



City of High Point

Special Meeting Agenda

City Council

Municipal Office Building
211 S. Hamilton Street
High Point, NC 27260

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),

Monday, September 22, 2025

4:00 PM

3rd Floor Conference Room #302

CALL TO ORDER

ADOPTION OF AGENDA

PRESENTATION OF ITEMS

- 2025-393 **Municipal Service Districts Presentation**
Staff will present information on municipal service districts.
- 2025-400 **High Point 2045 Implementation Task Force Update**
Staff and members of the High Point 2045 Implementation Task Force will provide an update.
- 2025-401 **Development Ordinance Update**
Staff will provide information on the Development Ordinance Update project.
- 2025-371 **Closed Session - Economic Development**
Council is requested to go into Closed Session pursuant to N.C.G.S. §143-318.11(a)(4) for Economic Development.

ADJOURNMENT

CITY OF HIGH POINT

AGENDA ITEM



TITLE: Municipal Service Districts Presentation

FROM:
Stephen Hawryluk
Budget & Performance Director

MEETING DATE:
September 22, 2025

PUBLIC HEARING:
No

ADVERTISED DATE/BY:
N/A

ATTACHMENTS:
1. Proposed High Point MSD Map
2. Presentation

PURPOSE: To present information on municipal service districts.

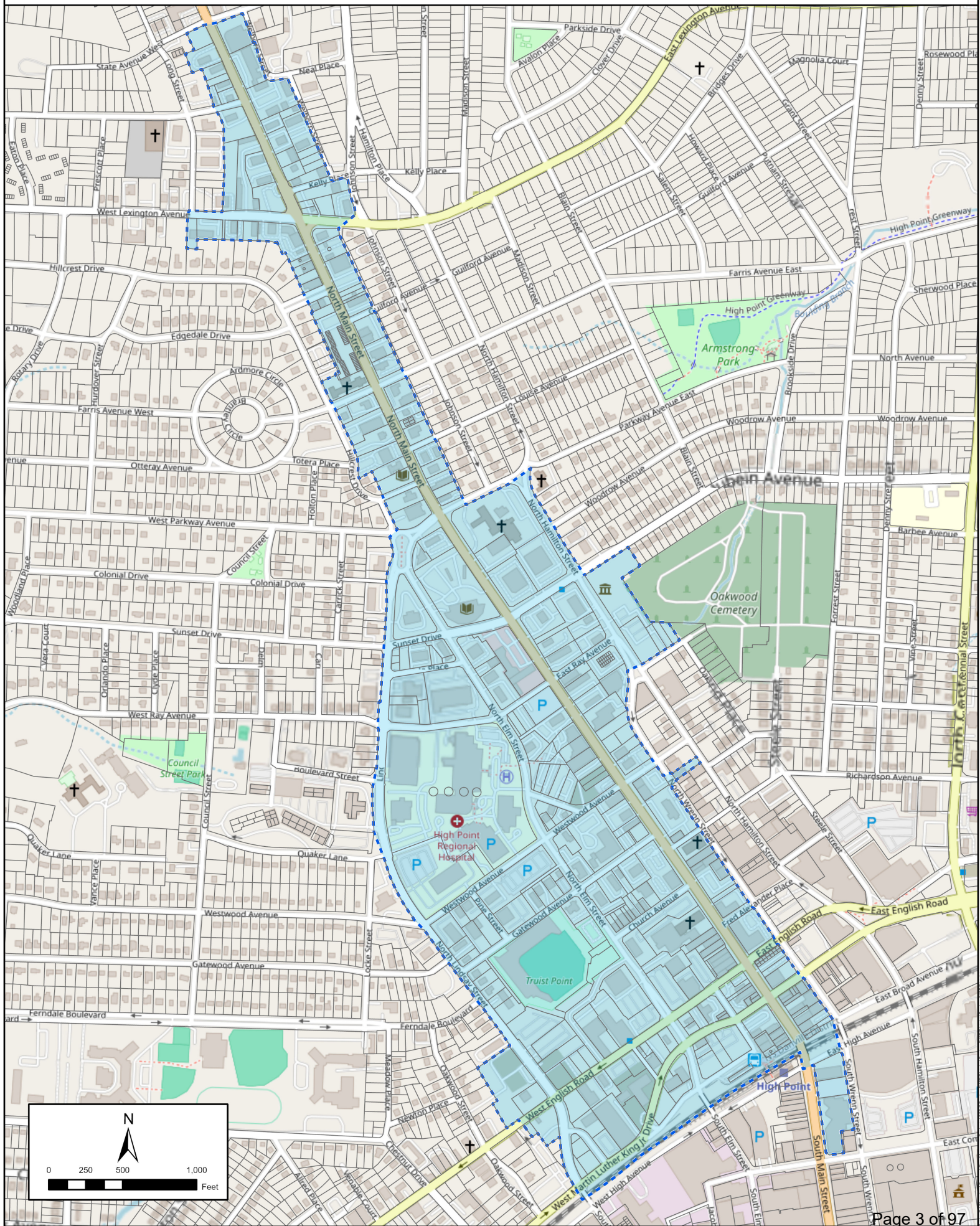
BACKGROUND: A municipal service district is a defined area within the City where the elected body levies an additional property tax to fund enhanced services that directly benefit the residents and properties within the area. During the discussion and deliberation of the FY 2025-26 budget, preliminary information was provided on municipal service districts in North Carolina.

The presentation will provide background on the process for establishing a municipal service district, as well as information on what a proposed district may look like for the City of High Point.

BUDGET IMPACT: N/A

RECOMMENDED ACTION REQUESTED: For Information Only.

Refined MSD Boundary



MUNICIPAL SERVICE DISTRICTS

Stephen M. Hawryluk
Budget & Performance Director





MUNICIPAL SERVICE DISTRICTS (MSD)

- Also referred to as **Business Improvement Districts**
- A defined area within the City where the elected body levies an additional property tax to fund enhanced services that directly benefit the residents and properties within the area
- Property tax levy applied to taxable real and personal property within the defined area



ESTABLISHING A MUNICIPAL SERVICE DISTRICT

- **Report on proposed district**
 - Map with clearly defined boundaries
 - Statement attesting to the need for one or more of the services listed in G.S. 160A-536 to a demonstrably greater extent than the rest of the municipality
 - Plan for providing the authorized service(s)
 - Available for public inspection for 4 weeks
- **G.S. 160A-536 Services**
 - Downtown revitalization



ESTABLISHING A MUNICIPAL SERVICE DISTRICT

- **Notice of public hearing**
 - Published (1 week prior)
 - Mailed to all property owners within the proposed district (4 weeks prior)
- **Hold Public Hearing**
- **Adoption of resolution creating the district**
 - Effective at start of next fiscal year



PROVIDING SERVICES

- **Cannot supplant existing funding for services**
- **City can provide services themselves**
- **Contract with an outside agency or organization**
 - Must be selected via bid process
 - Contract cannot exceed 5 years
 - Public hearing before awarding contract
 - Other requirements of organization providing the services



STATEMENT OF NEED

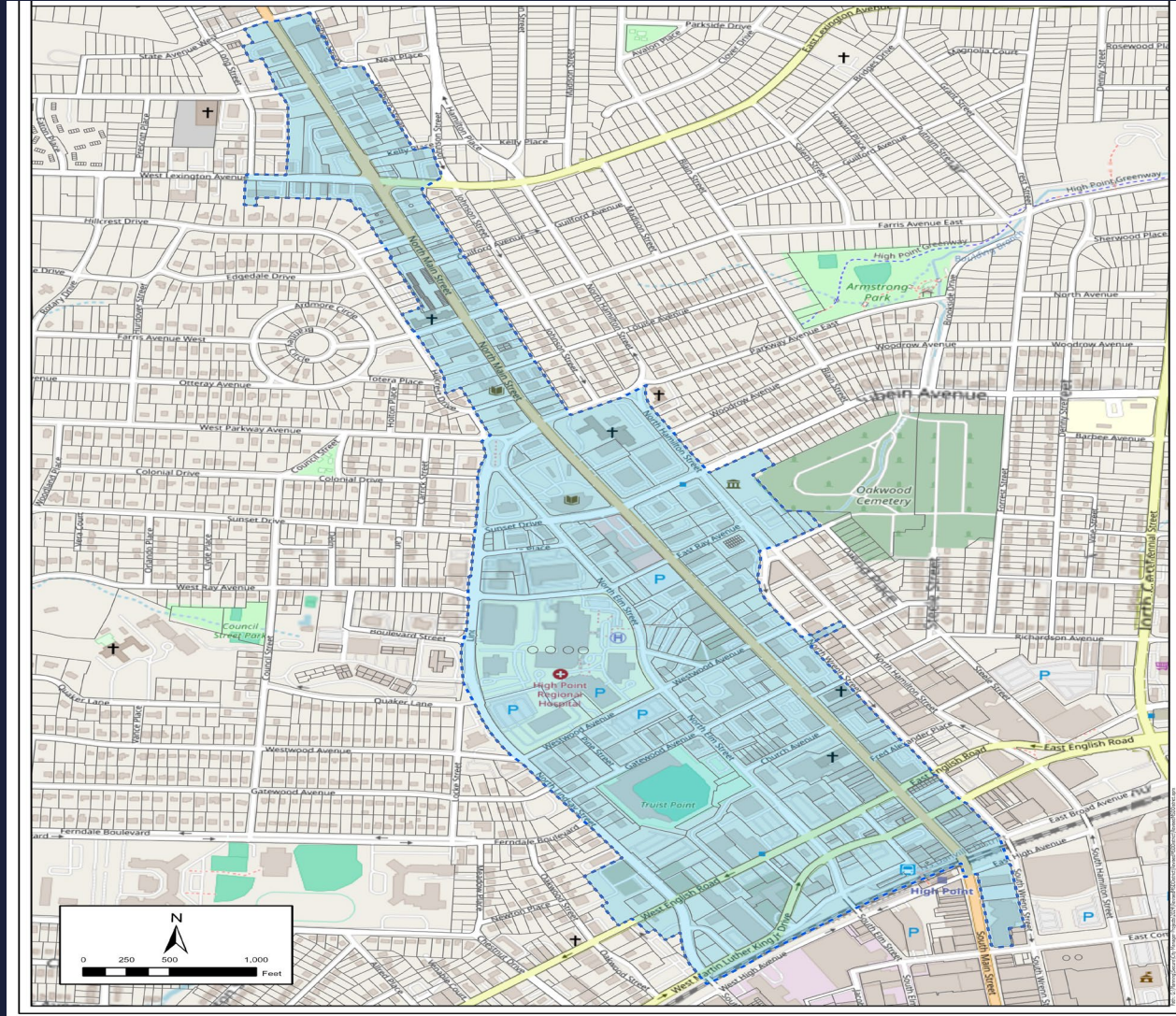
- 869 new jobs from 2019 to 2024
- Over 3 million visitors to Downtown High Point in 2024
- 15% growth in visitors downtown past two years
- New hotel opening October 2025
- 30 new downtown housing units
 - Additional 293 planned by 2028
- 6 new businesses (commercial/retail/restaurant) to open around stadium by 2026



STATEMENT OF NEED

- **Growth downtown over past several years**
- **Expected continued development and investment**
- **Downtown Revitalization (as defined by statute)**
 - Improvements, services, functions, promotions, and developmental activities intended to further the public health, safety, welfare, convenience, and economic well-being of the central city or downtown area.

PROPOSED MAP





PROPOSED MAP

- **Estimated Valuation: \$217,115,152**
- **8-cent property tax rate: \$171,000**
- **9-cent property tax rate: \$193,000**

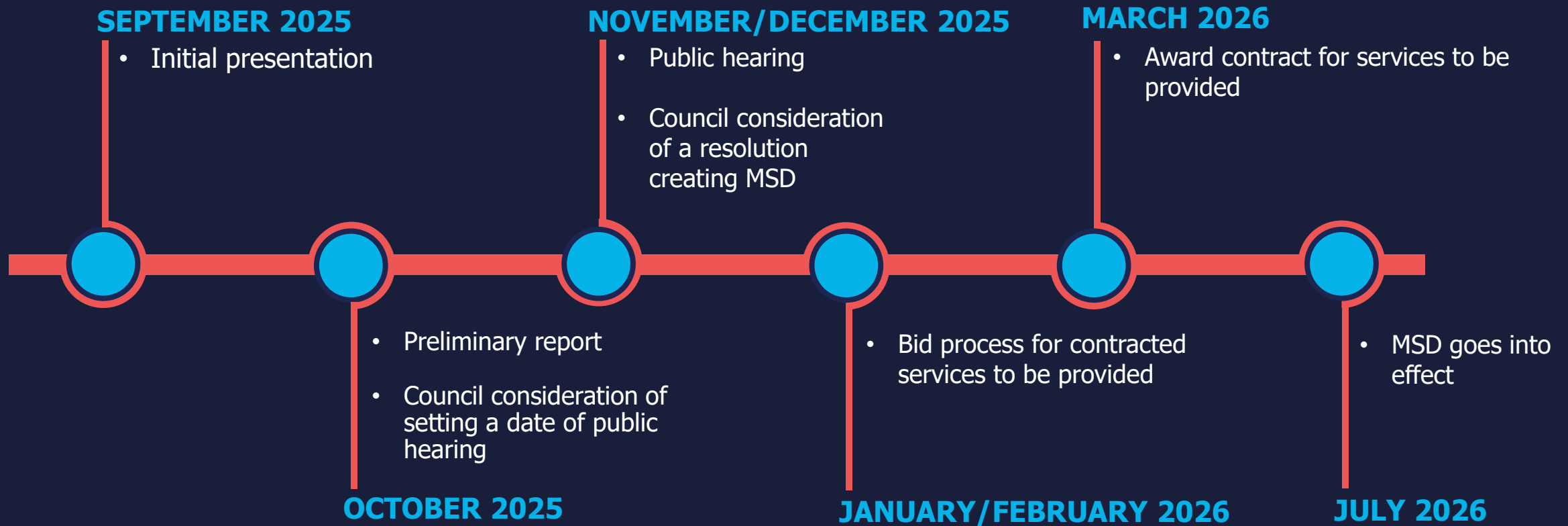
***Assumes a collection rate of 99%**



SERVICES TO BE PROVIDED

- **Placemaking**
 - Enhanced streetscapes
- **Business Success**
 - Grant program for interior and/or exterior renovations
- **Clean and Safe**
 - Clean Team service
 - Ambassador Program
- **Marketing and Promotion**
 - Downtown branding and marketing campaigns

TIMELINE (IF APPROVED AND EFFECTIVE JULY 1, 2026)





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high
point.

CITY OF HIGH POINT

AGENDA ITEM



TITLE: High Point 2045 Implementation Task Force Update

FROM:
Andy Piper
Planning Administrator

MEETING DATE:
September 22, 2025

PUBLIC HEARING:
No

ADVERTISED DATE/BY:
N/A

ATTACHMENTS:
1. HP2045 Implementation Table
2. Presentation

PURPOSE: To hear a presentation about the work of the High Point 2045 Comprehensive Plan Implementation Task Force. Staff will be joined by two members of the task force, Rishaunda E. Moses and Rev. Dr. Joe Blosser, to give an overview of the updated tables used to track implementation of the strategic initiatives identified in the plan.

BACKGROUND: The High Point 2045 Comprehensive Plan, adopted in May 2024, outlines a series of priorities and strategic initiatives that will need to be undertaken to achieve the plan's desired outcomes. To guide implementation and ensure accountability, a 22-member Implementation Task Force was formed in early 2025. The task force has met four times and one of their roles, as described in the plan, is to further develop and refine a series of tables that compiled the success measures and timelines included under each strategic initiative in the Our Way Forward section of the plan. These tables will continue to be updated by the task force at least annually and made available on the online e-Plan website.

BUDGET IMPACT: N/A

RECOMMENDED ACTION REQUESTED: For Information Only.

These tables are a compilation of the strategic initiatives cited in the Our Way Forward section along with related information that needs to be further developed and updated before posting on the e-Plan.



Cultivate a Sense of Community and Unity
Recognize and develop strategies to overcome the disparities that divide our city.
([Learn more about this priority](#))

#	Strategic Initiative	Success Measures		Target Year/Range	Status of Implementation Projects/Actions	Lead Organization(s)
1	Focused Investment in the Activity Centers	A.	New TIF, DFD, or MSD designations created for select Activity Centers to spark new development/ redevelopment	2030	Future project/action: Assess which designation is appropriate for each Activity Center	City of High Point
		B.	Increased number of development/redevelopment projects occurring in Activity Centers	2030	Track resulting development/redevelopment within the Activity Centers	City of High Point Partners: New developers, legal (outside), non-profits/ foundations, State of NC
2	Fund Community Development and Housing	A.	A detailed market analysis and housing study is completed	2025	The Community Development & Housing Dept. completed a housing market study in Aug. 2025	City of High Point
		B.	CD&H Dept. budget is increased by 10-25% annually	2026-2035	The City's adopted FY2025-26 budget included a 1.9% increase in funding. Need advocacy for an increased budget annually	City of High Point
		C.	Core City Homebuyer Incentive is raised to \$10K and increased number of recipients	2027	This is a future project/action under active internal discussion	City of High Point
3	Create a Community Reinvestment Fund	A.	A new Community Reinvestment Fund (CRF) or revolving loan fund is created	2025	The High Point Housing Impact Fund is raising money towards its goal of a \$40 million loan program, including \$2M from the City of High Point, that will help provide 1,000 units of affordable workforce housing over the next 20 years	High Point Community Foundation Partners: Self-Help Ventures Fund, City of High Point
		B.	Annual funding of projects through CRF/revolving loan commences	2026	Activate annual funding in 2026	High Point Community Foundation Partners: Self-Help Ventures Fund, City of High Point
4	Revitalize Washington Street as a Catalyst Neighborhood Center	A.	Enhanced communication between City and Washington Street business owners and residents through periodic meetings	2024	The Washington Street Community Association holds monthly meetings where City representatives have been invited to share information about various initiatives impacting the area, including extra communication during the project to place overhead utilities underground	City of High Point and Washington Street Community Association
		B.	New funding opportunities for business development in the district established	2025	The Shop on Washington initiative is planned to begin in 2025 to restore the historic Washington St. business district by supporting new minority-owned brick-and-mortar ventures	Business High Point – Chamber of Commerce Partners: Washington St. Community Assoc.
		C.	Streetscape improvements are completed	2025	A contract to place overhead utilities underground along Washington St. was approved by City Council on March 24, 2025 and streetscape work is scheduled to end in Dec. 2025	City of High Point
		D.	Focused efforts initiated to assist existing homeowners in the Washington Street neighborhood	2028	Future project/action: Establish initiatives to keep properties in families by revitalizing, renovating, and repairing existing housing and not just building new housing. Also look at innovative ways other communities are using their codes to keep housing affordable.	City of High Point Partners: Foundations and others TBD

HP2045 Implementation Table Updates

These tables are a compilation of the strategic initiatives cited in the Our Way Forward section along with related information that needs to be further developed and updated before posting on the e-Plan.

		E.	Community Development Corporation (CDC) is established and operational	2030	Future project/action: Investigate/consider whether the development of a new CDC is feasible and/or necessary, or if an existing organization can fill this role	TBD
5	Collaborate with Partners to Revitalize the Southwest Area	A.	Develop standards and regulations that will apply to the Transitional Industrial place type	2025	The Planning & Development Dept. has been working with the Southwest Renewal Foundation and their consultants, Dover Kohl & Partners, to create the Southwest Mill District.	City of High Point
		B.	300 Oak Street catalyst project is fully redeveloped and operational	2025-2031	The first phase involves upfits to the building (roof, exterior walls and entrances) and critical building systems (electrical, HVAC) with remaining phases to be completed as sufficient funding is obtained/allocated	City of High Point Partners: Business High Point, GTCC, Guilford Works, entrepreneurs
		C.	Increased development, including at least 60 housing units, in the Southwest Mill District	2030	This is a future project/action	Housing Partners

These tables are a compilation of the strategic initiatives cited in the Our Way Forward section along with related information that needs to be further developed and updated before posting on the e-Plan.



Strengthen the Sense of Place and Economic Vitality of Downtown
Do what is necessary to create a vibrant downtown that coexists with the Market.
([Learn more about this priority](#))

#	Strategic Initiative	Success Measures		Target Year/Range	Status of Implementation Projects/Actions	Lead Organization(s)
1	Geographically Focused Investment	A.	<i>Development incentives created and eligibility area identified. Education about their availability is used to encourage mixed-use development</i>	2025-2031	NC Historic Mill Rehabilitation Tax Credit and other historic tax credits available for redevelopment of Showplace West building, which is proposed for a mixed-use project with residential. Other desired development includes another downtown hotel, development of the City-owned property at N. Main St./Church Ave., public green space (by 2026), and structured parking (by 2028).	Downtown High Point, Inc.
		B.	<i>Streetscape improvement projects implemented along key corridors, including N. Main Street</i>	2025-2040	Design work on the RAISE greenway along N. Elm St. is underway with anticipated completion in 2028.	City of High Point, NCDOT
		C.	<i>The existing Municipal Service Districts (MSD) are refined to support development in the Focused Investment Area</i>	2026-2030	The MSD in the downtown catalyst area is currently under review	City of High Point <i>Partners: Downtown High Point, Inc.</i>
2	Development Incentives for Downtown Housing	A.	<i>Create and offer incentives to encourage mixed-use projects with integrated housing (focus on year-round residency) and a grocery store</i>	2026	NC Historic Mill Rehabilitation Tax Credit and other historic tax credits available for redevelopment of Showplace West building, which is proposed for a mixed-use project with residential	City of High Point <i>Partners: Downtown High Point, Inc., Public/ Private Partnerships</i>
		B.	<i>250 new residential units have been constructed by 2030</i>	2030	The Planning & Development Dept. will track the number of new residential units within the downtown area	Congdon Family Foundation, Downtown High Point, Inc.
		C.	<i>1000 total residential units constructed by 2045</i>	2045	The Planning & Development Dept. will track the number of new residential units within the downtown area	Future Public/Private Partnerships
3	Connect to Core City Neighborhoods with Streetscape Improvements	A.	<i>Master Streetscape Plan is completed</i>	2027	<i>This is a future project/action</i>	City of High Point
		B.	<i>Annual budget allocations made for streetscape projects and maintenance in Core City</i>	2028-2045	<i>Future project/action based on additional research and discussion</i>	City of High Point
4	Collaboration with Local and Regional Partners	A.	<i>Collaborative partnerships maintained through regular engagements</i>	2024-2045	Regular engagements are occurring on a monthly basis between downtown stakeholders	City of High Point, Downtown High Point, Inc.
5	Downtown Branding	A.	<i>Downtown identity and marketing efforts coordinated with Downtown High Point, Inc. to create a more inclusive “vibe” through placemaking</i>	2026	Downtown High Point, Inc. unveiled a new logo in 2024 <i>Future project/action: Use app(s) that can provide information about who is visiting the downtown as way to market and collaborate</i>	Downtown High Point, Inc.

These tables are a compilation of the strategic initiatives cited in the Our Way Forward section along with related information that needs to be further developed and updated before posting on the e-Plan.



Diversify and Integrate Housing with Other Land Uses and Transportation Options

Look for opportunities to diversify housing options and create mixed-use activity centers while developing transportation networks for all users.

[\(Learn more about this priority\)](#)

#	Strategic Initiative	Success Measures		Target Year/Range	Status of Implementation Projects/Actions	Lead Organization(s)
1	Update the Development Ordinance	A.	Development Ordinance update is complete and adopted	2027	The process of updating the Development Ordinance to be consistent with HP2045 has begun.	City of High Point
2	Initiate a Multifaceted Approach to Diversifying Housing	A.	Development Ordinance update includes an expansion of housing options and types	2027	The process of updating the Development Ordinance to be consistent with HP2045 has begun.	City of High Point
		B.	The parameters of both a voluntary and required attainable housing program are outlined, including possible funding sources	2032	This is a future project/action	City of High Point
3	Complete Streets and Transit Options	A.	Development requirements updated to ensure a comprehensive sidewalk network	2027	The process of updating the Development Ordinance to be consistent with HP2045 has begun.	City of High Point
		B.	Bike lanes added as part of complete street projects where practical	2027	The City's adopted Complete Streets Policy provides guidance about how to design roadway projects to accommodate multiple users, including bicyclists. Look at adding bike lanes where they make sense.	City of High Point
		C.	Transit stops incorporated within Activity Centers as development occurs	2030	The Short-Range Transit Plan will be completed in October 2025 with recommendations for routes and stops, including in Activity Centers where feasible.	City of High Point
4	Connect the City by Completing Sidewalks	A.	Citywide sidewalk inventory and assessment is completed	2026	The Planning & Development Dept. is leading an effort to update the City's Geographic Information System (GIS) sidewalk layer	City of High Point
		B.	System developed to score and prioritize sidewalk replacements and installations	2026	The City's Transportation Dept. will be updating the High Point Pedestrian Plan in the upcoming year and will look at the ranking criteria as well as what is in the current plan related to Activity Centers.	City of High Point
		C.	Comprehensive sidewalk installation and replacement program is funded and projects completed annually	2027-2045	This is a future project/action	City of High Point
5	Develop a Greenbelt Program	A.	Greenbelt Advisory Board is established	2025	The Planning & Development Dept. and Piedmont Triad Regional Council (PTRC) began initial planning in late 2024 about how to move forward with a greenbelt program in cooperation with neighboring jurisdictions and other stakeholders	City of High Point and PTRC
		B.	Dedicated funding for the Greenbelt Program is in place and land acquisition begins	2028	This is a future project/action	City of High Point Partners: County and regional partners and other economic/environmental supporters



Implementation Task Force Update

City Council
Special Meeting

September 22, 2025



PRIORITIES (the “Big Things” we must get right to succeed)



Cultivate a Sense of Community and Unity

Why is this a priority?

There is a widespread sense that the city is disconnected and there is a north/south divide that creates what feels like two different cities - economically, racially, quality of infrastructure, provision of amenities, and other physical and social characteristics.



Strengthen the Sense of Place and Economic Vitality of Downtown

Why is this a priority?

Downtown is in the process of being re-envisioned and rebranded. These things are a step in the right direction, but more must be done to improve the look and feel of the streets and build the critical mass necessary to create a vibrant downtown that coexists with the Market.



Diversify & Integrate Housing with Other Land Uses and Transportation Options

Why is this a priority?

There is a widespread sense that walkability and bikeability is insufficient in many parts of the city and that the integration of transportation and land use is falling short for many people – especially for those who cannot or choose not to drive or own a car.

STRATEGIC INITIATIVES

Strategic initiatives refer to carefully planned actions or projects that the City will need to undertake to achieve the plan's desired outcomes for each of the Big Things.

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

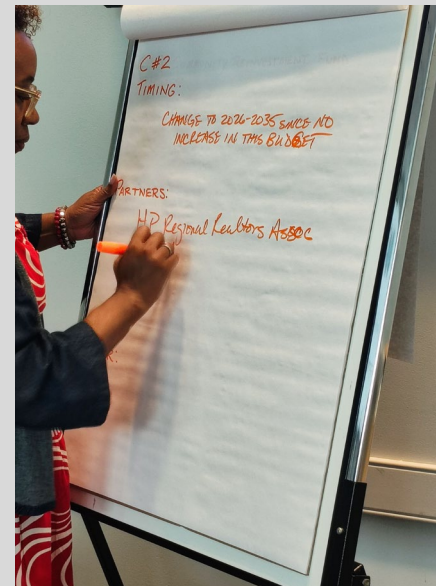
IMPLEMENTATION TIMELINES *(pgs. 85-87)*

“The following implementation timelines are a compilation of the strategic initiatives cited in the Our Way Forward section. The Implementation Task Force will further develop these initiatives and timelines and these tables may be updated in the e-Plan version of this comprehensive plan.”



When reviewing the tables, the task force was asked to think about the following questions:

- For projects that are underway:
 - Are the success measures sufficient or should they be revised?
 - Is the target year/range realistic? If not, what should it be instead?
 - What other projects or actions are needed to successfully complete the initiative?
 - Are there other partners that should be involved?
 - Is there anything missing?
- For future projects/actions:
 - How would you measure success?
 - Is the timing correct?
 - How can it be achieved?
 - What projects or actions need to take place?
 - Who should be involved?



Cultivate a Sense of Community and Unity *Recognize and develop strategies to overcome the disparities that divide our city.*

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		B.	250 new residential units have been constructed by 2030	2030	The Planning & Development Dept. will track the number of new residential units within the downtown area	Congdon Family Foundation, Downtown High Point, Inc.
		C.	1000 total residential units constructed by 2045	2045	The Planning & Development Dept. will track the number of new residential units within the downtown area	Future Public/Private Partnerships
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5	Downtown Branding	A.	Downtown identity and marketing efforts coordinated with Downtown High Point, Inc. to create a more inclusive “vibe” through placemaking	2026	Downtown High Point, Inc. unveiled a new logo in 2024 <i>Future project/action: Use app(s) that can provide information about who is visiting the downtown as way to market and collaborate</i>	Downtown High Point, Inc.

Diversify and Integrate Housing with Other Land Uses and Transportation Options

Look for opportunities to diversify housing options and create mixed-use activity centers while developing transportation networks for all users.

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		B.	The parameters of both a voluntary and required attainable housing program are outlined, including possible funding sources	2032	<i>This is a future project/action</i>	City of High Point
3	Complete Streets and Transit Options	A.	Development requirements updated to ensure a comprehensive sidewalk network	2027	The process of updating the Development Ordinance to be consistent with HP2045 has begun.	City of High Point
		B.	Bike lanes added as part of complete street projects where practical	2027	The City's adopted Complete Streets Policy provides guidance about how to design roadway projects to accommodate multiple users, including bicyclists. Look at adding bike lanes where they make sense.	City of High Point
		C.	Transit stops incorporated within Activity Centers as development occurs	2030	The Short-Range Transit Plan will be completed in October 2025 with recommendations for routes and stops, including in Activity Centers where feasible.	City of High Point
4	Connect the City by Completing Sidewalks	A.	Citywide sidewalk inventory and assessment is completed	2026	The Planning & Development Dept. is leading an effort to update the City's Geographic Information System (GIS) sidewalk layer	City of High Point
		B.	System developed to score and prioritize sidewalk replacements and installations	2026	The City's Transportation Dept. will be updating the High Point Pedestrian Plan in the upcoming year and will look at the ranking criteria as well as what is in the current plan related to Activity Centers.	City of High Point
		C.	Comprehensive sidewalk installation and replacement program is funded and projects completed annually	2027-2045	<i>This is a future project/action</i>	City of High Point
5	Develop a Greenbelt Program	A.	Greenbelt Advisory Board is established	2025	The Planning & Development Dept. and Piedmont Triad Regional Council (PTRC) began initial planning in late 2024 about how to move forward with a greenbelt program in cooperation with neighboring jurisdictions and other stakeholders	City of High Point and PTRC
		B.	Dedicated funding for the Greenbelt Program is in place and land acquisition begins	2028	<i>This is a future project/action</i>	City of High Point <i>Partners: County and regional partners and other economic/environmental supporters</i>



Questions

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high
point.

CITY OF HIGH POINT

AGENDA ITEM



TITLE: Development Ordinance Update

FROM:
Andy Piper
Planning Administrator

MEETING DATE:
September 22, 2025

PUBLIC HEARING:
No

ADVERTISED DATE/BY:
N/A

ATTACHMENTS:
1. Engagement Summary
2. Presentation

PURPOSE: To hear a presentation summarizing public engagement efforts for the Development Ordinance Update project. Staff will provide an overview highlighting the feedback received recently during three open houses and an online survey, as well as targeted stakeholder meetings. Staff will also discuss next steps in the process.

BACKGROUND: One of the critical steps recommended for implementing the growth framework in the High Point 2045 Comprehensive Plan was to update the Development Ordinance. The City hired Inspire Placemaking Collective, Inc. in January to help lead this effort. While specific items outlined in the plan will form the basis for many of the potential changes, it was also important to get feedback from a broad cross-section of the community. In addition to forming a Working Group made up of frequent private-sector users of the ordinance, as well as a User Group of internal staff members, the engagement strategy included getting input from key stakeholders and members of the public in general. Also planned during the process are periodic updates to City Council and the Planning & Zoning Commission about progress on the project.

BUDGET IMPACT: N/A

RECOMMENDED ACTION REQUESTED: For Information Only.



Engagement Summary

September 10, 2025

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Introduction

As a part of the ongoing project to update the High Point Development Ordinance, this document summarizes two types of early public engagement: An initial round of informative **open houses** targeted to the general public with an online option to respond to the same broad planning issues, and targeted **stakeholder conversations** to better understand concerns of frequent users of the ordinance. The document also includes initial targets for potential change or specific care during the update related to the overall missions of implementing the *2045 Comprehensive Plan*, which was approved after extensive public engagement of its own, and generally improving the operational clarity or “user friendliness” of the ordinance.

All the collected comments were received between June 25 and July 28, 2025. This included opportunities for participants to drop in to the activities with City staff and consultants at the Stock + Grain Assembly Food Hall, the High Point Library, and the Deep River Recreation Center. Materials were available online the day after the first two open houses. Stakeholder meetings were held during the same window, and included a series of conversations with representatives of entities including City of High Point staff and departments from Community Development & Housing, Economic Development, and Transportation (including department consultants where available); partner or empowered institutions including Downtown High Point, the High Point Market Authority, the Chamber of Commerce, the Congdon Foundation, High Point Regional Association of Realtors, and the Southwest Renewal Foundation; neighborhood leaders organized by the High Point Community & Neighborhood Development Division; and frequent ordinance users including architects, developers, engineers, and landscape architects.

Open Houses and Online Survey

Asked to respond to ideas about a broad array of development ordinance issues the following are some highlights from the responses:

- 1) **Attendees In Person:** Participants indicated care for areas across the city.
- 2) **Housing:** There was support expressed for “missing middle” housing, with some written comments differentiating across the types and their appropriate location.
- 3) **Activity Centers:** There is more support for less intensive uses in the smaller neighborhood centers, with daycares and schools joining small-scale retail, restaurants, and cafes.
- 4) **Parking:** There was generally support for parking to the side and rear of buildings, though opinions on on-street parking were divided.
- 5) **Streetscapes:** Most of the design elements were supported as ways to improve street conditions where possible both in residential and commercial areas.
- 6) **Development Incentives:** The strongest support was for allowing incentives to support open space, affordable housing, and mixed-use development.

Stakeholder Conversations

Stakeholder meetings included participation from across the various users of the code and parties interested in development in the city. Ten themes emerged as important issues for the ordinance update:

- 1) Natural Resource Protection & Environmental Standards
- 2) Zoning Flexibility for Infill & Core City
- 3) Housing Affordability, Diversity & Density
- 4) Streamlined Development Processes & Administrative Clarity
- 5) Sidewalks, Street Design & Complete Streets
- 6) Parking, Setbacks & Site Design Standards
- 7) Open Space Requirements & Definitions
- 8) Industrial Zoning and Employment Centers
- 9) Downtown & Corridor Redevelopment Strategy
- 10) Design Standards, Landscaping & Visual Character

The comments provided will help with targeted revisions during the drafting process, however they are not votes or directions and will still be evaluated along with the *2045 Comprehensive Plan*, user friendliness of the final product, and other direction received in this process.

Summary of Development Ordinance Topics

Conversations as a part of public engagement confirmed that some of the areas of the development ordinance requiring the most careful application will be implementing pieces of the *2045 Comprehensive Plan*, including the activity centers and special situations including mixed-use development and reinvestment locations. Support for the plan as whole remained a part of the conversation heard in the community. This is in addition to work being done to maintain consistency and ease of use in the regulations.

Open House Engagement

Window: June 25 through July 28, 2025

ENGAGEMENT OVERVIEW

Three open houses events were hosted within High Point to solicit initial direction related to the Development Ordinance Update and provide information about the process.

- 1) Stock + Grain Assembly Food Hall, 275 N. Elm Street, High Point, NC 27262
June 25, 2025 from 12pm to 2pm
- 2) High Point Public Library Morgan Room, 901 N. Main Street, High Point, NC 27262
June 25, 2025 from 5pm to 7pm
- 3) Deep River Recreation Center, 1529 Skeet Club Road, HP, NC 27265
July 24, 2025 from 6pm to 8pm

An online Public Engagement Survey available from June 16 through July 28, 2025 provided an additional opportunity for participation in the same questions and themes, especially those unable to attend in-person Open Houses. Visitors to the Open Houses were also encouraged to share the online option with friends, family, neighbors, and coworkers in High Point to gather additional perspectives

PUBLIC ENGAGEMENT ACTIVITIES

At each Open House, there was a High Point 2045 overview board, High Point Zoning board and then several activity stations. The activity stations are described below.

The online Public Engagement Survey option is explained in italics after each Open House activity station description

High Point 2045 Overview Board

This board provided an overview of High Point's Vision, Growth Framework, and 15 Strategic Initiatives that serve as the roadmap for the *2045 Comprehensive Plan*.

Online, this context was available in the resources and frequently asked questions of the Public Engagement Survey website

High Point Zoning Board

This board showed a map that overlays and defines the zoning districts within High Point.

This context was available in hyperlinks on the Public Engagement Survey website

INDIVIDUAL ACTIVITIES

1. Live, Work, Play

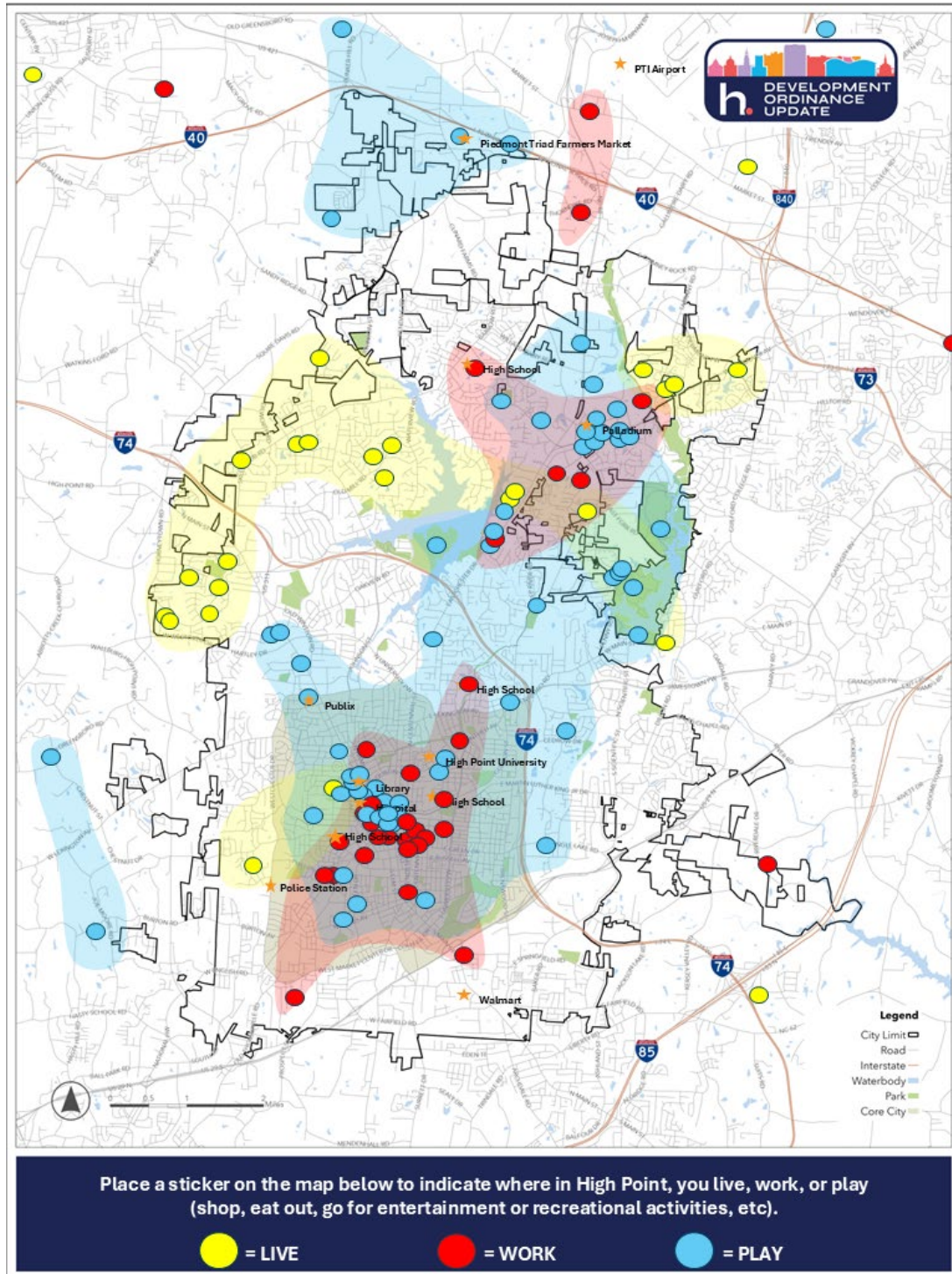
This station was a collaborative map that asked residents to mark places where they live, work, and play in High Point. Residents placed different color stickers on areas to identify where they live, work, and play.

Asking a similar question in online surveys tends to decrease willingness to participate, and so it was excluded to minimize barriers.

Response Summary: Many participants live in a broad arc from High Point City Lake, across the north of Oak Hollow Lake, and tracing the northwest edge of the City's jurisdiction. There were also participants from west of the Core City, and scattered farther across the area. Many participants work in the Core City with a smaller cluster along Eastchester Drive or scattered farther. Many participants play (or consider as important additional spaces) parts of the Core City, locations near the lakes, major gateway corridors, a cluster near the Palladium and some north toward I-40 and the Piedmont Triad Farmer's Market. A consolidated map is on the following page. *Snapshots of each individual open house board are shared later in this document.*



Live Work Play Consolidated Map From All Three Open Houses



2. Expanded Housing Types

This station introduced participants to “missing middle” housing types, such as duplexes, triplexes, quadplexes, and cottage courts, and the possibility of allowing them in more zoning districts beyond the Core City. The permitted use table was included with red text where such housing types could be considered in the future as a means of expanding housing choice. Participants were invited to share their thoughts using sticky notes on whether they supported allowing more of these housing options in additional areas of the city.

Providing the same visual references and descriptions, the online Public Engagement Survey included a short-answer question inviting residents to share their thoughts on expanding housing types, such as duplexes, triplexes, quadplexes, and cottage courts

Response Summary: Participants expressed interest in different types of options including cottage courts or other “missing middle” options, concern over affordability, and concern over the connection between increased density or development and available infrastructure, and a desire for more housing options near to downtown and employment areas, possibly in “mixed-use” development of residential and nonresidential together. In the online survey some of the comments were more detailed, expressing mostly support for many small and medium scale options, but in some cases a desire to differentiate middle income from subsidized housing options, or the options available in the Core City compared to outside. *All responses are shared as received later in this document.*



Activity Centers

This station introduced participants to three types of mixed-use centers identified in the *2045 Comprehensive Plan*: Neighborhood Centers (5–10-minute walk), Town Centers (15-minute walk), and Regional Centers (short drive). Residents were asked what kinds of non-residential uses, like retail or community services, they felt were appropriate in each type of center by placing stickers under each use.

The online format provided the same visual references and descriptions. Each type of center was shown, one at a time, and participants were presented with the same possible uses as at the Open House to select those they favored.

Response Summary: Participants generally preferred more locally scaled goods and services at the neighborhood center level, with true destination entertainment at the regional center level, with a mix in the intermediate town center level. Restaurants and cafes, small-scale retail, daycares, and primary and secondary schools included some of the most support overall, indicating an understanding of how these uses support a community. Written responses introduced specific desires from post offices and drug stores to dog-friendly dining. *All responses are shared as received later in this document.*



3. Parking

This station asked participants to weigh in on parking options in High Point. Participants placed stickers to indicate where they would want parking to be organized. They were also invited to comment on what could make parking areas more comfortable or visually appealing and to indicate whether they supported reducing the required number of parking spaces for new development.

The online format provided the same visual references and descriptions. For each parking location or parking feature, participants were able to indicate “I would like less,” or “I would like more.” Because the question could not be skipped, there were also two neutral options offered: an active “I would like the same amount” and a passive “I’m not sure.” There was then the second question of which features would make parking lots feel more comfortable or aesthetically pleasing.

Response Summary: Participants generally favored parking in places aligned with discussion in the *2045 Comprehensive Plan*, pushing toward the rear and side. There was diversion between in person and online responses regarding front parking lots with in person participants slightly favoring more front parking and online participants showcasing a larger preference for less front parking. We will need to understand concerns more fully going forward. Additional comments showed a strong interest in making what parking is available better, and some written ideas included enabling parking decks and solar shading. *All responses are shared as received later in this document.*



4. Streetscapes

At this station Participants shared their thoughts on what features are appropriate for residential and commercial streets, identifying preferred streetscape elements such as lighting, landscaping, or street furniture.

The online option provided the same visual references and descriptions. Participants could select if specific elements should be included on “residential streets,” “commercial streets,” “both,” or “neither.” Elements included: street trees, medians, sidewalks, bike lanes, street lighting, crosswalks, and on-street parking.

Response Summary: Participants showed broad support for streetscape improvements of features like street trees, sidewalks, or bike lanes. Possibly clarifying weaker support for on-street parking on the previous board, participants online showed a strong preference for on-street parking in commercial but not residential neighborhoods. *All responses are shared as received later in this document.*



5. Development Incentives

This station asked participants to consider which public benefits, like affordable housing, open space, or green building practices, should be encouraged through development incentives. Participants placed stickers on a chart to show what kinds of trade-offs they felt were fair, such as allowing taller buildings or reduced parking in exchange for community benefits.

In the online format, participants were provided a set of possible development incentives. For each incentive, participants selected all community benefits they felt would be appropriate trade-offs. Possible incentives included: additional density, additional building height, reduced parking requirements, expedited review process

Response Summary: Participants showed greatest support for incentives traded for open space, affordable housing, and mixed-use development. In the online responses, reduced parking and expedited review were more highly connected as appropriate for mixed-use development than the other still favorable designations. *All responses are shared as received later in this document*



Thematic Summary of High Point Engagement Stakeholder Meetings

Stakeholder meetings included participation from City of High Point staff and departments from Community Development & Housing, Economic Development, and Transportation (including department consultants where available); partner or empowered institutions including Downtown High Point, the High Point Market Authority, the Chamber of Commerce, the Congdon Foundation, High Point Regional Association of Realtors, and the Southwest Renewal Foundation; neighborhood leaders organized by the High Point Community & Neighborhood Development Division; and frequent ordinance users including architects, developers, engineers, and landscape architects. Among their comments, ten themes emerged as important issues for the ordinance update:

1. Natural Resource Protection & Environmental Standards
2. Zoning Flexibility for Infill & Core City
3. Housing Affordability, Diversity & Density
4. Streamlined Development Processes & Administrative Clarity
5. Sidewalks, Street Design & Complete Streets
6. Parking, Setbacks & Site Design Standards
7. Open Space Requirements & Definitions
8. Industrial Zoning and Employment Centers
9. Downtown & Corridor Redevelopment Strategy
10. Design Standards, Landscaping & Visual Character

The comments provided will help with targeted revisions during the drafting process, however they are not votes or directions and will still be evaluated along with the *2045 Comprehensive Plan*, user friendliness of the final product, and other direction received in this process.

Detailed Sorting of Comments into Themes

1. Natural Resource Protection & Environmental Standards

- Concerns about development encroaching on water sources and watersheds
- Opportunity to clarify/enforce surface water buffer rules and define allowed activities
- Uniform water buffer standards are stricter than state law; interest in reducing them in select areas
- Expand prohibited uses in critical watershed areas
- Davidson County area of High Point identified as a hotspot for water quality issues

- Interest in stronger enforcement for stormwater BMPs and erosion control
- Opportunity to clarify erosion control plan submittal requirements
- Opportunity to review approved plant list – has things it shouldn't
- Need to clarify removal/relocation standards and enforcement for landscaping
- If revising tree preservation standards, need to account for existing conditions

2. Zoning Flexibility for Infill & Core City

- Current standards don't fit infill lots or substandard parcels in the urban core
- Interest in differentiating rules for infill lots from standard subdivision regulations
- Revitalization of low/mod-income housing blocked by current ordinance rules
- Interest in more flexible by-right zoning and nonconforming standards in the Core City
- Opportunities for infill lots and parking lots to become housing
- Desire to allow housing along South Main Street and support housing diversity

3. Housing Affordability, Diversity & Density

- Appetite for higher-density housing on city fringes but uncertainty about infrastructure readiness
- Interest in incentives for cluster/cottage housing, especially for targeted populations
- Cost is a major barrier to home rehabilitation
- Pressure from surrounding neighborhoods has pushed developers to downscale projects
- Consider reducing setbacks/lot sizes to encourage density
- Opportunity to allow missing middle housing (duplexes, triplexes) within subdivisions
- Lot width limitations (e.g., 60 ft for SF) seen as a barrier to affordable housing, consider reducing to 40 ft

4. Streamlined Development Processes & Administrative Clarity

- Call for a clearer, less staff-dependent development process
- Interest in administrative adjustments to zoning standards for industrial buildings
- Desire to write commonly imposed conditions into base zoning to reduce variance needs
- Employment center districts have pain points: setbacks, uses, outdoor storage
- Desire to replace or augment conditional ordinances with conditional site plans
- Some development standards are hidden (e.g., building length limits in definitions) and need clearer presentation
- Plat recording and review process creates inefficiencies; sketch plans viewed favorably
- Discrepancies between zoning and fire code create confusion
- Alternative landscape compliance options are vague and require too much back-and-forth

5. Sidewalks, Street Design & Complete Streets

- Industrial developers often seek (and receive) sidewalk exemptions on local streets
- Sidewalk requirements for minor subdivisions are costly; fee-in-lieu often used
- Sidewalks often “go to nowhere”; call for strategic sidewalk planning and better connectivity
- Need to align street type definitions and sidewalk standards with MPO-adopted transportation plans
- Desire to revise sidewalk widths and requirements based on context and ROW widths
- Interest in requiring traffic calming, with site-specific discretion and evaluation standards
- Complete Streets policy lacks enforcement power; opportunity to integrate it into development ordinance
- Concern about pedestrian crosswalk signalization increasing unnecessary costs
- Interest in fee-in-lieu options for sidewalks
- Call for more walkability in Southwest area and South Main Street
- Desire for pedestrian infrastructure like sidewalks and street trees along Elm and Main Streets

6. Parking, Setbacks & Site Design Standards

- Current residential setbacks don’t account for car length; opportunity to revise
- Criticism of current parking requirements (e.g., 1.5 spaces per unit) as poorly calibrated
- Interest in setback flexibility to allow denser housing forms
- Buffer yard requirements between housing types (e.g. single family vs. triplex) viewed as costly and inefficient
- Desire for standards requiring spacing between buildings
- Setbacks on secondary streets, and parking/service drives pose design challenges
- Setbacks along Main and Elm Streets make downtown feel less walkable

7. Open Space Requirements & Definitions

- Currently balancing who should provide open space: developers vs. City
- Some developers resist open space mandates due to loss of buildable area
- Revisit what qualifies as open space (e.g., green vs. plazas), how its defined, and what uses + activities are allowed
- Interest in reclaiming value lost to open space mandates by allowing additional density or unit types
- Need to improve accessibility of parks within developments
- Pocket park standards often result in generic subdivision layouts
- Interest in open space/entertainment spaces to anchor market/showroom area

8. Industrial Zoning and Employment Centers

- Current zoning categories force industrial users into heavy industrial zones even when not needed
- Use table is overly restrictive – doesn't accommodate mixed industrial types
- Interest in creating a "medium industrial" zoning district
- Desire to differentiate between minor and major manufacturing to allow more flexibility

9. Downtown & Corridor Redevelopment Strategy

- Interest in protecting the character of downtown, including flexible parking standards
- Catalyst and showroom districts seen as distinct and may need different zoning tools
- Alignment of social districts with development plans
- Form-based code and mixed-use zoning are of interest in redevelopment areas
- Strong support for vertical mixed-use and combining employment, housing, and retail, particularly for the Washington St. area and Southwest Corridor
- Call for pedestrian-friendly streetscapes, housing incentives, and tree-lined roads in downtown
- Market showrooms need large ground-floor space and cannot always accommodate retail/restaurant uses
- Desire to preserve logistics functionality (e.g., loading areas) while enhancing aesthetics
- Conflict between long-term adaptability of buildings and the scale/depth of current showroom spaces
- Interest in defining "minor showroom" for evolving visitor demographics
- Support for concentrating market activity in a defined zone with flexible rules
- Opportunity to enable adaptive reuse of deep showroom buildings, which are currently limited by inflexible design and fenestration standards

10. Design Standards, Landscaping & Visual Character

- Planting requirements and street yard standards are hard to understand or apply to real conditions
- Discrepancies between zoning and fire code create confusion
- Need to clarify landscaping alternatives and enforcement
- Review and revise approved plant list; expand diversity beyond canopy trees
- Signage concerns: dislike of backlit signs and signs on awnings
- CB District could benefit from beautification standards and avoiding outdoor displays/tents
- Desire to beautify parking lots with landscaping
- Opportunity to better align fenestration/glazing and site design requirements with real-world conditions





MEETING SETTING

Date: June 25, 2025 (Session 1: 12-2pm)

Location: Stock + Grain Assembly Food Hall, 275 N. Elm Street, HP, NC 27262

Number of Attendees: 18

MEETING OVERVIEW

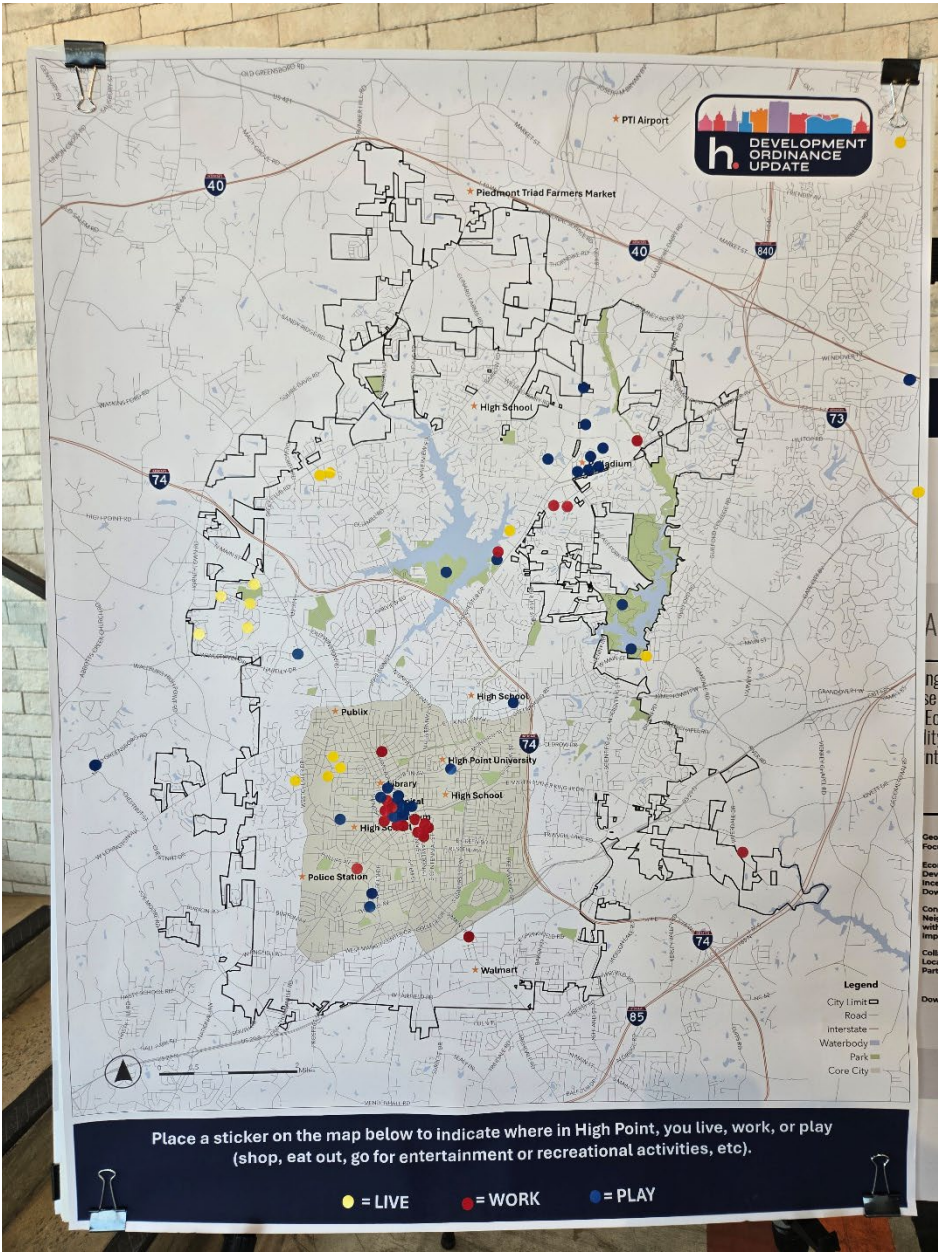
On June 25, 2025 from 12pm to 2pm, Inspire facilitated an open house at Stock + Grain. This workshop was the first session of 3 sessions for the Development Ordinance update.

NOTES ABOUT SUMMARY

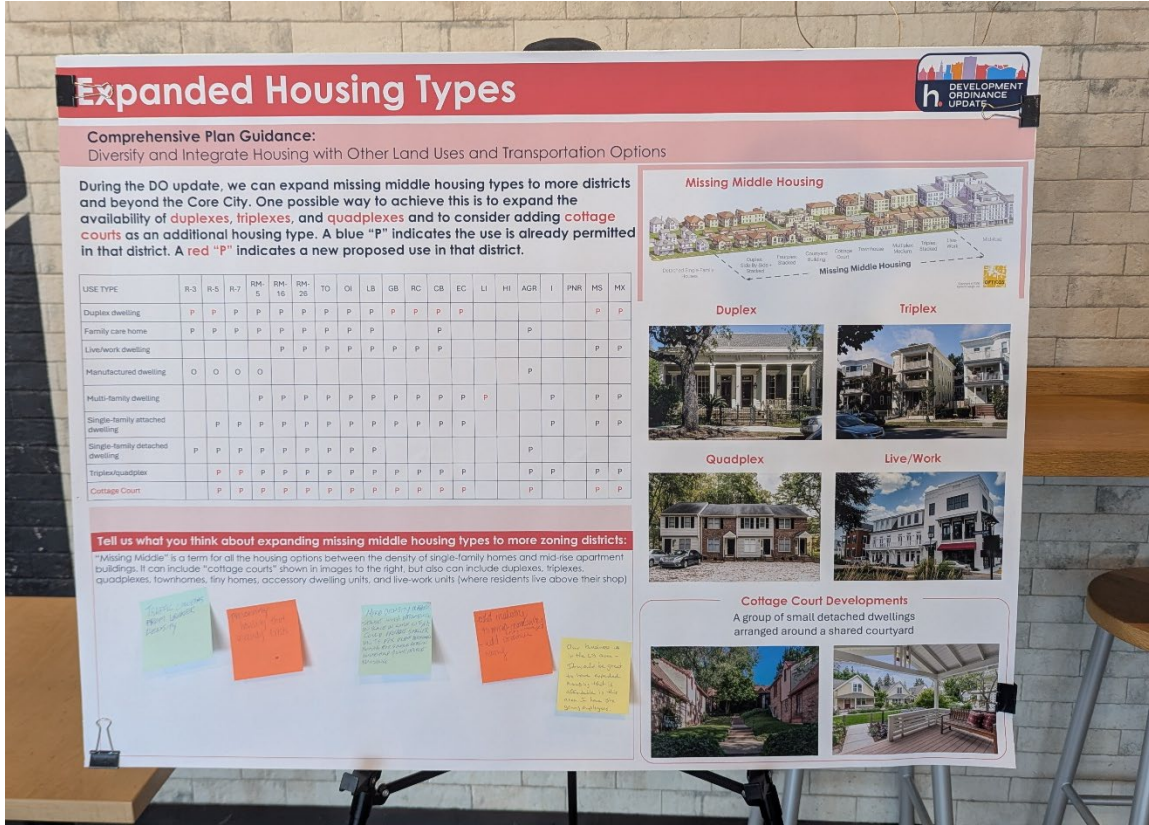
Text in quotations (“ ”) are comments that have been directly transcribed from the activity boards. However, since these are handwritten notes, some may have been transcribed incorrectly.

PUBLIC FEEDBACK FROM BOARDS

1. Live, Work, Play



2. Expanded Housing Types



Expanded Housing Types

Comprehensive Plan Guidance:
Diversity and Integrate Housing with Other Land Uses and Transportation Options

During the DO update, we can expand missing middle housing types to more districts and beyond the Core City. One possible way to achieve this is to expand the availability of **duplexes**, **triplexes**, and **quadplexes** and to consider adding **cottage courts** as an additional housing type. A blue "P" indicates the use is already permitted in that district. A red "P" indicates a new proposed use in that district.

USE TYPE	R-3	R-5	R-7	RM-5	RM-10	TO	OI	LB	GB	RC	CB	EC	LI	HI	AGR	I	PNR	MS	HX	
Duplex dwelling	P	P	P	P	P	P	P	P	P	P	P	P	P						P	P
Family care home	P	P	P	P	P	P	P	P	P	P	P	P				P				
Live/work dwelling																				P
Manufactured dwelling	O	O	O	O																
Multi-family dwelling				P	P	P	P	P	P	P	P	P	P	P					P	P
Single-family attached dwelling		P	P	P	P	P	P	P	P	P	P	P	P						P	P
Single-family detached dwelling	P	P	P	P	P	P	P	P	P	P	P	P				P				
Triplex/quadplex	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P		P	P
Cottage Court		P	P	P	P	P	P	P	P	P	P	P	P			P			P	P

Tell us what you think about expanding missing middle housing types to more zoning districts:

"Missing Middle" is a term for all the housing options between the density of single-family homes and mid-rise apartment buildings. It can include "cottage courts" shown in images to the right, but also can include duplexes, triplexes, quadplexes, townhomes, tiny homes, accessory dwelling units, and live-work units (where residents live above their shop).

Missing Middle Housing

Duplex

Triplex

Quadplex

Live/Work

Cottage Court Developments
A group of small detached dwellings arranged around a shared courtyard

Comments Received:

- "Traffic concerns from greater density"
- "Preserving housing that already exists"
- "More density makes sense with infrastructure in place in core city, it could provide smaller units for more affordable housing for single person household & workforce housing"
- "Add industry to micro-community (not cottages); add creative housing"
- "Our business is in the CB area – If would be great to have expanded housing that is affordable is this area. I have six young employees"

3. Activity Centers

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 serve the entire city and is a short drive from your home.

What kind of non-residential uses would you like to see in some of these types of Activity Centers? Place a sticker under each use you think is appropriate in a Neighborhood Center, Town Center, or Regional Center.

● = Appropriate in a Neighborhood Center (5-10 minute walk from the home)
● = Appropriate in a Town Center (15 minute walk from the home)
● = Appropriate in a Regional Center (Short drive from the home)

Restaurants and Cafes	Small-Scale Retail	Large-Scale Retail	Fitness Centers and Entertainment (ex: Movie Theater)	Primary or Secondary Schools	Daycares	Bars	Museums, galleries, or libraries	Personal Services (ex: hair salons)	None of these

Did we miss any? Write them here.

Handwritten notes:
 - "Drug store - like CVS or something" (purple sticker)
 - "Post office" (purple sticker)
 - "BOUTIQUE OFFICES" (green sticker)
 - "FINANCIAL PLAYERS" (orange sticker)
 - "REAL ESTATE INSURANCE" (purple sticker)
 - "ANIMAL SERVICES" (handwritten)
 - "Laurel Oak Ranch - HOA is partnering w. CoHP Transportation Dept. on traffic calming measures on OPR; Activity center will drive more traffic; We want to be mindful of that as we explore options today & for future"

Comments Received:

- **Restaurants + Cafes**
 - "Only Oscars downtown near our office"
 - "Dog Friendly Food + Brunch"
- **Large-Scale Retail**
 - "Drug store like CVS or something" [purple sticker]
- Boutique Offices, Financial Players [green sticker + orange sticker], Real Estate Insurance [purple sticker]
- **Personal Services**
 - Post Office [purple sticker]
- Laurel Oak Ranch – HOA is partnering w. CoHP Transportation Dept. on traffic calming measures on OPR; Activity center will drive more traffic; We want to be mindful of that as we explore options today & for future

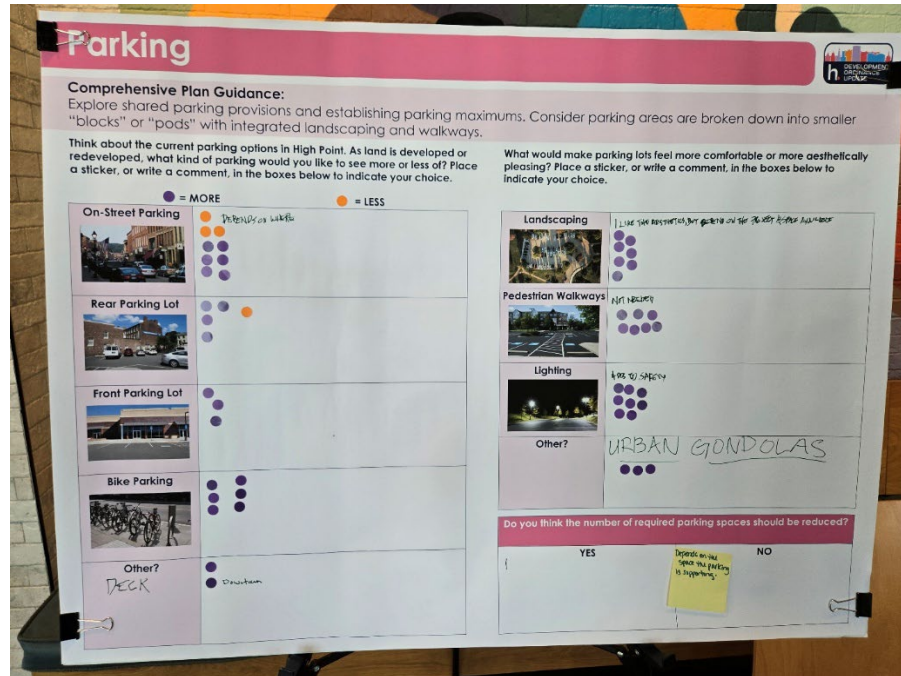
Appendix A

Open House and Online Engagement Responses



Activity Centers Board Count			
	Appropriate in Neighborhood Center (5-10min walk)	Appropriate in Town Center (15min walk)	Appropriate in Regional Center (short drive from home)
Restaurants + Cafes	7	7	1
Small-Scale Retail	5	6	1
Large-Scale Retail	1	3	6
Fitness Centers and Entertainment	1	2	4
Primary or Secondary Schools	4	1	3
Daycares	1	4	4
Bars	4	4	4
Museums, Galleries, or Libraries	1	5	3
Personal Services	6	4	2

4. Parking



Parking

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.

Think about the current parking options in High Point. As land is developed or redeveloped, what kind of parking would you like to see more or less of? Place a sticker, or write a comment, in the boxes below to indicate your choice.

What would make parking lots feel more comfortable or more aesthetically pleasing? Place a sticker, or write a comment, in the boxes below to indicate your choice.

● = MORE ● = LESS

On-Street Parking 10 stickers (5 MORE, 5 LESS)	Landscaping 10 stickers (5 MORE, 5 LESS)
Rear Parking Lot 10 stickers (5 MORE, 5 LESS)	Pedestrian Walkways 10 stickers (5 MORE, 5 LESS)
Front Parking Lot 10 stickers (5 MORE, 5 LESS)	Lighting 10 stickers (5 MORE, 5 LESS)
Bike Parking 10 stickers (5 MORE, 5 LESS)	Other? URBAN GONDOLAS 10 stickers (5 MORE, 5 LESS)
Other? DECK 10 stickers (5 MORE, 5 LESS)	Do you think the number of required parking spaces should be reduced? YES NO YES: 10 stickers NO: 10 stickers

Comments Received

- **On-Street Parking**
 - "Depends on where"
- **Landscaping**
 - "I like the aesthetics, but depend on the project and space available"
- **Pedestrian Walkways**
 - "Not needed"
- **Lighting**
 - For Safety
- **Other?**
 - "Downtown"
 - "Deck"

Parking Board Count		
	More	Less
On-Street	6	3
Rear Parking Lot	4	1
Front Parking Lot	3	0
Bike Parking	6	0
What would make parking lots feel more comfortable or aesthetically pleasing?		
Landscaping	7	
Pedestrian Walkways	7	
Lighting	8	
Do you think the number of required parking spaces should be reduced?		
Yes	1	
No <i>* Comment: Depends on the space the parking is supporting</i>	0	

5. Streetscapes

[illegible]

Comments Received:

- **Street Trees**
 - “Food should be planted” [green sticker]
- **Medians**
 - “Food should be planted” [x2 green sticker]
 - “Who would maintain?”
- **Sidewalks**
 - Sidewalks needed along Eastchester from Oak Hollow Festival PK to Skeet Club/Wendover with crosswalks
 - Sidewalks needed from neighborhoods to schools for safe walking for students [green sticker]
 - Sidewalks needed from neighborhood to parks for safe walking for families & kids to enjoy playing in parks [green sticker]
- **Bike lanes**
 - “Be sure they don’t arbitrarily end; Barriers to protect bicyclists”
 - Need wider → look at Vegas!
- **Other**
 - “Narrower Streets”

Streetscapes Board Count		
	Appropriate in Residential Areas	Appropriate in Commercial Areas
Street trees	8	6
Medians	8	5
Sidewalks	7	8
Bike lanes	3	5
	7	5
Street lighting		
Crosswalks	2	6
On-street parking	4	7

6. Development Incentives

Development Incentives

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.

Incentives are one way to generate additional public benefits when land is developed or redeveloped. A new project is allowed to do more of something in exchange for providing the benefit. Benefits might include affordable housing, additional open space, or environmentally friendly design.

For any of the public benefits listed across the top of the table, place a sticker on the row of any development incentives you think could be a fair exchange.

	Public Benefits				
	Open Space	Affordable Housing Units	Mixed-Use Projects with Housing	Environmentally Friendly Design (ex. solar panels, green roofs)	Public Art
Additional Density	★ ★ ★ ★ ★	★ ★ ★ ★ ★	★ ★ ★ ★ ★	★ ★ ★ ★ ★	★ ★ ★ ★ ★
Additional Building Height	★ ★ ★ ★ ★	★ ★ ★ ★ ★	★ ★ ★ ★ ★	★ ★ ★ ★ ★	★ ★ ★ ★ ★
Reduced Parking Requirements	★ ★ ★ ★ ★	★ ★ ★ ★ ★	★ ★ ★ ★ ★	★ ★ ★ ★ ★	★ ★ ★ ★ ★
Expedited Review Process	★ ★ ★ ★ ★	★ ★ ★ ★ ★	★ ★ ★ ★ ★	★ ★ ★ ★ ★	★ ★ ★ ★ ★

Comments Received:

- **Expedited Review Process**
 - “Developers should be able to be pre-approved vendors with requirements”
 - Include outdoor eating vendors like Lebauer Park in GSO – City funded

Development Incentives Board Count						
		Public Benefits				
		Open Space	Affordable Housing Units	Mixed-use Projects with Housing	Environmentally Friendly Design	Public Art
Development Incentives	Additional Density	7	6	6	5	5
	Additional Building Height	5	5	6	3	2
	Reduced Parking Requirements	4	5	1	1	4
	Expedited Review Process	4	6	4	3	4



PUBLIC FEEDBACK SUMMARY – MEETING 1

At the first June 25th Open House, attendees shared thoughtful input on housing, streetscapes, activity centers, parking, and development incentives. Many supported expanding “missing middle” housing types in areas with existing infrastructure to create affordable options, particularly for single-person and workforce households. Others emphasized preserving existing homes and addressing potential traffic impacts from higher density.

Improving walkability and bikeability was a common theme. Residents highlighted the need for continuous sidewalks, especially to schools, parks, and neighborhoods, as well as wider, protected bike lanes. Street trees, medians, and attractive landscaping were widely supported, with some suggesting edible plantings if maintenance could be ensured.

For activity centers, residents favored small-scale retail, restaurants, personal services, and cultural amenities in neighborhood and town centers, reserving large-scale retail and entertainment for regional centers. Few noted the need to manage traffic impacts near new centers.

Parking feedback focused on improving aesthetics and functionality through landscaping, lighting, and better pedestrian connections. More bike parking was supported, though only one participant explicitly supported reducing parking minimums.

Finally, residents expressed a desire to tie development incentives to clear public benefits. Affordable housing, open space, and mixed-use projects with housing ranked highest, with many willing to trade increased density or expedited reviews for these outcomes.

Overall, participants showed strong support for making High Point more walkable, livable, and equitable, while ensuring future growth aligns with community values and enhances quality of life.



MEETING SETTING

Date: June 25, 2025 (Session 2: 5-7pm)

Location: Morgan Room High Point Public Library, 901 N. Main Street, HP, NC 27262

Number of Attendees: 10

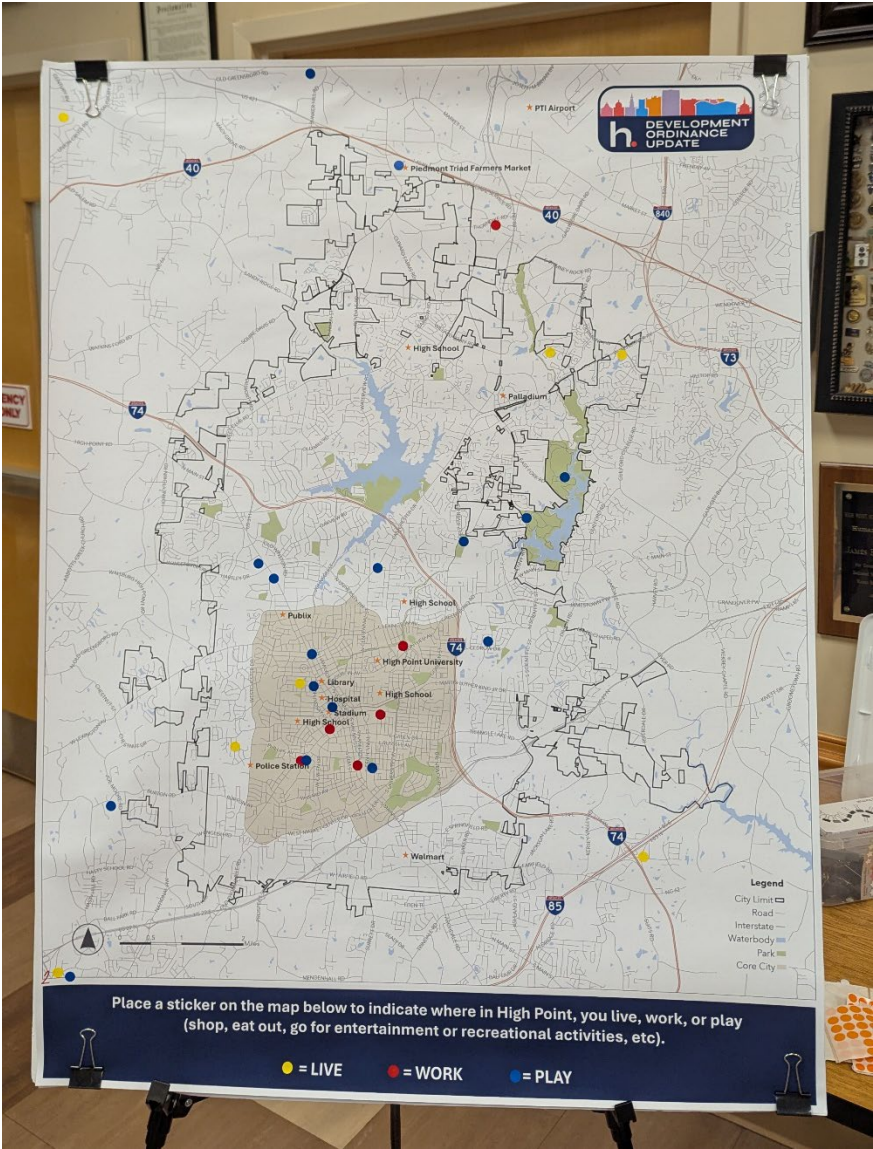
MEETING OVERVIEW

On June 25, 2025 from 5pm to 7pm, Inspire facilitated an open house in the Morgan Room at the High Point Public Library. This workshop was the first session of 3 sessions for the update of the Development Ordinance.

NOTES ABOUT SUMMARY

Text in quotations (“ ”) are comments that have been directly transcribed from the activity boards. However, since these are handwritten notes, some may have been transcribed incorrectly.

1. Live, Work, Play



2. Expanded Housing Types

Expanded Housing Types

Comprehensive Plan Guidance:
Diversify and Integrate Housing with Other Land Uses and Transportation Options

During the DO update, we can expand missing middle housing types to more districts and beyond the Core City. One possible way to achieve this is to expand the availability of **duplexes, triplexes, and quadplexes** and to consider adding **cottage courts** as an additional housing type. A blue "P" indicates the use is already permitted in that district. A red "P" indicates a new proposed use in that district.

USE TYPE	R-3	R-5	R-7	RM-5	RM-16	RM-26	TO	OK	LB	GB	RC	CB	EC	LI	HI	AGR	I	PNR	MS	MX	
Duplex dwelling	P	P	P	P	P	P	P	P	P	P	P	P	P							P	P
Family care home	P	P	P	P	P	P	P	P	P	P	P	P	P				P				
Live/work dwelling				P	P	P	P	P	P	P	P	P	P							P	P
Manufactured dwelling	O	O	O	O													P				
Multi-family dwelling				P	P	P	P	P	P	P	P	P	P	P				P	P	P	P
Single-family attached dwelling	P	P	P	P	P	P	P	P	P	P	P	P	P					P	P	P	P
Single-family detached dwelling	P	P	P	P	P	P	P	P	P	P	P	P	P								
Triplex/quadplex	P	P	P	P	P	P	P	P	P	P	P	P	P					P	P	P	P
Cottage Court	P	P	P	P	P	P	P	P	P	P	P	P	P							P	P

Tell us what you think about expanding missing middle housing types to more zoning districts:
"Missing Middle" is a term for all the housing options between the density of single-family homes and mid-rise apartment buildings. It can include "cottage courts" shown in images to the right, but also can include duplexes, triplexes, quadplexes, townhomes, tiny homes, accessory dwelling units, and live-work units [where residents live above their shop].

Missing Middle Housing

Duplex

Triplex

Quadplex

Live/Work

Cottage Court Developments
A group of small detached dwellings arranged around a shared courtyard

Comments Received:

- Tiny Cottage; Twin/Duplex Homes
- "What is affordable with each home type?"
 - "No single family, too expensive, and it's depressing when you are alone"
- "I want cottage court. Place them everywhere. Home + Business should be 1 for a community"
- Quadplex for Macedonia Area, Centennial St, 800 Block, Locke St

3. Activity Centers

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 serve the entire city and is a short drive from your home.

What kind of non-residential uses would you like to see in some of these types of Activity Centers? Place a sticker under each use you think is appropriate in a Neighborhood Center, Town Center, or Regional Center.

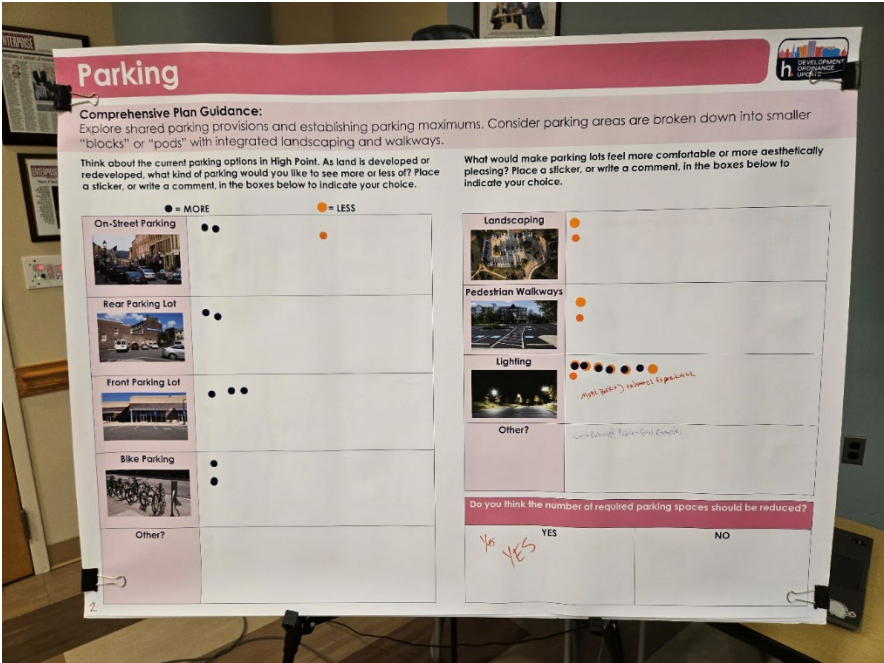
● = Appropriate in a Neighborhood Center (5-10 minute walk from the home) ● = Appropriate in a Town Center (15 minute walk from the home) ● = Appropriate in a Regional Center (Short drive from the home)

Restaurants and Cafes	Small-Scale Retail	Large-Scale Retail	Fitness Centers and Entertainment (ex: Movie Theater)	Primary or Secondary Schools	Daycares	Bars	Museums, galleries, or libraries	Personal Services (ex: hair salons)	None of these

Did we miss any? Write them here.

Activity Centers Board Count			
	Appropriate in Neighborhood Center (5-10min walk)	Appropriate in Town Center (15min walk)	Appropriate in Regional Center (short drive from home)
Restaurants + Cafes	3	4	3
Small-Scale Retail	2	4	2
Large-Scale Retail	1	5	4
Fitness Centers and Entertainment	2	0	4
Primary or Secondary Schools	1	2	1
Daycares	1	4	3
Bars	1	2	2
Museums, Galleries, or Libraries	2	2	1
Personal Services	1	2	4

4. Parking

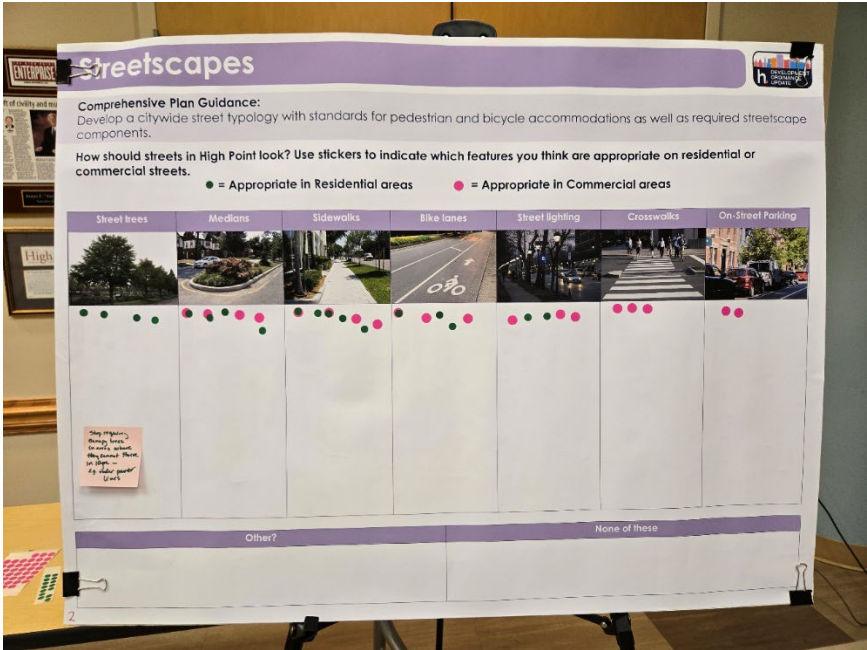


Comments Received

- **Lighting**
 - More Parking enhances experience
- **Other?**
 - Cart returns at Publix – good examples

Parking Board Count		
	More	Less
On-Street	2	1
Rear Parking Lot	2	0
Front Parking Lot	3	0
Bike Parking	3	0
What would make parking lots feel more comfortable or aesthetically pleasing?		
Landscaping	2	
Pedestrian Walkways	2	
Lighting	8	
Do you think the number of required parking spaces should be reduced?		
Yes	2	
No	0	

5. Streetscapes

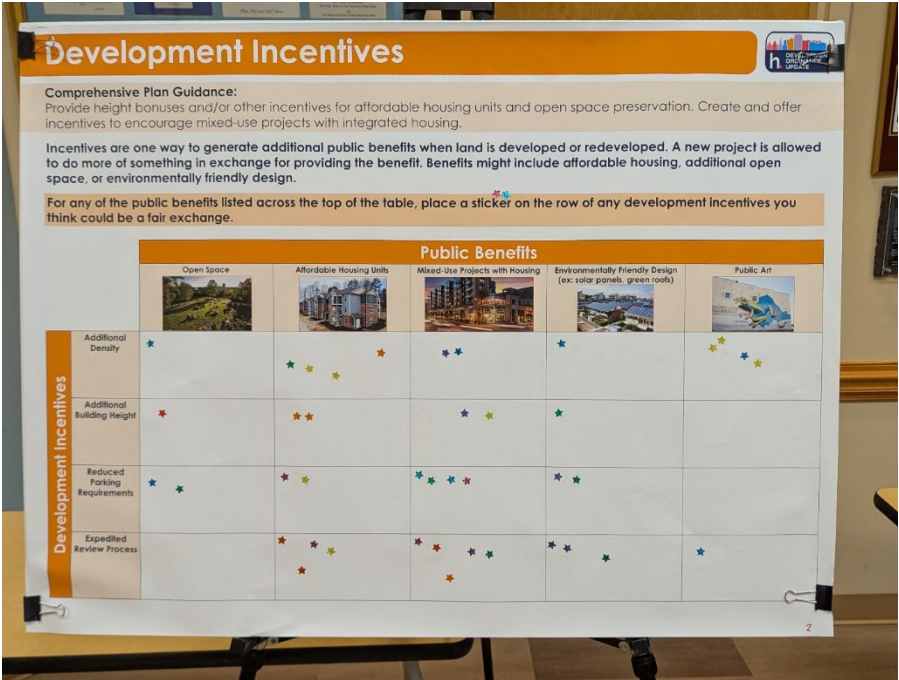


Comments Received:

- Stop requiring canopy trees in areas where they cannot thrive in 10 yrs e.g. under power lines

Streetscapes Board Count		
	Appropriate in Residential Areas	Appropriate in Commercial Areas
Street trees	4	0
Medians	4	4
Sidewalks	5	4
Bike lanes	3	3
Street lighting	2	3
Crosswalks	0	3
On-street parking	0	2

6. Development Incentives



Development Incentives Board Count						
		Public Benefits				
		Open Space	Affordable Housing Units	Mixed-use Projects with Housing	Environmentally Friendly Design	Public Art
Development Incentives	Additional Density	7	6	6	5	5
	Additional Building Height	5	5	6	3	2
	Reduced Parking Requirements	4	5	1	1	4
	Expedited Review Process	4	6	4	3	4



PUBLIC FEEDBACK SUMMARY – MEETING 2

At the second Open House on June 25th, residents continued to share ideas about housing options, streetscapes, activity centers, parking, and development incentives. Many voiced strong support for diverse housing types, especially cottage courts, duplexes, and quadplexes, with some suggesting specific areas such as Macedonia Court and Centennial Street. One participant noted that single-family homes felt unaffordable and isolating, expressing a preference for housing types that foster community and affordability.

Activity center feedback showed interest in placing restaurants, cafes, small-scale retail, and personal services in neighborhood and town centers, while large-scale retail and entertainment were seen as more appropriate for regional centers.

Parking discussions emphasized the role of lighting and good design to enhance comfort and safety. Participants generally supported more bike parking, on-street, and front-lot parking. A few also supported reducing parking minimums.

For streetscapes, residents favored sidewalks, medians, and bike lanes, but noted that canopy trees should not be required in areas where they cannot thrive, such as under power lines.

Finally, development incentives were seen as a key tool to deliver public benefits. Affordable housing, open space, and mixed-use projects topped the list of priorities, with residents open to additional density, height, or expedited reviews in exchange for these outcomes.

Overall, participants reinforced the desire for more inclusive, connected, and thoughtfully designed development aligned with community needs.



MEETING SETTING

Date: July 24, 2025 (Session 3: 6-8pm)

Location: Deep River Recreation Center, 1529 Skeet Club Road, HP, NC 27265

Number of Attendees: 12

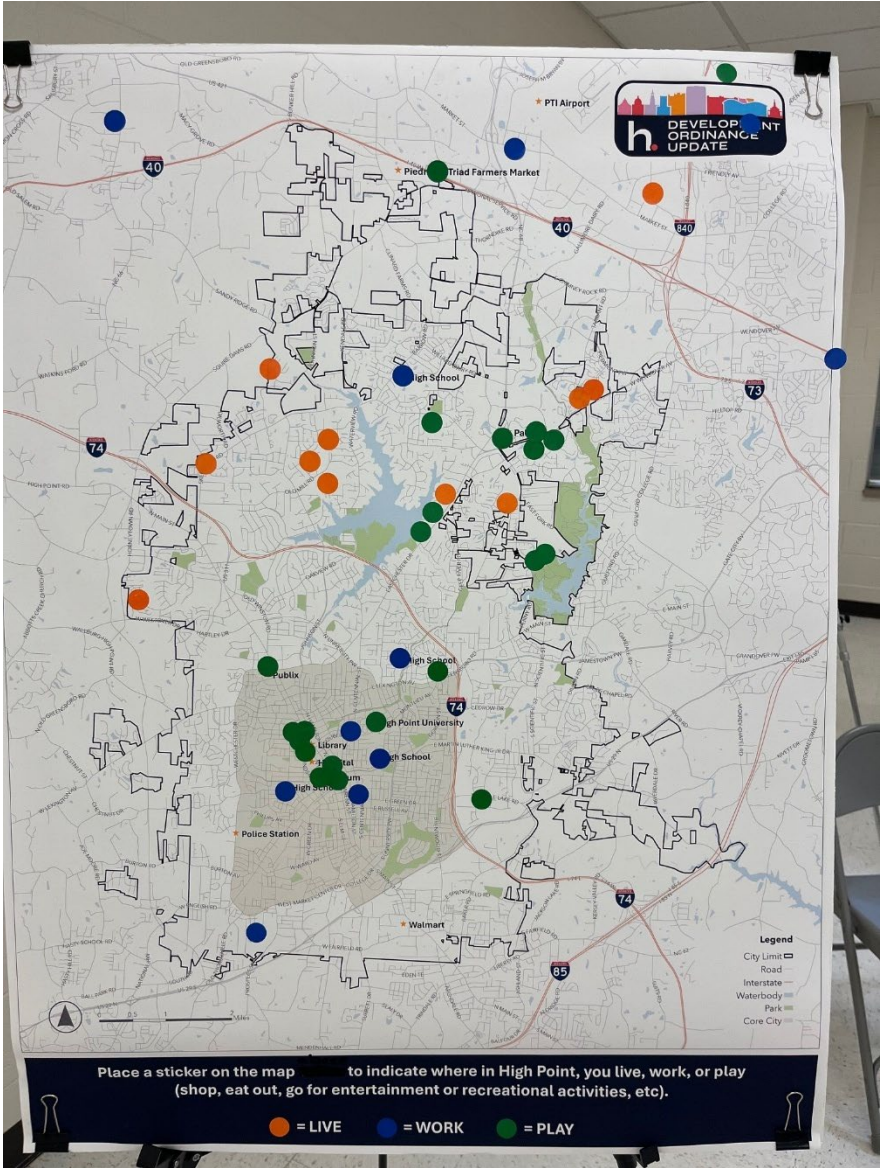
MEETING OVERVIEW

On July 24, 2025 from 6pm to 8pm, the City of High Point Staff facilitated an open house at the Deep River Recreation Center. This workshop was the third public open house session for the Development Ordinance update.

NOTES ABOUT SUMMARY

Text in quotations (“ ”) are comments that have been directly transcribed from the activity boards. However, since these are handwritten notes, some may have been transcribed incorrectly.

1. Live, Work, Play



2. Expanded Housing Types

Expanded Housing Types

Comprehensive Plan Guidance:
Diversify and Integrate Housing with Other Land Uses and Transportation Options

During the DO update, we can expand missing middle housing types to more districts and beyond the Core City. One possible way to achieve this is to expand the availability of **duplexes, triplexes, and quadplexes** and to consider adding **cottage courts** as an additional housing type. A blue "P" indicates the use is already permitted in that district. A red "P" indicates a new proposed use in that district.

USE TYPE	R-3	R-5	R-7	RM-5	RM-16	RM-26	TO	OI	LB	GB	RC	CB	EC	LI	HI	AGR	I	PHR	MS	MX
Duplex dwelling	P	P	P	P	P	P	P	P	P	P	P	P	P						P	P
Family care home	P	P	P	P	P	P	P	P	P								P			
Live/work dwelling							P	P	P	P	P	P							P	P
Manufactured dwelling	O	O	O	O													P			
Multi-family dwelling				P	P	P	P	P	P	P	P	P	P	P				P	P	P
Single-family attached dwelling		P	P	P	P	P	P	P	P	P	P	P	P					P	P	P
Single-family detached dwelling	P	P	P	P	P	P	P	P	P								P			
Triplex/quadplex		P	P	P	P	P	P	P	P	P	P	P	P				P	P		P
Cottage Court		P	P	P	P	P	P	P	P	P	P	P	P				P			P

Tell us what you think about expanding missing middle housing types to more zoning districts:

"Missing Middle" is a term for all the housing options between the density of single-family homes and mid-rise apartment buildings. It can include "cottage courts" shown in images to the right, but also can include duplexes, triplexes, quadplexes, townhomes, tiny homes, accessory dwelling units, and live-work units (where residents live above their shop).

Missing Middle Housing

Duplex

Triplex

Quadplex

Live/Work

Cottage Court Developments
A group of small detached dwellings arranged around a shared courtyard

Comments Received:

- "Whatever Dorothy Darr Proposes"
 - "What she said! 😊 !!"
- "More Live/Work development at the Palladium area, and downtown"
- "I like live/work & cottage court"
- "More mixed zoning please"
- "More housing in less area, but save green space chunks. Love the idea of wooded forest area leading to residence area or as a buffer around it"
- Include cottage court development in downtown area; refurbish buildings not in use/potential lofts
- "Love one story duplexes"
- "Cottage court homes may not fit in core b/c of available"
- "Challenge to convince property owner to redevelop areas live/work and own them"

3. Activity Centers

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 serve the entire city and is a short drive from your home.

What kind of non-residential uses would you like to see in some of these types of Activity Centers? Place a sticker under each use you think is appropriate in a Neighborhood Center, Town Center, or Regional Center.

● = Appropriate in a Neighborhood Center (5-10 minute walk from the home) ● = Appropriate in a Town Center (15 minute walk from the home) ● = Appropriate in a Regional Center (Short drive from the home)

Restaurants and Cafes	Small-Scale Retail	Large-Scale Retail	Fitness Centers and Entertainment (ex: Movie Theater)	Primary or Secondary Schools	Daycares	Bars	Museums, galleries, or libraries	Personal Services (ex: hair salons)	None of these

Did we miss any? Write them here.

Activity Centers Board Count			
	Appropriate in Neighborhood Center (5-10min walk)	Appropriate in Town Center (15min walk)	Appropriate in Regional Center (short drive from home)
Restaurants + Cafes	4	7	3
Small-Scale Retail	6	6	2
Large-Scale Retail	1	1	3
Fitness Centers and Entertainment	2	1	6
Primary or Secondary Schools	6	2	0
Daycares	4	2	2
Bars	3	6	2
Museums, Galleries, or Libraries	1	3	6
Personal Services	3	3	3

4. Parking

Parking

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.

Think about the current parking options in High Point. As land is developed or redeveloped, what kind of parking would you like to see more or less of? Place a sticker, or write a comment, in the boxes below to indicate your choice.

Legend:
● = MORE
● = LESS

On-Street Parking	Rear Parking Lot	Front Parking Lot	Bike Parking	Other?
 	 	 	 	 Handwritten notes: - Parking (shared) could be used in this front-street option - Parking decks downtown - Mixed-use street parking - Shared parking spaces in lots

Landscaping	Pedestrian Walkways	Lighting	Other?
 Appropriate trees (esp. native, etc.)	 	 	 Handwritten notes: - Solar in parking lot - Modern plants - can't - Not enough parking in this location (Harris Tech Center) - Not large enough lot - parking deck (cannot increase) - Environmentally sensitive parking lot - vegetation (native shrubs) - more public bike storage area close to Harris Tech Center - Don't allow construction to parking adjacent

Number of required parking spaces to be reduced?

YES	NO

Comments Received

- **Other?**
 - Shared parking coordinated with transit options
 - “Parking decks downtown”
 - More off street parking, people should move more than 10ft
 - “Street parking depends on the street”
 - Solar in parking lots (shade + power)
 - Native plants drought tolerant
 - Not enough parking at Harris Teeter on Eastchester near Main St.
 - “Not large Walmart parking lot”
 - “Environmentally sensitive parking” (green, vegetation, heat and stormwater reduction)
 - More pull through lots for those who can’t back up
 - “Dark sky consideration for parking or in general”
- **Landscaping**
 - Appropriate trees (sap, nuts, etc.)

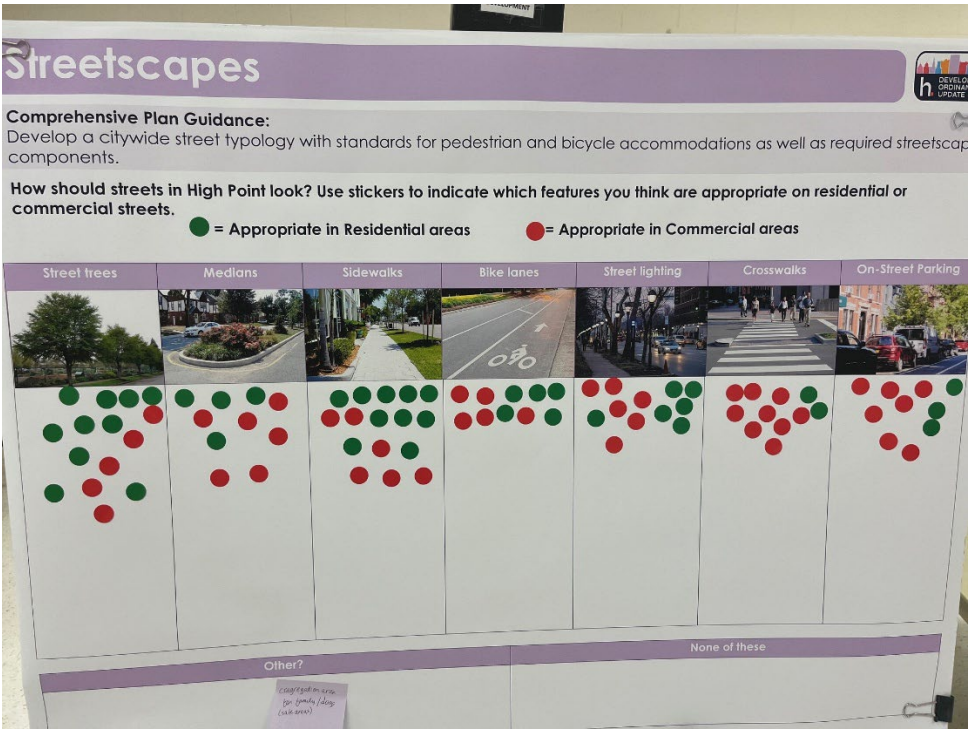
Appendix A

Open House and Online Engagement Responses



Parking Board Count		
	More	Less
On-Street	4	1
Rear Parking Lot	6	0
Front Parking Lot	4	1
Bike Parking	6	0
What would make parking lots feel more comfortable or aesthetically pleasing?		
Landscaping	7	
Pedestrian Walkways	6	
Lighting	7	
Do you think the number of required parking spaces should be reduced?		
Yes	5	
No	5	

5. Streetscapes



Comments Received:

- “Congregation area for family/dogs (safe areas)”

Streetscapes Board Count		
	Appropriate in Residential Areas	Appropriate in Commercial Areas
Street trees	9	5
Medians	4	6
Sidewalks	10	6
Bike lanes	5	5
Street lighting	6	6
Crosswalks	2	9
On-street parking	3	7

6. Development Incentives

Development Incentives

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.

Incentives are one way to generate additional public benefits when land is developed or redeveloped. A new project is allowed to do more of something in exchange for providing the benefit. Benefits might include affordable housing, additional open space, or environmentally friendly design.

For any of the public benefits listed across the top of the table, place a sticker on the row of any development incentives you think could be a fair exchange.

		Public Benefits				
		Open Space	Affordable Housing Units	Mixed-Use Projects with Housing	Environmentally Friendly Design (ex: solar panels, green roofs)	Public Art
Development Incentives	Additional Density	● ●	● ● ● ●	● ● ●	● ● ● ●	● ● ● ●
	Additional Building Height	● ● ●	● ● ● ●	● ● ● ●	● ● ●	● ● ●
	Reduced Parking Requirements	● ● ● ●	● ● ● ●	● ● ●	● ● ● ●	● ● ●
	Expedited Review Process	●	● ● ● ●	● ● ●	●	●

Development Incentives Board Count						
		Public Benefits				
		Open Space	Affordable Housing Units	Mixed-use Projects with Housing	Environmentally Friendly Design	Public Art
Development Incentives	Additional Density	3	4	3	4	4
	Additional Building Height	3	4	4	2	2
	Reduced Parking Requirements	3	3	2	3	2
	Expedited Review Process	1	4	2	1	1



PUBLIC FEEDBACK SUMMARY – MEETING 3

At the third and final Open House on July 24th, attendees shared final input on housing, activity centers, parking, streetscapes, and development incentives. Commentary on Housing emphasized support for live/work developments, cottage courts, and one-story duplexes, particularly in the Palladium area and downtown. Several participants encouraged redeveloping vacant buildings for housing, including potential lofts, while also preserving green space alongside new construction.

Feedback on activity centers reflected continued interest in placing restaurants, small-scale retail, and personal services in neighborhood and town centers, with large-scale retail and entertainment directed toward regional centers. Primary schools and daycares were seen as fitting for neighborhood settings, while cultural amenities like museums were better suited to regional locations.

Parking discussions centered on balancing accessibility with environmental sensitivity. Suggestions included shared parking linked with transit, solar canopies, native landscaping, and avoiding large, unused lots. Several participants supported reducing parking minimums, while others preferred current requirements. Landscaping, lighting, and pedestrian walkways were strongly supported as ways to make lots more comfortable and appealing.

For streetscapes, attendees prioritized sidewalks, street trees, lighting, and bike lanes in both residential and commercial areas. Crosswalks were especially emphasized in commercial districts, along with spaces for community gathering.

Development incentives remained a key discussion point, with affordable housing, open space, and environmentally friendly design receiving the most support. Participants were open to additional density, building height, or reduced parking in exchange for these public benefits.

Overall, attendees expressed a clear preference for development that blends housing diversity, walkability, and environmental stewardship in High Point's growth.



PUBLIC ENGAGEMENT SURVEY

Date: June 16 – July 28, 2025

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

Number of Respondents: 21

SURVEY OVERVIEW

From June 16 to July 28, 2025, the City of High Point collected feedback through an online public survey for the Development Ordinance Update. The survey was available on the project's website, hosted on the Social Pinpoint engagement platform customized for this project. The online survey had a total of 21 questions. A total of 21 respondents participated in the survey, offering feedback on a range of topics including housing types, activity centers, parking, streetscapes, and development incentives.

NOTES ABOUT SUMMARY

All comments have been directly transcribed from the survey with occasional minor correction of obvious spelling error.

Expanded Housing Types

1. Provide your thoughts on expanded housing types in High Point: (*Short answer*)

Responses Received:

- I think it could be very helpful and could create better housing options if done well.
- As long as there is room (land) and they are nicely done I think it's a good addition
- "The expanded housing types is a great step in the right direction to enable developers & builders to provide more housing at lower prices. With the development cost per linear foot (road, water, sewer, storm, pad graded on either side of road) running at \$1375 pr LF, we need more density.
- Instead of townhomes at 7.5 units per acre (1 car garage), we can build 30' wide duplexes resulting in 5.5 units per acre"
- My biggest concern for expanding Triplexes/quadplexes and Cottage Court housing is footprint-wise, there will be a lot more individuals per square foot than traditional housing which is going to lead to much bigger traffic congestion getting to/from these areas that traditional housing would not experience. Additionally, cottage court housing seems that it would have issues with parking cars as there would be a lot of individuals in a smaller area.
- No duplex, triple/multiplex or multi-family housing should be increased due to increased crime and traffic that accompanies it.
- No more apartments. Apartments do not build community. They attract crime and drug dealers.
- ok
- Are there any plans for Senior living in High Point.
- Prudent use of increased density is a good thing.
- I had to look up cottage courts, but I think this looks fine! Would love to see some cottage courts on the south side!
- Yes — strongly support. Expanding the DO update to allow duplexes, triplexes, quadplexes, and cottage courts across more districts—including beyond the Core City—will deliver major benefits, like boosting supply quickly and affordably. Missing-middle housing is efficient to build, scales well, and adds units at price points affordable to middle-income households without requiring subsidies. Offering varied housing types helps make neighborhoods accessible to families,



seniors, small landlords, and essential workers—fostering economic and generational diversity. The design flexibility of duplexes and cottage courts enables developers and homeowner-builders to tailor housing to market demand and individual budgets.

- I am opposed to this ordinance change beyond the core city. Building these higher density homes in lower density residential neighborhoods negatively affect property values, traffic, and crime. Developments of this type need to stay in the core city where there is a sufficient grid pattern of roadways found in urban cores, rather than suburban arterials and collectors. It will also help revitalize downtown to keep the higher density where it belongs. We already have too many apartments being built in North High Point that are creating too much traffic in the suburban areas that are not meant to handle the traffic.
- I'm so glad you're expanding the available options for housing in more districts. I'd like to see multi-family, single attached and live/work options in all residential neighborhoods as well as more businesses permitted to operate in residential areas.
- Expand housing types as you proposed.
- I fully support this idea. With the tremendous need for housing in High Point, especially affordable housing, expanding the use of duplexes and multi-family dwellings will make it easier to fill this need. I particularly like the addition of the Cottage Court concept, especially as it can be a means to provide more affordable housing, while creating shared/green space.
- There needs to be specific locational standards for allowing Duplex Dwellings in the residential areas (R-3 and R-5 District). These uses should only be allowed on the outer edges of neighborhoods along major streets. Not allow in the middle of established neighborhoods as it may change character of area.
- "I wouldn't suggest permitting housing in commercial, industrial, or ag zones—especially not high-density stuff. A single-family home on a farm might be fine, but putting a whole subdivision next to a concrete plant is a bad idea.
- Also, it's hard to weigh in properly when the different residential zoning classifications aren't explained. Assuming R-3 is around 3 units per acre and it scales up from there, (and does R-3 really mean 3/acre or with setbacks and other rules lowers it?) something like multifamily housing could probably fit well in R-7 or similar zones. Maybe a two- or three-story apartment building with 2–3 units per level—that seems more appropriate in those areas."

Activity Centers

1. Which of these non-residential uses would you like to see in a Neighborhood Center (5-10 minute walk from your home)?
 - Options: Restaurants & Cafes / Small-Scale Retail / Large-Scale Retail / Fitness Center & Entertainment (Movie Theater) / Primary or Secondary Schools / Daycares / Bars / Museums, Galleries, or Libraries / Personal Services (Hair Salon) / None of these
2. Which of these non-residential uses would you like to see in a Town Center (within a 15 minute walk from your home)?
 - Options: Same as above
3. Which of these non-residential uses would you like to see in a Regional Center (a short drive from your home)?
 - Options: Same as above

Activity Center Questions Response Count			
	Appropriate in Neighborhood Center (5-10min walk)	Appropriate in Town Center (15min walk)	Appropriate in Regional Center (short drive from home)
Restaurants + Cafes	17	13	17
Small-Scale Retail	14	15	16
Large-Scale Retail	5	12	16
Fitness Centers and Entertainment	5	13	13
Primary or Secondary Schools	7	7	11
Daycares	7	10	12
Bars	6	11	16
Museums, Galleries, or Libraries	7	10	13
Personal Services	7	14	15
None of these	2	1	0

Development Incentives

1. Which public benefits could be provided for Additional Density?
 - Options: Open space / Affordable housing units / Mixed-use projects with housing / Environmentally friendly design
2. Which public benefits could be provided for Additional Building Height?
 - Options: Same as above
3. Which public benefits could be provided for Reduced Parking Requirements?
 - Options: Same as above
4. Which public benefits could be provided for an Expedited Review Process?
 - Options: Same as above

Development Incentive Questions Response Count					
		Public Benefits			
		Open Space	Affordable Housing Units	Mixed-use Projects with Housing	Environmentally Friendly Design
Development Incentives	Additional Density	14	8	11	9
	Additional Building Height	11	6	14	6
	Reduced Parking Requirements	8	5	16	6
	Expedited Review Process	9	7	11	6

Parking

1. On-Street Parking
 - Options: I would like less / I would like the same amount / I would like more / I'm not sure
2. Rear Parking Lot
 - Options: Same as above
3. Front Parking Lot
 - Options: Same as above
4. Bike Parking
 - Options: Same as above
5. What features would make parking lots feel more comfortable or more aesthetically pleasing?
 - Options: Landscaping / Pedestrian Walkways / Lighting / Other
6. Should High Point reduce the number of required parking spots for development?
 - Options: Yes / No / I'm not sure

Parking Questions Response Count				
	I would like LESS	I would like the SAME amount	I would like MORE	I'm not sure
On-Street	7	6	4	3
Rear Parking Lot	0	5	13	1
Front Parking Lot	7	8	3	2
Bike Parking	1	6	10	2
What features would make parking lots feel more comfortable or more aesthetically pleasing?				
Landscaping	17			
Pedestrian Walkways	12			
Lighting	18			
Other	3 <i>Comments:</i> “Designated spots for families with small children.” “ADA parking near entrances!!!!” “It can be good for stormwater issues to have like mixed grass/concrete lots. Paved paths for cars to drive on but the car parks on grass, etc.”			
Should High Point reduce the number of required parking spots for development?				
Yes	8			
No	7			
I'm not sure	5			

Streetscapes

7. Street Trees
 - Options: Residential Streets / Commercial Streets / Neither / I'm not sure
8. Medians
 - Options: Same as above
9. Sidewalks
 - Options: Same as above
10. Bike lanes
 - Options: Same as above
11. Street lighting
 - Options: Same as above
12. Crosswalks
 - Options: Same as above
13. On-street parking
 - Options: Same as above

Streetscapes Questions Response Count				
	Appropriate in Residential Areas	Appropriate in Commercial Areas	Appropriate in Neither	I'm not sure
Street trees	16	15	2	1
Medians	14	15	2	1
Sidewalks	19	17	0	1
Bike lanes	14	15	2	1
Street lighting	12	21	0	0
Crosswalks	14	20	1	0
On-street parking	5	15	4	1



PUBLIC ENGAGEMENT SURVEY FEEDBACK SUMMARY

Through the online survey, open from June 16 to July 28, 2025, residents shared feedback on housing, activity centers, parking, streetscapes, and development incentives. Responses largely echoed themes from the open house workshops while offering additional perspectives from those unable to attend in person.

Commentary on Expanded Housing Types revealed both strong support and caution. Many supported allowing duplexes, triplexes, quadplexes, and cottage courts in more districts to address housing needs and improve affordability. Several praised cottage courts for combining compact housing with shared green space. Others voiced concerns about traffic, parking, neighborhood character, and property values, suggesting higher-density housing be focused in the Core City or along major corridors.

Feedback on Activity Centers reflected preference for walkable, mixed-use areas. In Neighborhood Centers, restaurants, small-scale retail, and personal services received the strongest support, while large-scale retail and entertainment were viewed as more appropriate for Town or Regional Centers.

Development Incentives feedback showed support for tying additional density, height, or reduced parking to public benefits. Open space, affordable housing, and environmentally friendly design were priorities across all incentive types. Mixed-use projects with housing were strongly supported in exchange for reduced parking or increased building height.

Parking feedback emphasized design and distribution. While opinions on parking amounts varied, there was a clear preference for more rear parking lots and bike parking, with less emphasis on front parking. Landscaping, pedestrian walkways, and lighting were widely supported to make lots more appealing. Views on reducing parking minimums were mixed, with slight openness when paired with design improvements or alternative transportation.

For Streetscapes, respondents strongly supported sidewalks, street trees, lighting, bike lanes, and crosswalks in both residential and commercial areas. Medians were well supported, particularly in commercial districts. On-street parking was favored more in commercial than residential settings.

Overall, survey responses reinforced a vision for High Point that balances housing diversity, vibrant activity centers, attractive streetscapes, and thoughtfully managed parking, with development incentives tied to clear public benefits.



City Council Special Meeting:

Engagement Summary

September 22, 2025



1

Community Engagement Overview

2

Open House and Survey Feedback

3

Stakeholder Feedback

4

Questions

5

What Comes Next
(Reviewing Drafts etc.)



Community Engagement Overview



3 in-person open houses



40 total participants

Online survey



21 total respondents

Stakeholder Meetings



100+ total participants @ 12 meetings





Open House and Survey Feedback

Live, Work, Play Map

Where participants...

Live:

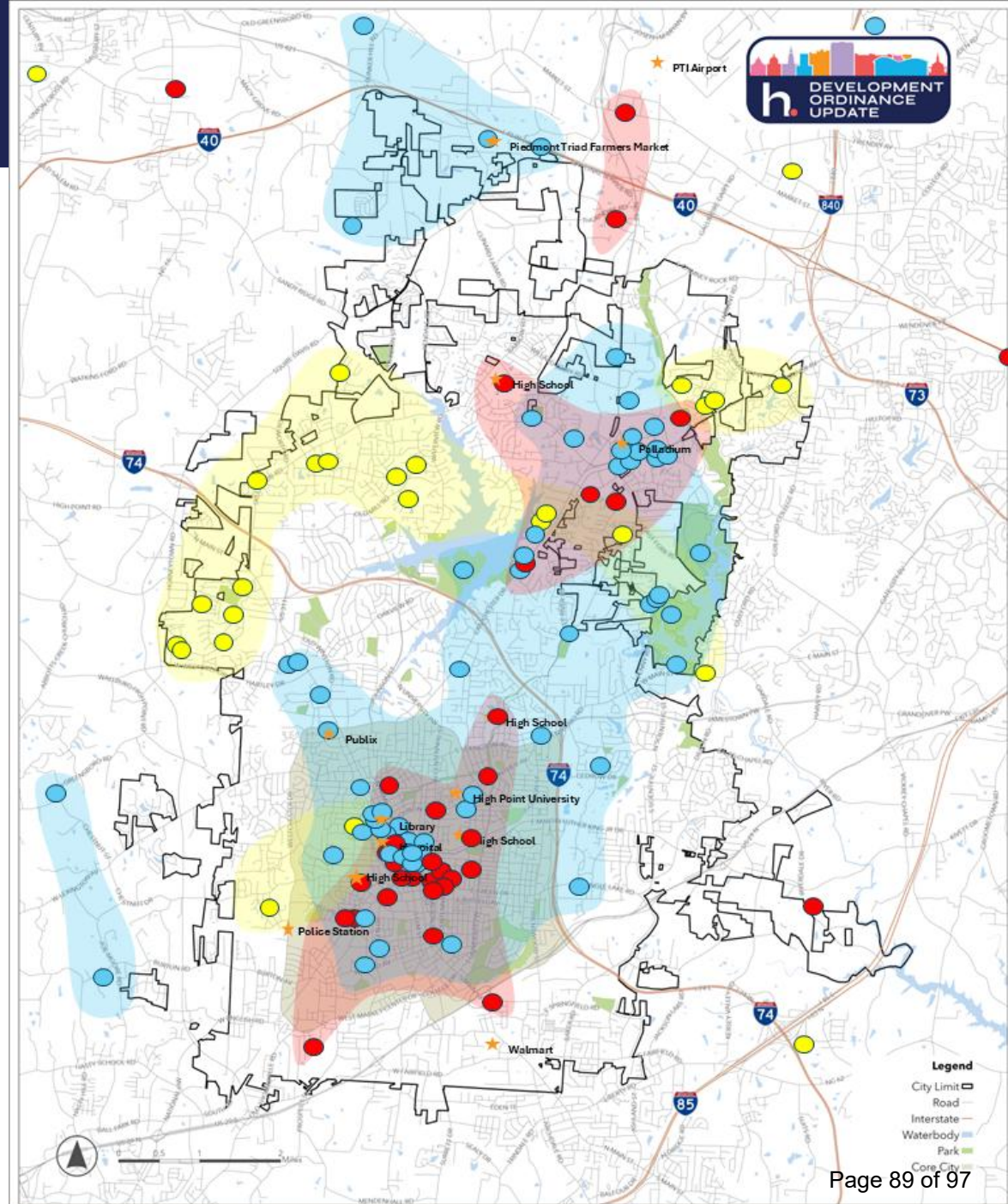
1. High Point Lake to Oak Hollow Lake
2. Northwest near the city limits
3. West of Core City
4. Scattered Elsewhere

Work:

1. Core City
2. Along Eastchester Drive

Play:

(Core City, lakes, major corridors, Palladium)



Open House & Survey Topics



Expanded Housing Types

Activity Centers

Parking

Streetscapes

Development Incentives

Participants at the in-person **open houses** and **online survey** were asked to respond to the same ideas about a broad array of Development Ordinance issues.



Stakeholder Feedback

Emerging Themes



Natural Resource Protection & Environmental Standards

Zoning Flexibility for Infill & Core City

Housing Affordability, Diversity & Density

Streamlined Development Processes & Administrative Clarity

Sidewalks, Street Design & Complete Streets

Parking, Setbacks & Site Design Standards

Open Space Requirements & Definitions

Industrial Zoning and Employment Centers

Downtown & Corridor Redevelopment Strategy

Design Standards, Landscaping & Visual Character

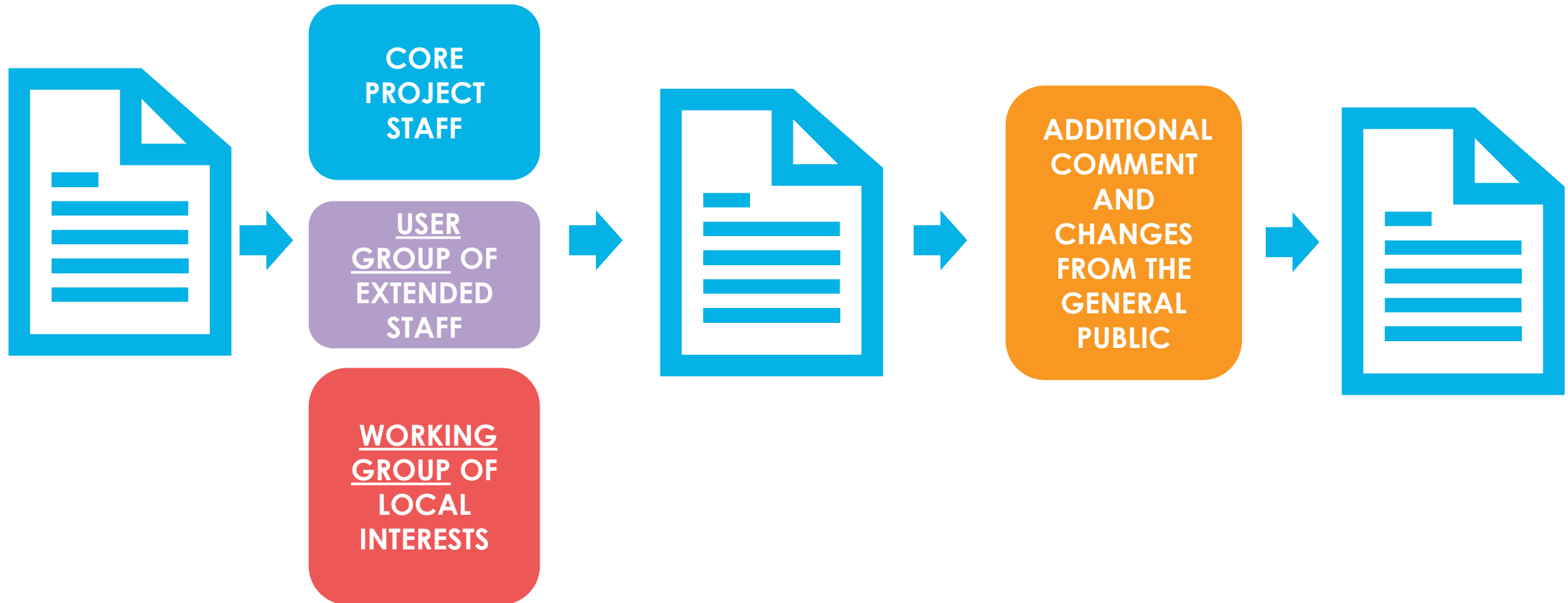
These themes emerged from **Stakeholder Ideas** for consideration during drafting. They will be weighed with guidance from other public engagement and the direction of the Comprehensive Plan



Questions?

What Comes Next?

There are many groups working together to get the right changes ready for the adoption process



What Comes Next?



How we are drafting & Schedule

- The document is being broken into separate chapters then grouped in modules
- After reviewing the modules, they will be combined back into a single document



The Working Group & User Groups will meet 2 more times in **2025**

- **Module 1 Chapters**
Anticipated to include procedures
- **Special Topic Discussion**
Zoning Districts

The Working Group & User Group will meet 2 additional times in **2026**

- **Module 2 Chapters**
Anticipated chapters include Zoning Districts
- Discussion after **testing use** of the ordinance followed by additional **public engagement**

City Council and Planning & Zoning Commission briefing in **2026**



Thank You

CITY OF HIGH POINT

AGENDA ITEM



TITLE: Closed Session - Economic Development

FROM:
Peter Bishop
Economic Development Director

MEETING DATE:
September 22, 2025

PUBLIC HEARING:
No

ADVERTISED DATE/BY:
N/A

ATTACHMENTS:
None

PURPOSE: Council is requested to go into Closed Session pursuant to N.C.G.S. §143-318.11(a)(4) for Economic Development.

BACKGROUND: N/A

BUDGET IMPACT: N/A

RECOMMENDED ACTION REQUESTED: Council is requested to go into Closed Session pursuant to N.C.G.S. §143-318.11(a)(4) for Economic Development.