

AN ORDINANCE AMENDING “THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE,” PURSUANT TO SECTION 2.4.19, 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 June 27, 2017 and before the City Council of the City of High Point on July 17, 2017 regarding **Zoning Map Amendment Case 17-11 (ZA-17-11)** 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 June 18, 2017, for the Planning and Zoning Commission public hearing and on July 5, 2017 and July 12, 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 **July 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 a: **Conditional Zoning General Business (CZ-GB) District**. The property is approximately 1.8 acres and lying at the northeast corner of Samet Drive and Admiral Drive. The property is also known as Guilford County Tax Parcel 0196589.

#### SECTION 2

That the property herein described shall be perpetually bound by the following use(s) authorized and condition(s) imposed, unless subsequently changed or amended as provided for by the Development Ordinance.

Part I. **USES:**

Any uses allowed in the General Business (GB) District subject to the standards of the Development Ordinance and the specific conditions listed in this ordinance.

Part II. CONDITIONS:

A. Landscaping, Buffers and Screening.

A Type C perimeter landscape yard shall be installed where the site abuts Household Living and Life Care Uses.

B. Transportation Conditions. The City of High Point Transportation Director and the North Carolina Department of Transportation (NCDOT) shall approve the exact location and design of all access points and improvements.

SECTION 3

That plans for any development on the property described herein shall be pursued in accordance with this conditional zoning district and shall be submitted to the City of High Point and other approval authorities for review in the same manner as other such plans that are required to be approved by the City of High Point.

SECTION 4

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 5

That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 6.

This ordinance shall become effective upon the date of adoption.

19<sup>th</sup> day of July, 2017.

Lisa B. Vierling, City Clerk





as approved

3406-A W. Wendover Avenue

Greensboro, NC 27407

Telephone 336.855.1286

Fax 336.855.5602

3<sup>th</sup> November 1998

## DESIGN GUIDELINES FOR WENDOVER CROSSING

The intent is to provide a coherent and consistent architectural, landscape, signage and lighting theme for WENDOVER CROSSING. This unification of design concept will articulate a pleasant and harmonious character for the residential, retail/commercial and office development (including out parcels.)

### RESIDENTIAL (CONTROLS NOT REQUIRED)

Residential development will provide a comfortable secure and pleasant environment. There shall be a consistent and coherent architectural character where lined streets will blend with a thoughtful landscaped residential settings walkways providing pedestrian comfort and security. Pedestrian walkways shall wind their way through the development providing a safe, secure and pleasant environment.

#### Signage:

- i) Signage will be discouraged in residential areas.
- ii) Street signage and numbers will be low key and standardized.
- iii) All signs to be reviewed by the Architectural Review Committee and subject to the City of High Point standards.

#### Materials:

Brick will be encouraged as an exterior material.

- i) Brick will be encouraged as an exterior material - with the exception of common brick.
- ii) Accent elements of brick, stone, textured split faced masonry units, or stucco may be given design consideration.

- iii) Shingles shall be Landmark XL by Certain Teed with color choice "Moire Black".
- iv) Quiet rather than bright colors will be encouraged.
- v) All exterior materials subject to review by the Architectural Review Committee.

## OFFICE

The architecture will provide a pleasant and interesting massing of building form, shape and texture.

The building height shall be limited to 6 stories above finished grade - or to a maximum of 80'0" above finished grade.

- i) One story to 1 ½ story building (5,000 SF or less), for example, may have a pitched roof (5/12 min. slope) or a flat roof. Flat roofs shall have a mansard roof/parapet to screen mechanical equipment from view.
- ii) Two storied building (10,000 SF or less), for example, may have pitched roof (5/12 min. slope) or a flat roof. Flat roofs may have a mansard roof or a parapet to screen mechanical equipment from direct view.
- iii) Three or more storied buildings may have a pitched or a flat roof. Where there is a flat roof, a parapet must be provided to screen mechanical equipment or a roof top screen of mechanical equipment.
- iv) Pitched roofs, if mechanical equipment on roof, must provide a well to conceal this equipment.
- v) All mechanical equipment to be screened from view from public R.O.W.

## Signage:

The intent is to ensure a consistent condition of scale, color and texture of materials throughout the development.

- i) One free standing illuminated sign will be permitted per outparcel. (6'0" high maximum). The sign shall be up lite, or back lite through cut out letters/logo only, no other back ground illumination areas permitted. Material may be colored metal, textured finish metal, plastic, stucco, stone, wood and brick. The sign may be individualized to the building occupant needs but the base or some architectural element of the sign must use the same material of the main building to give some sense of uniformity.
- ii) One wall shall be permitted to have a name/logo/lettering sign to reflect the image of character of the owner/tenant. On a corner site the owner/tenant may be permitted two signs. (One sign on front wall and one sign on side wall.)
- iii) All signage subject to review by the Architectural Review Committee and to meet High Point City requirements.

**Materials:**

Masonry will be very much encouraged as the dominant exterior material. Glass may account for up to 50% of the facade.

- i) Brick will be encouraged as an exterior material with the exception of common brick. Brick to be (or similar): Boral #120 Old Salem; #431 Windermere; #805 Homestead and #808 Abingdon.
- ii) Concrete masonry units (with textured split face) may be incorporated in designs.
- iii) Stone/Pre-cast concrete panels with a textured pattern/stone like character may be acceptable.
- iv) Commercial stucco like finishes may be incorporated within designs.
- v) Bright colors will be discouraged.
- vii) All materials and combinations of material will be subject to review by the Architectural Review Committee.

## LIGHT COMMERCIAL (SHOWROOM/RETAIL STORES)

The architecture will provide a pleasant and interesting massing of building form, shape and texture.

The building height shall be limited to 1 ½ stories above finished grade - or to a maximum of 25'0" above finished grade.

- i) One story to 1 ½ story building (10,000 SF approx.) may have a pitched roof (5/12 slope min.) or a flat roof. Flat roofs shall have a mansard roof/parapet to screen mechanical equipment from view.
- ii) Pitched roofs, if mechanical equipment on roof, must provide well to conceal this equipment.
- iii) All mechanical equipment to be screened from view from public R.O.W..

### Signage:

The intent is to ensure a consistent condition of scale, color and texture of materials throughout the development.

- i) One free standing illuminated sign will be permitted per out parcel (6' high maximum). Materials may be colored metal, textured finished metal, plastic, stucco, stone, wood or brick. The sign may be individualized to the building occupant needs but the base or some architectural element of the sign must use the same material of the main building to give some sense of uniformity.
- ii) One wall shall be permitted to have a name/logo/lettering sign to reflect the image of character of the owner/tenant. On corner site owner/tenant may have two signs.
- iii) All tenant signage visible from the exterior of the premises including parapet fascia signs; store front signs and storefront glass sign is subject to review.
- iv) Secondary lettering (street names, street numbers, etc.) shall be standardized to conform with throughout the development.
- v) Tenant logos/graphics shall be permitted.

- vi) All signage subject to review by the Architectural Review Committee and to meet High Point City requirements.

**Materials:**

Masonry will be encouraged as the primary exterior material. Glass may account for up to 50% of a facade.

- i) Brick will be encouraged to be the primary material with the exception of common brick. Brick to be used (or similar): Boral #120 Old Salem; #431 Windermere; #805 Homestead, and #808 Abingdon.
- ii) Concrete masonry units may be incorporated in designs - with textured split face.
- iii) Stone /Pre-cast concrete panels will have a textured pattern/stone like character may be accepted.
- iv) Sto / Dryvit. Stucco finish shall be permitted.
- v) Metal standing seam pitched roofs are permitted - as are standing seam mansard roofs.
- vi) Shingles shall be Landmark XL by Certain Teed with color choice to be "Moire Black".
- vii) All materials subject to review by the Architectural Review Committee.

**HEAVY COMMERCIAL (SHOPPING CENTER)**

The architecture will provide a pleasant and interesting massing of building form, shape and texture.

The building height shall be limited to 2 stories above finished grade - or to a maximum of 35'0" above finished grade not including design feature.

- i) Two storied building (10,000 SF approx.) ,for example, may have pitched roof (5/12 min. slope) or a flat roof.

- ii) Flat roofs may have a mansard roof or parapet to screen mechanical equipment. Pitched roofs, if mechanical equipment on roof, must provide a well to conceal this equipment.
- iii) All mechanical equipment to be screened from view from public R.O.W.

#### Signage:

The intent is to ensure a consistent condition of scale, color and texture of materials throughout the development.

- i) One free standing illuminated sign will be permitted for the general development (15' high maximum). Materials may be colored metal, textured finished metal, plastic, stucco, stone, wood or brick. The sign should reflect the harmony of the development and should use as a base material the same material as the main building.
- ii) One free standing illuminated sign will be permitted per out parcel (6' high maximum). Materials may be colored metal, textured finished metal, plastic, wood, copper or brick. The sign may be individualized to the building occupant needs but the base or some architectural element of the sign must use the same material of the main building to give some sense of uniformity. Sign shall identify business by name & logo only, no commercial message.
- iii) One wall shall be permitted to have a name/logo/lettering sign to reflect the image of character of the owner/tenant. On corner site owner/tenant may have two signs.
- iv) All tenant signage visible from the exterior of the premises including parapet fascia sign, stucco, stone, store front signs, and storefront glass signs is subject to review.
- v) Secondary lettering (street names, street numbers, etc.) shall be standardized to conform with throughout the development.
- vi) Tenant logos/graphics shall be permitted.
- vii) All signage subject to review by the Architectural Review Committee and to meet High Point City requirements

## Materials:

Masonry will be encouraged as the primary exterior material. Glass may account for up to 50% of a facade.

- i) Brick will be encouraged to be the primary material with the exception of common brick. Brick will be (or similar): Boral #120 Old Salem; #431 Windermere; #805 Homestead, and #808 Abingdon.
- ii) Concrete masonry units may be incorporated in designs - with textured split face.
- iii) Stone/Pre-cast concrete panels with a textured pattern/stone like character may be accepted.
- iv) Sto / Dryvit. Stucco finish shall be permitted.
- v) Metal standing seam pitched roofs are permitted as are standing seam mansard roofs.
- vi) Shingles shall be Landmark XL by Certain Teed with color choice "Moire Black".
- vii) All material will be subject to review by the Architectural Review Committee.

## WALKWAYS (GENERAL)

Walkways will provide a convenient and attractive means of pedestrian movement within WENDOVER CROSSING.

- i) All walkways shall be a minimum 4' wide - at parking areas 5' wide.
- ii) Basic material concrete - but may be enhanced with brick pavers which match adjacent brick/building.

## EXTERIOR LIGHTING (GENERAL)

Exterior lighting will promote a sense of constant and predictable quality of lighting.

- i) General area lighting, parking lots - high pressure sodium.

- ii) The general lighting level to be a minimum avg. of 3 foot candles and a maximum avg. of 10 foot candles.
- iii) Area Lighting: As furnished and maintained by the City of High Point.  
Fixture: KIM 28 - VLA25 "A" -3-250-HPS-240-DBA-A25-120  
Pole: Sherman DS40-C-50-2-H-T23B Fiber Pole
- iv) The character/style of lighting to be approved by Architectural Review Committee.

### SCREENING (GENERAL)

To ensure the maintaining of the character of WENDOVER CROSSING by screening secondary conditions/appendages.

- i) All mechanical equipment must be screened from view from public R.O.W..
  - a) Roof top units by mansard roof, parapet or well with the roof design or by screen.
  - b) Ground units must be screened by fence/landscape (4'0 high).
- ii) All dumpsters, trash compactors, garbage containers shall be screened by walls/fences up to 6'0" high - with a gate.
- iii) All utilities underground.
- iv) Outside (open) storage not permitted.
- v) Service/utility areas must be screened by fence/wall/landscape (6'0" high) or subject to review.

### LANDSCAPING (GENERAL)

The intent will be to coordinate consistent theme of plant type, size and character. For example, when a tree type is chosen for a street it should be cited as a primary/dominant type and used on a regular basis so as to give consistency of character..

- i) Penny Road                      15' wide  
As per City of High Point standards.

- ii) Samet Drive 8' wide
- iii) Parking lots to have interior landscape / islands of trees with general intent to break up visual mass of parked vehicles - where required by City of High Point standards.
- iv) At interior driveways islands of trees will be encouraged at access to/egress from parking areas to give a semblance of street landscaping.

#### ENTRANCE (TO DEVELOPMENT)

Threshold of entry to WENDOVER CROSSING should define the ambient essence/spirit of the area.

- i) Landscape entrance - high standards
- ii) Sign both text (name) and image (picture-abstract) with base brick/stone. Illuminated.
- iii) Pavement - texture change at entry - cobblestone/bomanite/brick. Perhaps name in brick (two tones).
- iv) All subject to review by the Architectural Review Committee and to meet High Point Zoning requirements.

#### SIGNAGE (GENERAL)

The intent is to ensure a consistent condition of scale, color and texture of materials throughout the development.

- i) One free standing illuminated sign will be permitted for the general development(15'-0" high maximum to meet City of High Point requirements). Materials may be colored metal, textured finished metal, plastic, wood, stucco, stone, copper or brick. The sign should reflect the harmony of development and should use a base material the same material as the main building.
- ii) Free standing illuminated signs will be permitted for the general development (6'-0"/15'-0" high maximum to meet City of High Point requirements.) Materials may be colored metal, textured finished metal, plastic, wood, stucco, stone, copper or brick. The sign should reflect the

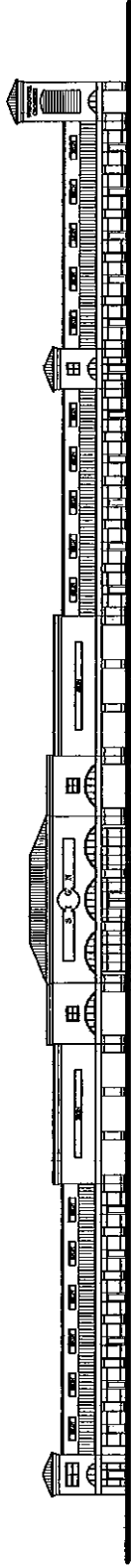
harmony of development and should use a base material the same material as the main building.

These signs may occur at entrance driveways common to the development or at corners of the development.

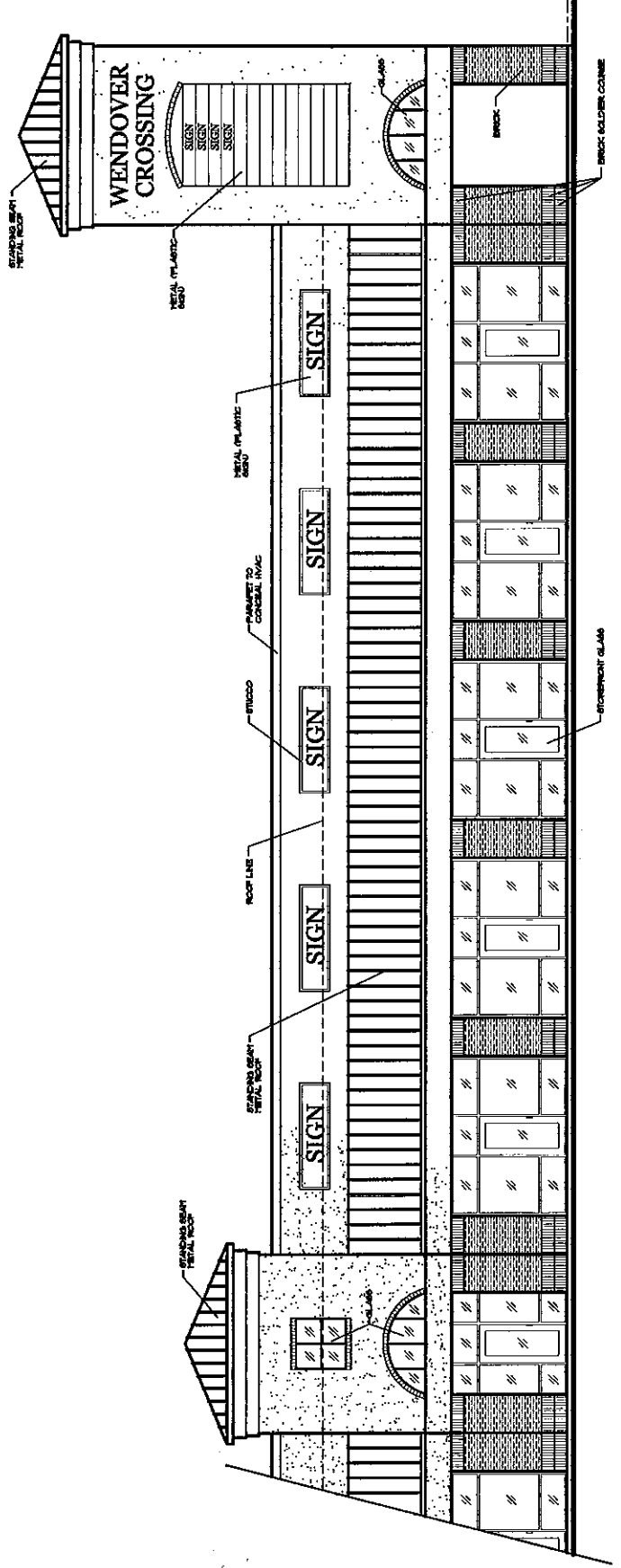
#### GENERAL REQUIREMENTS

The Architectural Review Committee shall have final approval of all matters and may require conditions more stringent than those required by the City of High Point.

**PROTOTYPE: "ILLUSTRATIVE APPLICATION OF DESIGN GUIDELINES - NOT INTENDED TO REPRESENT ACTUAL PROJECT." ALL SIGNAGE TO MEET CITY OF HIGH POINT STANDARDS.**



FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



ENLARGED FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

R.H. ERSKINE  
ARCHITECTURAL FIRM  
8406-D Wendover Avenue  
Greensboro, N.C. 27407  
Phone (336) 855-1288 Fax 855-5608

WENDOVER CROSSING  
LLC

DATE	BY
DESIGNED BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE
APPROVED BY	DATE

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