



City of High Point

Special Meeting Agenda

City Council

High Point Public Library
901 N. Main Street
High Point, NC, 27262

Cyril Jefferson, Mayor
Britt W. Moore, Mayor Pro Tempore (At Large), Amanda Cook (At Large),
Vickie M. McKiver (Ward 1), Tyrone Johnson (Ward 2),
Monica L. Peters (Ward 3), Dr. Patrick Harman (Ward 4), Tim Andrew (Ward 5), and Michael Holmes
(Ward 6),

Tuesday, June 24, 2025

4:00 PM

Morgan Room

CALL TO ORDER

ADOPTION OF AGENDA

PRESENTATION OF ITEMS

2025-269 **Development Ordinance Update**
Consultants will provide an update on the Development
Ordinance (DO) Update.

ADJOURNMENT

CITY OF HIGH POINT

AGENDA ITEM



TITLE: Development Ordinance Update

FROM:

Michael D. Harvey
Interim Planning & Development Director

MEETING DATE:

June 24, 2025

PUBLIC HEARING:

No

ADVERTISED DATE/BY:

N/A

ATTACHMENTS:

1. Presentation
-

PURPOSE: To provide an update on the Development Ordinance (DO) Update.

BACKGROUND: On May 6, 2024, the City Council adopted the High Point 2045 Comprehensive Plan as recommended by staff, the Steering Committee and the Planning & Zoning Commission. The High Point 2045 Comprehensive Plan established implementation timelines for the strategic initiatives to be undertaken to achieve the community's vision for growth and development. Updating the Development Ordinance was one of the most critical steps toward implementing the growth framework and the associated activity centers and other place types.

The City solicited proposals to update the Development Ordinance through a Request for Proposals (RFP) and received proposals in September 2024. After evaluation by City staff, Inspire Placemaking Collective Inc. was selected as the lowest responsible, responsive bidder and City Council approved the contract in December 2024.

Inspire Placemaking Collective has coordinated with the User Group (internal staff) and Working Group (external stakeholders), prepared a literature review and assessment report, and is preparing to meet with the community through initial public open houses on June 25 at 12:00pm (Stock + Grain) and 5:00pm (Public Library – Morgan Room).

BUDGET IMPACT: N/A

RECOMMENDED ACTION REQUESTED: N/A



City Council

June 24, 2025

YOUR PROJECT TEAM



**David Henning,
Esq., AICP**
Project Manager



**Sarah Sinatra,
AICP, CZO**
Principal-in-Charge

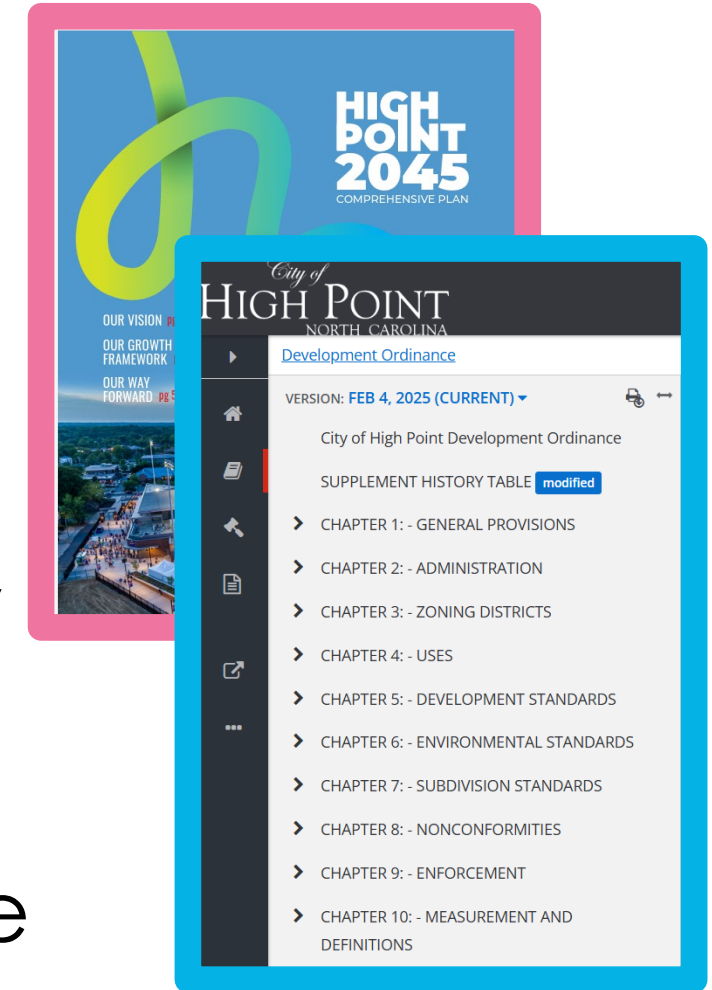


**Erin Anderson,
AICP Candidate**
Planner

Purpose



The primary objective of the **Development Ordinance** update is to ensure it is consistent with the recently adopted **High Point 2045 Comprehensive Plan**. In particular, the updated ordinance will be the primary tool for implementing the Our Growth Framework section of the comprehensive plan, which reflects the community's vision for growth and development.



Organizational Framework of the Plan

OUR VISION

Core Values & Planning Principles



Three
Priorities

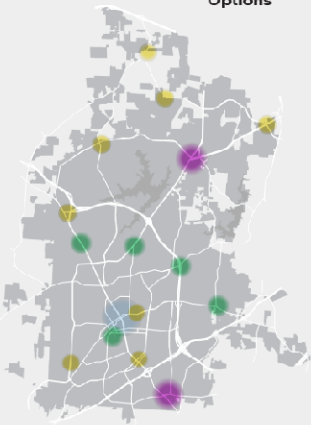


Cultivate a Sense of Community and Unity

Strengthen the Sense of Place and Economic Vitality of Downtown

Diversify and Integrate Housing with Other Land Uses and Transportation Options

Preferred Growth Scenario



OUR GROWTH FRAMEWORK



OUR WAY FORWARD 15 Strategic Initiatives

Cultivate a Sense of Community and Unity

- 1 Focused Investment in the Activity Centers
- 2 Fund Community Development and Housing
- 3 Create a Community Reinvestment Fund
- 4 Revitalize Washington Street as a Catalyst Neighborhood Center
- 5 Collaborate with Partners to Revitalize the Southwest Area

Strengthen the Sense of Place and Economic Vitality of Downtown

- 1 Geographically Focused Investment
- 2 Economic Development Incentives for Downtown Housing
- 3 Connect to Core Neighborhoods with Streetscape Improvements
- 4 Collaboration with Local and Regional Partners
- 5 Downtown Branding

Diversify and Integrate Housing with Other Land Uses and Transportation Options

- 1 Update the Development Ordinance
- 2 Initiate a Multifaceted Approach to Diversifying Housing
- 3 Complete Streets and Transit Options
- 4 Connect the City by Completing Sidewalks
- 5 Develop a Greenbelt Program

PLACE TYPES

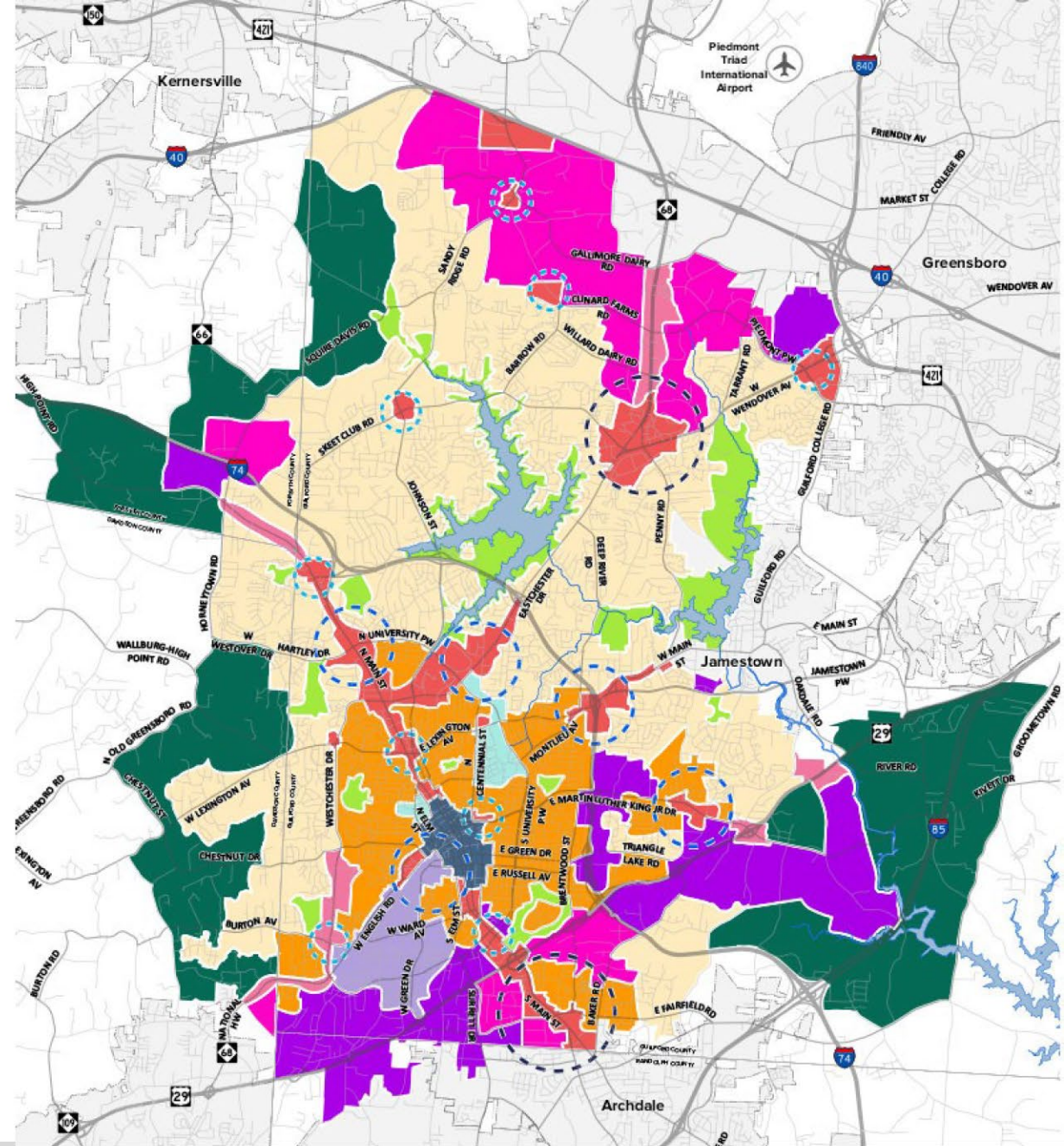


In addition to the Activity Centers, there are Place Types to help articulate the vision for High Point's future.

They shape the community by focusing on the look and feel of places - their form and character - instead of focusing only on land use.

Legend

- Suburban Edge / Rural
- Suburban Neighborhood
- Urban Neighborhood
- Campus - Institutional
- Downtown
- Mixed-Use Corridor/Center
- Suburban Corridor/Center
- Mixed Employment Center
- Transitional Industrial
- General Industrial
- Parks - Green Space
- Neighborhood Activity Center
- Town Activity Center
- Regional Activity Center

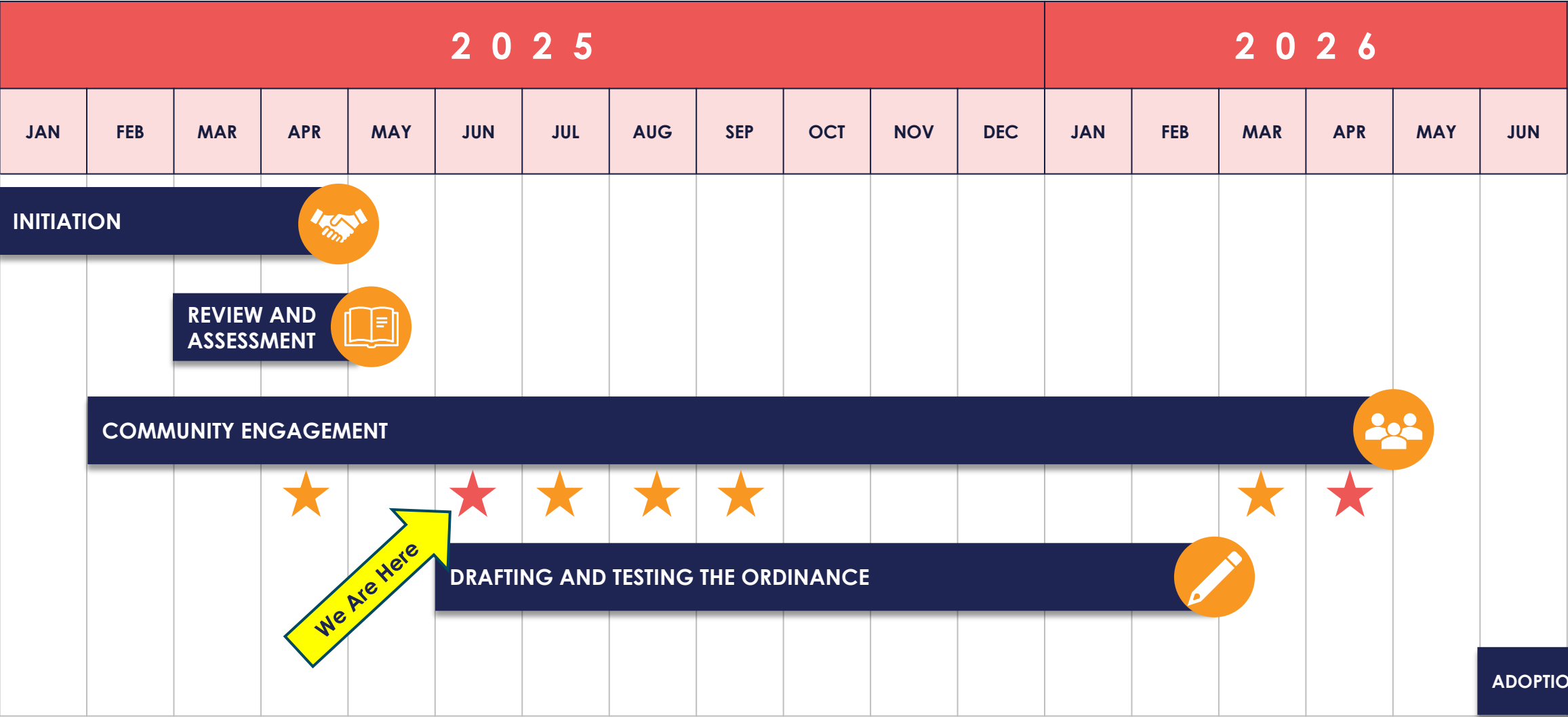


The ***Development Ordinance Update*** has a branded identity.

- ✓ Built on existing High Point Brand
- ✓ Help the community identify the project while in process



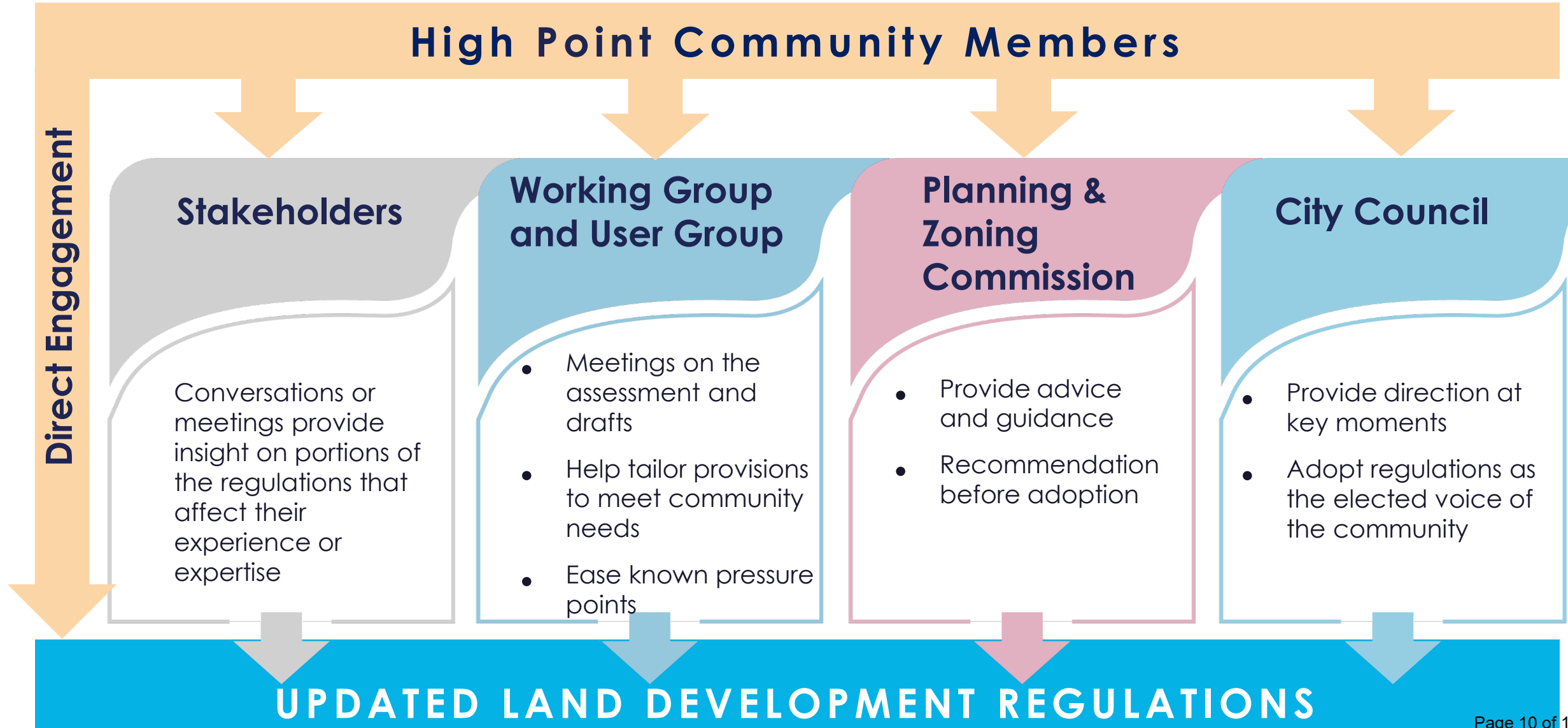
Schedule



★ = Working and User Group Meetings

★ = Public Open Houses and Workshops

Working & User Group, Stakeholder Meetings, and Community Engagement



Expanded Housing Types

Comprehensive Plan Guidance:

Diversify and Integrate Housing with Other Land Uses and Transportation Options

Duplex



Triplex



Quadplex



Live/Work



Cottage Court Developments

A group of small detached dwellings arranged around a shared courtyard



Activity Centers

Comprehensive Plan Guidance:

The comprehensive plan identifies mixed-use Activity Centers that cluster residential and commercial development allowing for walkable and bikeable options. The smallest and most locally targeted type of Activity Center is a **Neighborhood Center**, which should be a 5- to 10-minute walk from your home. **Town Centers** are larger mixed-use centers within a 15-minute walk from your home. **Regional Centers** are major mixed-use areas that serves the entire city and is a short drive from your home.



Restaurants & Cafes



Primary or
Secondary Schools



Bars



Large-Scale Retail



Museums, Galleries,
or Libraries



Personal Services
(ex: hair salons)



Small-Scale Retail



Fitness Centers and
Entertainment
(ex: Movie Theater)

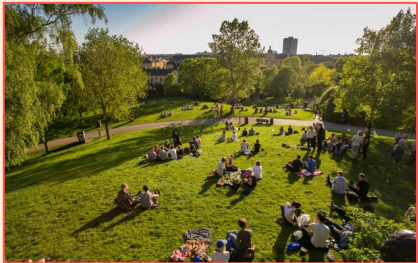


Daycares

Comprehensive Plan Guidance:
Provide height bonuses and/or other incentives for affordable housing units and open space preservation. Create and offer incentives to encourage mixed-use projects with integrated housing.

Public Benefits

Open Space



Affordable Housing Units



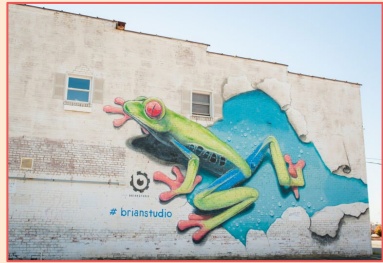
Mixed-Use Projects with Housing



Environmentally Friendly Design



Public Art



Development Incentives

Additional Density

Additional Building Height

Reduced Parking Requirements

Expedited Review Process

Comprehensive Plan Guidance:

Explore shared parking provisions and establishing parking maximums. Consider parking areas are broken down into smaller “blocks” or “pods” with integrated landscaping and walkways.

Location & Type

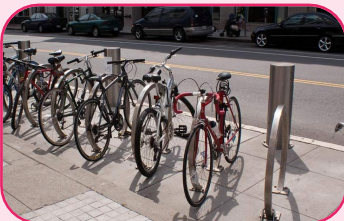
On-Street Parking



Rear Parking Lot



Bike Parking

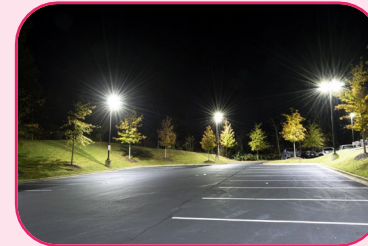


Front Parking Lot

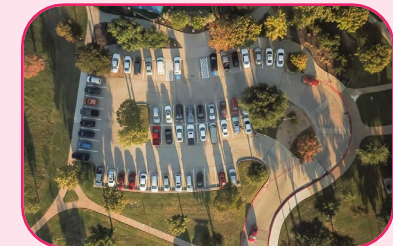


Design Features

Lighting



Landscaping



Pedestrian Walkways



Comprehensive Plan Guidance:

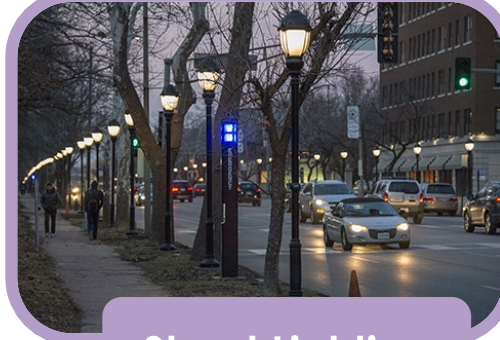
Develop a citywide street typology with standards for pedestrian and bicycle accommodations as well as required streetscape components.



Street Trees



Sidewalks



Street Lighting



On-Street
Parking



Medians



Crosswalks



Bike lanes

Additional Targets for Improvement



Summary of Development Ordinance Topics



DATE: June 23, 2025

Principal Goals

The Code Update will have two guiding directions:

- **Implementation of the 2045 Comprehensive Plan**
- **Ensure User Friendliness Including Ease of Administration and Understanding**

Development Ordinance Opportunities

While the general structure of the ordinance will be considered for consistency and ease of use, topics to address, organized by the Chapter, include the following items. It is expected that in pursuing these items, additional updates for improvement or consistency may be identified.

Chapter 1 – General Provisions

Update Transitional Standards

These standards help guide users through the options available for development in progress or under consideration prior to the effective date of the new regulations.

Chapter 2 – Administration

Ensure Clear Standards for All Decision Types

Every decision type should include guidance for decision makers, whether for staff, advisory boards or considerations for discretionary legislative acts of elected officials.

Describe Phasing Plan for Large Developments

The Comprehensive Plan identified a need for clarity in requirements when large developments are built in phases.

Organize Review Procedures by Purpose

The current list of review procedures is organized by discretion and title, alphabetically. This process will explore grouping the procedures into sections based on purpose to make the procedures easier to find for a user who may not be familiar with the exact procedure name.

Public Open House Sessions:

June 25, 2025



Stock + Grain
275 Elm St.
Noon - 2 p.m.

High Point Public Library
Morgan Room
901 Main St.
5 - 7 p.m.

<https://www.inspire-engagement.com/HighPointDOUpdate>