

CITY OF HIGH POINT

AGENDA ITEM



Title: Request to Initiate Zoning Map Amendments
(Comprehensive Zoning Map Amendment Project)

From: Lee Burnette, Planning & Development
Director

Meeting Date: October 7, 2019

Public Hearing: No

Advertising Date: Not Applicable

Advertised By: Not Applicable

Attachments: Zoning Map Amendment Area Map

PURPOSE:

This is a request by the Planning and Development Department to initiate zoning map amendments for a group of properties assembled by staff as part of the Comprehensive Zoning Map Amendment project. The purpose of this 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.

Since most of the parcels proposed for evaluation had their zoning established in the 1980s and 1990s, the goal is to remove improper or obsolete zoning districts that may be acting as a barrier to development or redevelopment of property.

BACKGROUND:

The Comprehensive Zoning Map Amendment project is a multi-year undertaking that began in 2017 following the adoption of the new Development Ordinance. Since September 2018, 128 parcels totaling 370 acres have been evaluated and rezoned by City Council as a part of this project. This next group of properties will focus on Retail Center (RC) zoned commercial areas and multifamily zoned areas (RM-5, RM-16 and RM-26) of the City.

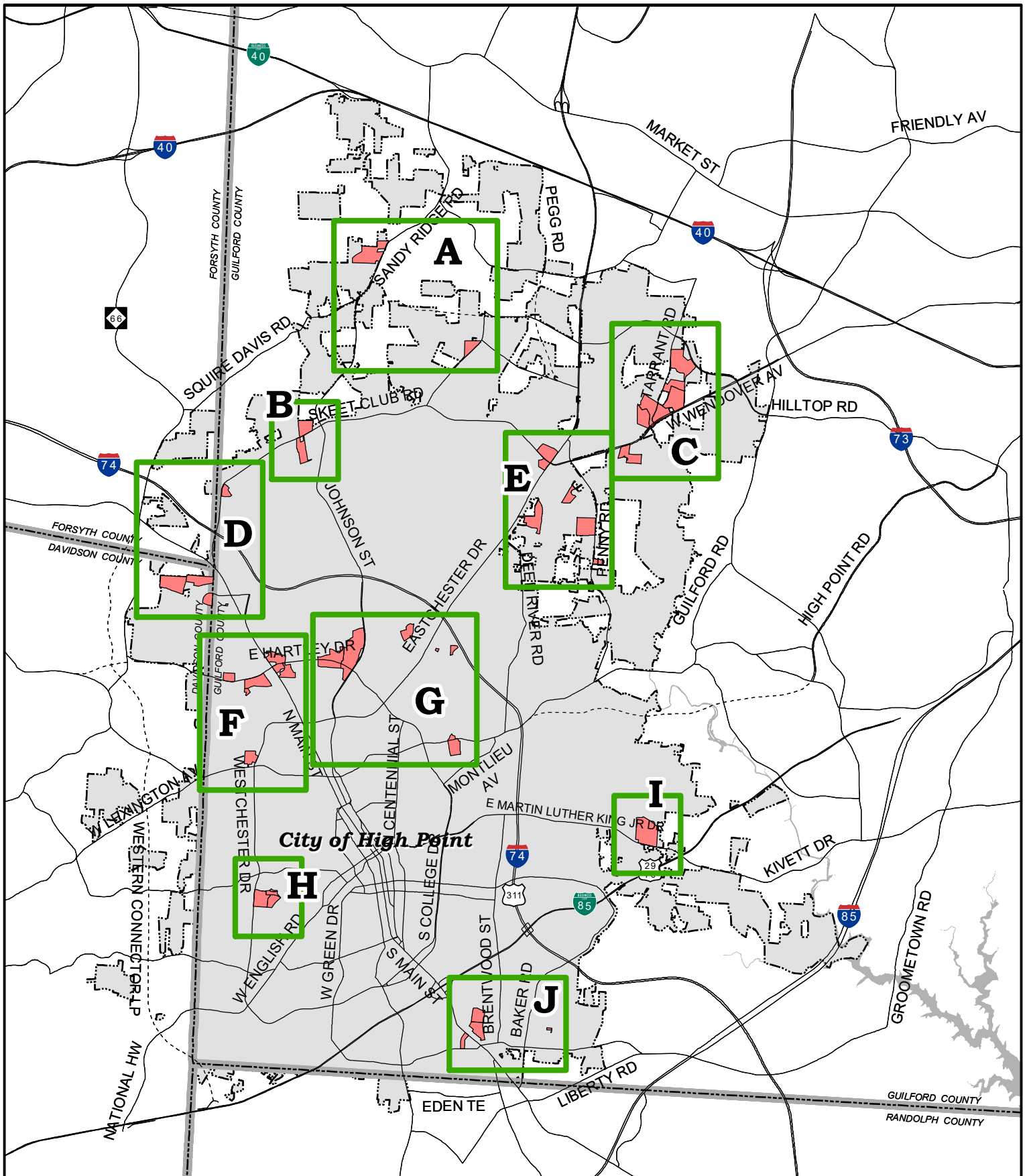
If initiated by Council, staff will begin communicating with property owners in phases, beginning in December 2019. It is anticipated that an initial set of properties from this group will begin public hearings in the spring of 2020. Attached is a map and table depicting the various locations and properties included in this request.

BUDGET IMPACT:

Funds are available in the department's FY 2019-2020 budget for public notices.

RECOMMENDATION / ACTION REQUESTED:

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



PROPOSED ZONING MAP AMENDMENTS

**Planning & Development
Department**

City of High Point



Scale: 1"=8,500'

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2019\ZMR\MXD\CZMA-VicMap

GROUP 3 - Comprehensive Zoning Map Amendment Project

Area ID	From	To	Use	Location	Owners
A	CU RM-5 CU R-5	RM-5 R-5	Townhome Single family subdivisions	Saddlebrook Subdivision (Sandy Ridge Rd) Fair Oaks at Bent Tree Townhomes (Barrow Rd)	Various individual owners
B	CU RM-5	RM-5	Townhome subdivisions	Orchard Knob Townhomes (Skeet Club Rd) St. Andrews Townhomes (Skeet Club Rd)	Various individual owners
C	CU RM-16	RM-16	Multifamily and townhomes	Granit Ridge Apartments (Piedmont Parkway) Piedmont Trace (Morris Farm Rd) Riverview townhomes (Morris Farm Rd) Parkway Village (Morris Farm Rd) Timberbrooke townhomes (Morris Farm Rd) Tarrant Trace townhomes (Morris Farm Rd) Laurel Bluff Apartments (Morris Farm Rd)	Villas at Granite Ridge LLC Granite Ridge Investments, LLC Keystone Group, Inc, John Kavanagh Company High Point Associates, LLC and Various individual owners
C	CU RM-16, CU RM-5 CU R-5	RM-16, RM-5 R-5	Townhomes and single family dwellings	Lakeside Townhomes and Lakeside at Nottingham Subdivision (lying off Wendover Ave)	Various individual owners
D	CU RM-5 CU RM-16	RM-5 RM-16	Townhome & twin- home subdivisions and multifamily	Deerfield Townhome Subdivision (Skeet Club Rd) Heritage Ridge Townhomes (Hedgecock Rd) Ashebrook Place Subdivision (Hedgecock Rd) Hedgecock Place Condominiums (Hedgecock Rd) 122 R-1 Northgate Ct	Various individual owners
E	CU RM-5 CU RM-16	RM-5 RM-16	Multifamily, twin-homes and townhomes	Coppermill Village Apartments (Hickwood Rd) Castle Pines at Hickwood (Penny Rd) Eagle Glenn (Penny Rd) Greenside Townhomes (Penny Rd)	Coppermill Village Apartments, LLC Greenside Development LLC Wissmiller Properties LLC Divine Properties 4U LLC Various individual owners
E	CU RC	RC	Shopping Center	Oak Hollow Square Wendover West Shopping Plazas (Intersection of Eastchester Dr. and Skeet Club Rd)	Adams Investments Inc, Papa Johns Sunny Money NC III LLC Southern Community Bank & Trust City of High Point Board of Alcoholic Control Fairway Oak Hollow LLC Bill Agapion L/T, Sophia Agapion L/T, Emanuel A Gables Estates LTD

Area ID	From	To	Use	Location	Owners
F	CU RM-16 CU R-5	RM-16 R-5	Multifamily, assist living facility and single family dwellings	Hartley Square, Franklin Ridge Apartments Brookdale Manor Fox Hollow Apartments Westchester Keys Apartments 2701 Ingleside Dr, and 4111 Greenvally Dr.	Franklin Harmony Housing, LLC HCRI North Carolina Properties III LP Wilkinson High Point I LLC Hamilton Group of High Point LLC Hartley Ridge LLC Dale Britt and High Point 85 Associates Wayne Mabe Trustee Wayne Mabe Revocable Trust
F	CU RC	RC and GB	Shopping Center	2710 N. Main Street (Wal Mart) 2630, 2620 & 2600 N. Main Street (Gold Gym Plaza & Lowes)	Wal-Mart Real Estate Business Property Tax #0555, Transon-Lowes LLC Murphy Oil USA, INC, Starrpoint LP JDS HPN LLC;CTL LLC,
G	CU RM-16 CU RM-5	RM-16 RM-5	Church, townhomes and multifamily	1221 W. Hartley Dr., Chandler Place Condos, Windchase Townhomes, Foxcroft Townhomes, Chatem Woods Apartments, 608 James Rd., Ambassador Court Apartments, 2603 Guyer St., Trails Crossing Condo, 2006, 2011 and 2019 through 2027 E. Lexington Ave. and Watermark Condos	Various individual owners
H	CU RC CU-OI CU R-3	RC OI R-3	Shopping center, office complex and retail uses	801 thru 1010 Phillips Avenue; Westchester Common Shopping Center and Phillips Avenue Professional Center	Banderco LLC, Carr Properties LLC Davis Leigh - Pamela Ann - Embler Etal DGV LLC, Family Medical Partners LLC In-a-minute Inc, Albert & Samanthe Klemme, Janice Steede Loveland High Point Properties LLC Patterson Real Estate LLC Spear Properties Management LLC United Way of Greater High Point Inc. Victory Lane Car Wash Inc Westchester Partners Two LLC
I	CU GB CU RM-16 CU R-5	GB RM-16 R-5	Multifamily and undeveloped parcels	Broadstone Village Apartments, 3240 Bowers Avenue, 2865, 2775, 2750 & 2770 Dillon Road; 3219 & 3303 E. MLK Jr Drive	Carroll Investment Properties Inc Carrolland Corporation Broadstone Village Apartments LLC Broadstone Village Home Owners Assoc. Miko Palangvanh and Florice & Alisa Wentnick

Area ID	From	To	Use	Location	Owners
J	RC	GB	Retail uses	2700 S. Main St., 2650 & 2610 Plaza Ln. and 231 W. Fairfield Rd	Murphy Oil USA Inc, LBG Properties, LLC JCAGLE Properties LLC High Point North Carolina Properties LLC Capstone Marketplace Plaza LLC
J	CU RM-16	RM-16	Multifamily	Creekside at Bellemeade and Highland Ridge Apartments and Belmont Condominiums	BMA Bellemeade Apartments LLC LCA Creekside at Bellemeade LP