road corridor. The request proposes to rezone these parcels to the Transitional Office (TO) District, the Limited Business (LB) District and the General Business (GB) District.

BACKGROUND:

The staff report and the Planning & Zoning Commission's recommendation are enclosed.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

- A. Staff recommended *approval* of this request as outlined in the attached staff report.
- B. On July 23, 2019, a public hearing was held before the Planning and Zoning Commission regarding Zoning Map Amendment 19-13. The Planning & Zoning Commission recommended *approval* of this request, as outlined in the staff report and recommended by staff, by a vote of 5-0.

PLANNING AND ZONING COMMISSION RECOMMENDATION

City of High Point

Zoning Map Amendment 19-13.

At its July 23, 2019 public hearing, the Planning and Zoning Commission reviewed a request to rezone 31 properties, totaling approximately 47 acres, as part of the second round of the Comprehensive Zoning Map Amendment project. All members of the Commission were present except for Ms. Angela McGill. Mr. Herbert Shannon, Senior Planner, presented the case and recommended approval of the request as outlined in the staff report.

Speaking on the request:

Mr. Joseph Levine, 3028 Ingleside Drive spoke, he expressed concerns with the impact on residential uses along Ingleside Drive (Map #1 – Area A) and desired to prohibit driveway access to Ingleside Drive. Staff explained that the rezoning will not change the development potential for the area and driveway access is already allowed under the current zoning.

Planning & Zoning Commission Action

Zoning Map Amendment

The Commission recommended *approval* of Zoning Map Amendment 19-13, as recommended by staff, by a vote of 5-0.

Consistency & Reasonableness Statements

The Commission vote 5-0 to approve the following statement: That the Zoning Map Amendments are necessary to remove unintended barriers to development and to more accurately represent the current use of the land.

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

**STAFF REPORT
ZONING MAP AMENDMENT ZA-19-13
July 23, 2019**

Request

A request by the Planning and Development Department to rezone 31 properties, totaling approximately 47 acres, as part of the Comprehensive Zoning Map Amendment project. The properties are located at various locations along the N. Main Street corridor (north of Eastchester/Westchester Drive), along the E. Parris Avenue corridor, and along the Old Winston Road corridor.

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 City Council initiated these map changes as part of a larger set of map changes on May 20, 2019.

Details of Proposal

This Zoning Map Amendment request contains changes to three separate areas along or paralleling the N. Main Street corridor. Following is a list of affected properties along with analysis of each area.

Map #	Acres	From	To	Use	Location	Owner	Parcel Number
1	0.77	CU-GB (CU85-27)	GB	Retail Sales	106 Westover Dr.	Triple Creek LLC	197274
1	0.99	CU-GB (CU96-24)	GB	Vehicle Establishment Major	108 Westover Dr.	FMRF LLC	197273
1	0.69	CU-GB (CU85-27)	GB	Retail Sales	110 - 116 Westover Dr.	J & S Investments	197276
1	3.95	RC	GB	Undeveloped	121 Westover Dr.	North Pointe Crossing Market Place LLC	197221
1	1.56	RC	GB	Retail Sales	2801 N. Main St.	Allgood North Main LLC	197272
1	0.63	CU-GB (CU96-20)	GB	Undeveloped	3035 N. Main St.	Kevin A. Rothrock	197320
1	0.30	CU-GB (CU96-20)	GB	Single family detached dwelling	3031 N. Main St.	Kevin A. Rothrock	197333
1	0.38	CU-GB (CU96-20)	GB	Undeveloped	3032 Ingleside Dr	Kevin A. Rothrock	197321
1	3.06	CU-GB (CU99-23)	GB	Retail sales and self-storage , external access	3017 & 3021 N. Main St.	EPIC Commercial Group, LLC	197331
1	1.80	LB and GB	GB	Convenience store with fuel sales	3010 N. Main St.;	Williams Properties II, LLC	197336

1	0.53	CU-LB, LB and GB (CU90-12)	GB	Repair Establishment (lawn equipment repair)	3000 N. Main St.	William Garner Jr.	197337
1	0.51	CU-LB, LB and GB (CU90-12)	GB	Single family dwelling	1003 Northside Ct.	David M. Garner	197338
2	2.47	CU-GB (CU90-33)	GB	Medical office, minor restaurant, Personal service uses	2440, 2444, 2446 & 2448 N. Main St.	Ziacor LLC	197823
2	0.22	CU-TO (CU93-14)	TO	Minor Office	200 & 202 Old Winston	MFSA Investments Inc	194803 & 194804
2	0.49	CU TO (CU06-29)	TO	Minor Office	402 Old Winston Rd.	Linville Properties, LLC	194757
2	1.30	CU-GB (CU06-30)	LB	Undeveloped portion of parcel (rear of Hobby lobby)	2506 N. Main St.	RR King Rental LLC	197808
2	2.16	CU OI (CU94-12) (CU86-39) CU-LB	LB	Single family dwellings Day care center	303, 305, 311 & 401 Old Winston Rd.	JMJ Partners	197802
2	0.35	CU LB (CU98-51)	LB	Undeveloped	405 Old Winston Rd.	Dallas J Sanders Jr & C. Elizabeth Dallas Davis CO-Vickie S. Dallas Trust	197805
2	1.30	CU LB (CU98-51)	LB	Undeveloped	409 Old Winston Rd.	Huong, My Y Truong, Anh V	197828
2	0.66	CU-LB (CU86-08)	LB	Minor office	107 & 109 W. Peachtree Dr.	Christopher Lohr	194641
2	0.51	TO	LB	undeveloped	808 Greenwood Dr.	Christopher Lohr	194642
3	1.58	CU-GB (CU10-04)	GB	Minor Restaurant	133 E. Parris Ave.	Schwarz Properties LLC	199849
3	0.46	LB	GB	Car Wash	2209 Kirkwood St.	Robbins Properties, LLC	199854
3	0.46	LB	GB	Minor Retail Sales	2205 Kirkwood St.	Bryden Partners LLC	199853
3	3.65	LB	GB	City of High Point Parks & Recreation Admin. Office	136 Northpoint Ave.	City of High Point	199850
3	11.36	RC	GB	Large Retail Sales (Home Depot)	2310 & 316 N. Main St.	Baker High Point LLC	199852
3	0.78	RC	GB	Minor Retail Sales	2300-C N. Main St.	Baker & Baker Real Estate Developers LLC	199855
3	1.72	RC	GB	Minor Restaurant (Outback)	260 E. Parris Ave.	MDC NC 1 LP	199874
3	1.09	RC	GB	Undeveloped	256 E. Parris Ave.	Tetuso Matsuoka	199873
3	0.66	RC	GB	ABC Store	242 E. Parris Ave.	City of High Point	199870

Analysis

The zoning changes are needed to remove outdated and obsolete zoning that could be unintended barriers to development. See attachments for details.

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 proposed zoning map amendments are consistent with and supported by the City's adopted plans.

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 necessary to remove unintended barriers to development and to more accurately represent the current use of land.

Recommendations

Staff recommends approval of the zoning map amendments.

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.

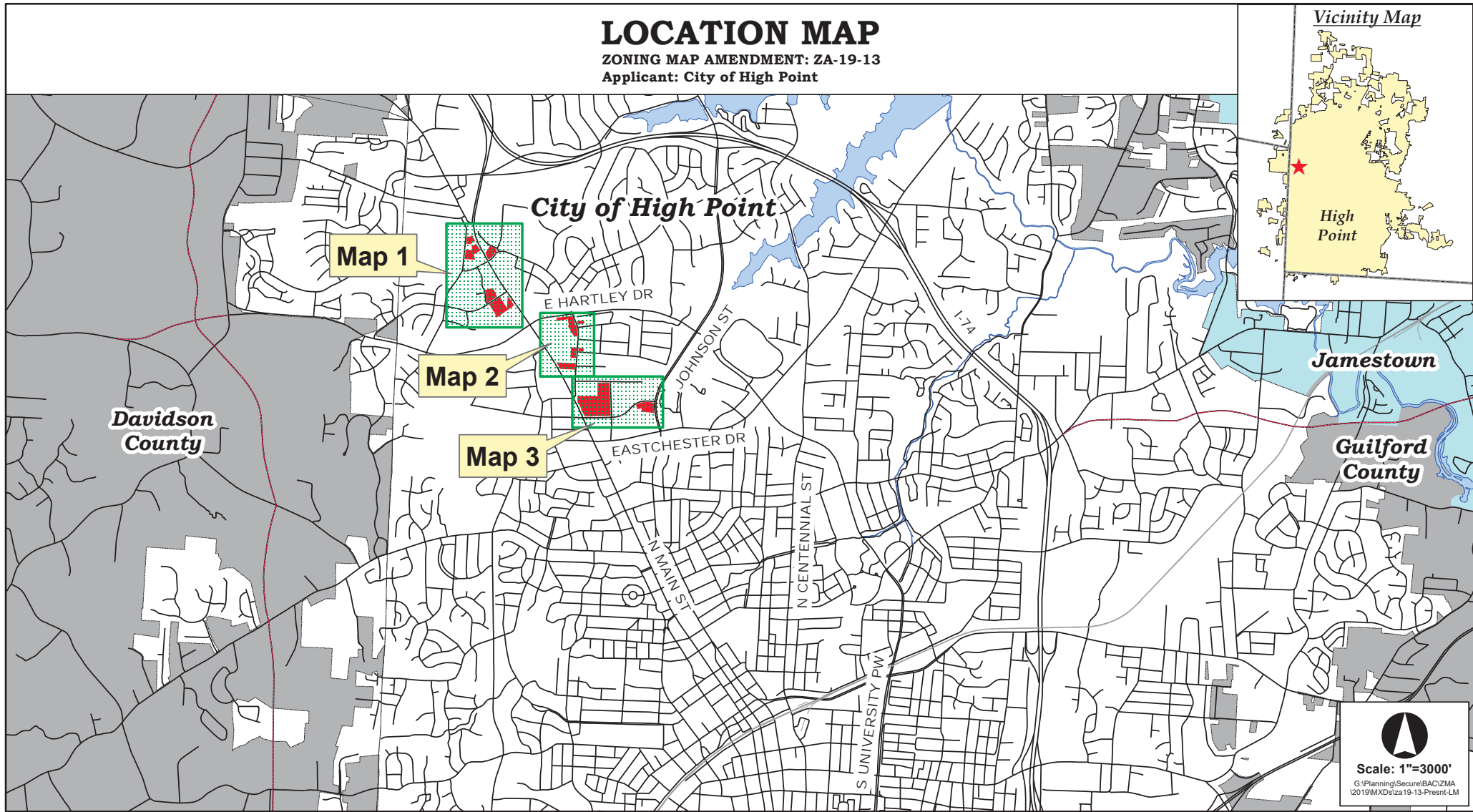
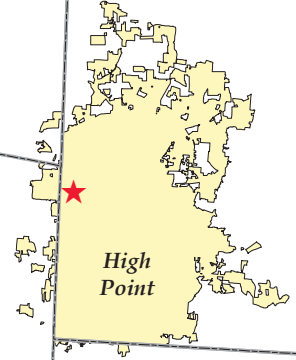
Report Preparation

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

LOCATION MAP

ZONING MAP AMENDMENT: ZA-19-13
Applicant: City of High Point

Vicinity Map



Jamestown

Guilford County

Davidson County

City of High Point

Map 1

Map 2

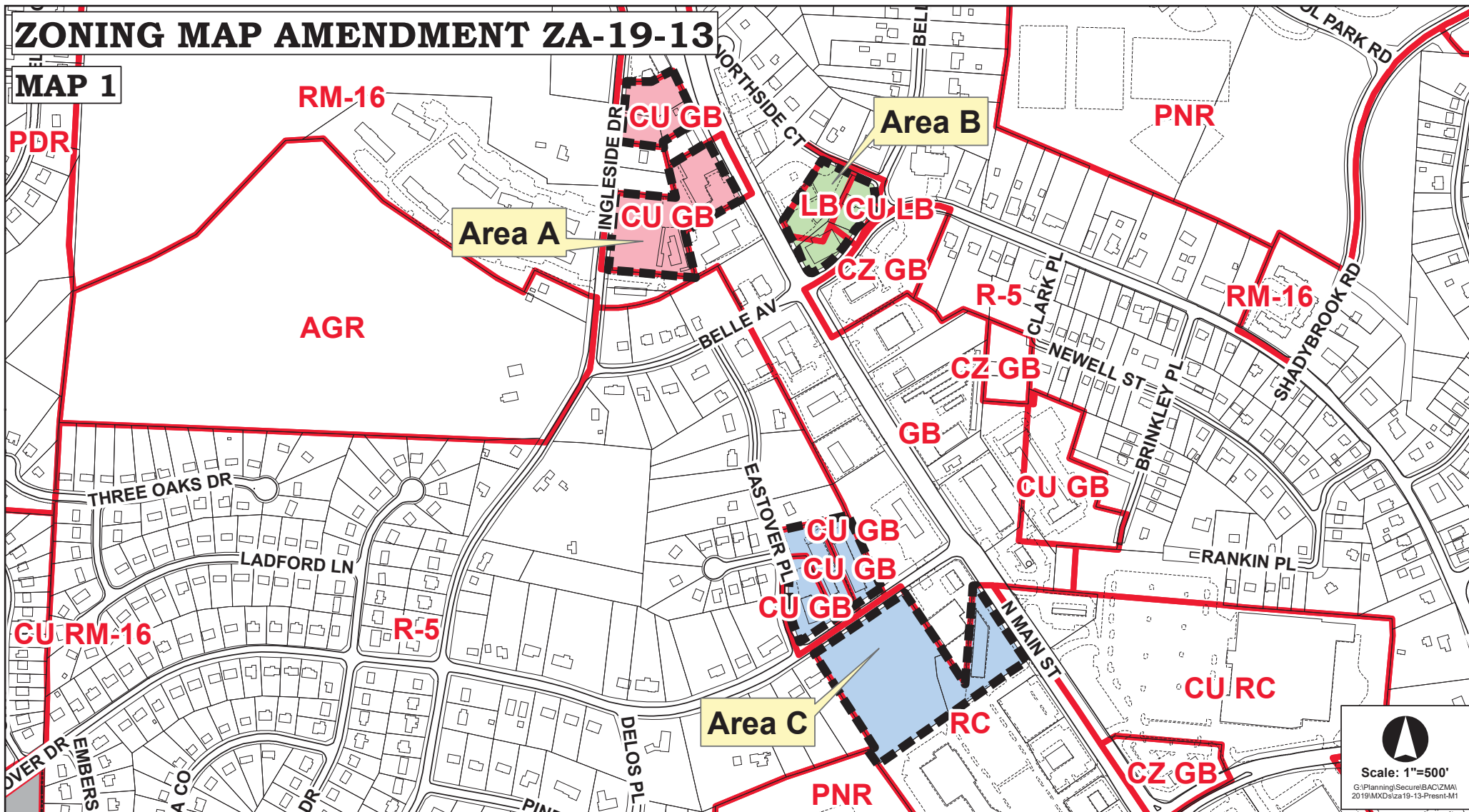
Map 3

Scale: 1"=3000'

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ZONING MAP AMENDMENT ZA-19-13

MAP 1



Scale: 1"=500'
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ZONING MAP AMENDMENT ZA-19-13

MAP 1

Medium-Density Residential

Area A

Area B

Institutional

*Community/Regional
Commercial*

*Low-Density
Residential*

*Moderate-Density
Residential*

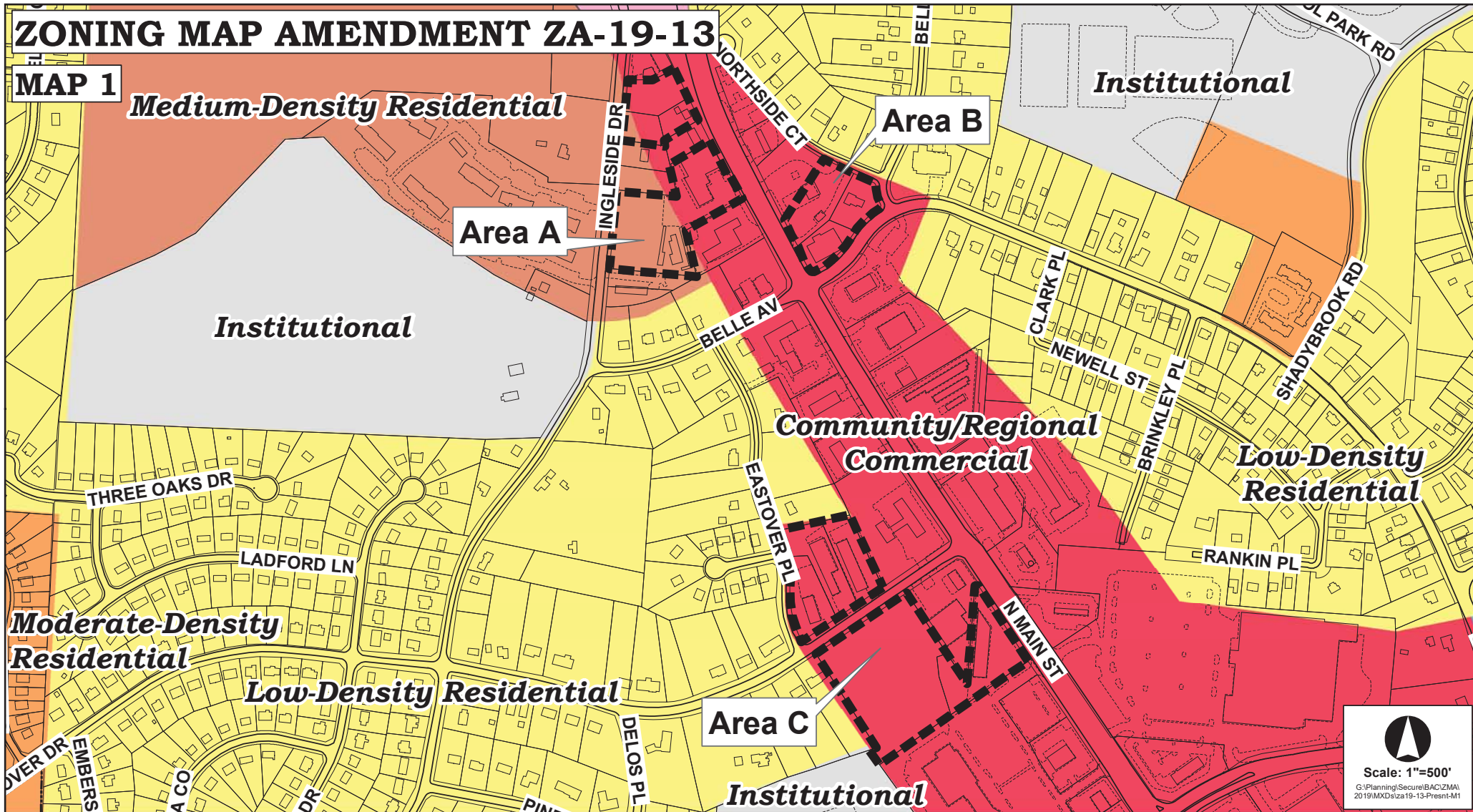
Low-Density Residential

Area C

Institutional



Scale: 1"=500'
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ZONING MAP AMENDMENT ZA-19-13

MAP 1

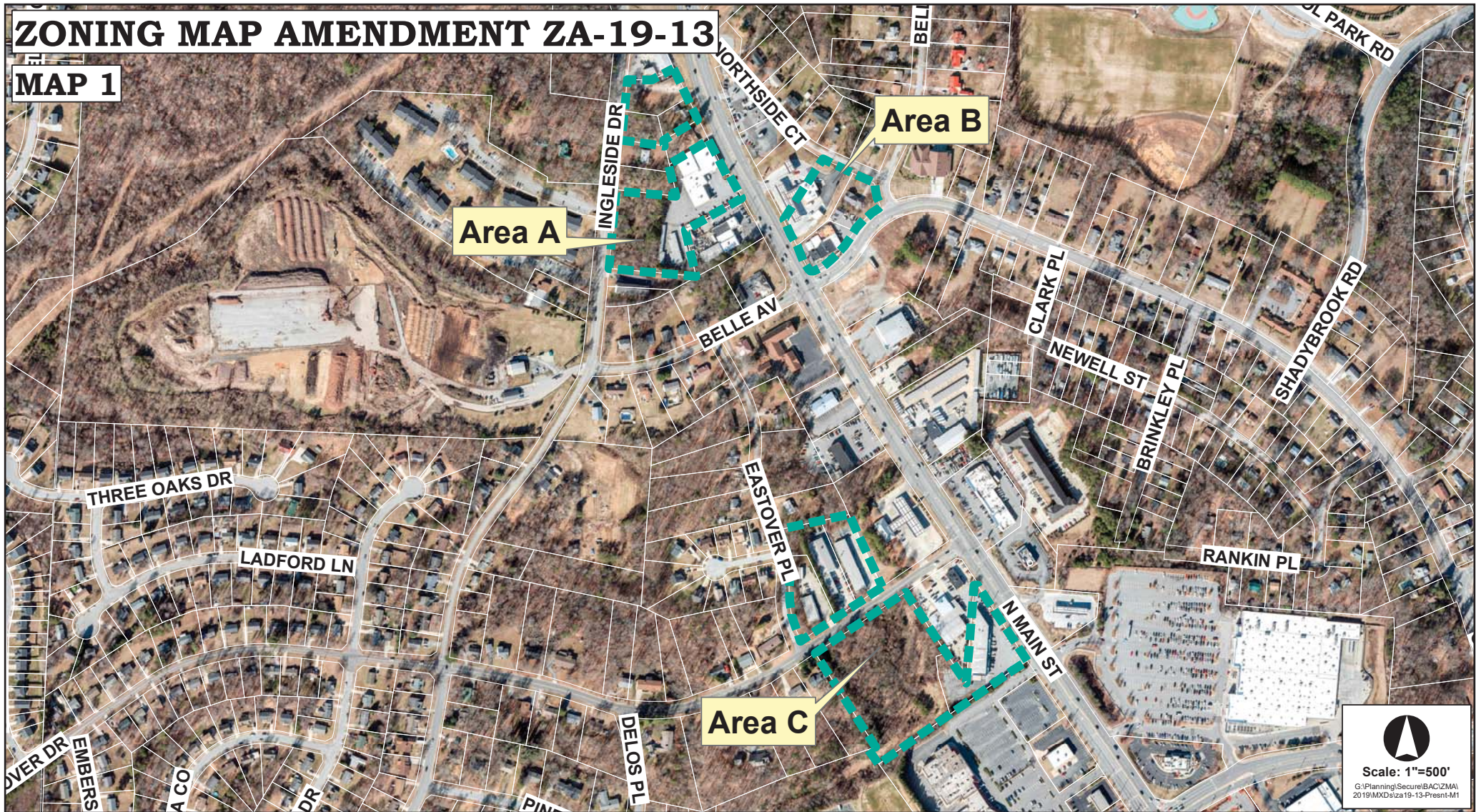
Area A

Area B

Area C



Scale: 1"=500'
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MAP 1 - Area A
(highlighted in red on attached map)

Location: 3021, 3031 and 3035 N. Main Street and 3021 Ingleside Drive

Current use: Retail sales, self-storage (external access), single family dwelling and undeveloped parcel.

Comparison of Current and Proposed Zoning

	Current Zoning	Proposed Zoning
	Conditional Use General Business District. CU-GB (96-20) and CU-GB (99-23)	General Business (GB) District
<i>Purpose & Intent:</i>	The GB district is established to accommodate a wide range of general retail, business, and service uses that serve groups of neighborhoods. GB districts are generally located at major street intersections and along major thoroughfares. Residential uses are encouraged as stand-alone uses and on the upper floors of retail and office buildings as a part of mixed-use development. Uses in the district are subject to standards intended to ensure development is compatible with adjacent residential neighborhoods, particularly within the Core City area.	Same
<i>Current Uses:</i>	Permitted	All uses will continue to be permitted except for the single family detached dwelling, which is an existing non-conforming use. A nonconforming use can continue; however, if a nonconforming use of land ceases operation for a continuous period of more than 180 days, any subsequent use of the land shall be a use permitted in the district.
<i>Conditions</i>	Prohibits some commercial uses, vehicular access, ROW dedication, signage, exterior lighting, landscaping and lot combination.	N/A

	Adjacent Zoning	Adjacent Land Use
North:	General Business (GB) District	Vehicle establishment
South:	General Business (GB) District Residential Multifamily -16 (RM-16) District	Retail use and apartment complex
East:	General Business (GB) District	Vacant commercial parcel
West:	General Business (GB) District	Single family dwelling and multifamily development

Land Use Plan Map Classification

The area is designated as follows:

- **Community/Regional Commercial:** This classification includes a wider range of retail or service uses intended to serve the entire community and nearby regional customers.

- **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

Analysis/Recommendation

The current zoning for this area was established in the 1990s. The adopted conditional use permits governing the use of these parcels conflicts with current land use policies, as they prohibit some commercial uses that are allowed or already established along this portion of the N. Main Street corridor. Development related conditions associated with these permits were met or current standards of the Development Ordinance ensure compatibility with surrounding land uses.

Parcels oriented towards N. Main Street are intended to be governed by policies of the Community/Regional Commercial Land classification. Staff recommends that this area be zoned General Business (GB) District.

MAP 1 - Area B

(highlighted in green on attached map)

Location: 3000 & 3010 N. Main Street and 1003 Northside Court

Current use: Convenience store with fuel sales, equipment repair and a single family dwelling.

Comparison of Current and Proposed Zoning

	Current Zoning	Proposed Zoning
	Limited Business (LB) District Conditional Use Limited Business District CU-LB (90-12)	General Business (GB) District
<i>Purpose & Intent:</i>	The LB district is established to primarily accommodate low to moderate intensity office, retail, and personal service uses adjacent to and within residential neighborhoods. In addition to commercial uses, the district also allows a variety of residential and institutional uses in stand-alone structures as well as in mixed-use developments.	The GB district is established to accommodate a wide range of general retail, business, and service uses that serve groups of neighborhoods. GB districts are generally located at major street intersections and along major thoroughfares. Residential uses are encouraged as stand-alone uses and on the upper floors of retail and office buildings as a part of mixed-use development. Uses in the district are subject to standards intended to ensure development is compatible with adjacent residential neighborhoods, particularly within the Core City area.
<i>Current Uses:</i>	Permitted	All uses will continue to be permitted except for the single family detached dwelling; which will become a nonconforming use. A nonconforming single family detached dwelling can continue and may be expanded or enlarged.
<i>Conditions</i>	Prohibits some commercial uses, signage, access, tree preservation	N/A

	Adjacent Zoning	Adjacent Land Use
North:	Residential Single Family – 5 (R-5) District	Single family dwellings
South:	General Business (GB) District	Office use and church
East:	Conditional Zoning General Business (CZ-GB) District	Major eating establishment
West:	General Business (GB) District	Convenience store with fuel sales

Land Use Plan Map Classification

The area is designated as follows:

- **Community/Regional Commercial:** This classification includes a wider range of retail or service uses intended to serve the entire community and nearby regional customers.

Analysis/Recommendation

Zoning boundaries for this area are based on former parcel lines which have been revised over the years. The three impacted parcels are split zoned between the LB, GB and CU-LB Districts. The conditional use permit governing portions of these lots was established in the 1990s and development standards

noted are no longer relevant. The development pattern on adjacent parcels allow for commercial uses to extend from N. Main Street to the abutting rear streets (Northside Court). The rezoning of these three parcels to the GB District will eliminate split zoning of parcels and establish a uniform zoning pattern at this intersection.

Staff recommends that this area be zoned General Business (GB) District.

MAP 1 - Area C

(highlighted in blue on attached map)

Location: 106, 108 and 110 - 116 Westover Drive and 121 Westover Drive
2801 N. Main Street

Current use: These parcels are currently developed with a variety of retail, personal service and vehicle establishment uses

Comparison of Current and Proposed Zoning

	Current Zoning	Proposed Zoning
	Conditional Use General Business District CU-GB (85-27 and GB 96-24)	General Business (GB) District
<i>Purpose and Intent:</i>	<p>The GB district is established to accommodate a wide range of general retail, business, and service uses that serve groups of neighborhoods. GB districts are generally located at major street intersections and along major thoroughfares. Residential uses are encouraged as stand-alone uses and on the upper floors of retail and office buildings as a part of mixed-use development. Uses in the district are subject to standards intended to ensure development is compatible with adjacent residential neighborhoods, particularly within the Core City area.</p> <p>The RC district is established to accommodate a diverse range of high-intensity retail, service, and office uses that provide goods and services serving the residents and businesses of the region. The district is typically located at major intersections where visibility and good access are important. Development in the RC district is often configured as large-scale development with multiple uses, shared parking, coordinated signage and landscaping and deep front setbacks. Higher-density residential uses are encouraged on the upper floors of nonresidential establishments, and may exist as stand-alone buildings as part of a large horizontal mixed-use development.</p>	<p>The GB district is established to accommodate a wide range of general retail, business, and service uses that serve groups of neighborhoods. GB districts are generally located at major street intersections and along major thoroughfares. Residential uses are encouraged as stand-alone uses and on the upper floors of retail and office buildings as a part of mixed-use development. Uses in the district are subject to standards intended to ensure development is compatible with adjacent residential neighborhoods, particularly within the Core City area.</p>
<i>Current Uses:</i>	Permitted	Permitted
<i>Conditions</i>	PB District uses (1985 Development Ordinance), landscaping, access, paving of Eastwood Place and signage,	N/A

	Adjacent Zoning	Adjacent Land Use
North:	Residential Single Family -5 (R-5) District	Single family dwelling
South:	Retail Center (RC) District	Large retail establishment (shopping center)
East:	General Business (GB)	Convenience store with fuel sales
West:	Residential Single Family -5 (R-5) District	Single family dwellings

Land Use Plan Map Classification

The area is designated as follows:

- **Community/Regional Commercial:** This classification includes a wider range of retail or service uses intended to serve the entire community and nearby regional customers.

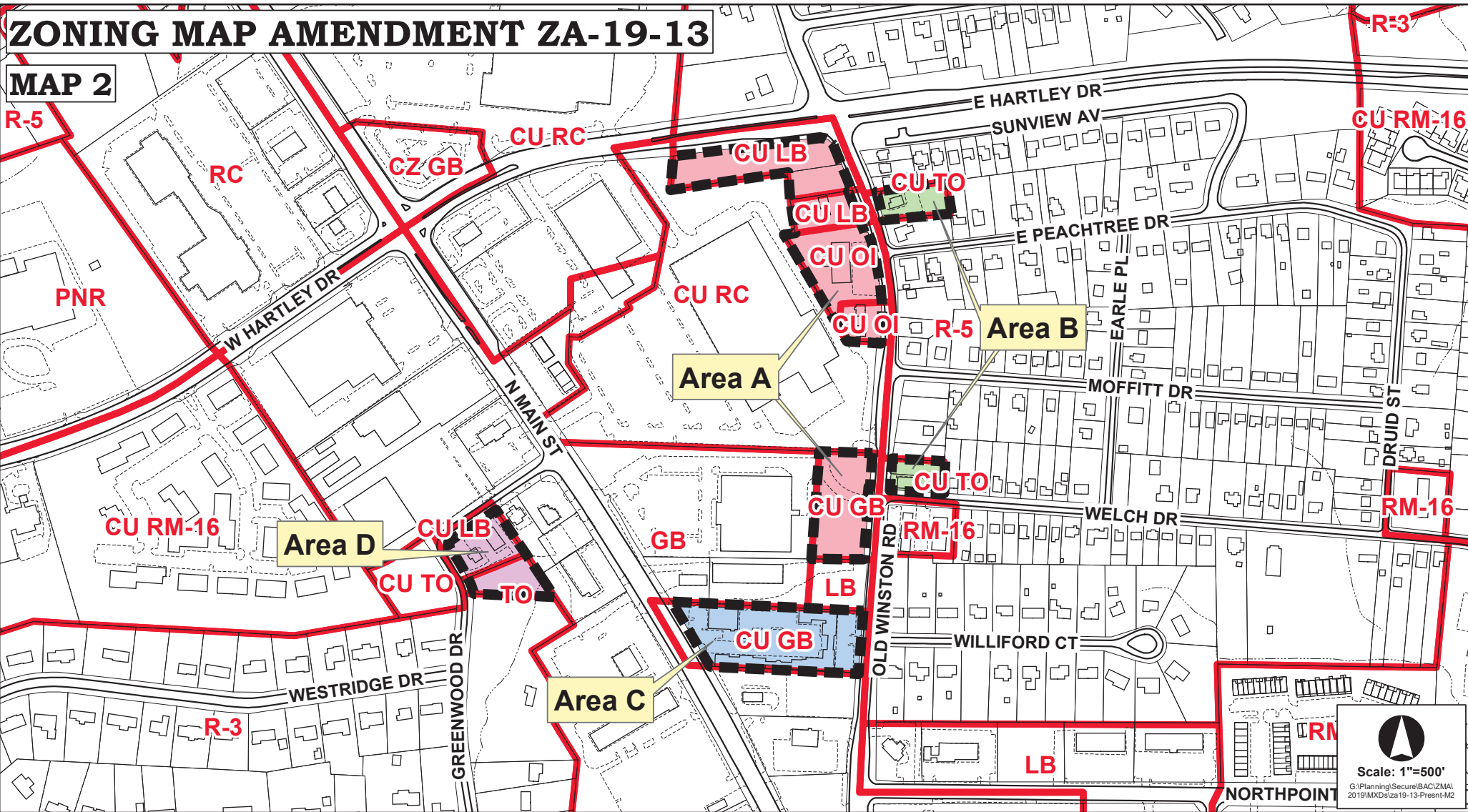
Analysis/Recommendation

The conditional use permit governing parcels along the north side of Westover Drive were established in the 1980s and 1990s. The development standards in the conditional use permits were met or are no longer relevant. The RC zoned areas along the south side of Westover Drive abuts a shopping center development. However, these two parcels are separate stand-alone properties that were not integrated into the abutting shopping center. The proposed GB District more accurately reflect the manner these parcels are used or may be developed in the future.

Staff recommends that this area be zoned General Business (GB) District.

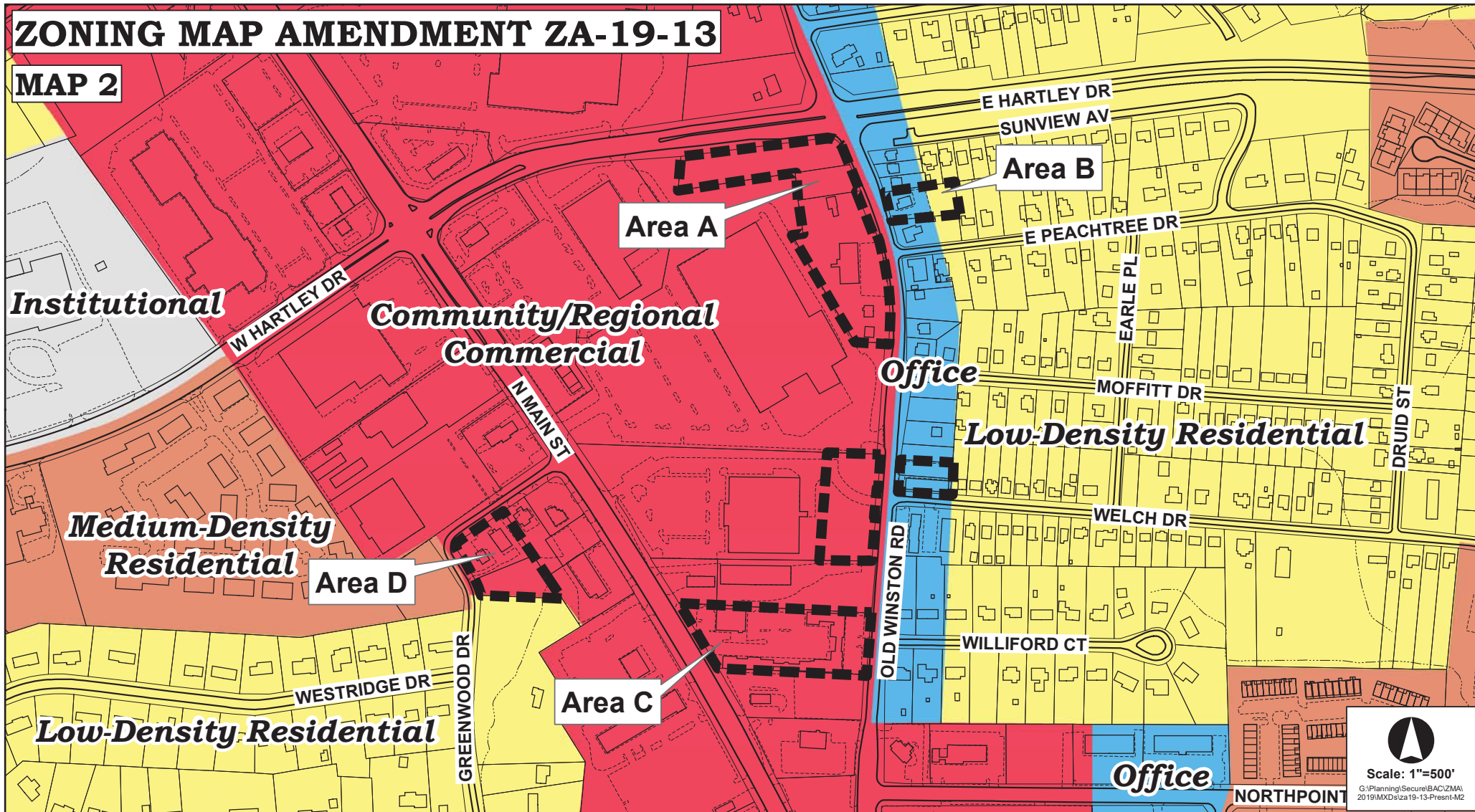
ZONING MAP AMENDMENT ZA-19-13

MAP 2



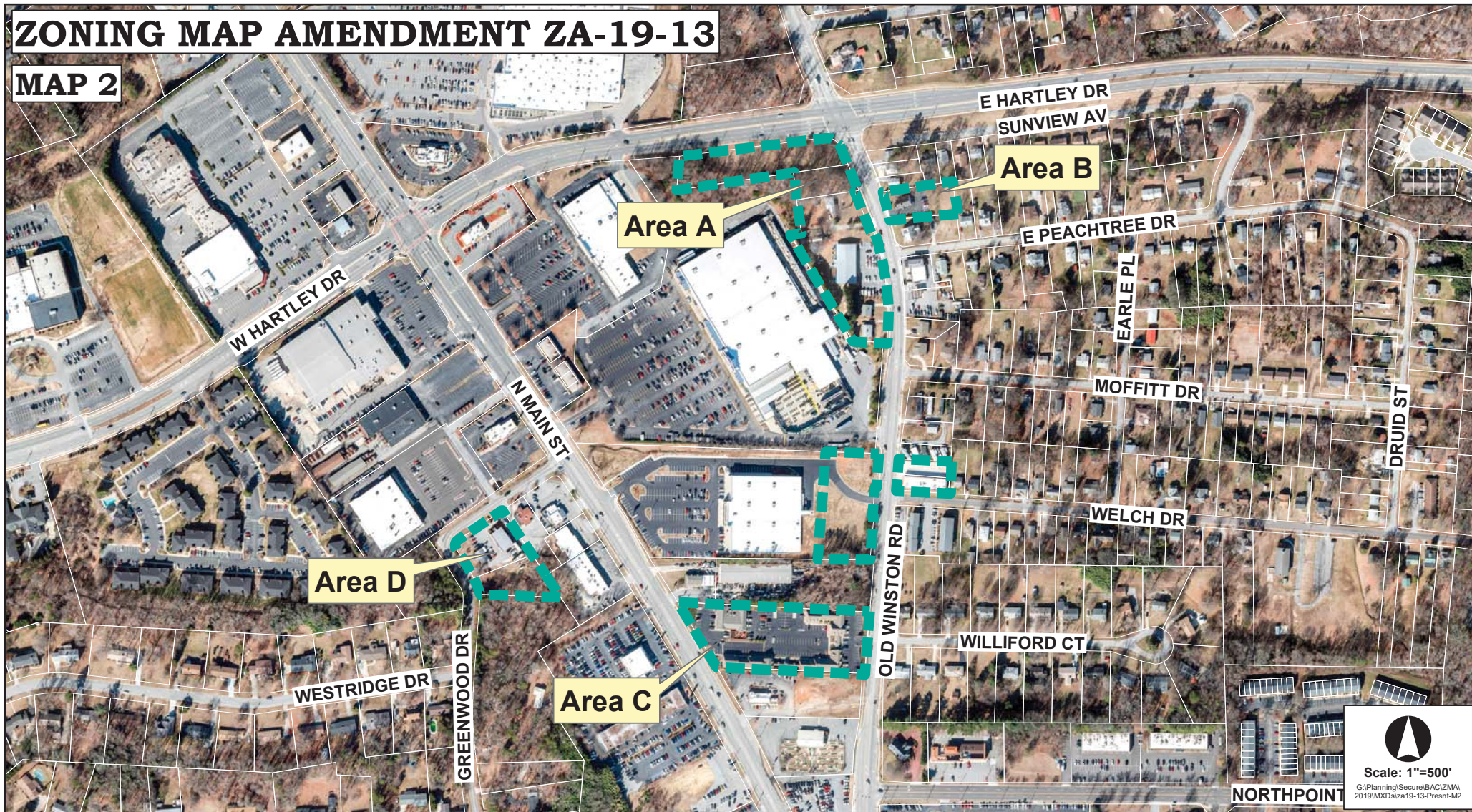
ZONING MAP AMENDMENT ZA-19-13

MAP 2



ZONING MAP AMENDMENT ZA-19-13

MAP 2



MAP 2 - Area A
(highlighted in red on attached map)

Location: 303, 305, 311, 401, 405 & 409 Old Winston Road
2506 N. Main Street (rear of parcel fronting Old Winston Road)

Current use: Undeveloped parcels, daycare center and single family dwellings.

Comparison of Current and Proposed Zoning

	Current Zoning	Proposed Zoning
	Conditional Use Limited Business District CU-LB (94-39 and 98-51) Conditional Use Office Institution District CU-OI (94-12 and 86-39) Conditional Use General Business District CU-GB (06-30)	Limited Business (LB) District
<i>Purpose & Intent:</i>	<p>The LB district is established to primarily accommodate low to moderate intensity office, retail, and personal service uses adjacent to and within residential neighborhoods. In addition to commercial uses, the district also allows a variety of residential and institutional uses in stand-alone structures as well as in mixed-use developments.</p> <p>The OI district is established to primarily accommodate a wide variety of moderate and high intensity office, institutional, and residential uses. In addition, the district accommodates health care, personal services, and retail uses. Supporting services are permitted provided they are located in multi-tenant buildings and limited in floor area.</p> <p>The GB district is established to accommodate a wide range of general retail, business, and service uses that serve groups of neighborhoods. GB districts are generally located at major street intersections and along major thoroughfares. Residential uses are encouraged as stand-alone uses and on the upper floors of retail and office buildings as a part of mixed-use development. Uses in the district are subject to standards intended to ensure development is compatible with adjacent residential neighborhoods, particularly within the Core City area.</p>	<p>The LB district is established to primarily accommodate low to moderate intensity office, retail, and personal service uses adjacent to and within residential neighborhoods. In addition to commercial uses, the district also allows a variety of residential and institutional uses in stand-alone structures as well as in mixed-use developments.</p>

<i>Current Uses:</i>	Permitted	Automotive towing and storage will no longer be permitted at rear of Hobby Lobby parcel.
<i>Conditions</i>	Access, closing extra driveways, ROW dedication and improvements (E. Hartley Drive widening and Old Winston Road widening), landscaping, building aesthetics, exterior lighting, lot combination. <u>Rear of Hobby Lobby parcel:</u> Only GB District uses accessory to motor vehicles sales and vehicle towing/storage. All other land uses are restricted to LB District uses.	N/A

	Adjacent Zoning	Adjacent Land Use
North:	Residential Single Family -5 (R-5) District	Single family dwelling
South:	Limited Business (LB) District	Minor retail sales and vehicle establishment
East:	Residential Single Family -5 (R-5) District Conditional Use Transitional Office (CU-TO) District	Single family dwellings, office uses and multifamily development
West:	Conditional Use Retail Center (CU-RC) District General Business (GB) District	Large retail establishment

Land Use Plan Map Classification
<p>The area is designated as follows:</p> <ul style="list-style-type: none"> • Community/Regional Commercial: This classification includes a wider range of retail or service uses intended to serve the entire community and nearby regional customers.

Analysis/Recommendation

The Land Use Map supports Community/Regional Commercial uses along the west side of Old Winston Road. Past zoning decisions support higher intensity commercial zoning for larger developments oriented toward N. Main Street and lower intensity commercial zoning for smaller parcels oriented toward Old Winston Road. As to the undeveloped area to the rear of the Hobby Lobby parcel, the adopted conditional use permit contains use standards from when this site was developed as a car dealership. The car dealership facility was razed and the lot redeveloped with the current major retail establishment use.

Staff recommends that this area be zoned Limited Business (LB) District.

MAP 2 - Area B

(highlighted in green on attached map)

Location: 200, 202 and 402 Old Winston Road

Current use: These parcels are currently developed with office and personal service uses.

Comparison of Current and Proposed Zoning

	Current Zoning	Proposed Zoning
	Conditional Use Transitional Office District CU-T0 (93-14) and CU-T0 (06-29)	Transitional Office (TO) District
<i>Purpose & Intent:</i>	The TO district is intended to provide a transition between residential neighborhoods and higher intensity office and commercial development. The TO district accommodates nonresidential uses in small buildings that are generally similar to the character of residential development.	Same.
<i>Current Uses:</i>	Permitted	Permitted
<i>Conditions</i>	Vehicular access, parking, exterior lighting ROW dedication	N/A

	Adjacent Zoning	Adjacent Land Use
North:	Residential Single Family -5 (R-5) District	Single family dwellings
South:	Residential Single Family -5 (R-5) District	Single family dwellings
East:	Residential Single Family -5 (R-5) District	Single family dwellings
West:	Conditional Use Limited Business (CU-LB) District Conditional Use General Business (CU-GB) District	Single family dwelling and large retail establishment

Land Use Plan Map Classification

The area is designated as follows:

- **Office:** This classification includes professional, personal and business service uses.

Analysis/Recommendation

Land use policies supports lower intensity office type uses along the east side of Old Winston Road as a transition in development intensity between commercial uses along the N. Main Street corridor to the west and the single family neighborhood to the east. The adopted conditional use permits were primarily intended to dedicate land for widening and improving Old Winston Road, and to protect the abutting residential neighborhood. These conditions are no longer relevant as the road improvement project was completed and standards of the Development Ordinance ensure compatibility with the abutting residential neighborhood.

Staff recommends that this area be zoned Transitional Office (TO) District.

MAP 2 - Area C
(highlighted in blue on attached map)

Location: 2440, 2444, 2446 & 2448 N. Main Street

Current use: Multi-tenant retail, minor restaurant, personal service and medical establishments.

Comparison of Current and Proposed Zoning

	Current Zoning	Proposed Zoning
	Conditional Use General Business District CU-GB (90-30)	General Business (GB) District
<i>Purpose & Intent:</i>	The GB district is established to accommodate a wide range of general retail, business, and service uses that serve groups of neighborhoods. GB districts are generally located at major street intersections and along major thoroughfares. Residential uses are encouraged as stand-alone uses and on the upper floors of retail and office buildings as a part of mixed-use development. Uses in the district are subject to standards intended to ensure development is compatible with adjacent residential neighborhoods, particularly within the Core City area.	Same
<i>Current Uses:</i>	Permitted	Permitted
<i>Conditions</i>	PB District standards (1986 Development Ordinance), signage, ROW dedication, access, landscaping, building setback along Old Winston Rd, planting percentage in parking lots.	N/A

	Adjacent Zoning	Adjacent Land Use
North:	General Business (CU-GB) District	Minor retail sales and vehicle establishment
South:	General Business (CU-GB) District	Major eating establishment
East:	Residential Single Family – 5 (R-5) District	Single family dwellings
West:	General Business (GB) District	Major vehicle establishment

Land Use Plan Map Classification
<p>The area is designated as follows:</p> <ul style="list-style-type: none"> • Community/Regional Commercial: This classification includes a wider range of retail or service uses intended to serve the entire community and nearby regional customers.

Analysis/Recommendation

Policy guidance documents support higher intensity commercial zoning for larger developments oriented toward N. Main Street. Development standards of the adopted conditional use permit are no longer relevant or are addressed by the current development ordinance.

Staff recommends that this area be zoned General Business (GB) District.

MAP 2 - Area D

(highlighted in purple on attached map)

Location: 107 & 109 W. Peachtree Drive and 808 Greenwood Drive

Current use: Office use

Comparison of Current and Proposed Zoning

	Current Zoning	Proposed Zoning
	Conditional Use Limited Business District CU-LB (86-08) Transitional Office (TO) District	Limited Business (LB) District
<i>Purpose & Intent:</i>	<p>The LB district is established to primarily accommodate low to moderate intensity office, retail, and personal service uses adjacent to and within residential neighborhoods. In addition to commercial uses, the district also allows a variety of residential and institutional uses in stand-alone structures as well as in mixed-use developments.</p> <p>The TO district is intended to provide a transition between residential neighborhoods and higher intensity office and commercial development. The TO district accommodates nonresidential uses in small buildings that are generally similar to the character of residential development.</p>	<p>The LB district is established to primarily accommodate low to moderate intensity office, retail, and personal service uses adjacent to and within residential neighborhoods. In addition to commercial uses, the district also allows a variety of residential and institutional uses in stand-alone structures as well as in mixed-use developments.</p>
<i>Current Uses:</i>	Permitted	Permitted
<i>Conditions</i>	Allowable uses, access, signage and building setback.	N/A

	Adjacent Zoning	Adjacent Land Use
North:	General Business (GB) District	Major vehicle establishment
South:	Residential Single Family - 3 (R-3) District	Single family dwelling
East:	General Business (GB) District	Major eating establishment and minor retail sales
West:	Conditional Use Transitional Office (CU-TO) District	Undeveloped

Land Use Plan Map Classification

The area is designated as follows:

- **Community/Regional Commercial:** This classification includes a wider range of retail or service uses intended to serve the entire community and nearby regional customers.

Analysis/Recommendation

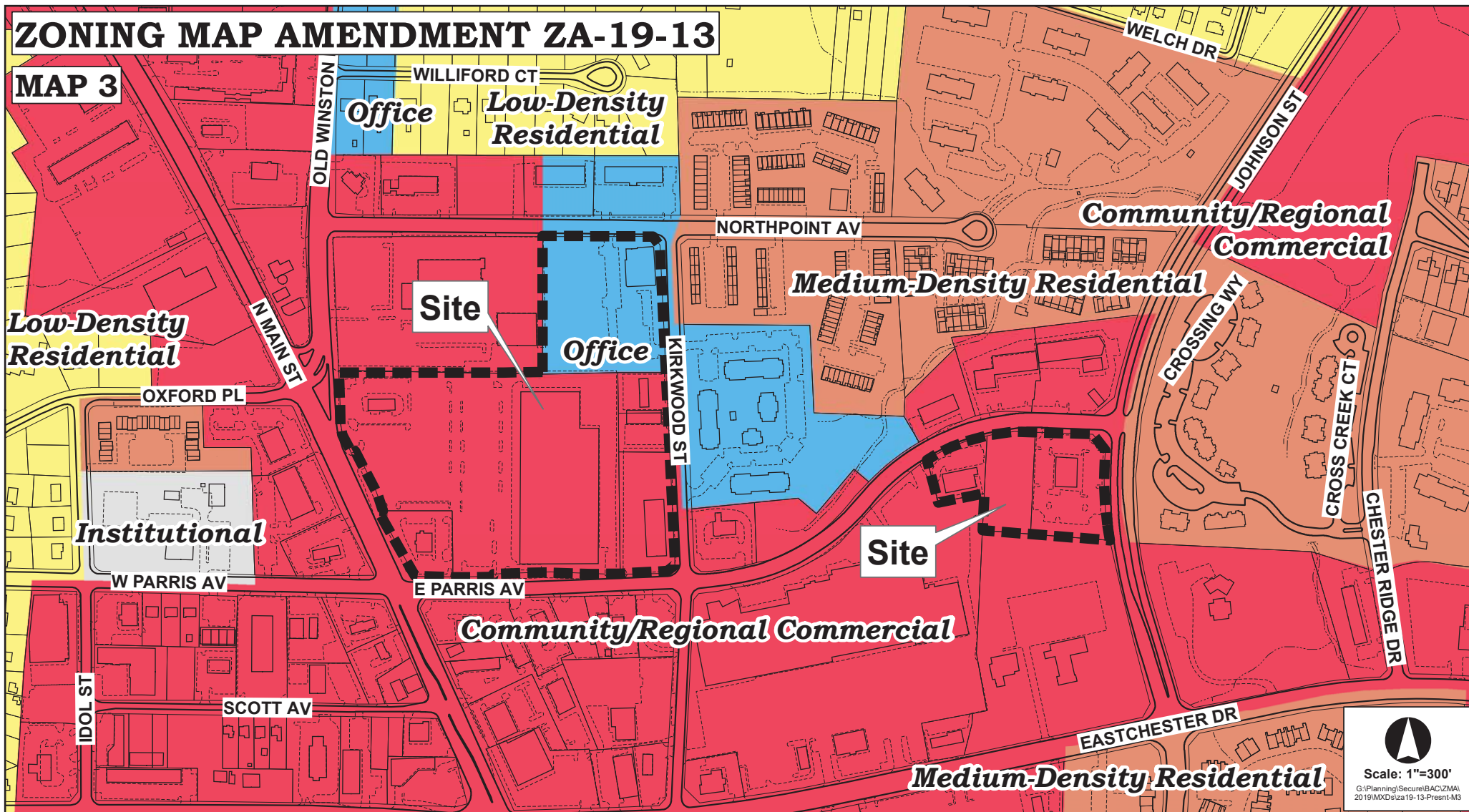
The Land Use Map supports Community/Regional Commercial uses along the west side of N. Main Street up to the W. Peachtree Drive/Greenwood Drive intersection. Policy guidance documents support

higher intensity commercial zoning for parcels oriented toward N. Main Street and lower intensity commercial zoning for smaller parcels oriented toward W. Peachtree Drive. These two parcels were granted their current conditional use permit in the mid-1980s and the conditions are no longer valid based on the manner in which this area developed over the following decades.

Staff recommends that this area be zoned Limited Business (LB) District.

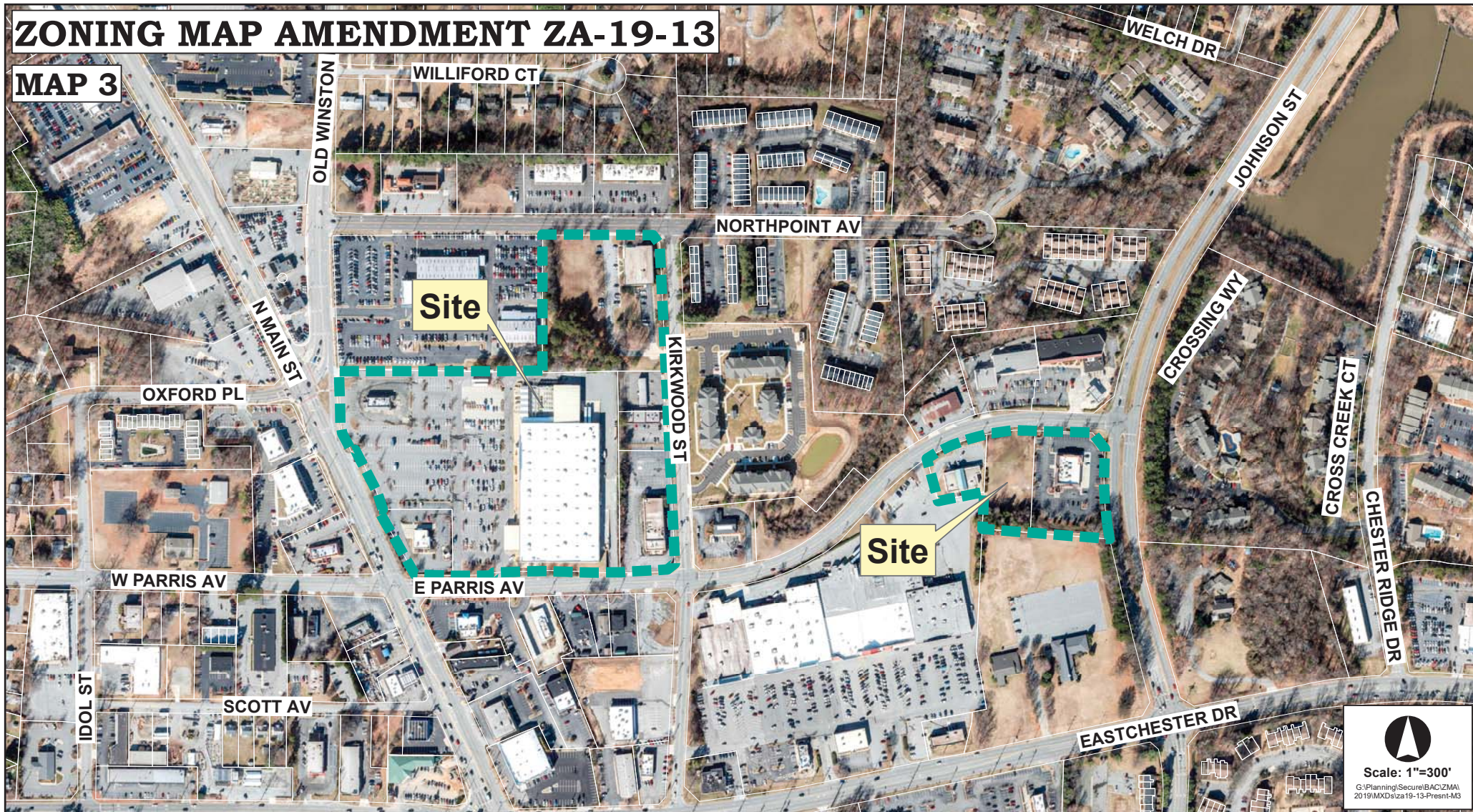
ZONING MAP AMENDMENT ZA-19-13

MAP 3



ZONING MAP AMENDMENT ZA-19-13

MAP 3



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MAP 3

(highlighted in red on attached map)

Location: 2300 & 2310 N. Main Street
133, 242, 256 & 260 E. Parris Avenue
2209 & 2205 Kirkwood Street and 136 Northpoint Avenue

Current use: Major & minor retail, personal service, minor vehicle establishment, office and eating establishment.

Comparison of Current and Proposed Zoning

	Current Zoning	Proposed Zoning
	Retail Center (RC) District Limited Business (LB) District Conditional Use General Business District CU-GB 10-04	General Business (GB) District
<i>Purpose and Intent:</i>	<p>The RC district is established to accommodate a diverse range of high-intensity retail, service, and office uses that provide goods and services serving the residents and businesses of the region. The district is typically located at major intersections where visibility and good access are important. Development in the RC district is often configured as large-scale development with multiple uses, shared parking, coordinated signage and landscaping and deep front setbacks. Higher-density residential uses are encouraged on the upper floors of nonresidential establishments, and may exist as stand-alone buildings as part of a large horizontal mixed-use development.</p> <p>The LB district is established to primarily accommodate low to moderate intensity office, retail, and personal service uses adjacent to and within residential neighborhoods. In addition to commercial uses, the district also allows a variety of residential and institutional uses in stand-alone structures as well as in mixed-use developments.</p> <p>The GB district is established to accommodate a wide range of general retail, business, and service uses that serve groups of neighborhoods. GB districts are generally located at major street intersections and along major thoroughfares. Residential uses are encouraged as stand-alone uses and on the upper floors of retail and office</p>	<p>The GB district is established to accommodate a wide range of general retail, business, and service uses that serve groups of neighborhoods. GB districts are generally located at major street intersections and along major thoroughfares. Residential uses are encouraged as stand-alone uses and on the upper floors of retail and office buildings as a part of mixed-use development. Uses in the district are subject to standards intended to ensure development is compatible with adjacent residential neighborhoods, particularly within the Core City area.</p>

	buildings as a part of mixed-use development. Uses in the district are subject to standards intended to ensure development is compatible with adjacent residential neighborhoods, particularly within the Core City area.	
<i>Current Uses:</i>	Permitted	Permitted
<i>Conditions</i>	Prohibit certain retail uses	N/A

	Adjacent Zoning	Adjacent Land Use
North:	Limited Business (LB) District General Business (GB) District	Office, vehicle establishments, personal services and convenience store with fuel sales
South:	General Business (GB) District Residential Multifamily – 16 (RM-16) District Retail Center (RC) District	Minor retail sales, minor eating establishments and church
East:	General Business (GB) District Conditional Zoning Office Institutional (CZ-OI) District Residential Multifamily – 16 (RM-16) District	Multifamily development and personal service uses
West:	General Business (GB) District Retail Center (RC) District	Various retail and personal service uses

Land Use Plan Map Classification
<p>The area is designated as follows:</p> <ul style="list-style-type: none"> • Community/Regional Commercial: This classification includes a wider range of retail or service uses intended to serve the entire community and nearby regional customers. • Office: This classification includes professional, personal and business service uses.

Analysis/Recommendation

Existing land uses along both sides of E. Parris Avenue and west side of Kirkwood Drive consists of a variety of retail, personal service, vehicle establishment and eating establishment uses. The RC zoned parcels at the N. Main Street/E. Parris Avenue intersection and at the E. Parris Avenue/Johnson Street intersection do not meet the purpose and intent of that district. These parcels have developed as stand-alone commercial uses with no integrated architectural design, signage, parking or landscaping elements. The proposed GB District more accurately reflects the manner in which land along this road has developed. Land uses along the west side of Kirkwood Drive are commercial in nature and the establishment of a uniform zoning pattern along this corridor would be consistent with land use policies.

Staff recommends that this area be zoned General Business (GB) District.

AN ORDINANCE AMENDING “THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE,” PURSUANT TO SECTION 2.4.19, 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, public hearings were held before the Planning and Zoning Commission of the City of High Point on July 23, 2019 and before the City Council of the City of High Point on August 19, 2019 regarding **Zoning Map Amendment Case 19-13 (ZA-19-13)** 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 July 14, 2019, for the Planning and Zoning Commission public hearing and on August 7, 2019 and August 14, 2019, for the City Council public hearing pursuant to Chapter 160A-364 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 **August 19, 2019**.

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 areas shown on Map 1 as: **General Business (GB) District**.

Map #	Acres	Location	Guilford County Tax Parcel Numbers
1	0.77	106 Westover Dr.	197274
1	0.99	108 Westover Drive	197273
1	0.69	110 - 116 Westover Drive	197276
1	3.95	121 Westover Drive	197221
1	1.56	2801 N. Main Street	197272
1	0.63	3035 N. Main Street	197320
1	0.30	3031 N. Main Street	197333
1	0.38	3032 Ingleside Dr	197321
1	3.06	3017 & 3021N. Main Street	197331
1	1.80	3010 N. Main Street;	197336
1	0.53	3000 N. Main Street	197337
1	0.51	1003 Northside Court	197338

SECTION 2

- a) That the Official Zoning Map of the City of High Point be amended to establish the following described areas shown on Map 2 as: **General Business (GB) District**.

Map #	Acres	Location	Guilford County Tax Parcel Numbers
2	2.47	2440, 2444, 2446 and 2448 N. Main Street	197823

- b) That the Official Zoning Map of the City of High Point be amended to establish the following described areas shown on Map 2 as: **Transitional Office (TO) District**.

Map #	Acres	Location	Guilford County Tax Parcel Numbers
2	0.22	200 & 202 Old Winston	194803 & 194804
2	0.49	402 Old Winston Road	194757

- c) That the Official Zoning Map of the City of High Point be amended to establish the following described areas shown on Map 2 as: **Limited Business (LB) District**.

Map #	Acres	Location	Guilford County Tax Parcel Numbers
2	1.30	2506 N. Main Street	197808
2	2.16	303, 305, 311 & 401 Old Winston Road	197802
2	0.35	405 Old Winston Road	197805
2	1.30	409 Old Winston Road	197828
2	0.66	107 & 109 W. Peachtree Drive	194641
2	0.51	808 Greenwood Drive	194642

SECTION 3

- That the Official Zoning Map of the City of High Point be amended to establish the following described areas shown on Map 3 as: **General Business (GB) District**.

Map #	Acres	Location	Guilford County Tax Parcel Numbers
3	1.58	133 E. Parris Ave.	199849
3	0.46	2209 Kirkwood Street	199854
3	0.46	2205 Kirkwood Street	199853
3	3.65	136 Northpoint Ave.	199850
3	11.36	2310 & 316 N. Main Street	199852
3	0.78	2300-C N. Main Street	199855
3	1.72	260 E. Parris Ave.	199874
3	1.09	256 E. Parris Ave.	199873
3	0.66	242 E. Parris Ave.	199870

SECTION 4

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 5

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

SECTION 6.

This ordinance shall become effective upon the date of adoption.

Adopted by the City Council
City of High Point, North Carolina
The 19th day of August, 2019

By: _____

Jay W. Wagner, Mayor

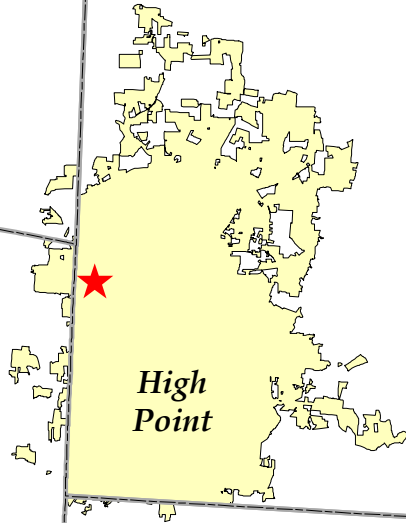
ATTEST:

Lisa B. Vierling, City Clerk

LOCATION MAP

ZONING MAP AMENDMENT: ZA-19-13
Applicant: City of High Point

Vicinity Map



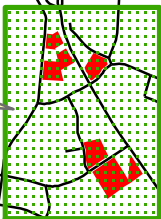
High Point

Jamestown

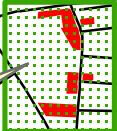
Guilford County

City of High Point

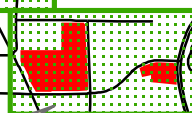
Map 1



Map 2



Map 3



E HARTLEY DR

JOHNSON ST

I-74

EASTCHESTER DR

N MAIN ST

N CENTENNIAL ST

S UNIVERSITY PW

Davidson County

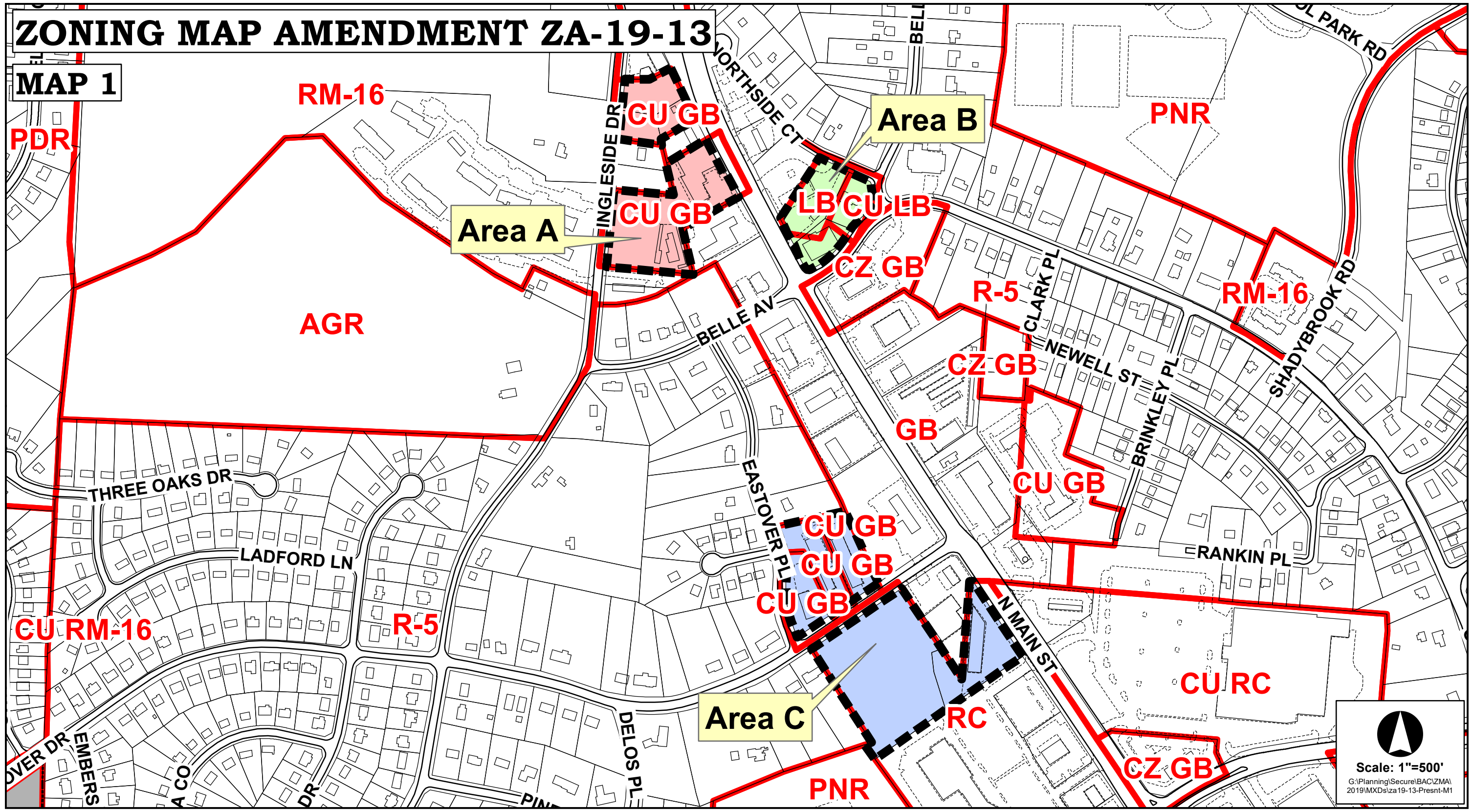


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ZONING MAP AMENDMENT ZA-19-13

MAP 1



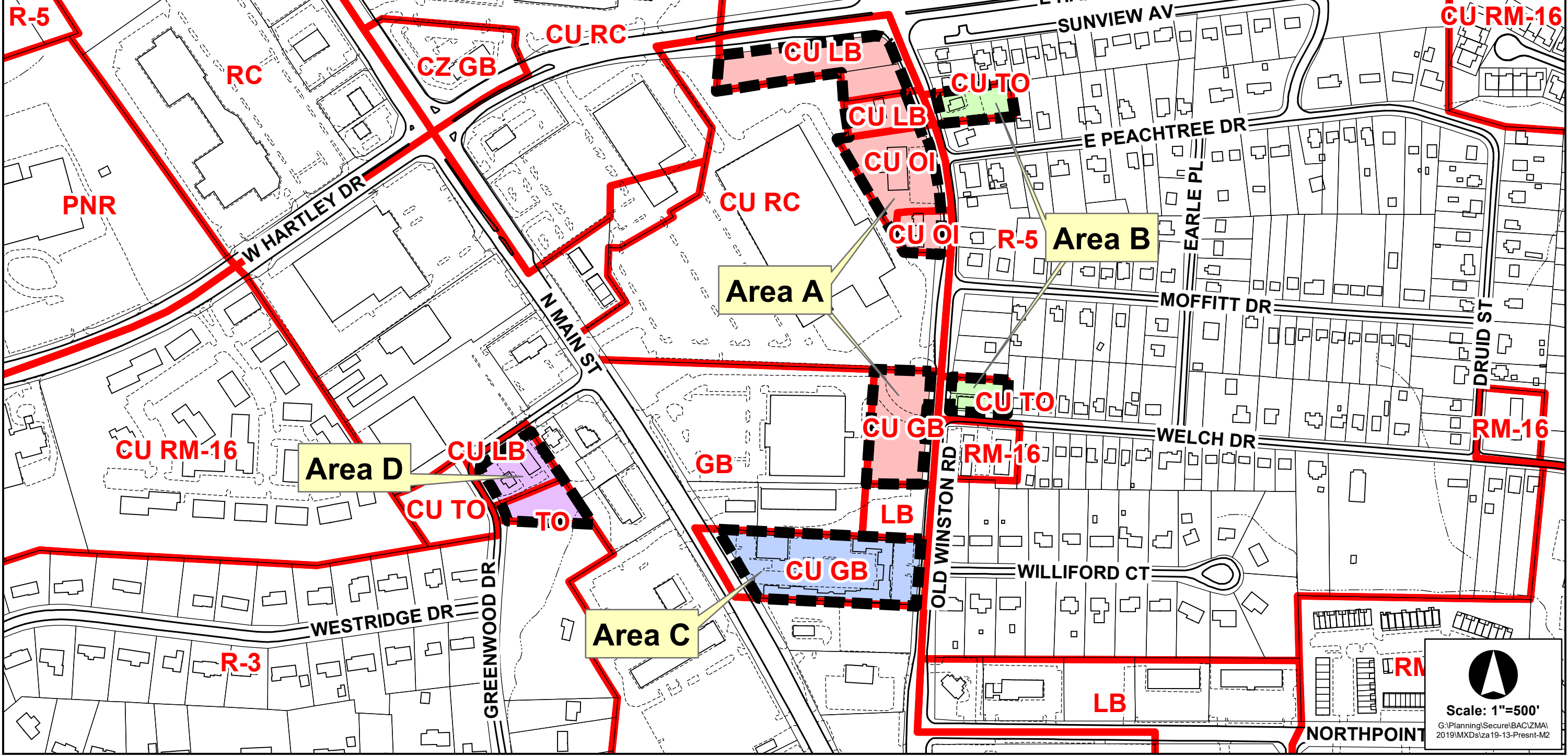


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ZONING MAP AMENDMENT ZA-19-13

MAP 2



ZONING MAP AMENDMENT ZA-19-13

MAP 3

