

AN ORDINANCE AMENDING “THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE,” PURSUANT TO SECTION 2.4.20, ZONING MAP AMENDMENT, OF THE DEVELOPMENT ORDINANCE.

WHEREAS, the City Council of the City of High Point adopted “The City of High Point Development Ordinance” on May 16, 2016 with an effective date of January 1, 2017, and subsequently amended;

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on December 12, 2023 and before the City Council of the City of High Point on January 16, 2024 regarding **Zoning Map Amendment Case ZA-23-31 (ZA-23-31)** a proposed amendment to the Official Zoning Map of the “City of High Point Development Ordinance”;

WHEREAS, notice of the public hearings were published in the High Point Enterprise on December 2, 2023, for the Planning and Zoning Commission public hearing and on January 3, 2024 and January 10, 2024, for the City Council public hearing pursuant to Chapter 160D-602 of the General Statutes of North Carolina; and

WHEREAS, the proposed amendment was adopted by the City Council of the City of High Point on **January 16, 2024**.

THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT:

SECTION 1

That the Official Zoning Map of the City of High Point be amended to establish the following described area as a: **Residential Multifamily – 5 (RM-5) District**. The site is approximately **13.6** acres, located along the west side of Johnson Street, approximately 1,300 feet south of Old Mill Road. The site consists of 3827 Johnson Street, depicted as New Lot C on PB119 PG 81 as recorded in the Guilford County Register of Deeds Office and that portion of the Vineyard Townhome Subdivision, lying east of the centerline of the Duke Power Line Right-of-Way, as depicted on the map “Final Plat of the Vineyard Townhomes” (Phases 1 and 2), recorded in PB 130 PG 09 and PB 131 PG 36 of the Guilford County Register of Deeds Office.

The site is also known as Guilford County Tax Parcels 200931 (3827 Johnson Street), 200940 (portion of Vineyard Townhomes common area lying east of the centerline of Duke Power Right-of-Way in Phase II), 200953 (common area Vineyard Townhomes in Phase I), 200940, 200941, 200942, 200943, 200944, 200945, 200946, 200947, 200948, 200949, 200950, 200951, 200952, 200954, 200955, 200956, 200957, 200958, 200959, 200960, 200961, 200962, 200963, 200964, 200965, 200966, 200967, 200968, 200969, 200970, 200971, 200972, 200973, 200974, 200975, 200976, 200977, 200978, 200979, 200980, 200981, 200982, 200983, 200984, 200985, 200986, 200987, 200988, 200989, 200990, 200991, 200992 and 200993.

SECTION 2

That the Official Zoning Map of the City of High Point be amended to establish the following described area as a: **Residential Single Family – 3 (R-3)**. The property is approximately **2.4** acres, located at the southern terminus of Malibu Drive. The zoning site consists of that portion of the common area of the “Final Plat of the Vineyard Townhomes” (Phases 2), as recorded in PB

131 PG 36 of the Guilford County Register Of Deeds Office, lying west of the centerline of the Duke Power Line Right-of-Way. The zoning site is also known as Guilford County Tax Parcel 200940 lying west of the centerline of Duke Power Right-of-Way. This area is generally described as follows:

Beginning at the southwestern corning of the Vineyard Townhomes Subdivision (Phase 1) as recorded in Plat Book 131, Page 36 of the Guilford County Register of Deeds Office, said point also being the southeastern most boundary corner of Guilford County Tax Parcel 198224 as recorded in Deed Book 7290, Page 7999 described as Lot 18 in Plat Book 26, Page 79; Thence along the western boundary of the Vineyard Townhome Subdivision the following three (3) courses: 1) N 0 26' 54" E, a distance of 148.40 feet; 2) N 0 26' 54" E, a distance 99.85 feet, and 3) N 0 55' 13" E, a distance of 59.03 feet. Thence S 89 34' 07" E, a distance 459.28' E (also known as the southeast corner of Guilford County Tax Parcel 200939 as depicted in in Plat Book 60 Page 117, lot 36), thence S 89 36' 19" E, a distance of 112.47' to an existing iron pin located at the centerline of the Duke Power line right of way, thence S 59 46' 52 W in a general southwesterly direction, following the centerline of the Duke Power right of way, to the southern property line of the Vineyard Townhome Subdivision, thence in a westerly direction along the southern boundary of the Vinyard Townhome Subdivision, in a direction N 84 51' 38 W, to the point of beginning.

SECTION 3

Should any section or provision of this ordinance be declared invalid, such decision shall not affect the validity of the remaining portions of this ordinance.

SECTION 4

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

SECTION 5.

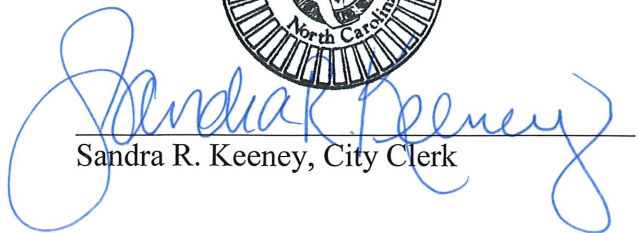
This ordinance shall become effective upon the date of adoption.

Adopted by the City Council
City of High Point, North Carolina
The 16th day of January, 2024

By: 
Cyril Jefferson, Mayor

ATTEST:




Sandra R. Keeney, City Clerk