

# CITY OF HIGH POINT

## AGENDA ITEM



**Title:** Zoning Map Amendment 16-17  
(City of High Point City Council)

**From:** Lee Burnette, Planning & Development  
Director

**Meeting Date:** September 19, 2016

**Public Hearing:** Yes

**Advertising Date:** September 7 & 14, 2016

**Advertised By:** Planning & Development

**Attachments:** A. Planning and Zoning Commission Recommendation  
B. Staff Report  
C. Zoning Ordinance

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### PURPOSE:

A request by the City Council to rezone 66 properties totaling approximately 170 acres to implement the new Development Ordinance that goes into effect on January 1, 2017.

### BACKGROUND:

The staff report and Planning and Zoning Commission recommendation are enclosed.

### BUDGET IMPACT:

There is no budget impact.

### RECOMMENDATION / ACTION REQUESTED:

- A. Staff recommended approval of this request, as outlined in the staff report.
- B. On August 23, 2016, a public hearing was held before the Planning and Zoning Commission regarding Zoning Map Amendment 16-17. The Planning and Zoning Commission recommended approval of this request, by a vote of 7 to 0, as outlined in the staff report and as recommended by staff.

## **PLANNING AND ZONING COMMISSION RECOMMENDATION**

### **City of High Point**

### **Zoning Map Amendment 16-17**

At its August 23, 2016 public hearing, the Planning and Zoning Commission reviewed this request to rezone 66 properties to implement the new Development Ordinance that goes into effect on January 1, 2017. This is the second of three groups of zoning map amendments that will need to take place prior to the effective date of the new Development Ordinance.

Ms. Heidi Galanti, Planning Services Administrator, presented the case and recommended approval as outlined in the staff report. She noted that the new Development Ordinance is a replacement of the City's Development Ordinance, which was last rewritten in 1992. The current Development Ordinance has 38 zoning districts, which will be consolidated to 28 zoning districts. As a result, some zoning districts will no longer exist and some properties must be rezoned to the most appropriate district available in the new Development Ordinance.

#### **Speaking in favor of the request:**

No one spoke in favor of the request.

#### **Speaking in opposition to the request:**

No one spoke in opposition to the request.

#### **Speakers with general questions:**

- 1) **Charity Jackson, 226 Hobson Street, High Point:** Ms. Jackson's primary concern was the financial impact to property owners along Washington Street. She said financial institutions often ask if the business is located in a central business district, and is concerned if the zoning is not Central Business (CB) District, business owners will not be able to get loans.

Commission Member Andy Putnam, who works for First Citizens Bank, stated that the change in zoning district name wouldn't have an impact on a business owner's ability to receive loans. A lender's primary concern would be does the zoning allow the requested use and they can easily contact the Planning & Development Department to confirm if a use is permitted.

- 2) **Mike Carr, 209 Cascade Drive, High Point:** Mr. Carr wanted to know if the rezoning will impact the fire district. Mr. Lee Burnette, Planning and Development Director stated that fire districts are separate from zoning and the rezoning will have no impact on the fire district.

### **Planning & Zoning Commission Action**

The Planning & Zoning Commission recommended **approval** of this request, as recommended by staff, by a vote of 7-0.

Upon making its recommendation, the Planning & Zoning Commission stated that its approval of Zoning Map Amendment 16-17 would be consistent with the City's adopted plans. Additionally, the Commission concurred with the staff report and found its approval recommendation reasonable and in the public interest because:

- 1) The requests are consistent with the Land Use Plan; and
- 2) The proposed zoning map amendments are necessary to implement the new Development Ordinance and make the current use of each of the properties a conforming use in the new Development Ordinance.

**CITY OF HIGH POINT  
PLANNING AND DEVELOPMENT DEPARTMENT**

**NEW DEVELOPMENT ORDINANCE REZONING STAFF REPORT**

**August 23, 2016**

**Request**

A request by the City of High Point City Council to rezone 66 properties totaling approximately 170 acres to implement the new Development Ordinance that goes into effect on January 1, 2017.

**Background**

This request is part of a large rezoning to implement the new Development Ordinance. The new Development Ordinance is a replacement of the City's Development Ordinance that was last rewritten in 1992, which contains the City's zoning, subdivision, and environmental regulations. The rezoning of these properties is needed to implement the new Development Ordinance. The zoning change is not the result of any proposed development by the property owner; it is to apply the appropriate new zoning district based on the current use of the property.

Currently, the City has 38 zoning districts and in the new Development Ordinance there are 28. Many of the new districts are a translation or conversion from the old districts which means that the zoning district has been renamed and in most cases combined with other districts and a rezoning is not required. For example, properties zoned RS-40, RS-20, RS-15 and RS-12 under the old Development Ordinance have been translated to the R-3 district in the new Development Ordinance.

However, there are some instances where a rezoning of a property to a new zoning district is required. For example, the Public and Institutional (PI) district has been deleted in the new Ordinance. The areas that were zoned PI under the old Development Ordinance have been evaluated and some will translate to the Institutional district, which is intended to accommodate large-sized institutional uses in a campus-like setting such as the hospital and HPU. Other areas will need to be rezoned to the appropriate new zoning district based on the current use of the property.

**Details of Proposal**

This is the second of three groups of zoning map amendments that will need to take place prior to the effective date of the new Development Ordinance. This group contains 5 separate areas involving 66 properties. A list of the areas is shown below and a summary of the zoning map amendments is as follows:

- 1 area (Area 1) contains 53 properties and they are recommended to be rezoned from Central Business (CB) with a Mixed Use Center (MUC) Overlay to the Mixed Use Washington Street District (MX-W) as a special zoning district;
- 4 other areas, the Phillips Soccer Complex, the YMCA, Floral Gardens Cemetery, and the Salvation Army Boys and Girls club and William Booth assisted living facility are currently zoned Public and Institutional (PI) and they are recommended to be rezoned to Parks and Natural Resources (PNR), Residential Single Family-5 (R-5), and General Business (GB); and

- 2 undeveloped properties, currently owned by the YMCA, are zoned residential and they are recommended to be rezoned to Parks and Natural Resources (PNR) to be consistent with their other property.

A map and an analysis of each area are attached to this report.

Map #	Acres	From	To	Use	Owner	Street Address
1	16.98	CB	MX	various	multiple	Washington St.
2	36.68	CU PI 00-30	PNR	Phillips Soccer Complex	High Point Soccer Assn.	550 Old Plank Rd.
3	20.13	PI	PNR	YMCA building	YMCA	150 Hartley Dr.
3	3.53	RS-9	PNR	YMCA(undeveloped)	YMCA	150 Hartley Dr.
3	6.70	RS-15	PNR	YMCA(undeveloped)	YMCA	150 Hartley Dr.
4	66.76	PI	R-5	Floral Garden Cemetery	Stonemor North Carolina LLC	1730 W. Rotary Dr.
5	18.75	PI	GB	Boys and Girls Club/William Booth Assisted Living	Salvation Army William Booth Residence	121 SW Cloverleaf Pl. 123 SW Cloverleaf Pl.

### Analysis

The zoning changes are necessary to make the current uses of the properties conforming in the new Development Ordinance. See attachments for details.

#### **Consistency with Adopted Plans:**

**The proposed zoning district is appropriate for its proposed location and is consistent with the purposes, goals, objectives and policies of relevant comprehensive land use or area plans.**

#### **Staff Comments:**

The proposed zoning map amendments are consistent with and supported by the City's adopted plans, especially the Land Use Plan and the Core City Plan, as stated in each analysis section provided with each of the 5 maps.

#### **Reasonableness/Public Interest:**

**An approval of the proposed zoning district is considered reasonable and in the public interest.**

#### **Staff Comments:**

The proposed zoning map amendments are necessary to implement the new Development Ordinance and make the current use of each of the properties a conforming use in the new Development Ordinance.

### Recommendation

Staff recommends approval of the zoning map amendments because they are needed to implement the new Development Ordinance.

### Required Action



**Planning and Zoning Commission:**

Upon making its recommendation, the Planning and Zoning Commission must place in the official record a statement of consistency with the City's Land Use Plan, and any other officially adopted plan that may be applicable. This may be done by adopting the statement(s) as written in this report or with any additions or changes as agreed upon by the Commission, or, if the Commission is in disagreement with the consistency statement(s) in this report, by adoption of its own statement.

**City Council:**

Upon rendering its decision in this case, the High Point City Council also must place in the official record a statement of consistency with the City's Land Use Plan and other plans as may be applicable. This may be done by adopting the statement(s) as written in this report, or with any additions or changes as agreed upon by the Council, or, if the Council is in disagreement with the consistency statement(s) in this report, by adoption of its own statement.





**Report Preparation**

This report was prepared by Planning and Development Department staff member(s) Heidi H. Galanti, AICP, Planning Services Administrator, and reviewed by Robert L. Robbins, AICP, Development Services Administrator and G. Lee Burnette, AICP, Director.

*List of Attachments:**Areas to be Rezoned Map - Group 2**Analysis and maps for areas to be rezoned*

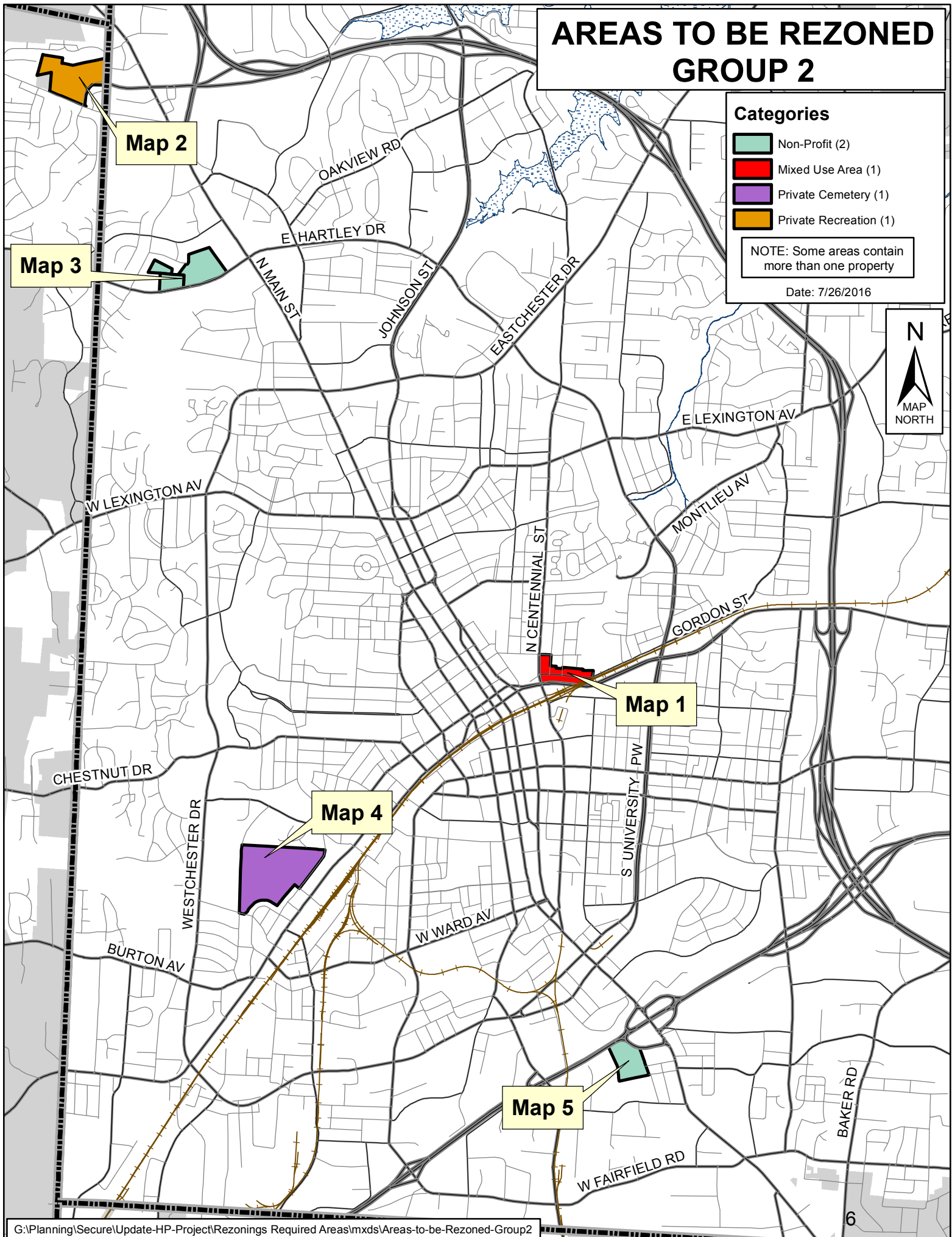
# AREAS TO BE REZONED GROUP 2

## Categories

-  Non-Profit (2)
-  Mixed Use Area (1)
-  Private Cemetery (1)
-  Private Recreation (1)

NOTE: Some areas contain more than one property

Date: 7/26/2016



**Comparison of Current and Proposed Zoning**

	<b>Current Zoning</b>	<b>Proposed Zoning</b>
	CB with a Mixed Use Center Overlay	Mixed Use (MX)
<i>Purpose and Intent:</i>	<p><b>Central Business (CB):</b> The CB, Central Business District is solely intended for application in the central core of the City. The district is established to encourage high intensity, compact urban development. The district is intended to accommodate a wide range of uses including office, retail, service, institutional, and high density residential developments in a pedestrian-oriented setting.</p> <p><b>Mixed Use Center Overlay (MX):</b> The MX, Mixed Use Center Overlay District, establishes regulations to help create pedestrian-oriented mixed-use centers in urban areas of the core city.</p>	The Mixed-Use (MX) district is intended to establish compact, pedestrian-oriented, mixed-use development and redevelopment at key locations in the Core City in accordance with the City's adopted policy guidance. It seeks to revitalize existing neighborhoods by enabling the development of higher intensity neighborhood centers with new housing, shopping, working, and recreational options in close proximity to one another. The proximity of these uses allows nearby residents to meet some of their daily needs without use of an automobile. The district standards address a variety of design elements including building location, off-street parking, access, land use, and visual quality.

	<b>Adjacent Zoning</b>	<b>Current Land Use</b>
<b>North:</b>	Limited Business (LB), Residential Single Family-5 (R-5) and Institutional (I)	Primarily Residential with a few Commercial uses and Penn-Griffin School for the Arts
<b>South:</b>	Light Industrial (LI)	Market Showroom
<b>East:</b>	Institutional (I) and Residential Multifamily-16 (RM-16)	Penn-Griffin School for the Arts
<b>West:</b>	Central Business (CB)	Market Showroom and Commercial use

**Land Use Plan Map Classification**

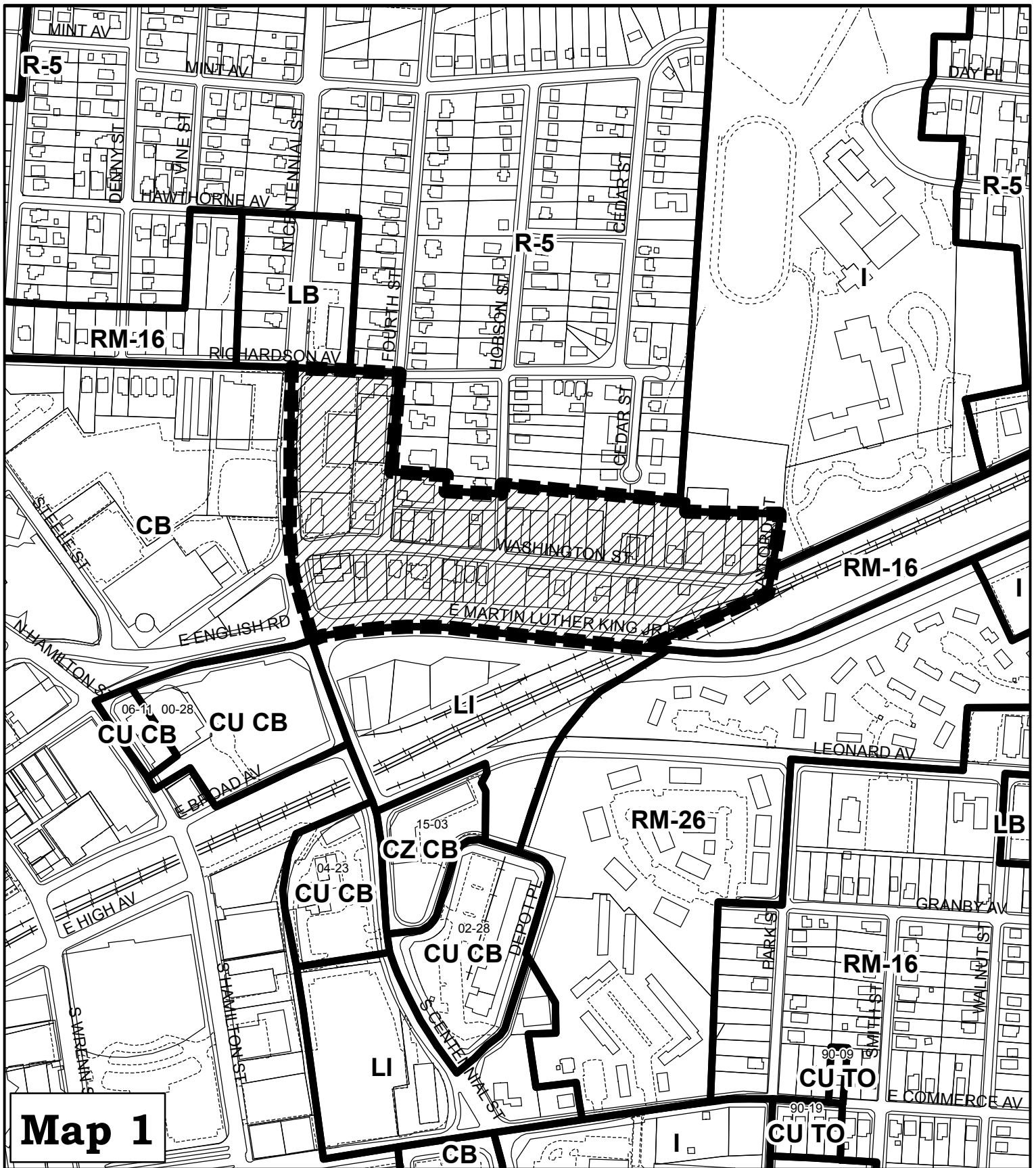
The area is designated as follows:

- **Community/Regional Commercial:** This classification includes a wider range of retail or service uses intended to serve the entire community and nearby regional customers.
- **Low-Density Residential:** These areas include primarily single family detached dwellings on individual lots. Development densities in these areas shall not exceed five dwelling units per gross acre.
- **Institutional:** Public, quasi-public and institutional uses on large tracts are included in this classification.

**Analysis/Recommendation**

This area contains the various commercial, residential and institutional uses, which consists of approximately 17 acres. It is currently zoned Central business (CB) with a Mixed Use Center (MX) Overlay. The new Development Ordinance converted the Mixed Use Center Overlay to a special zoning district so there is no longer the need for an overlay zoning district.

The Land Use Plan shows the area as Community/Regional Commercial, Low-Density Residential and Institutional. The area has commercial and residential uses to the north, a school to the east and market showrooms to the south and west, with a corresponding mixture of residential, commercial, institutional and industrial zoning. The uses within the area that is proposed for rezoning are permitted in both the existing and the proposed districts. Based on the size and character of the current uses, staff recommends that this area be zoned Mixed Use Washington Street District (MX-W).



**Map 1**

**ZONING MAP AMENDMENT ZA-16-17**

**From: Central Business - CB (with Mixed Use Overlay)**  
**To: Mixed Use District Washington St - MX-W**

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

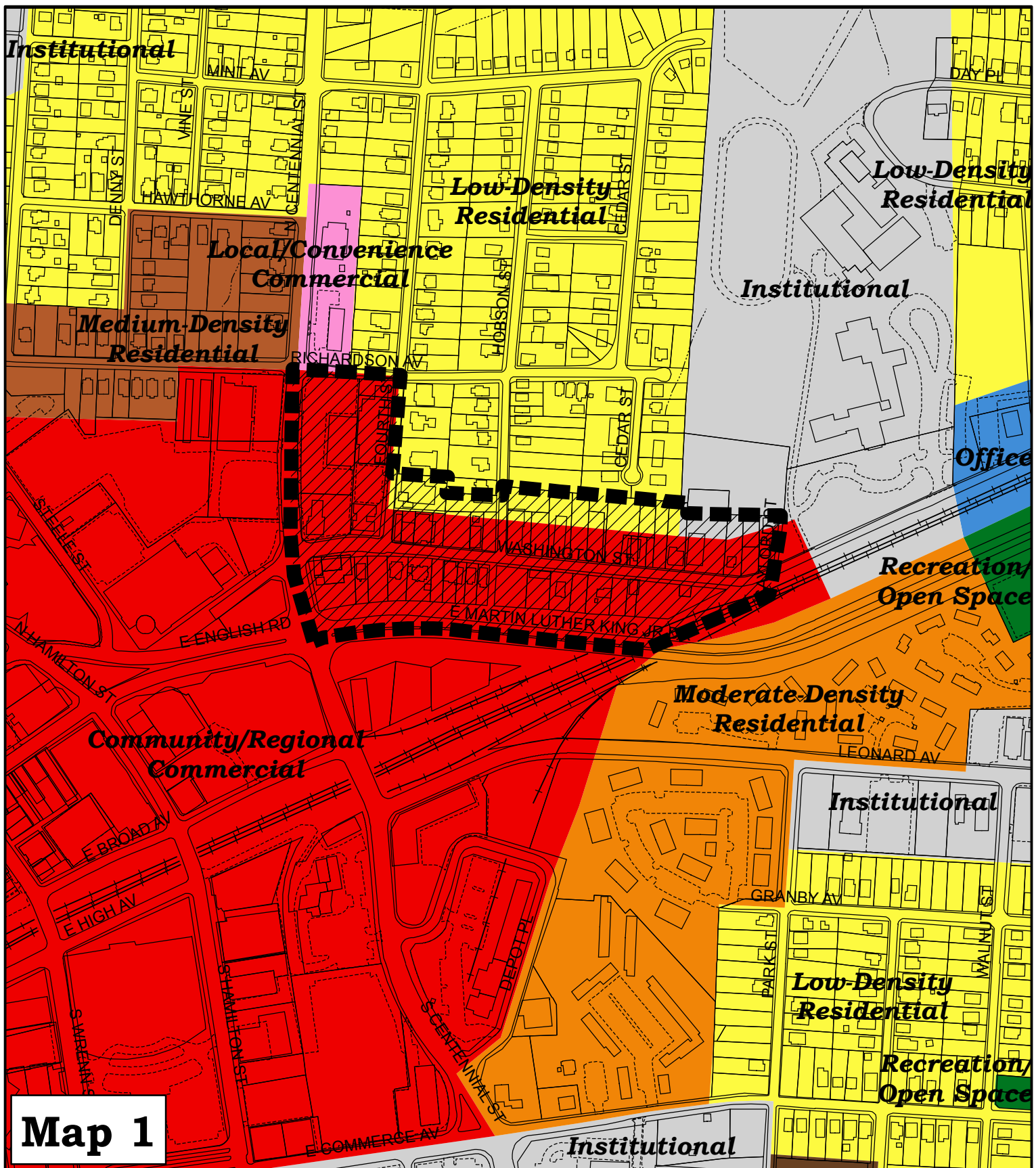
**Planning & Development  
 Department**

**City of High Point**

**Date: August 8, 2016**



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# ZONING MAP AMENDMENT ZA-16-17



Map 1



**Comparison of Current and Proposed Zoning**

	<b>Current Zoning</b>	<b>Proposed Zoning</b>
	Public and Institutional District (PI)	Parks and Natural Resources (PNR)
<i>Purpose and Intent:</i>	The PI, Public and Institutional District is intended to accommodate mid- and large-sized public, quasi-public, and institutional uses which have a substantial land use impact or traffic generation potential. It is not intended for public and institutional uses customarily found within residential areas.	The PNR district is established to preserve and protect identifiable natural resources in the city. The district is used to protect watercourses from erosion and sedimentation; retain open spaces and greenways and protect their environmentally-sensitive character; preserve wildlife and plant life habitats and protect them from the intrusions of urbanization; provide for city parks and recreation facilities; and preserve and maintain the aesthetic qualities and appearance of the city.
<i>Land Use: ballfields</i>	Permitted	Permitted

	<b>Adjacent Zoning</b>	<b>Current Land Use</b>
<b>North:</b>	Conditional Use Residential Multifamily-16 (RM-16)	Residential
<b>South:</b>	Planned Development Residential (PDR)	Residential
<b>East:</b>	Conditional Use General Business (CU-GB), Conditional Use Residential Multifamily-16 (CU RM-16) and RM-16	Residential and Office uses
<b>West:</b>	Conditional Use Residential Multifamily-16 (CURM-16) and unincorporated Davidson County Rural Agricultural-3 (RA-3)	Residential

**Land Use Plan Map Classification**

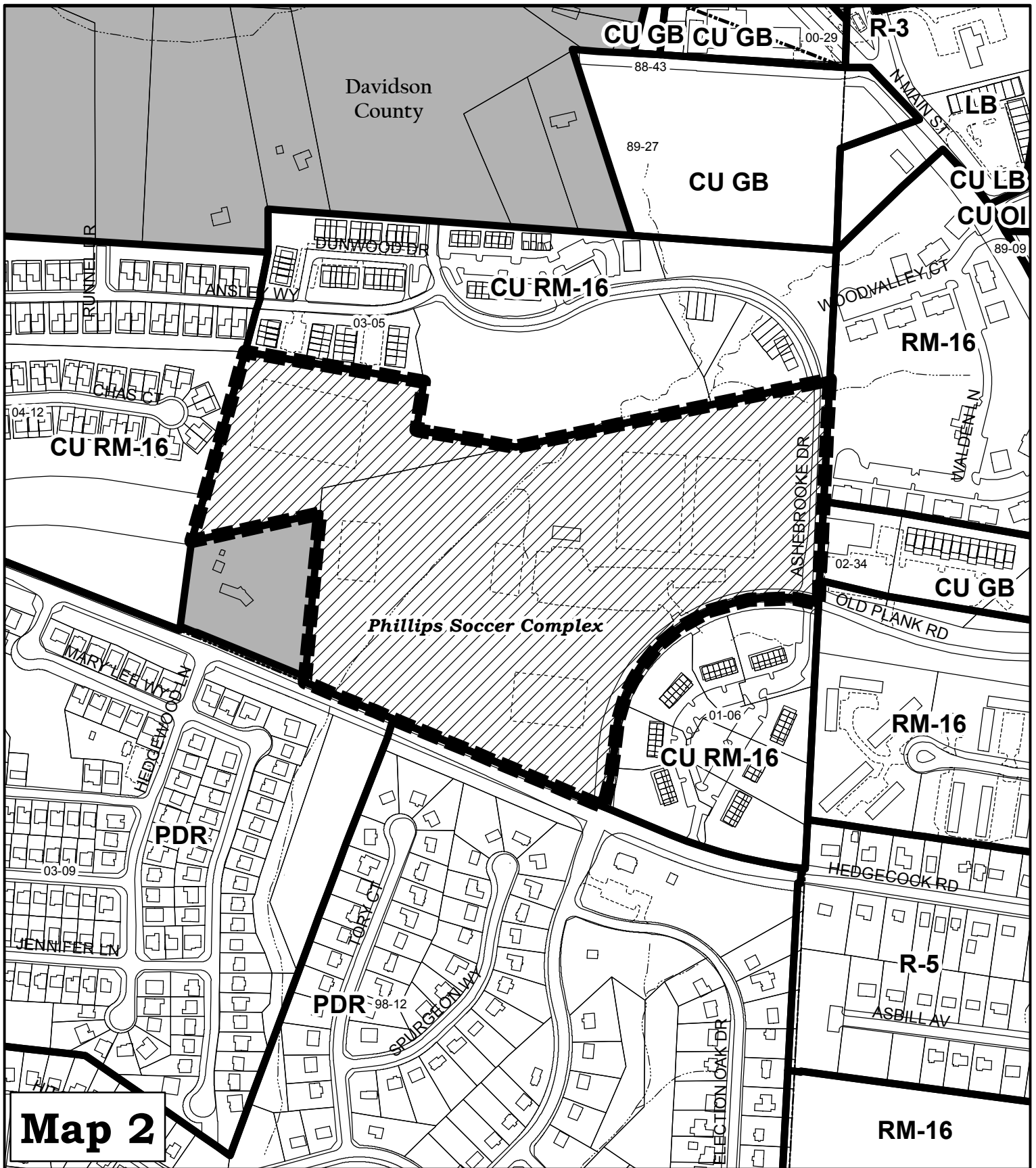
The area is designated as Recreation/Open Space, which is defined as follows:

- **Recreation/Open Space:** Lands for recreation or open space are included in this classification, offering either active use or passive enjoyment and environmental protection.

**Analysis/Recommendation**

This area contains the Phillips Soccer Complex, which consists of approximately 37 acres. It is currently zoned Conditional Use Public and Institutional (PI) and all of the conditions were met when the site was developed. The new Development Ordinance deleted the PI district. The areas that were zoned PI under the old Development Ordinance have been evaluated and some have translated to the Institutional district, which is intended to accommodate large-sized institutional uses in a campus-like setting such as the hospital and HPU, and other areas need to be rezoned to an appropriate new zoning district based on the current use of the property. This area does not fit the purpose and intent of the new Institutional District.

The Land Use Plan shows the area as Recreation/Open Space. The area has a mixture of residential uses surrounding it with some office uses to the east, with a corresponding mixture of residential and commercial zoning. Based on the size and character of the current use, staff recommends that this area be zoned Parks and Natural Resources (PNR).



## Map 2

### ZONING MAP AMENDMENT ZA-16-17

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

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

Planning & Development  
Department

City of High Point

Date: August 8, 2016



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# ZONING MAP AMENDMENT ZA-16-17

Davidson  
County

**Phillips Soccer Complex**

**Map 2**





Public and Institutional (PI), Residential Single Family-9 (RS-9), and Residential Single Family-15 (RS-15) to Parks and Natural Resources (PNR)

YMCA

#### Zoning Comparison for the PI Portion of the YMCA Property

	Current Zoning	Proposed Zoning
	Public and Institutional District (PI)	Parks and Natural Resources (PNR)
<i>Purpose and Intent:</i>	The PI, Public and Institutional District is intended to accommodate mid- and large-sized public, quasi-public, and institutional uses which have a substantial land use impact or traffic generation potential. It is not intended for public and institutional uses customarily found within residential areas.	The PNR district is established to preserve and protect identifiable natural resources in the city. The district is used to protect watercourses from erosion and sedimentation; retain open spaces and greenways and protect their environmentally-sensitive character; preserve wildlife and plant life habitats and protect them from the intrusions of urbanization; provide for city parks and recreation facilities; and preserve and maintain the aesthetic qualities and appearance of the city.
<i>Land Use: YMCA</i>	Permitted	Permitted

#### Zoning Comparison for the RS-9 Portion of the YMCA Property

	Current Zoning	Proposed Zoning
	Residential Single Family-9 (RS-9)	Parks and Natural Resources (PNR)
<i>Purpose and Intent:</i>	The RS-9, Residential Single Family District is primarily intended to accommodate moderate to high density single family detached dwellings in developments where public water and sewer service is required. The overall gross density in RS-9 will typically be 4.0 units per acre or less.	The PNR district is established to preserve and protect identifiable natural resources in the city. The district is used to protect watercourses from erosion and sedimentation; retain open spaces and greenways and protect their environmentally-sensitive character; preserve wildlife and plant life habitats and protect them from the intrusions of urbanization; provide for city parks and recreation facilities; and preserve and maintain the aesthetic qualities and appearance of the city.
<i>Land Use: Undeveloped</i>	Permitted	Permitted

#### Zoning Comparison for the RS-15 Portion of the YMCA Property

	Current Zoning	Proposed Zoning
	Residential Single Family-15 (RS-15)	Parks and Natural Resources (PNR)
<i>Purpose and Intent:</i>	The RS-15, Residential Single Family District is primarily intended to accommodate moderate density single family detached dwellings in developments where public water and sewer service is required. The overall gross density in RS-15 will typically be 2.5 units per acre or less.	The PNR district is established to preserve and protect identifiable natural resources in the city. The district is used to protect watercourses from erosion and sedimentation; retain open spaces and greenways and protect their environmentally-sensitive character; preserve wildlife and plant life habitats and protect them from the intrusions of urbanization; provide for city parks and recreation facilities; and preserve and maintain the aesthetic qualities and appearance of the city.
<i>Land Use: Undeveloped</i>	Permitted	Permitted

### Map 3

Public and Institutional (PI), Residential Single Family-9 (RS-9), and Residential Single Family-15 (RS-15) to Parks and Natural Resources (PNR)

YMCA

	Adjacent Zoning	Current Land Use
<b>North:</b>	Residential Single Family-5 (R-5)	Residential
<b>South:</b>	Conditional Use Residential Multifamily-16 (CU RM-16) and Residential Single Family-3 (R-3)	Residential and Undeveloped
<b>East:</b>	Retail Center (RC)	Commercial
<b>West:</b>	Conditional Use Residential Multifamily-16 (CURM-16) and Residential Single Family-5 (R-5)	Residential

#### Land Use Plan Map Classification

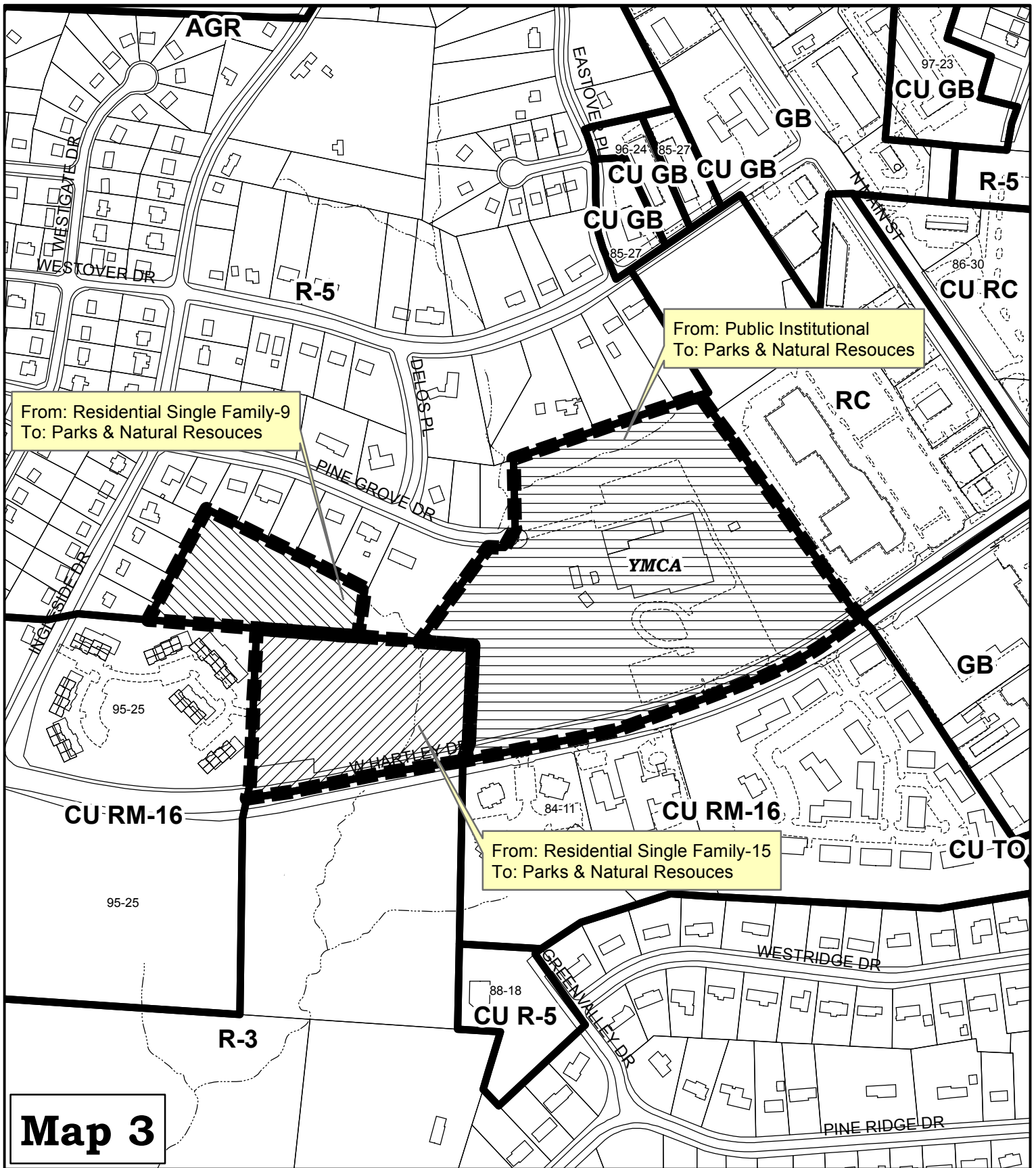
The area is designated as follows:

- **Low-Density Residential:** These areas include primarily single family detached dwellings on individual lots. Development densities in these areas shall not exceed five dwelling units per gross acre.
- **Moderate-Density Residential:** This classification includes a variety of detached or attached dwellings, generally including single family homes, cluster homes, duplexes and townhouses. Development densities shall range from five to eight dwelling units per gross acre.
- **Institutional:** Public, quasi-public and institutional uses on large tracts are included in this classification.
- **Recreation/Open Space:** Lands for recreation or open space are included in this classification, offering either active use or passive enjoyment and environmental protection.

#### Analysis/Recommendation

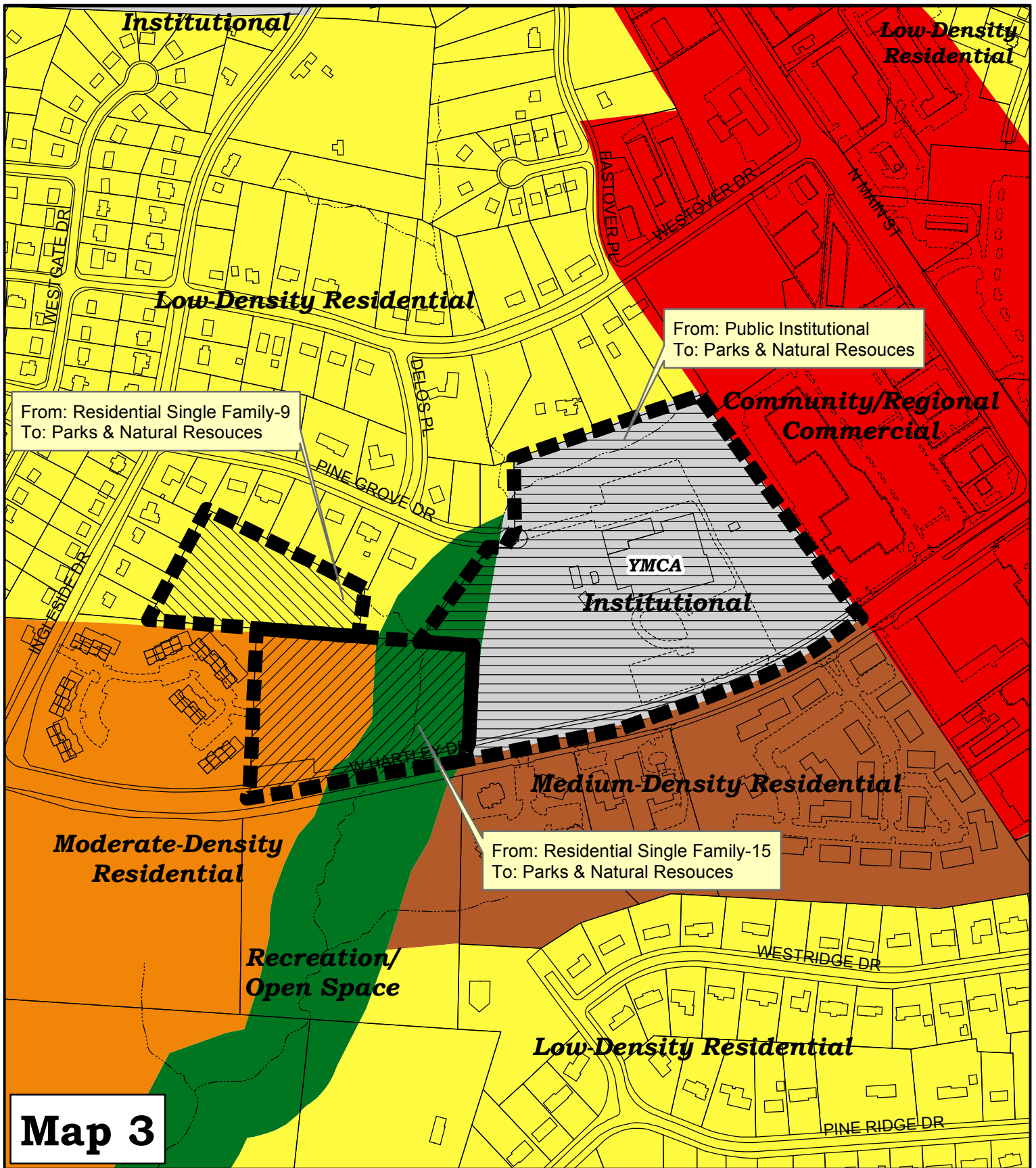
This area contains the YMCA and two undeveloped parcels owned by the YMCA, which consists of approximately 30 acres. It is currently zoned Public and Institutional (PI), Residential Single Family-9 (RS-9), and Residential Single Family-15 (RS-15). The new Development Ordinance deleted the PI district. The areas that were zoned PI under the old Development Ordinance have been evaluated and some have translated to the Institutional district, which is intended to accommodate large-sized institutional uses in a campus-like setting such as the hospital and HPU, and other areas need to be rezoned to an appropriate new zoning district based on the current use of the property. The PI portion of the area does not fit the purpose and intent of the new Institutional District. The two residential zoned lots were included in the rezoning because they are owned by the YMCA.

The Land Use Plan shows the area as Low-Density Residential, Moderate Density Residential, Institutional and Recreation/Open Space. The area has a mixture of residential uses surrounding it with some commercial uses to the east, with a corresponding mixture of residential and commercial zoning. Based on the size and character of the current use, staff recommends that this area be zoned Parks and Natural Resources (PNR).



**Map 3**

<p><b>ZONING MAP AMENDMENT ZA-16-17</b></p> <p>From: Public &amp; Institutional - PI  Residential Single Family-15 - RS-15  Residential Single Family-9 - RS-9  To: Parks &amp; Natural Resources - PNR</p> <p>Existing Zoning Boundary      <b>—————</b></p> <p>Subject Property Boundary      <b>- - - - -</b></p>	<p>Planning &amp; Development  Department</p> <p>City of High Point</p> <p>Date: August 8, 2016</p>	<p>N</p> <p>Scale: 1"=400'</p> <p>G:\Planning\Secure\ba-pz\2016\pz\Group2\Map3.mxd</p> <p>17</p>
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# Map 3

## ZONING MAP AMENDMENT ZA-16-17

Land Use Plan

Subject Property Boundary

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Planning & Development  
Department

City of High Point

Date: August 23, 2016



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# ZONING MAP AMENDMENT ZA-16-17



From: Residential Single Family-9  
To: Parks & Natural Resources

From: Public Institutional  
To: Parks & Natural Resources

From: Residential Single Family-15  
To: Parks & Natural Resources



**Comparison of Current and Proposed Zoning**

	<b>Current Zoning</b>	<b>Proposed Zoning</b>
	Public and Institutional District (PI)	Residential Single Family -5 (R-5)
<i>Purpose and Intent:</i>	The PI, Public and Institutional District is intended to accommodate mid- and large-sized public, quasi-public, and institutional uses which have a substantial land use impact or traffic generation potential. It is not intended for public and institutional uses customarily found within residential areas.	The R-5 district is established to accommodate principally single-family detached dwellings developed at a density of 5 units an acre that is served by public water and sewer. Complimentary uses such as open space, schools, utilities, religious institutions, and recreational facilities are also allowed. District regulations discourage uses that interfere with the development of residential development or that is detrimental to the residential nature of the district.
<i>Land Use: cemetery</i>	Permitted	Permitted

	<b>Adjacent Zoning</b>	<b>Current Land Use</b>
<b>North:</b>	Residential Single Family-5 (R-5)	Residential and a Park
<b>South:</b>	Residential Single Family-5 (R-5)	Residential
<b>East:</b>	Conditional Use Residential Multifamily-16 (CU RM-16) and Conditional Use General Business (CUGB)	Mixture of Residential and Commercial
<b>West:</b>	Planned Development Mixed (PDM)	Institutional (Providence Place)

**Land Use Plan Map Classification**

The area is designated as follows:

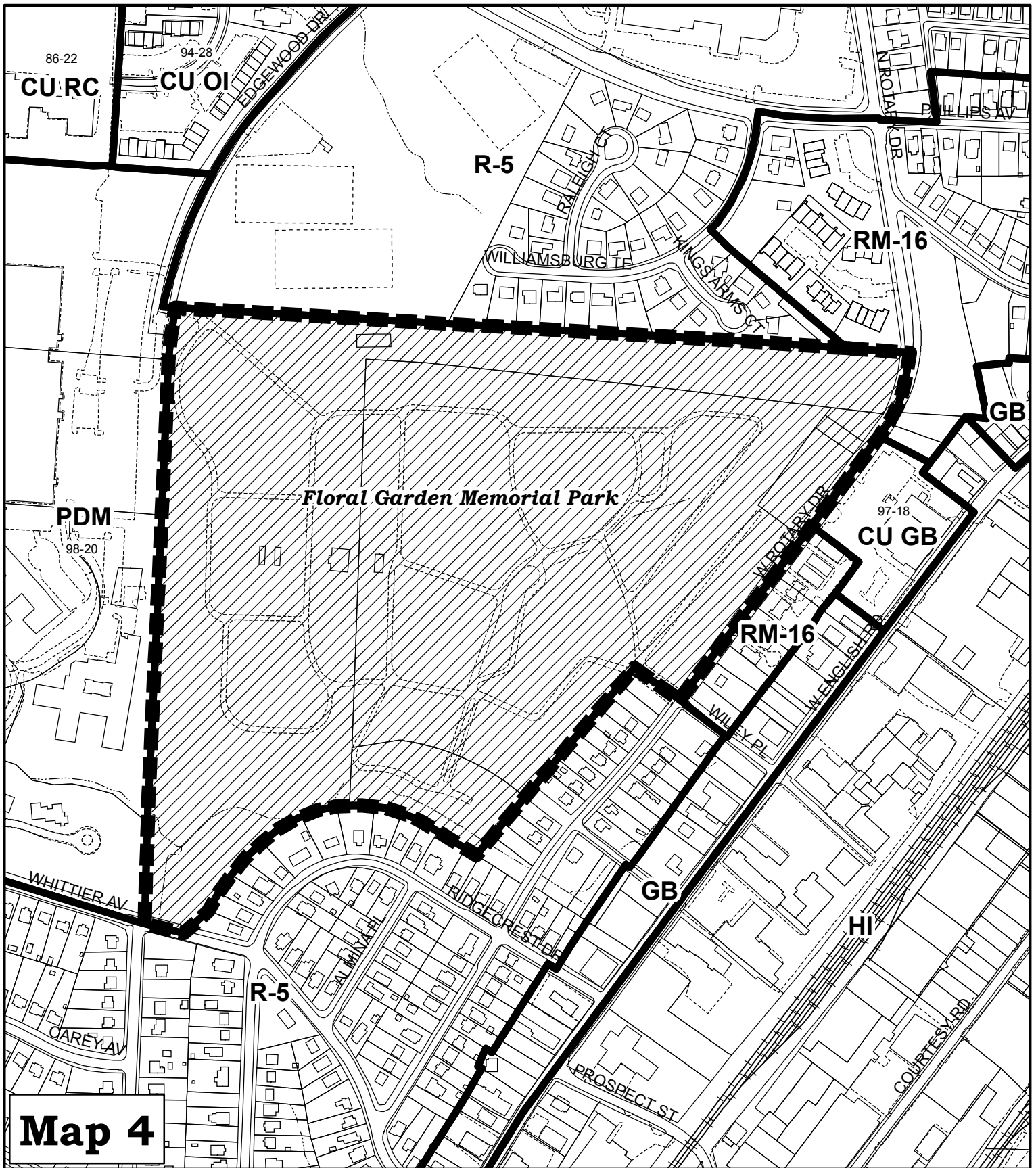
- **Institutional:** Public, quasi-public and institutional uses on large tracts are included in this classification.

**Analysis/Recommendation**

This area contains the Floral Gardens Memorial Park, which consists of approximately 67 acres and it is currently zoned Public and Institutional (PI). The new Development Ordinance deleted the PI district. The areas that were zoned PI under the old Development Ordinance have been evaluated and some have translated to the Institutional district, which is intended to accommodate large-sized institutional uses in a campus-like setting such as the hospital and HPU, and other areas need to be rezoned to an appropriate new zoning district based on the current use of the property. This area does not fit the purpose and intent of the new Institutional District.

The Land Use Plan shows the area as Institutional. The area is primarily surrounded by residential to the north, east and south, with an institutional use to the west and one commercial use to the east, with a corresponding mixture of residential and commercial zoning. Based on the size and character of the current use, staff recommends that this area be zoned Residential Single Family-5 (R-5).





## Map 4

### ZONING MAP AMENDMENT ZA-16-17

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

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

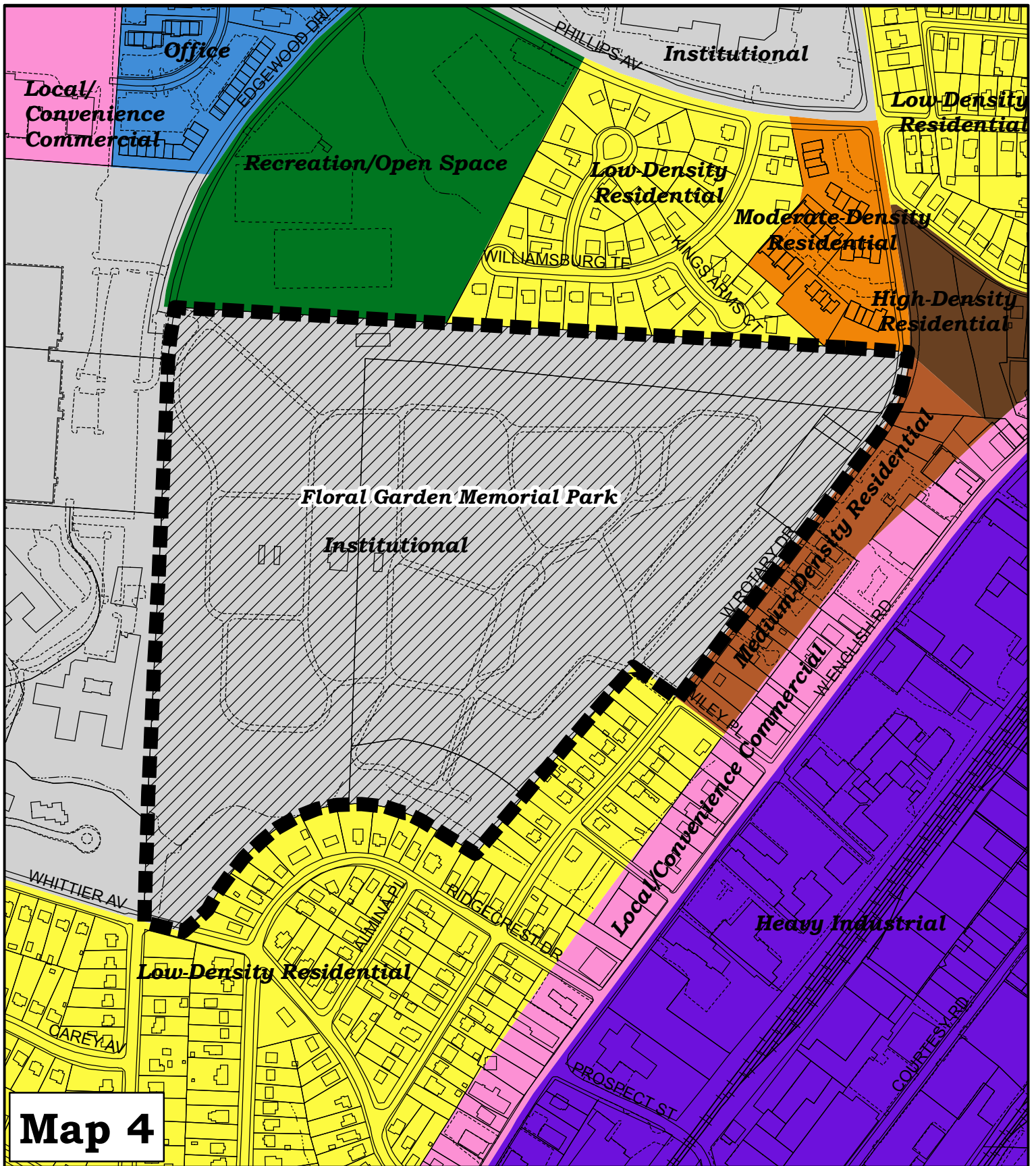
Planning & Development  
Department

City of High Point

Date: August 8, 2016



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**Map 4**

**ZONING MAP AMENDMENT ZA-16-17**

**Land Use Plan**

**Subject Property Boundary**    - - - - -

**Planning & Development  
Department**

**City of High Point**

**Date: August 23, 2016**



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**ZONING MAP AMENDMENT ZA-16-17**

*Floral Garden Memorial Park*

**Map 4**



**Comparison of Current and Proposed Zoning**

	<b>Current Zoning</b>	<b>Proposed Zoning</b>
	Public and Institutional District (PI)	General Business (GB)
<i>Purpose and Intent:</i>	The PI, Public and Institutional District is intended to accommodate mid- and large-sized public, quasi-public, and institutional uses which have a substantial land use impact or traffic generation potential. It is not intended for public and institutional uses customarily found within residential areas.	The GB district is established to accommodate a wide range of general retail, business, and service uses that serve groups of neighborhoods. GB districts are generally located at major street intersections and along major thoroughfares. Residential uses are encouraged as stand-alone uses and on the upper floors of retail and office buildings as a part of mixed-use development. Uses in the district are subject to standards intended to ensure development is compatible with adjacent residential neighborhoods, particularly within the Core City area.
<i>Current Use : Boys &amp; Girls Club and Assisted Living</i>	Permitted	Permitted

	<b>Adjacent Zoning</b>	<b>Current Land Use</b>
<b>North:</b>	Light Industrial (LI)	Business 85 and Industrial
<b>South:</b>	Light Industrial (LI)	Industrial
<b>East:</b>	General Business (GB) and Residential Multifamily-16 (RM-16)	Commercial and Residential
<b>West:</b>	Light Industrial (LI)	Industrial

**Land Use Plan Map Classification**

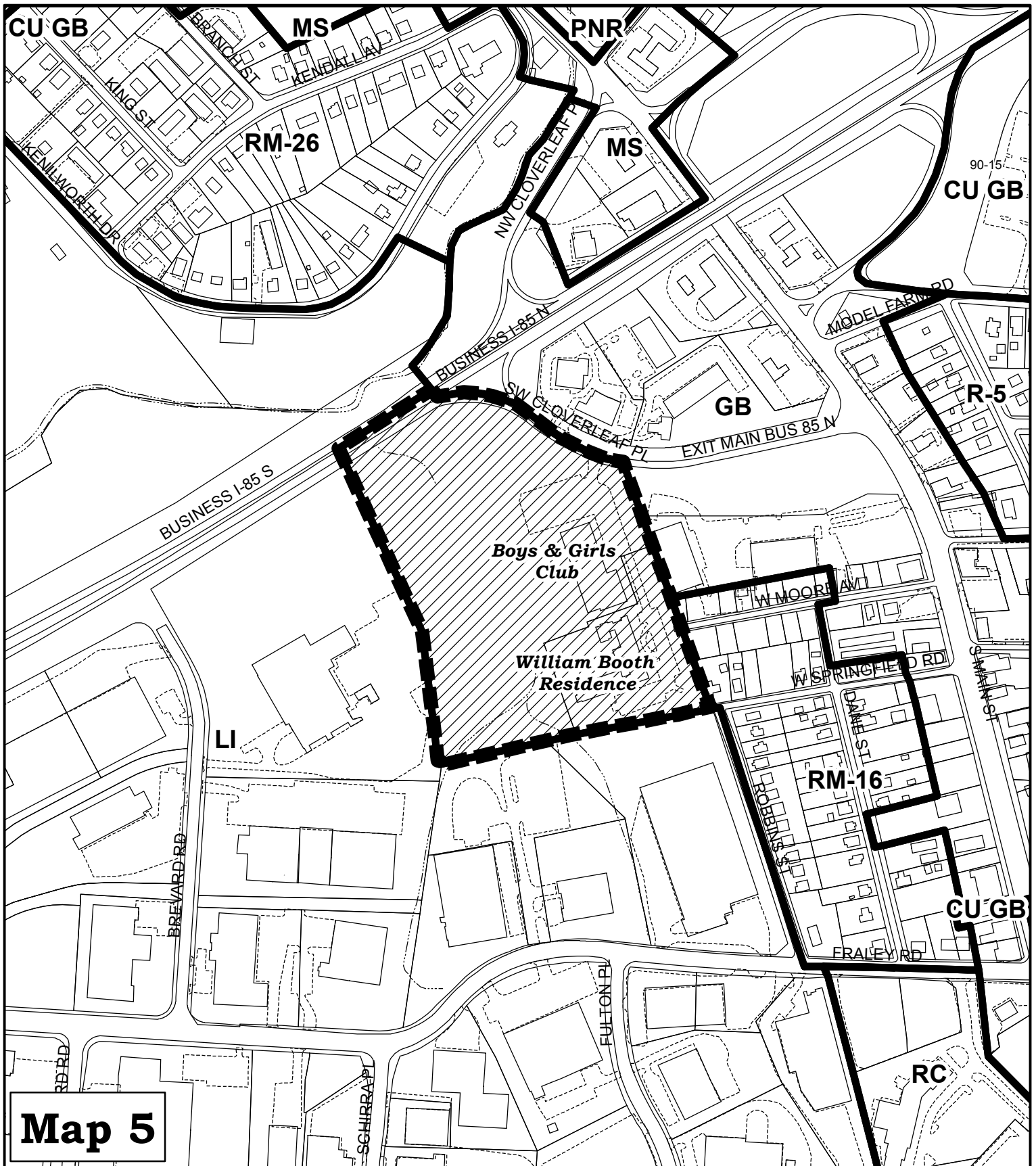
The area is designated as follows:

- **Institutional:** Public, quasi-public and institutional uses on large tracts are included in this classification.
- **Local/Convenience Commercial:** This classification includes moderate-intensity convenience retail or service uses, generally serving small, local neighborhoods.

**Analysis/Recommendation**

This area contains the Salvation Army Boys and Girls Club and William Booth Assisted Living facility, which consists of approximately 19 acres and it is currently zoned Public and Institutional (PI). The new Development Ordinance deleted the PI district. The areas that were zoned PI under the old Development Ordinance have been evaluated and some have translated to the Institutional district, which is intended to accommodate large-sized institutional uses in a campus-like setting such as the hospital and HPU, and other areas need to be rezoned to an appropriate new zoning district based on the current use of the property. This area does not fit the purpose and intent of the new Institutional District.

The Land Use Plan shows the area as Institutional and Local/Convenience Commercial. The area is primarily surrounded by industrial uses to the north, west and south, with some commercial and residential uses to the east, with a corresponding mixture of industrial, residential and commercial zoning. Based on the size and character of the current use, staff recommends that this area be zoned General Business (GB).



## ZONING MAP AMENDMENT ZA-16-17

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

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

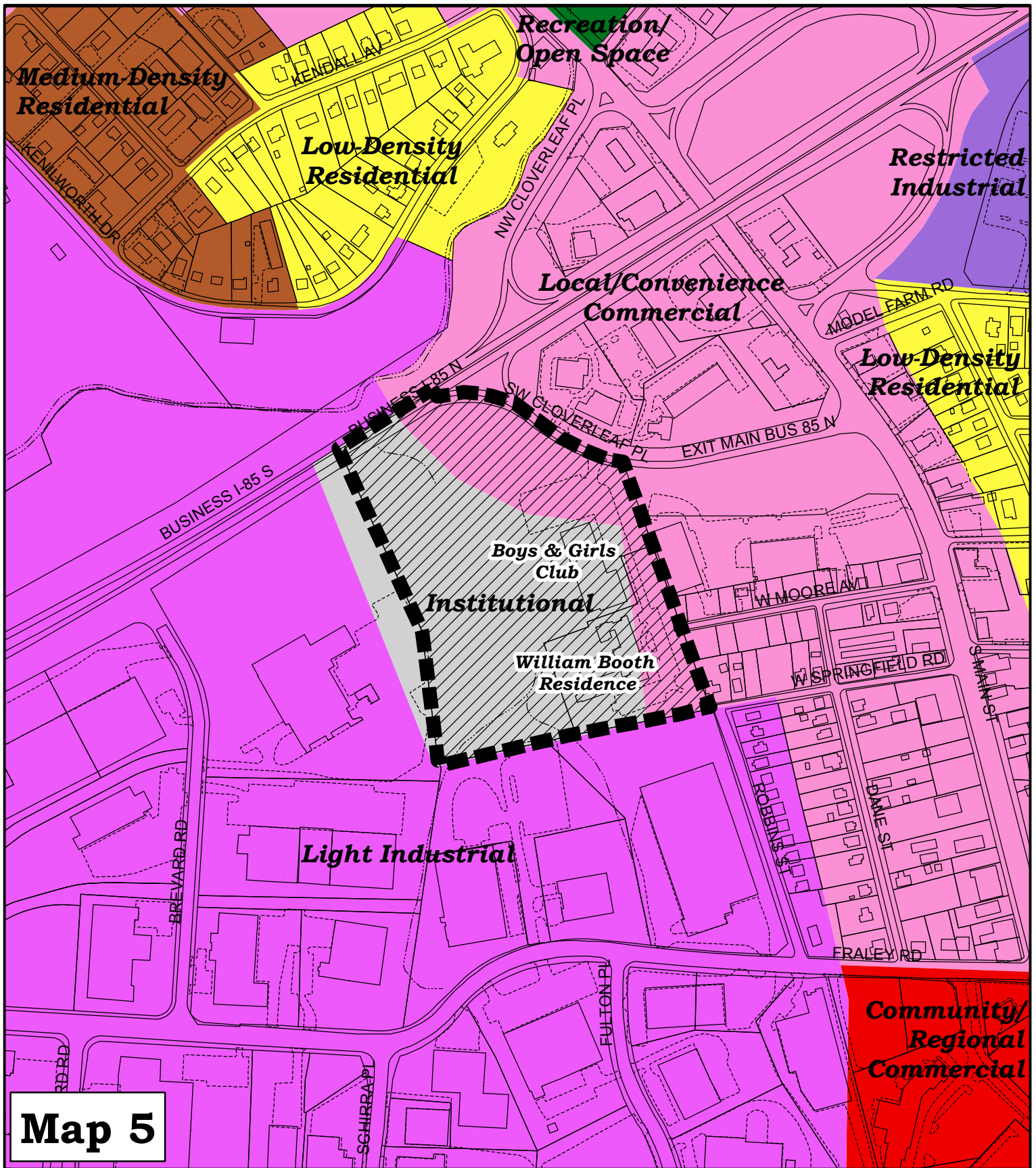
**Planning & Development  
 Department**

**City of High Point**

**Date: August 8, 2016**



**Scale: 1"=400'**  
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 2016\pz\Group2\Map5.mxd



# Map 5

## ZONING MAP AMENDMENT ZA-16-17

Land Use Plan

Subject Property Boundary - - - - -

Planning & Development  
Department

City of High Point

Date: August 23, 2016



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**ZONING MAP AMENDMENT ZA-16-17**



**Map 5**



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 August 23, 2016 and before the City Council of the City of High Point on September 19, 2016 regarding **Zoning Case 16-17** 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 August 14, 2016, for the Planning and Zoning Commission public hearing and on September 7, 2016 and September 14, 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: **Mixed-Use Washington Street (MX-W) District**. The property is approximately 16.98 acres. The property is also known as the Washington Street business district and Guilford County Tax Parcels 0171565 through 0171583, 0190459 through 0190468, 0190471, 0190479 through 0190481, 0190640, 0190647 through 0190663, 0190669 and 0190670.

**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: **Parks and Natural Resources (PNR) District**. The property is approximately 36.68 acres. The property is also known as the Phillips Soccer Complex and Davidson County Tax Parcels 6882-04-93-7226 and 6892-03-02-5738.

**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 30.36 acres. The properties are also known as the Hartley Drive YMCA and Guilford County Tax Parcels 0197217, 0197235 and 0197265.



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 66.76 acres. The properties are also known as Floral Garden Memorial Park and Guilford County Tax Parcels 0185395, 0186322, 0194037, 0194147, 0194148 and 0194149.

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: **General Business (GB) District**. The property is approximately 18.75 acres. The properties are also known as the Salvation Army Boys and Girls Club and William Booth Residence and Guilford County Tax Parcels 0179501 and 0179505.

SECTION 6.

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 7.

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

SECTION 8.

This ordinance shall become effective on January 1, 2017.

Adopted by the High Point City Council  
this the 19<sup>th</sup> day of September, 2016.

Lisa B. Vierling, City Clerk