

AN ORDINANCE AMENDING “THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE,” PURSUANT TO SECTION 2.4.19, 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, and subsequently amended;

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on December 13, 2016 and before the City Council of the City of High Point on January 17, 2017 regarding **Zoning Map Amendment Case 16-25 (ZA-16-25)** 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 4, 2016, for the Planning and Zoning Commission public hearing and on January 4, 2017 and January 11, 2017, for the City Council public hearing pursuant to Chapter 160A-364 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 17, 2017**.

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: **General Business (GB) District**. The property is approximately 0.34 acres (approximately 14,548 square feet) and lying along the north side of Scott Avenue, approximately 780 feet west of N. Main Street (*128 Scott Avenue*). The property is also known as Guilford County Tax Parcel 0194675 (Lot “A” as depicted on Plat Book 144 Page 66).

SECTION 2

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 3

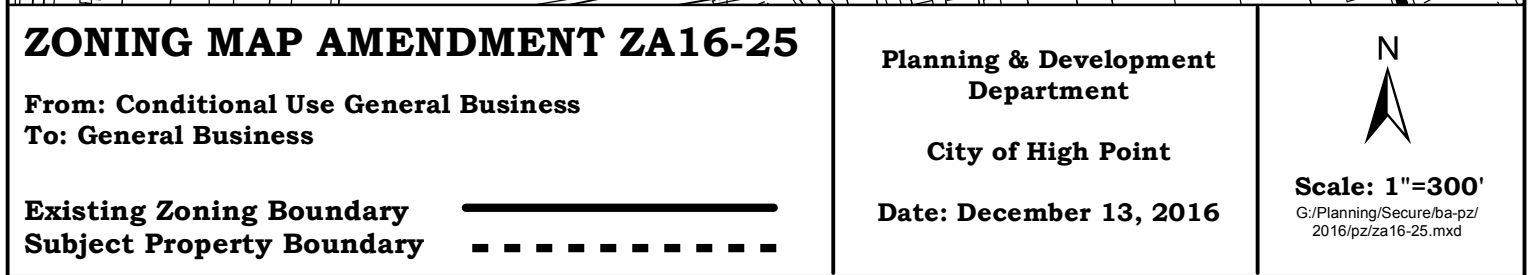
That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 4.

This ordinance shall become effective upon the date of adoption.

17th day of January, 2017.

Lisa B. Vierling, City Clerk



Scale: 1"=300'
G:/Planning/Secure/ba-pz/
2016/pz/za16-25.mxd

I, JON ERIC DAVIS, certify that this plat was drawn under my supervision from an actual survey made under my supervision: (Deed description recorded in Book 4255, Page 510, etc.); that the boundary not surveyed are clearly indicated as drawn from information found in Book 4255, Page 510, that the ratio of precision as calculated is 1:20,000; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number, and seal this 27TH day of NOVEMBER 2001.

Stamp or Seal
JON ERIC DAVIS
Surveyor
Reg. No. 3464

I, JON ERIC DAVIS, Registered Land Surveyor, RLS No. L-3464, certify that this is of a survey that:

- (1) Creates a subdivision of land within the area of a County or Municipality that has an ordinance that regulates parcels of land.
- (2) Is of another category, such as the recombination of existing parcels, a court-ordered survey or other exceptions to the definition of subdivision.
- (3) Is of an existing parcel or parcels of land.

Ownership and Dedication:

The undersigned hereby acknowledge(s) this plat and allotment to be free act and deed and hereby dedicate(s) to the public use as streets, parks, drainageways and open space, and easements forever all area so shown or indicated on said plat, and authorizes the City of High Point to record this plat in the office of the Register of deeds of Guilford County, North Carolina

Signed Sherry Vaughan 11/30/01
DATE

Signed _____

Signed _____

Signed _____

Attest Jay H. Hough 11/30/01
DATE

Approval For Recordation

Approval by the Planning Department of HIGH POINT, North Carolina on the 7 day of Dec 20 01 pursuant to the HIGH POINT development ordinance.

Planning Director

Statement no approval is required by NCDOT Division of Highways:

This plat does not require certificate of approval by the Division of Highways as provided in G.S. 136-102.6 Subsection (g).

Signed R. Ree Bowers 12-7-01
Planning Director

State of North Carolina
County of Guilford

I, Mark Schroeder, Review Officer of the City of High Point, Guilford County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Signed Mark Schroeder 12/7/01
Review Officer

Survey Based on Existing Corners
Found on Site.

No Published Horizontal Control
within 2,000 Feet of this Survey.

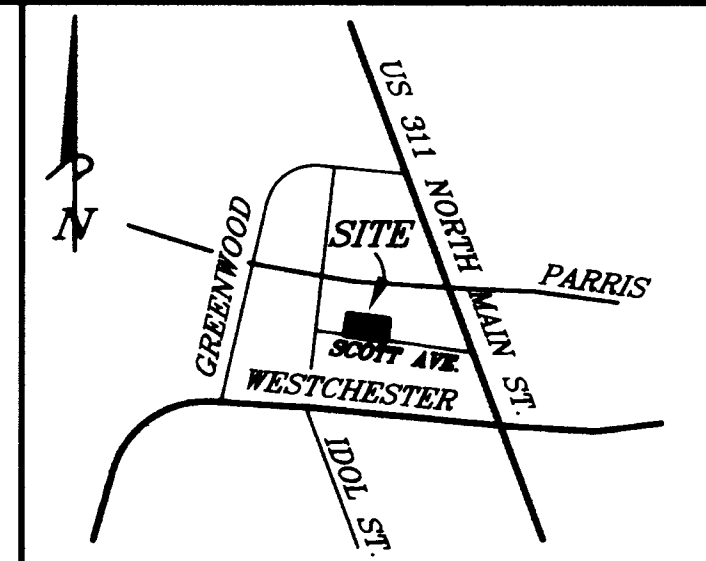
This plat is subject to any facts
that may be disclosed by a full &
accurate title search.

This survey is of an existing parcel
or parcels of land.

This plat is subject to any
Easements, Agreements, or
Rights-of-way of record prior to
date of this plat, which was not
visible at the time of my inspection.

LOTS CHECKED BY EDV DATE 11/16/01
CORNERS SET BY WG DATE 11/26/01

FLOOD CERTIFICATION: THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SCALED FROM MAPS FURNISHED BY HUD/FIRM, DATED MAY 18, 1998. SUBJECT TO VERIFICATION BY DETAILED FLOOD MAP STUDY. SEE COMMUNITY PANEL # 370113-0006-G.



VICINITY MAP
1" = 2000'

PLAT NORTH
IDOL STREET
PB 114, PG 54

PK
IDOL STREET
N00°26'51"E — 106.60'

CLAUDE B. HUNT
D.B. 2600, PG. 726
TAX MAP 266-07-06
ZONED RS-7
(RESIDENTIAL)

FLOYD ROSS
D.B. 3510, PG. 2101
TAX MAP 266-07-05
ZONED RS-7
(RESIDENTIAL)

ELIZABETH PRICE
D.B. 3671, PG. 1057
TAX MAP 266-07-04
ZONED RS-7
(RESIDENTIAL)

FLORA ANDREWS WALTON
P.B. 21, PG. 63
TAX MAP 266-07-02
ZONED RS-7
(RESIDENTIAL)

JOYCE A. DENNY
D.B. 4361, PG. 1494
TAX MAP 266-07-09
EXCLUSION PLAT FOR
RECORDATION
PROPERTY OF
COUNTRY FURNITURE CO., INC
PB 114, PG 54

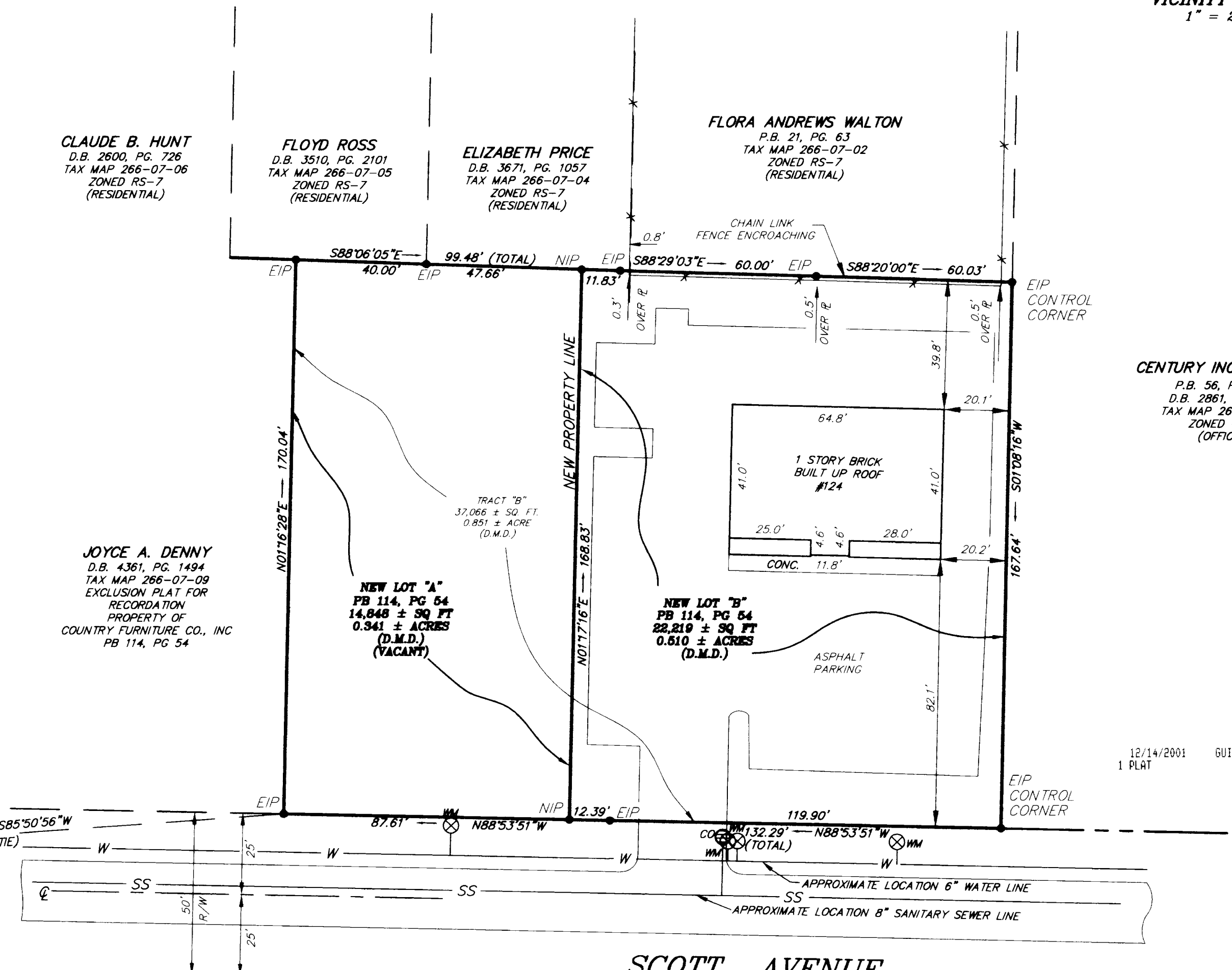
NEW LOT "A"
PB 114, PG 54
14,848 ± SQ FT
0.341 ± ACRES
(D.M.D.)
(VACANT)

NEW LOT "B"
PB 114, PG 54
22,219 ± SQ FT
0.510 ± ACRES
(D.M.D.)

1 STORY BRICK
BUILT UP ROOF
#124
CONC. 11.8'

CENTURY INCOME, INC.
P.B. 56, PG. 25
D.B. 2861, PG. 20
TAX MAP 266-07-01
ZONED GOM
(OFFICE)

12/14/2001 GUILFORD CO., NC
1 PLAT 526485 \$21.00

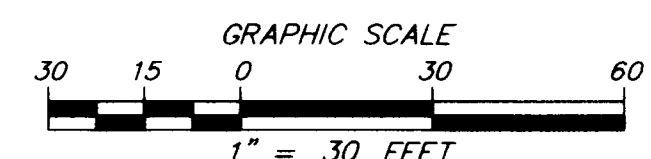


SCOTT AVENUE
50' PUBLIC R/W PAVED 18.6' EP-EP

EXCLUSION MAP FOR RECORDATION
PROPERTY OF

GENERAL NOTES

- 1) IRON PIPES AT ALL CORNERS UNLESS OTHERWISE NOTED.
- 2) CURRENT ZONING: CGB
- 3) TAX MAP REFERENCES: MAP 266, BLOCK 7, LOT 12
- 4) TOTAL NUMBER OF LOTS: 2
- 5) TOTAL AREA = 0.851± ACRES
- 6) DEED REFERENCES: D.B. 4255 PG. 510
D.B. 3663 PG. 1130
- 7) PRECISION 1:20,000
- 8) BASED UPON THE TOPOGRAPHY TAKEN FROM THE CITY OF HIGH POINT PLANIMETRIC & TOPOGRAPHIC MAPS A PORTION OF NEW LOT "A" & "B" DRAINS INTO THE OAK HOLLOW LAKE GENERAL WATERSHED AREA.
- 9) PRIOR TO DEVELOPMENT OF NEW LOT "A" OR REDEVELOPMENT OF NEW LOT "B" A WATERSHED DEVELOPMENT PLAN MAY BE REQUIRED.



RECORDED
KATHERINE LEE PAYNE
REGISTER OF DEEDS
GUILFORD COUNTY, NC
THIS 10 DAY OF Dec
2001 TIME 10:22:45
BOOK 144 PAGE 66

VINTAGE INVESTMENT COMPANY

REDIVISION OF TRACT "B"
EXCLUSION PLAT FOR RECORDATION
PROPERTY OF
COUNTRY FURNITURE CO., INC.
PLAT BOOK 114, PAGE 54
DEED BOOK 4255, PAGE 510
TAX REFERENCE 266-7-12
HIGH POINT TOWNSHIP ~ GUILFORD COUNTY
HIGH POINT ~ NORTH CAROLINA

PREPARED BY

DAVIS-MARTIN-POWELL & ASSOC., INC.
ENGINEERING-LAND PLANNING-SURVEYING
218 GATEWOOD AVE., SUITE 102
HIGH POINT, NORTH CAROLINA 27262
PH (336) 886-4821 FAX (336) 886-4458

DATE: 10-30-2001 SCALE: 1" = 30' JOB No. S-43161
SURVEYED BY: WG DRAWN BY: EDV CHECKED BY: JED

OWNER:
VINTAGE INVESTMENT CO.
502 SOUTH ELM STREET
HIGH POINT, NC 27260