

AN ORDINANCE AMENDING “THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE,” PURSUANT TO SECTION 9-3-12, ZONING MAP AMENDMENTS, 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;

WHEREAS, zoning map amendments are necessary to implement the new Development Ordinance;

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on July 26, 2016 and before the City Council of the City of High Point on August 15, 2016 regarding **Zoning Case 16-15** proposed amendments to the Official Zoning Map of the “City of High Point Development Ordinance”;

WHEREAS, notice of the public hearings were published in the High Point Enterprise on July 17, 2016, for the Planning and Zoning Commission public hearing and on August 3, 2016 and August 10, 2016, for the City Council public hearing pursuant to Chapter 160A-364 of the General Statutes of North Carolina;

**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 shown on Map 1 as: **Parks and Natural Resources (PNR) District**. The property is approximately 25.81 acres. The property is also known as the Johnson Street Sports Complex and Guilford County Tax Parcel 0205164.

**SECTION 2**

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 2 as: **Residential Single Family-5 (R-5) District**. The property is approximately 7.13 acres. The property is also known as Fire Station #12 and the Barrow Road Electric Substation and Guilford County Tax Parcels 0212500 and 0212501.

**SECTION 3**

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 3 as: **Parks and Natural Resources (PNR) District**. The property is approximately 1,633.40 acres. The properties are also known as City of High Point Festival Park, Oak Hollow marina, golf course, tennis facility, campground and the reservoir conservation area around the lake and Guilford County Tax Parcels 0169235, 0171380, 0196527, 0196528, 0196529, 0196530, 0199805, 0199812, 0199813, 0199815, 0200170, 0200172, 0200173, 0200174, 0200179, 0200180, 0200187, 0200365, 0200366, 0200383, 0200876, 0201156, 0201157, 0201158, 0204027, 0204278, and 0206779.

**SECTION 4**

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 4 as: **Residential Single Family-5 (R-5) District**. The property is approximately 28.18 acres. The properties are also known as Oakwood Cemetery and Guilford County Tax Parcels 0189757 and 0220444.

**SECTION 5**

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 5 as: **Heavy Industrial (HI) District**. The property is approximately 23.48 acres. The properties are also known as Harvell Park, the Fire Training Facility and the Parks and Recreation Landscaping facility and Guilford County Tax Parcels 0173197 and 0173216.

**SECTION 6**

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 6 as: **Parks and Natural Resources (PNR) District**. The property is approximately 171.98 acres. The properties are also known as Blair Park Golf Course and Guilford County Tax Parcels 0175849, 0175918, and 0192758.

**SECTION 7**

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 7 as: **Transitional Office (TO) District**. The property is approximately 8.42 acres. The property is also known as Brentwood Park and Guilford County Tax Parcels 0183906 and 0183909.

**SECTION 8**

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 8A as: **Parks and Natural Resources (PNR) District**. The property is approximately 1,171.15 acres. The properties are also known as Gibson Park, the Piedmont Environmental Center, City Lake Park, and the reservoir conservation area around the lake and Guilford County Tax Parcels 0155240, 0155241, 0202937, 0202938, and 0218584.

**SECTION 9**

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 9 as: **Parks and Natural Resources (PNR) District and Residential Single Family-3 (R-3)**. The property is approximately 159 acres. The properties are also known as the High Point Athletic Complex and Simeon Stadium, Shadybrook Elementary School and NCDOT right-of-way along I-74 and Guilford County Tax Parcels 0197432, 0197972, 0197977, 0197978, 0198009, and 0198010.

**SECTION 10**

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 10 as: **Residential Single Family-5 (R-5) District**. The property is approximately 17 acres. The property is also known as Florence Elementary School and Guilford County Tax Parcel 0213315.

**SECTION 11**

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 11 as: **Residential Multifamily-16 (RM-16)**. The property is approximately 10.19 acres. The properties are also known as Johnson Street Global Studies School a portion of the Duke Energy electric substation, and a small portion of the City's E. Dayton Street electrical substation and Guilford County Tax Parcels 0189069, 0189077, and 0189078.

**SECTION 12**

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 12 as: **Institutional (I)**. The property is approximately 51 acres. The properties are also known as Welborn Academy Middle School and T. Wingate Andrews High School and Guilford County Tax Parcels 0182730 and 0196943.

**SECTION 13**

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 13 as: **Residential Single Family-5 (R-5) District**. The property is approximately 25.23 acres. The properties are also known as Montlieu Academy of Technology School and Guilford County Tax Parcels 0176791 and 0183090.

**SECTION 14**

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 14 as: **Institutional (I)**. The property is approximately 45.94 acres. The properties are also known as Academy at Central High School, High Point Central High School and Ferndale Middle School and Guilford County Tax Parcels 0187814, 0187815, 0187816, 0187817, 0187818, 0187819, 0187820, 0187821, 0187822, 0187823, 0192106.

**SECTION 15**

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 15 as: **Residential Single Family-5 (R-5) District**. The property is approximately 23.64 acres. The property is also known as Triangle Lake Montessori School and Guilford County Tax Parcel 0181181.

**SECTION 16**

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 16 as: **General Business (GB) District**. The property is approximately 18.61 acres. The property is also known as Union Hill Elementary School and Guilford County Tax Parcel 0185904.

**SECTION 17**

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 17 as: **Residential Multifamily-16 (RM-16)**. The property is approximately 6.20 acres. The property is also known as Oak Hill Elementary School and Guilford County Tax Parcel 0173019.

SECTION 18

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 18 as: **Residential Single Family-5 (R-5) District**. The property is approximately 22.18 acres. The properties are also known as Allen Jay Middle School, an undeveloped parcel, and the rear portion of the residential parcels that front on East Fairfield Road and Guilford County Tax Parcels 0195954, 0195955, 0195960, 0195961, 0195962, 0196007 and 0196008.

SECTION 19

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 19 as: **General Business (GB) District**. The property is approximately 4.44 acres. The property is also known as the Army Reserve and Guilford County Tax Parcel 0194659.

SECTION 20

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 20 as: **Central Business (CB) District**. The property is approximately 5.23 acres. The property is also known as the US Post Office and Guilford County Tax Parcel 0171705.

SECTION 21.

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 22.

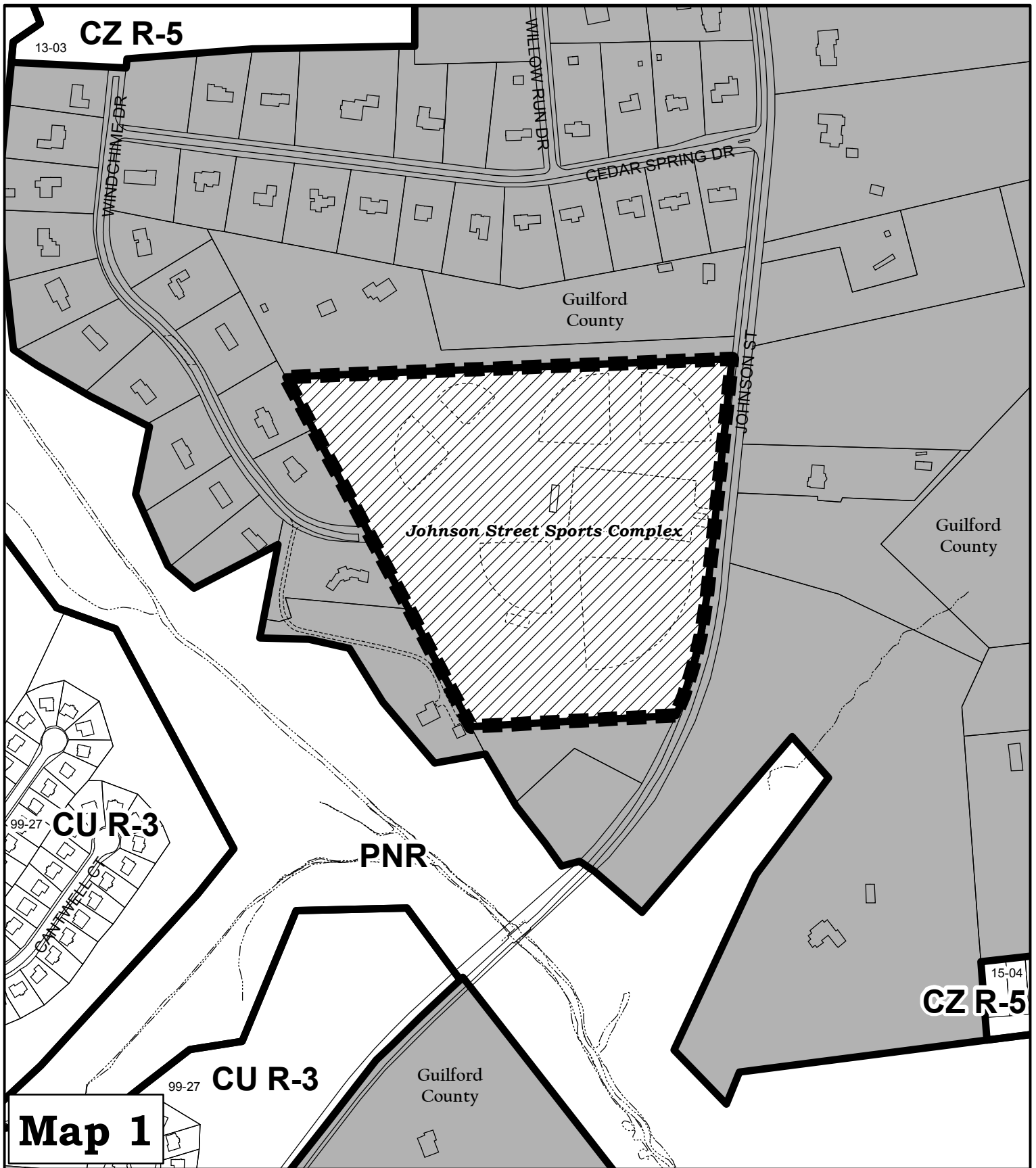
That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 23.

This ordinance shall become effective on January 1, 2017.

Adopted by the High Point City Council  
this the 15<sup>th</sup> day of August 2016.

Lisa B. Vierling, City Clerk



## ZONING MAP AMENDMENT ZA-16-15

**From: Public & Institutional - PI**  
**To: Parks & Natural resources - PNR**

**Existing Zoning Boundary** —————  
**Subject Property Boundary** - - - - -

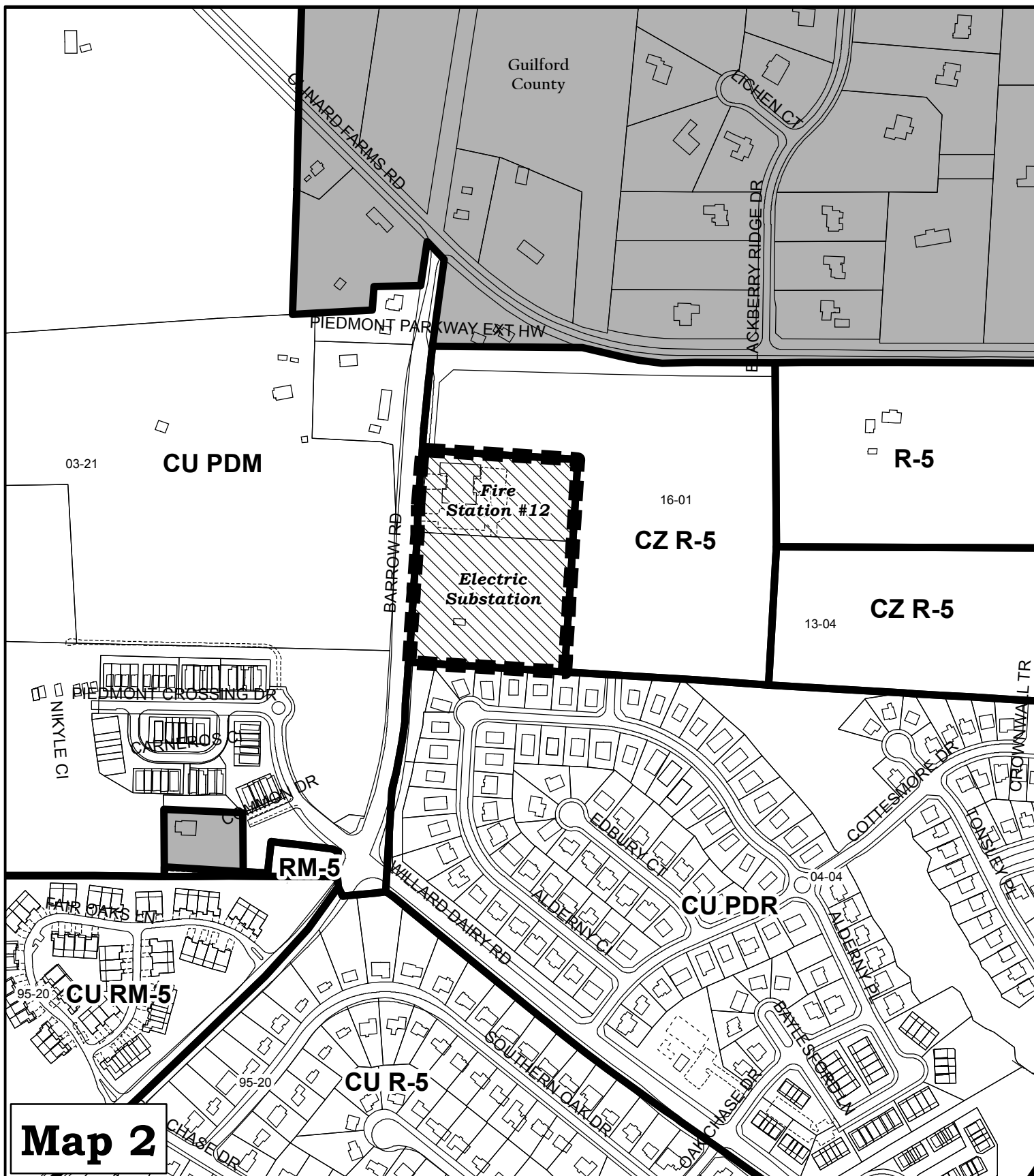
**Planning & Development  
Department**

**City of High Point**

**Date: July 26, 2016**



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## ZONING MAP AMENDMENT ZA-16-15

**From: Public & Institutional - PI**  
**To: Residential Single Family-5 - R-5**

**Existing Zoning Boundary** —————  
**Subject Property Boundary** - - - - -

**Planning & Development  
 Department**

**City of High Point**

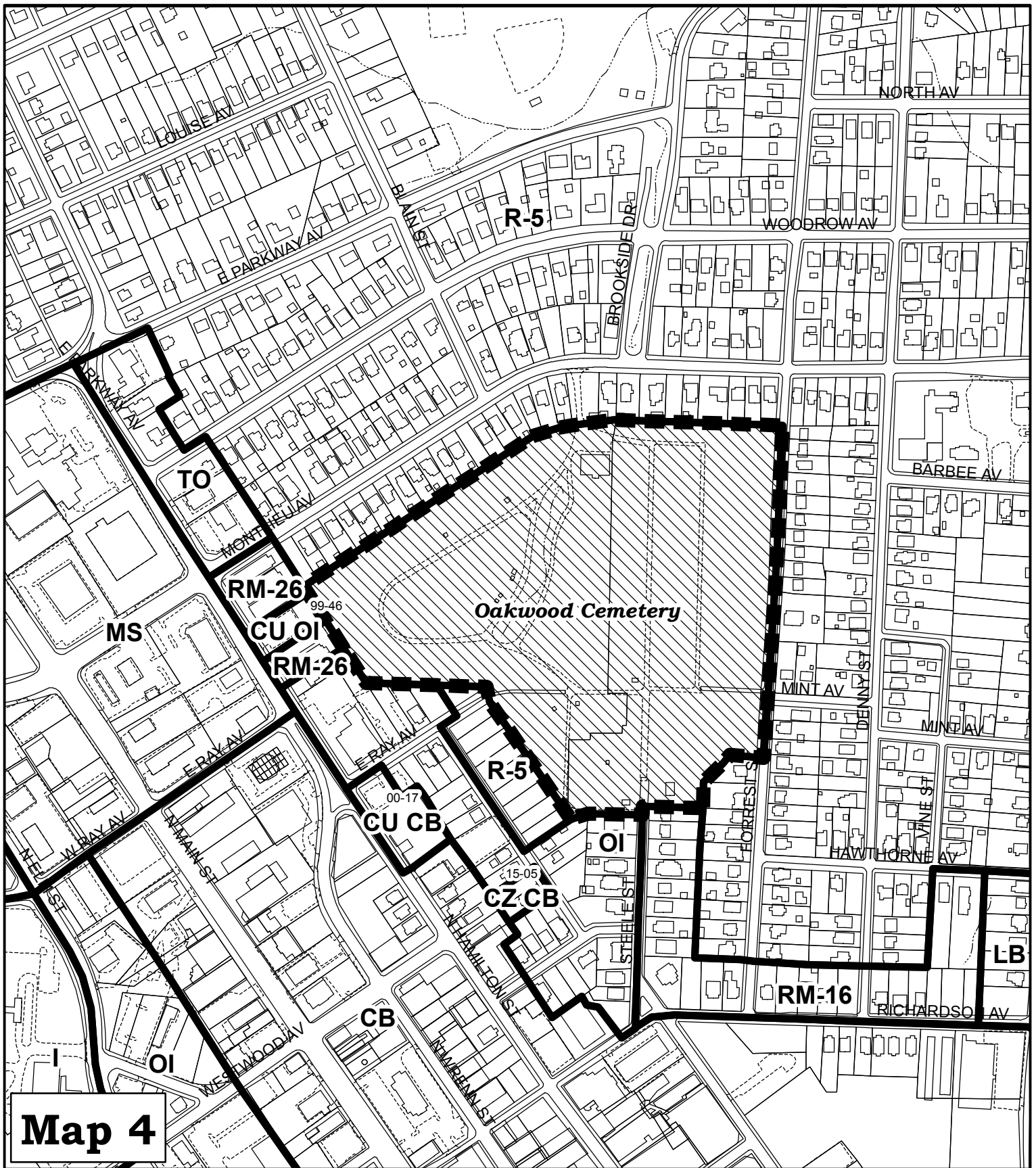
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**Map 4**

## ZONING MAP AMENDMENT ZA-16-15

**From: Public & Institutional - PI**  
**To: Residential Single Family-5 - R-5**

**Existing Zoning Boundary** —————  
**Subject Property Boundary** - - - - -

**Planning & Development  
 Department**

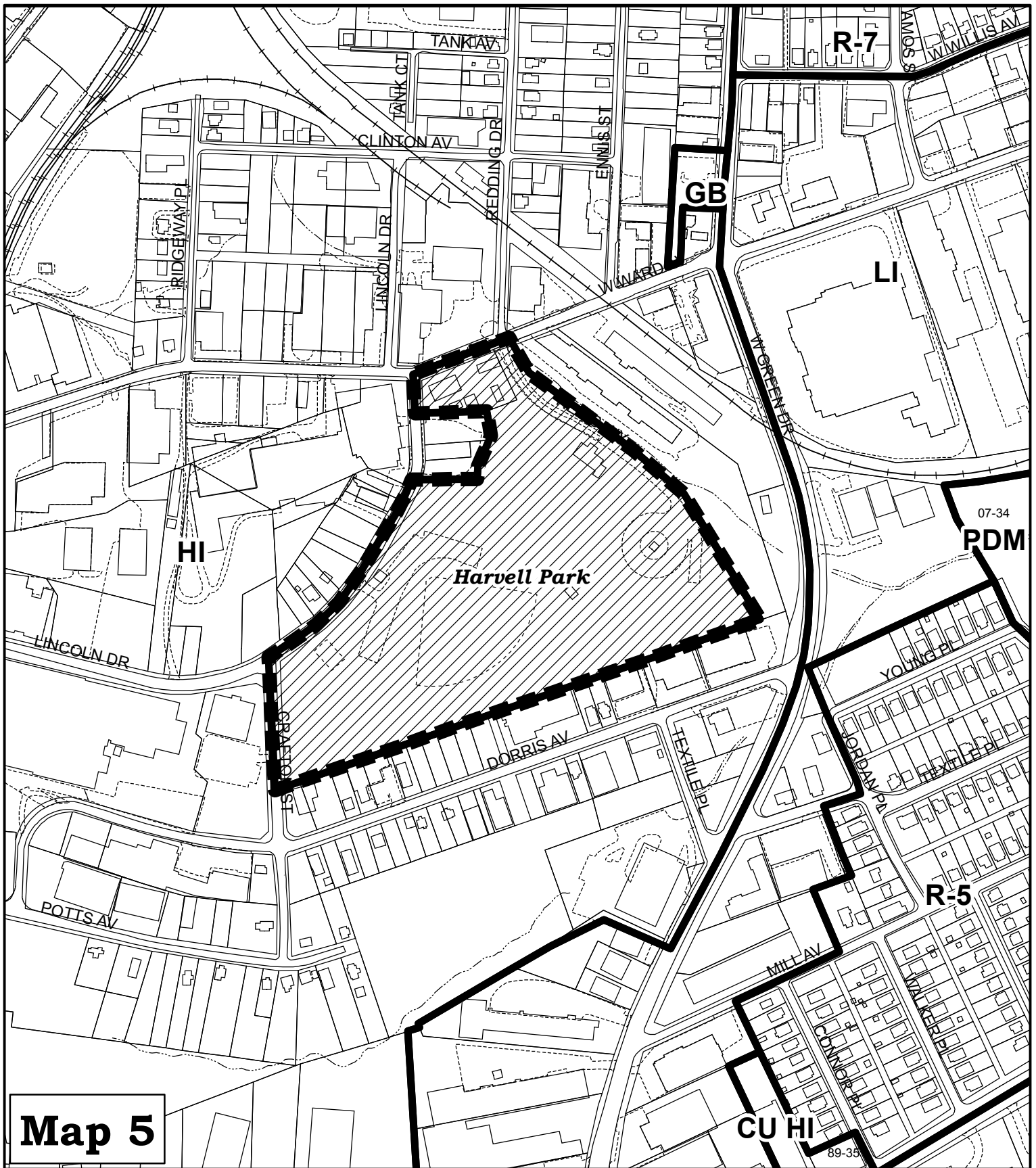
**City of High Point**

**Date: July 26, 2016**



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## Map 5

### ZONING MAP AMENDMENT ZA-16-15

From: Public & Institutional - PI  
To: Heavy Industrial - HI

Existing Zoning Boundary —————  
Subject Property Boundary - - - - -

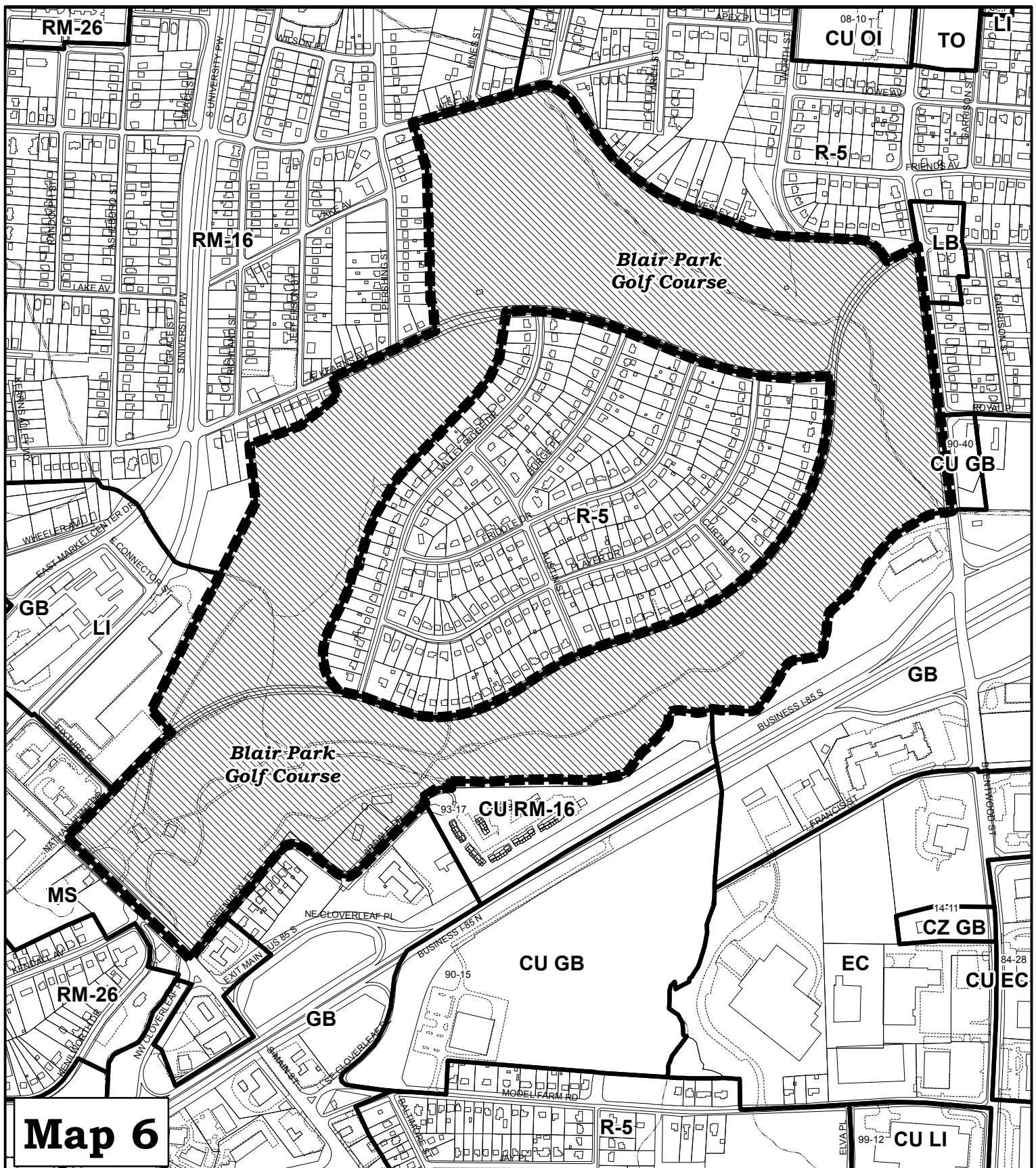
Planning & Development  
Department

City of High Point

Date: July 26, 2016



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## Map 6

### ZONING MAP AMENDMENT ZA-16-15

From: Public & Institutional - PI  
To: Parks & Natural Resources - PNR

Existing Zoning Boundary —————  
Subject Property Boundary - - - - -

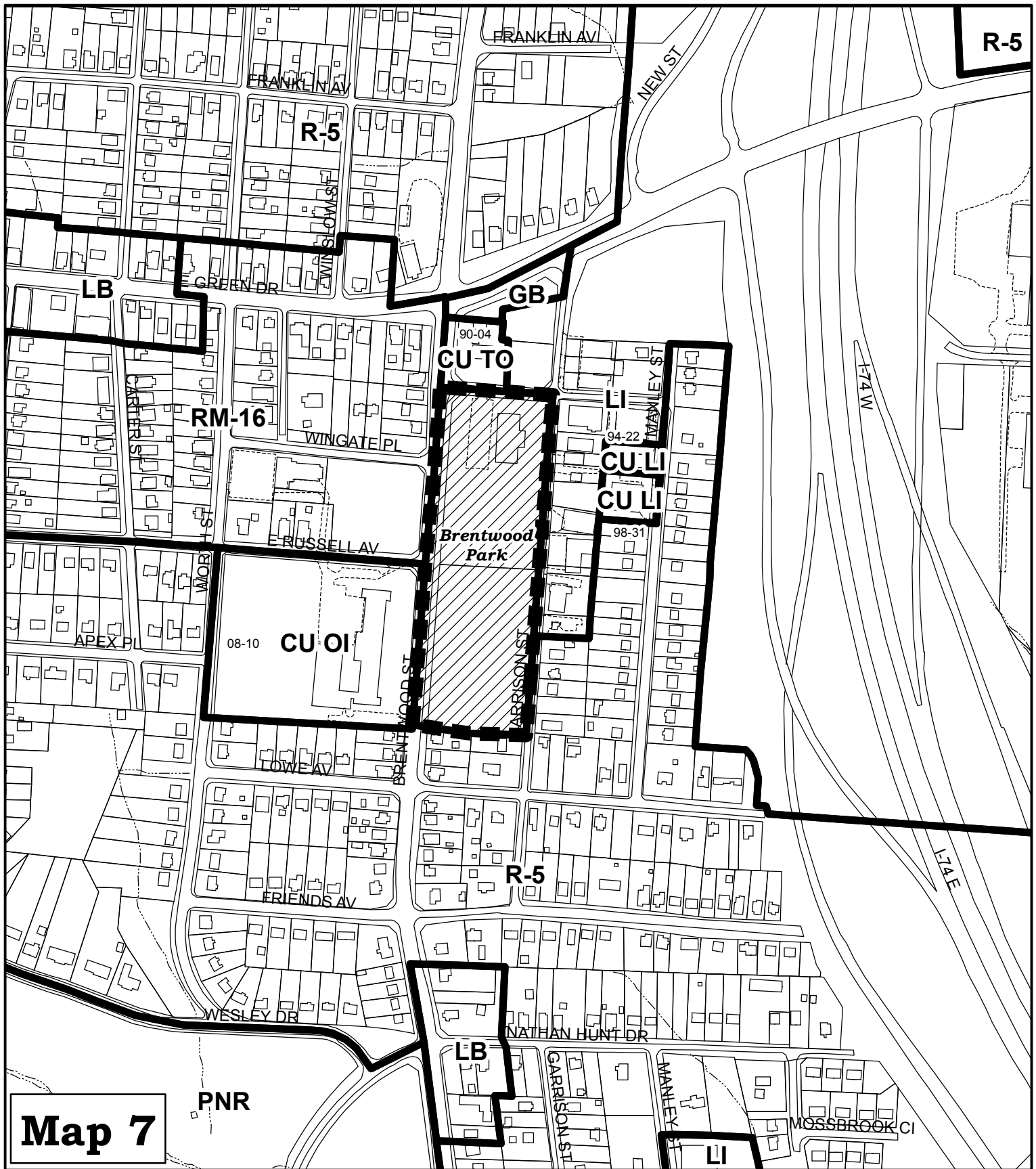
Planning & Development  
Department

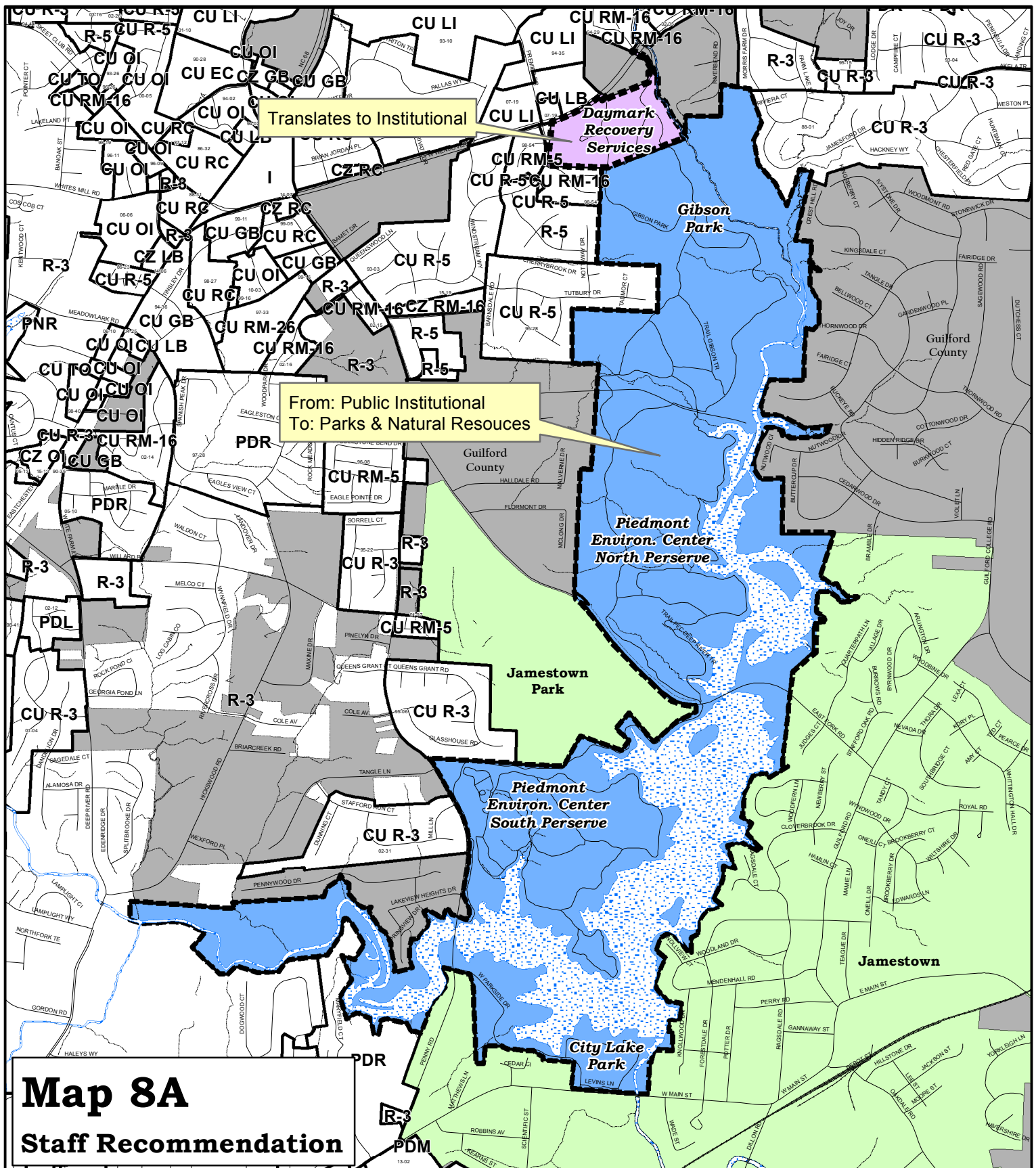
City of High Point

Date: July 26, 2016



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## ZONING MAP AMENDMENT ZA-16-15

**From: Public & Institutional - PI**  
**To: Parks & Natural Resources - PNR**

**Existing Zoning Boundary**  
**Subject Property Boundary**

**Planning & Development  
Department**

**City of High Point**

**Date: July 26, 2016**

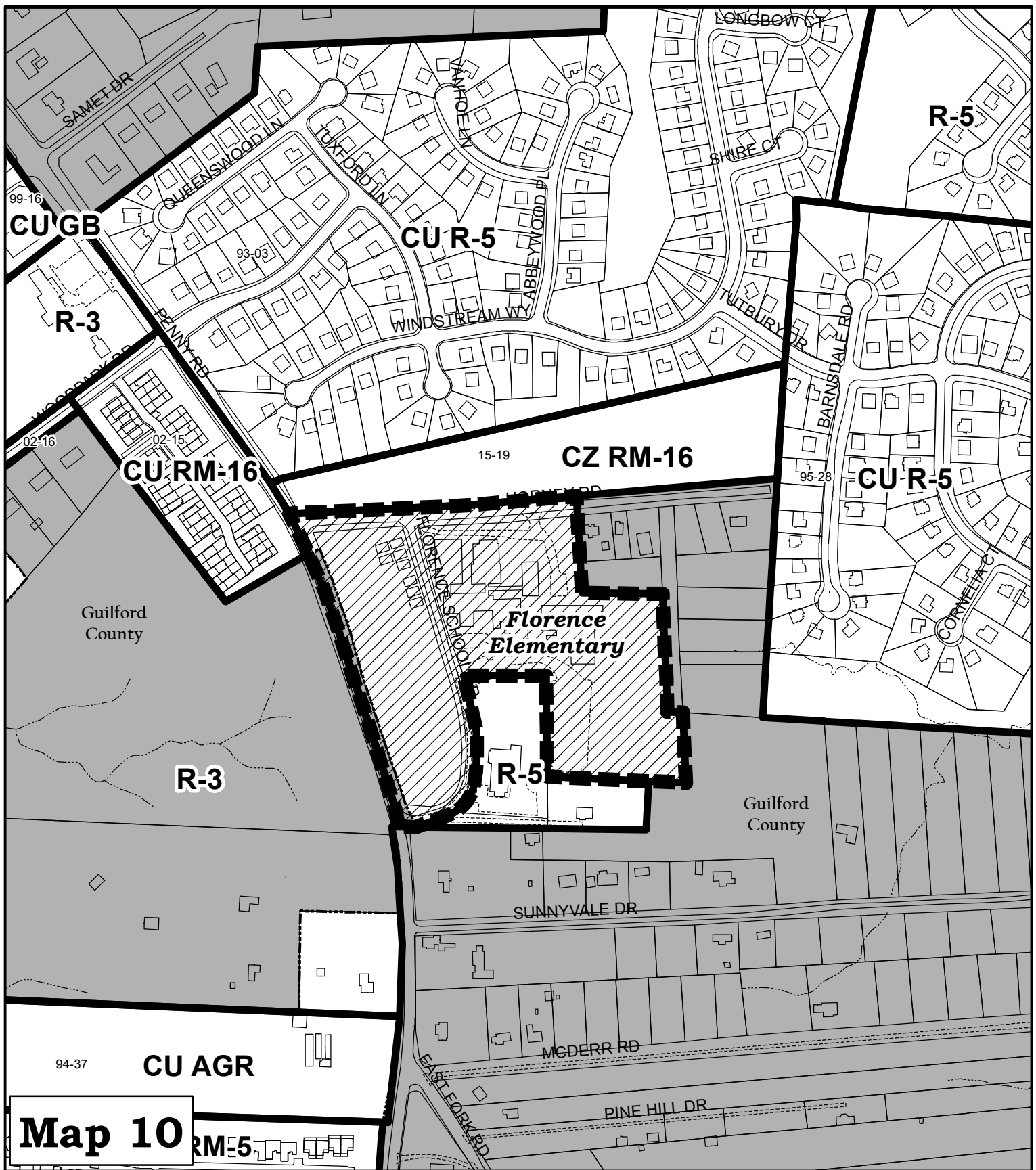


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## ZONING MAP AMENDMENT ZA-16-15

**From: Public Institutional - PI**  
**To: Residential Single Family-5 - R-5**

**Existing Zoning Boundary**  
**Subject Property Boundary**

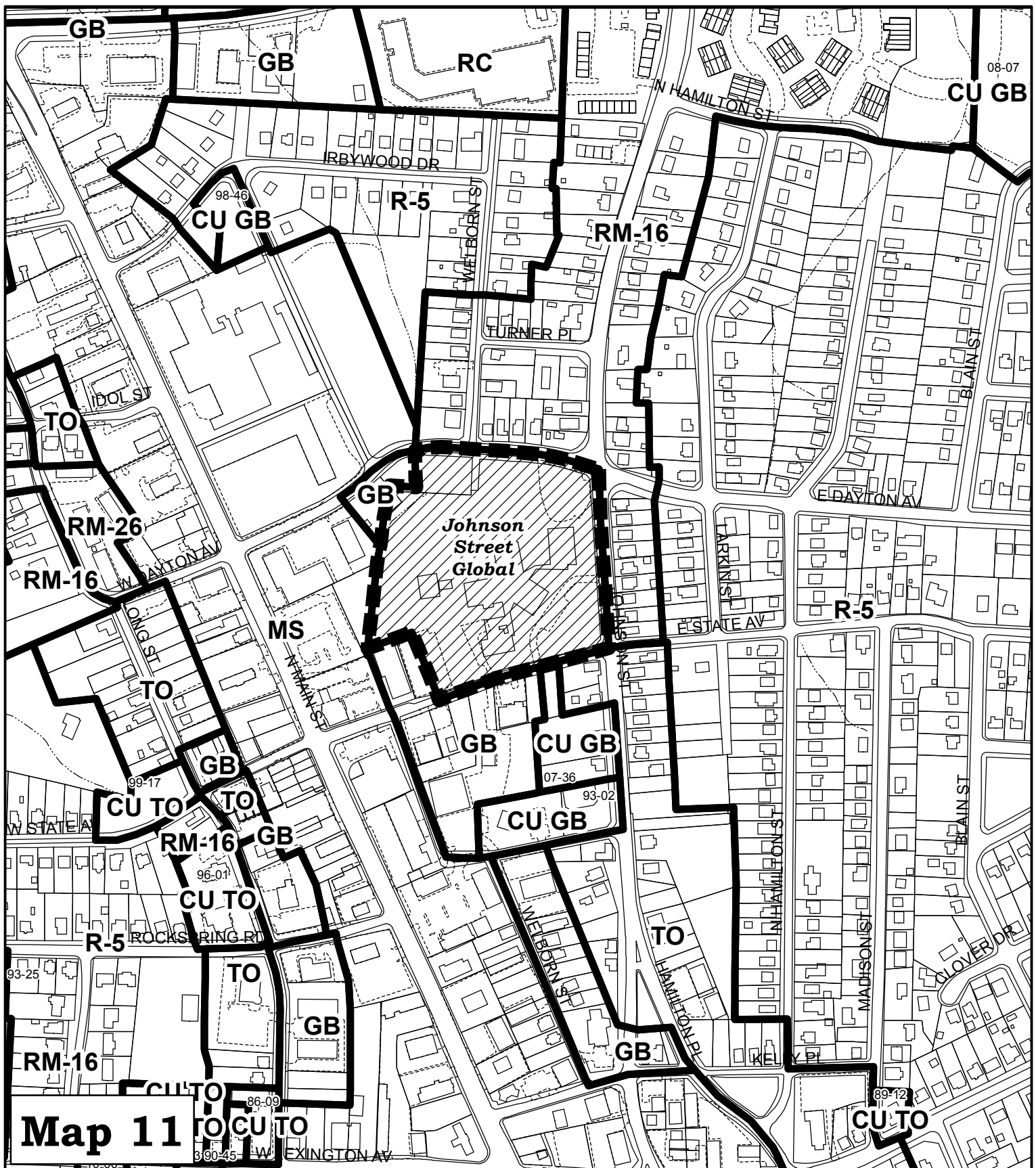
**Planning & Development  
 Department**

**City of High Point**

**Date: July 26, 2016**



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**Map 11**

## ZONING MAP AMENDMENT ZA-16-15

**From: Public Institutional - PI**  
**To: Residential Multifamily-16 - RM-16**

**Existing Zoning Boundary** —————  
**Subject Property Boundary** - - - - -

**Planning & Development  
 Department**

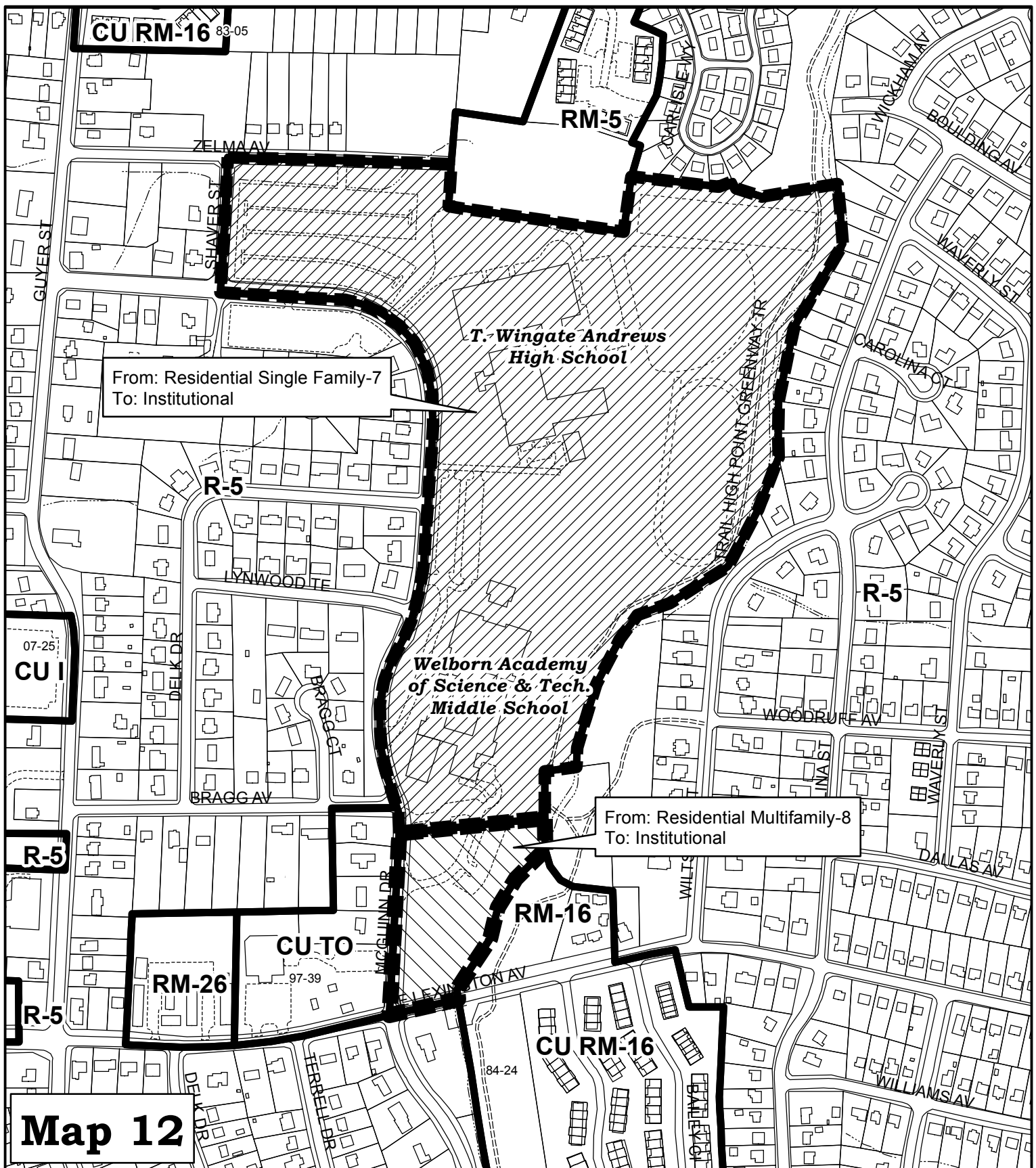
**City of High Point**

**Date: July 26, 2016**



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## ZONING MAP AMENDMENT ZA-16-15

From: Residential Single Family-7 - RS-7 and  
Residential Multifamily-8 - RM-8  
To: Institutional - I

Existing Zoning Boundary  
Subject Property Boundary

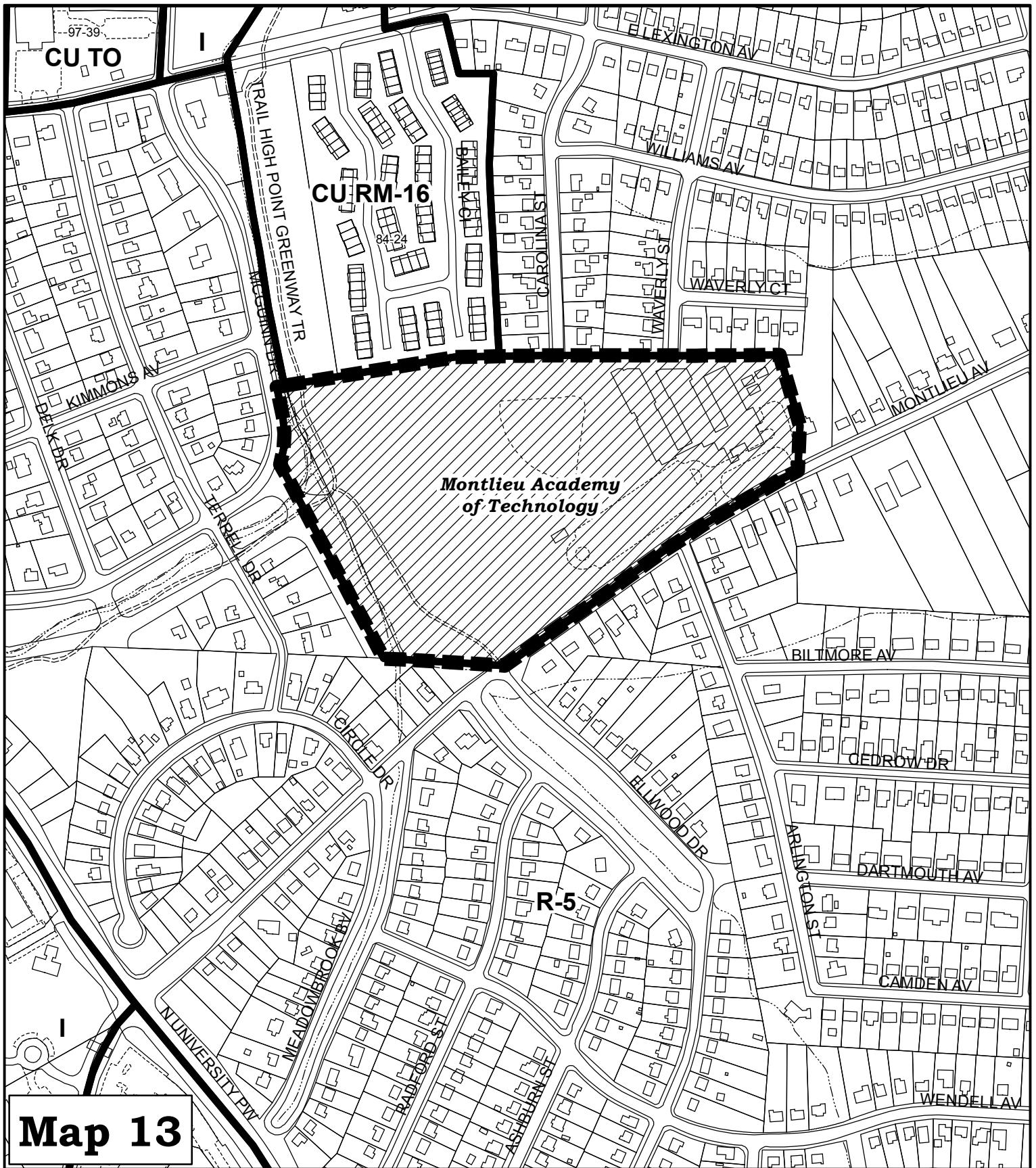
Planning & Development  
Department

City of High Point

Date: July 26, 2016



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## Map 13

### ZONING MAP AMENDMENT ZA-16-15

From: Public Institutional - PI  
To: Residential Single Family-5 - R-5

Existing Zoning Boundary —————  
Subject Property Boundary - - - - -

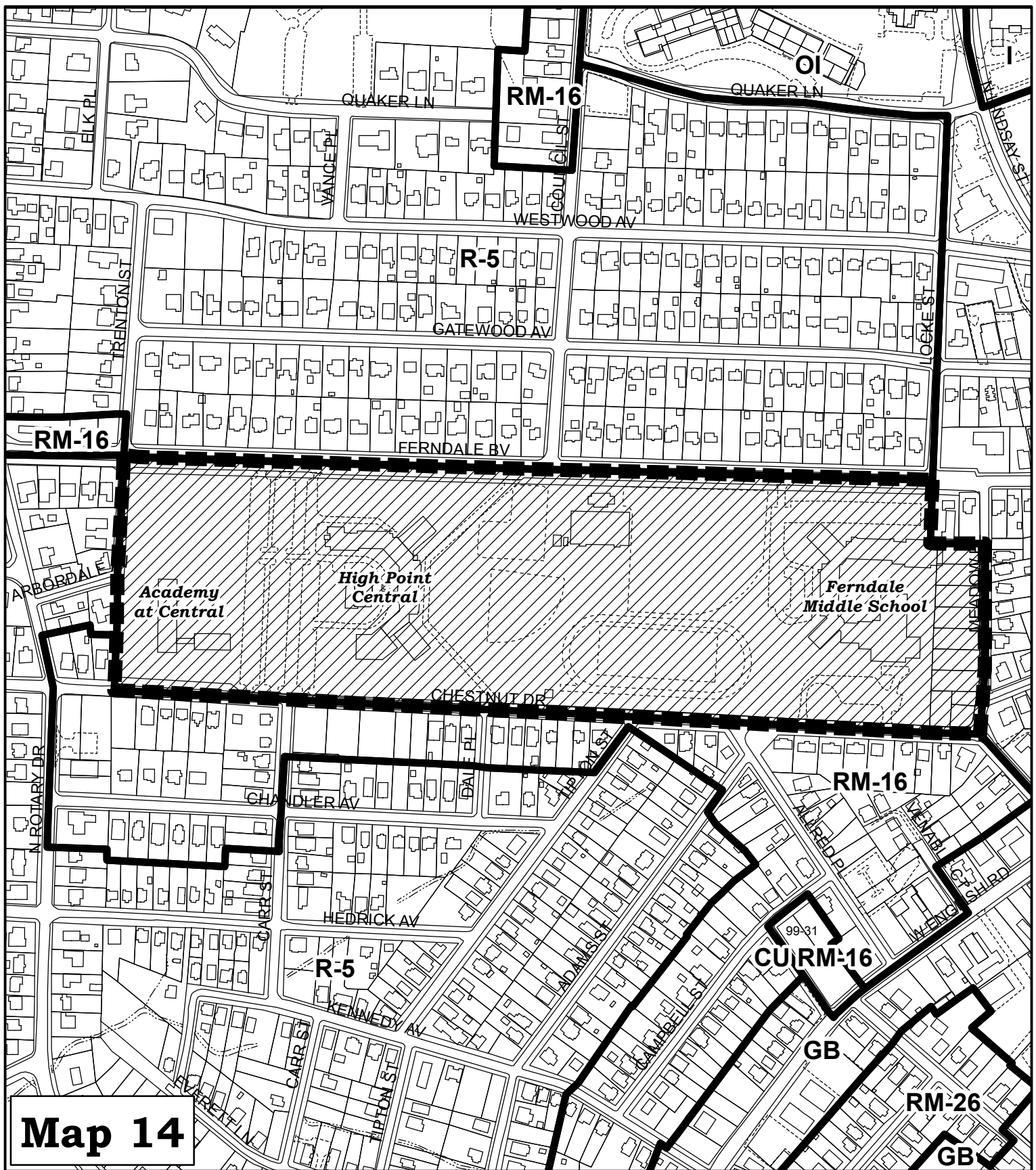
Planning & Development  
Department

City of High Point

Date: July 26, 2016



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2016\pz\Group1\Map13.mxd



## ZONING MAP AMENDMENT ZA-16-15

**From: Residential Single Family-9 - RS-9**  
**To: Institutional - I**

**Existing Zoning Boundary** —————  
**Subject Property Boundary** - - - - -

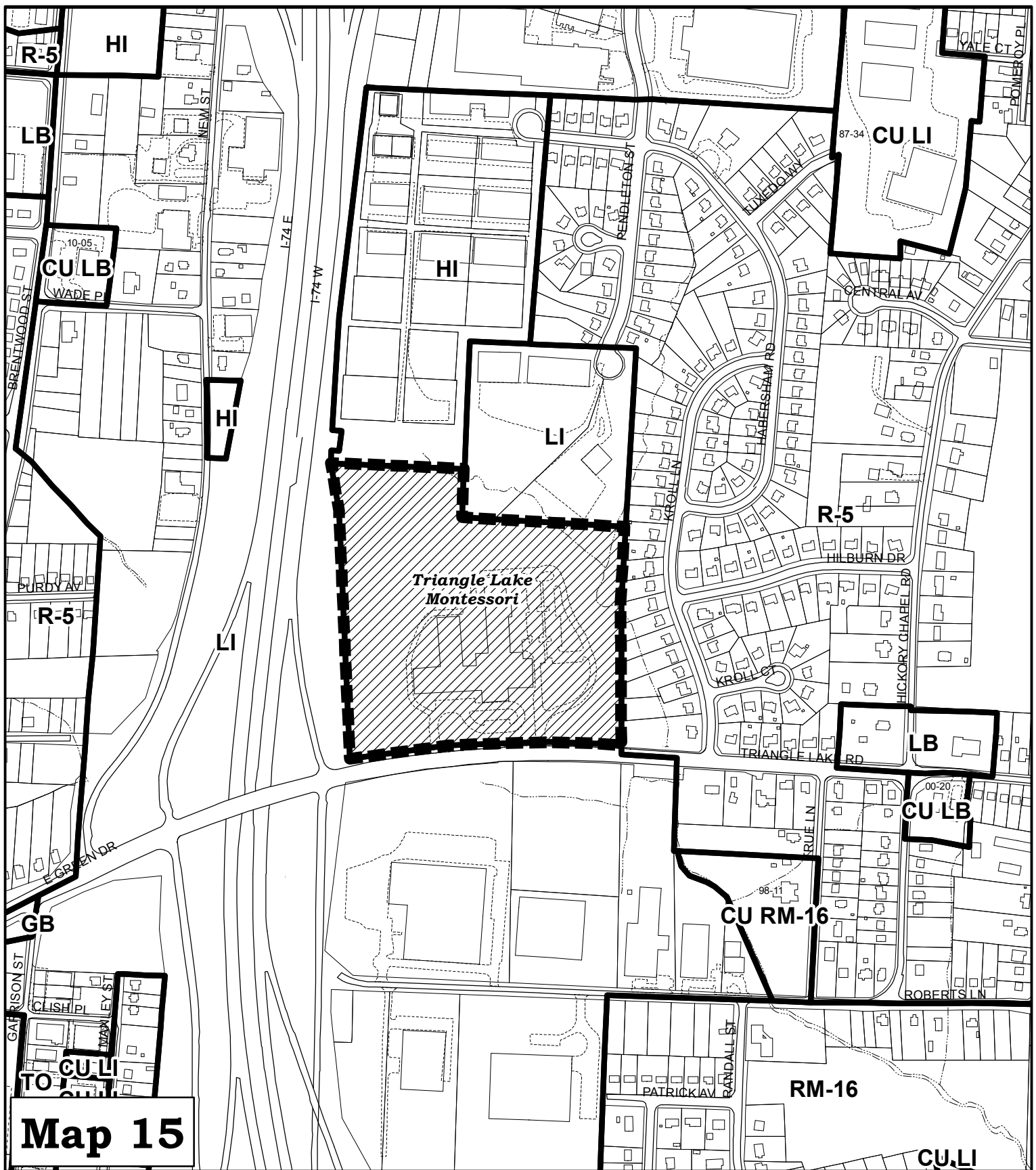
**Planning & Development  
 Department**

**City of High Point**

**Date: July 26, 2016**



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# Map 15

## ZONING MAP AMENDMENT ZA-16-15

From: Light Industrial - LI  
To: Residential Single Family-5 - R-5

Existing Zoning Boundary —————  
Subject Property Boundary - - - - -

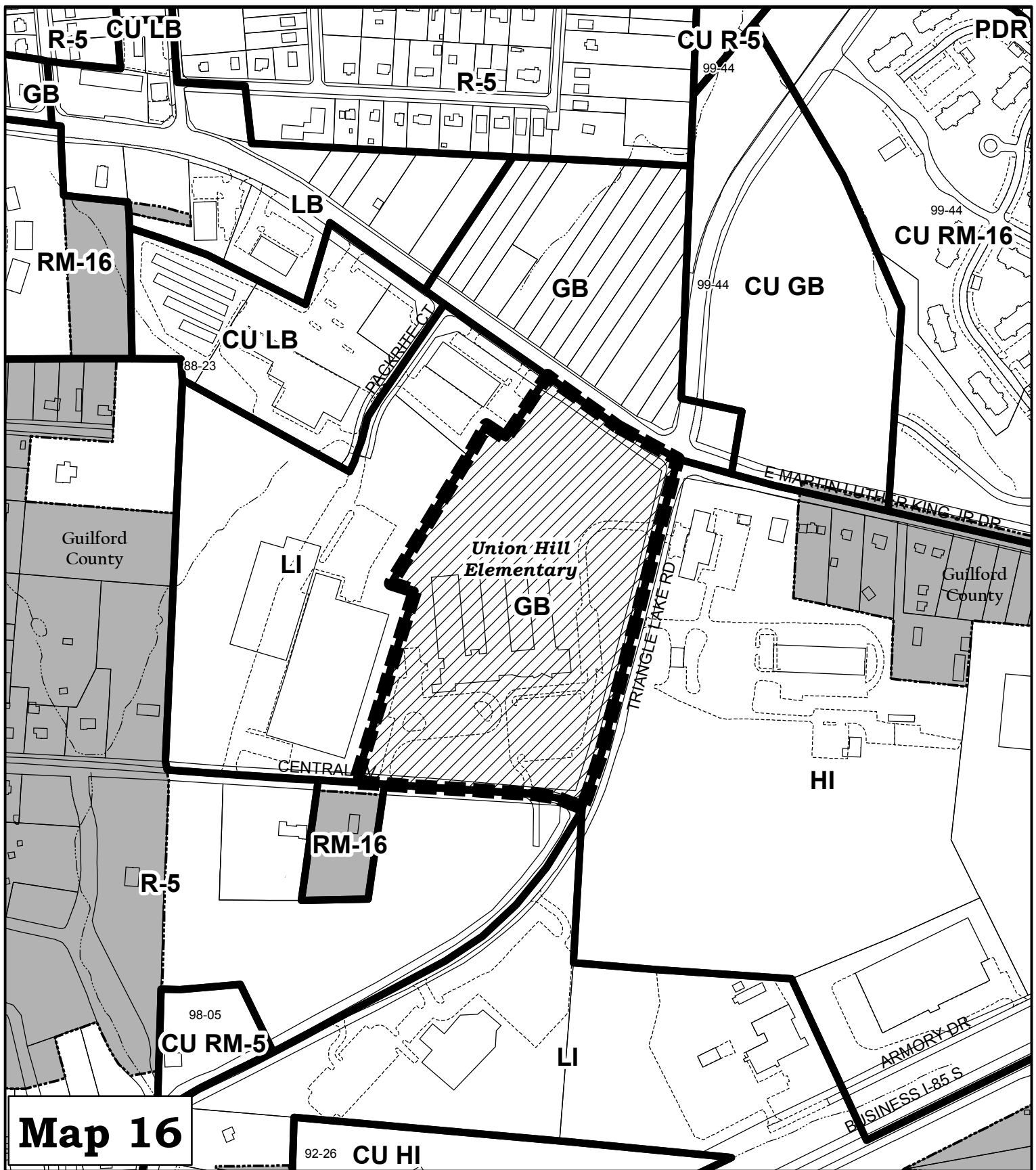
Planning & Development  
Department

City of High Point

Date: July 26, 2016



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## Map 16

### ZONING MAP AMENDMENT ZA-16-15

**From: Public Institutional - PI**  
**To: General Business - GB**

**Existing Zoning Boundary** —————  
**Subject Property Boundary** - - - - -

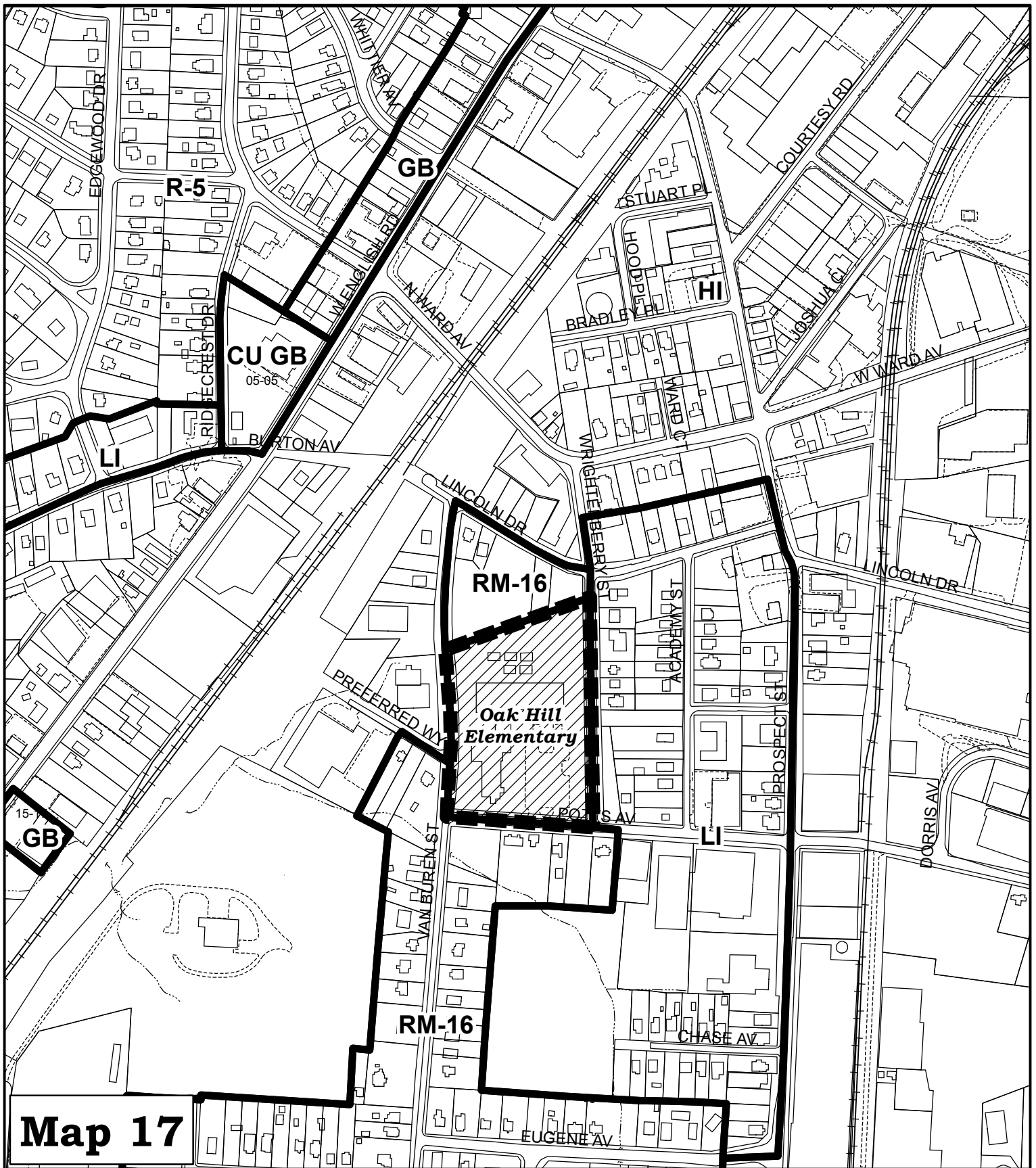
**Planning & Development  
 Department**

**City of High Point**

**Date: July 26, 2016**



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Planning & Development  
Department

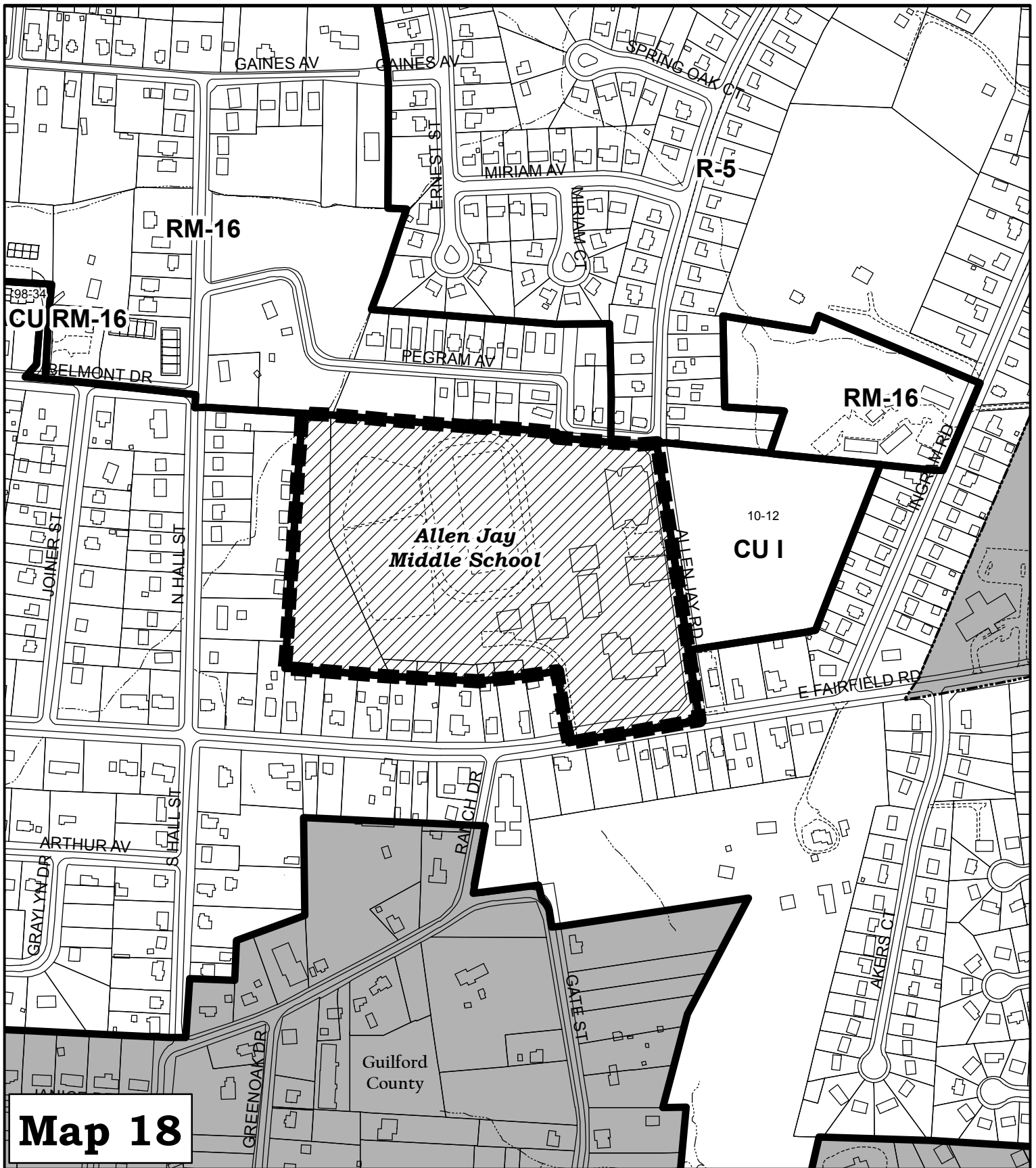
City of High Point

Date: July 26, 2016



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# Map 18

## ZONING MAP AMENDMENT ZA-16-15

From: Public Institutional - PI  
To: Residential Single Family-5 - R-5

Existing Zoning Boundary —————  
Subject Property Boundary - - - - -

Planning & Development  
Department

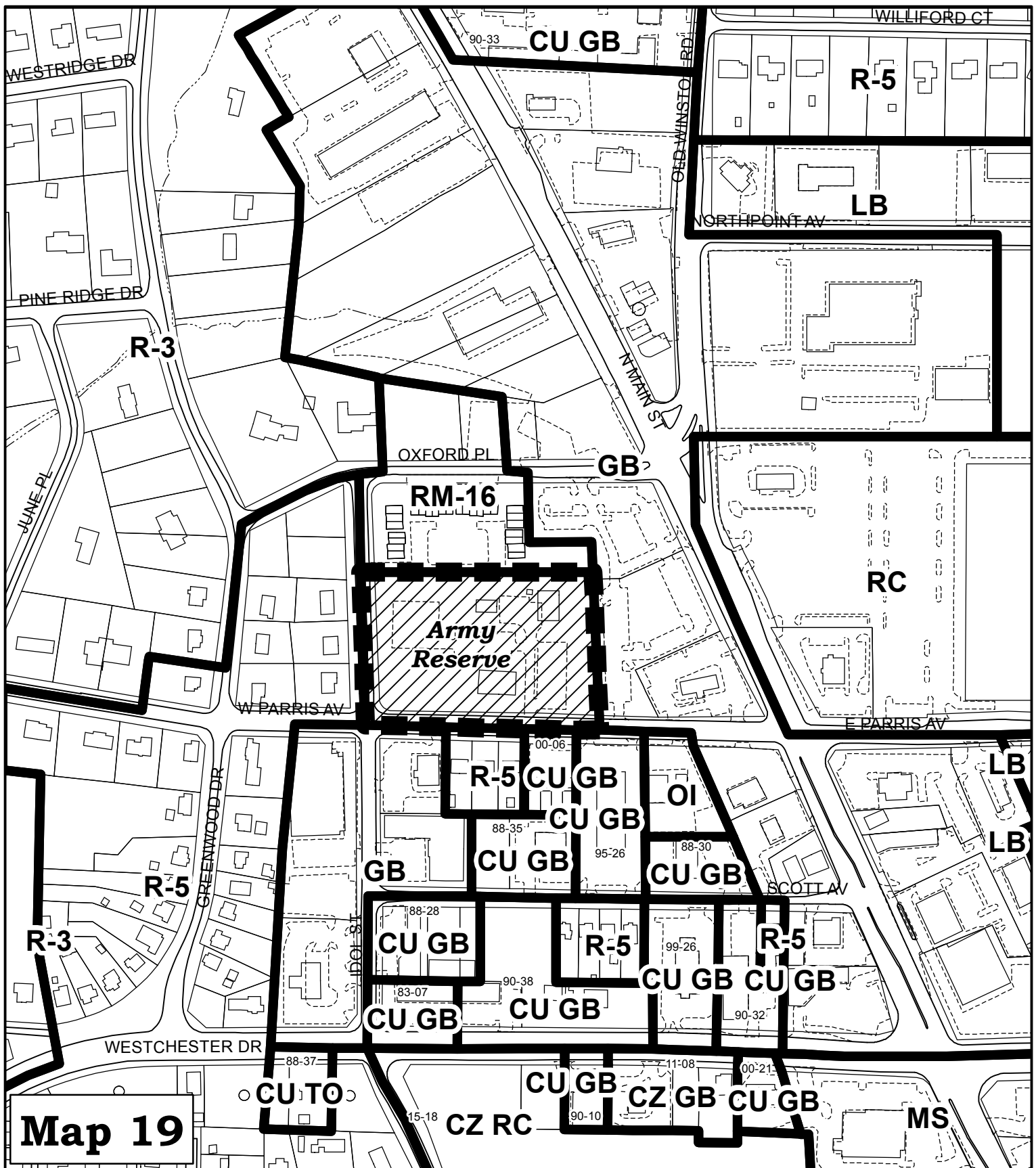
City of High Point

Date: July 26, 2016



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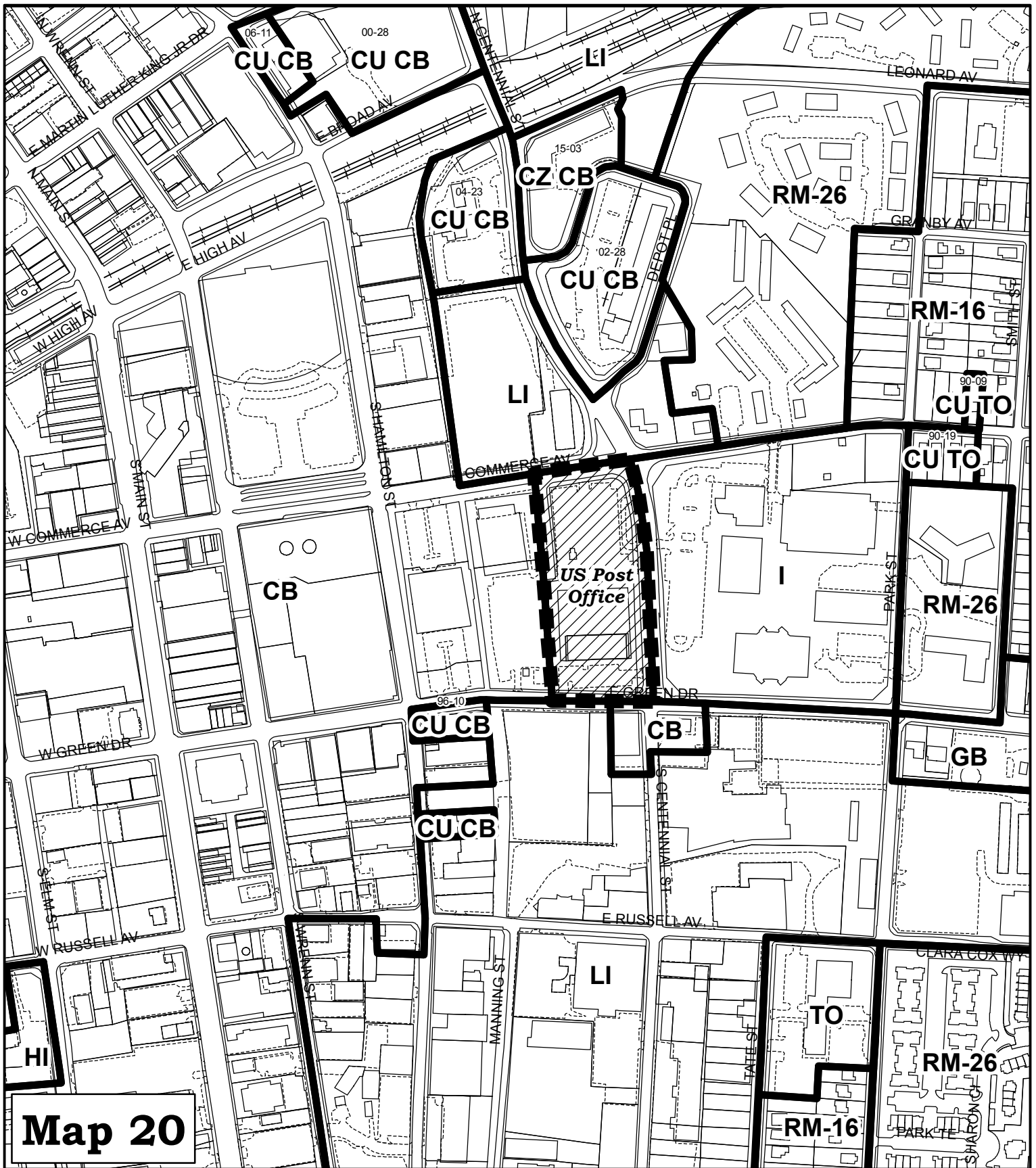
Planning & Development  
Department

City of High Point

Date: July 26, 2016



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 2016\pz\Group1\Map19.mxd



## ZONING MAP AMENDMENT ZA-16-15

**From: Public & Institutional - PI**  
**To: Central Business - CB**

**Existing Zoning Boundary**  
**Subject Property Boundary**

**Planning & Development  
 Department**

**City of High Point**

**Date: July 26, 2016**



**Scale: 1"=400'**  
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 2016\pz\Group1\Map20.mxd