

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 March 27, 2018 and before the City Council of the City of High Point on May 7, 2018 regarding **Zoning Map Amendment Case 18-02 (ZA-18-02)** 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 March 18, 2018, for the Planning and Zoning Commission public hearing and on April 25, 2018 and May 2, 2018, 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 **May 7, 2018**.

**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 **Planned Development – Periphery District (PD-P) District**. The property is approximately 162.16 acres and lying north of the intersection of Sandy Ridge Road and Johnson Street and west of the intersection of Sandy Ridge Road and Kendale Road. The property is also known as Guilford County Tax Parcels 0171322, 0171330, 0210452, 0210453 0210454, 0210455 and 0210456.

**SECTION 2**

That this Planned Development District shall be subject to the Master Plan and the Statement of Intent & Development Standards which are a part of this zoning district.

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That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.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

**7<sup>th</sup> day of May, 2018.**

Lisa B. Vierling, City Clerk

## **RIVER LANDING AT SANDY RIDGE**

### **PLANNED UNIT DEVELOPMENT STATEMENT OF INTENT & DEVELOPMENT STANDARDS**

**Applicant:** Presbyterian Homes, Inc  
**Initial Adoption Date:** November 6, 2017  
Ordinance No. 7350/17-93  
Zoning Map Amendment 17-18

**Revision Date:** May 7, 2018 (adopted)  
Ordinance No. 7410 / 18-39  
Zoning Map Amendment 18-02

#### **Statement of Intent:**

- a) The Applicant intends to revise the approved Statement of Intent and Development Standards for the River Landing at Sandy Ridge campus. An additional small parcel of land consisting of 0.16 acres was purchased from the Saddle Brook Home Owners Association. This parcel has been combined with parcel 0210456 resulting in a parcel that is zoned CU-RM5 and PD-P. The intent is to rezone the 0.16- acre portion of the lot to Planned Development – Periphery (PD-P) and incorporate as a part of Tract G within the overall campus. The integration of the parcel will be subject to the approved Development Standards established in Zoning Case 17-18. No changes to the Development Standards are proposed. The total combined tract remains approximately 162 acres.
- b) The additional 0.16 acres provides additional area for the expansion of the management service office. The overall intent remains to expand the existing campus to build additional residential dwelling units, including additional single-family detached, single family attached and multifamily units and beds, a club house with restaurant, a new maintenance facility, management service office expansion, wellness center expansion, on-site amenities, main entrance gate/guard houses, and healthcare facility expansion. New buildings or expansion of existing buildings will match the existing architectural character of the campus and function as a cohesive campus.
- c) The existing campus consists of 298 residential dwelling units and 116 beds (58 units based on 1 unit per 2 beds). This expansion of the development will allow a maximum of 550 residential dwelling units within the overall River Landing Development.
- d) The club house will contain a pro-shop and a restaurant, minor use. Although the pro-shop and restaurant will be primarily intended for residents and golfers, it may be open to the public as well as provide services to the River Landing at Sandy Ridge community.
- e) The existing nine (9) hole golf course shall be retained with adjustments to the layout to accommodate development of the pro-shop, restaurant additional residential units as indicated on the PD-P Master Plan (Tract C).
- f) All entrances to the development will be at the existing locations on Sandy Ridge Road. Entrances may be gated. The road network will consist of private drives. All residents within the development will have access to the recreational and amenity areas.
- g) Campus private water and sewer services will be extended to service expansion areas.

## **Development Standards:**

### **Part 1. USES:**

- A. Continuing Care Retirement Community and accessory uses shall be permitted, subject to the development and dimensional requirements of the specific conditions listed in this Development Standards. The following uses shall be permitted within the various tracts of the development:
1. Tract A: Single Family Attached and Single Family Detached dwelling units.
  2. Tract B: Single Family Attached and Single Family Detached dwelling units.
  3. Tract C: All Household Living Category Uses, Clubhouse with restaurant minor use, Golf course and accessory uses.
  4. Tract C.1: Maintenance facility
  5. Tract D: All uses and activities associated with a continuing care retirement community, all household living uses (including Assisted living facility, Long-term care/skilled nursing facility), maintenance facility, office category use types, day care use category.
  6. Tract E: Single Family Attached and Single Family Detached dwelling units.
  7. Tract F: All Household Living Category Uses
  8. Tract G: Office category use types
  9. Tract H: Golf Course, Common Recreation Area, Common Open Space area and walking trail.

### **Part 2. CONDITIONS:**

A. Development, Dimensional & Density Standards:

1. Development Density: A maximum of 550 dwelling units, including beds as calculated at 1 unit per 2 beds, shall be permitted.
2. General Building Height, Setback and Development Requirements:
  - a. Maximum building height:
    - i. Perimeter Area: Maximum fifty (50) foot building height within one hundred (100) feet of the perimeter of the development.
    - ii. Internal Area (beyond the 100-foot perimeter): Maximum eighty (80) foot building height.
    - iii. In Tract C.1 and G the maximum building height shall be 40 feet.
    - iv. Tracts fronting Sandy Ridge Road, the maximum building height for multifamily residential uses shall not exceed seventy (70) feet at the building setback from Sandy Ridge Road.
  - b. Perimeter Building and Perimeter Street Setback
    - i. For Tracts A thru F, a minimum thirty (30) foot building setback shall be provide from the perimeter of the overall development.
    - ii. For Tract G and H, a minimum twenty (20) foot building setback shall be provide from the perimeter of the overall development.

- iii. Sandy Ridge Road: A minimum fifty (50) foot building setback (as measured from the right-of-way) shall be provided from the Sandy Ridge Road right of way.
  - iv. Maintenance building /Tract C.1: In addition to above noted building setback requirements, outside laydown space for landscape materials shall setback a minimum of thirty (30) feet from perimeter of the development
- c. Household Living Category use (Single Family Detached and Single Family Attached) shall meet the following standards:

Option 1 - Group Development:

- a. Principal Building Setbacks
  - i. 20 ft. Minimum Front Street Setback from private drives (measured from back of curb or edge of pavement, if no curb is provided, or from back of sidewalk)
  - ii. 10 ft. Minimum Side Street Setback from private drives (measured from back of curb or edge of pavement, if no curb is provided, or from back of sidewalk)
- b. Accessory Structures
  - i. No accessory building(s) shall be permitted; except, this shall not prohibit amenity structures within common element areas such as gazebos or similar structures or centrally located maintenance structures.

Option 2 - Individual Lots:

- a. Minimum Lot Area – no minimum lot area however, single family detached dwelling and single family attached dwelling\_units shall be fully contained within a lot.
  - b. Principal Building Setbacks
    - i. 20 ft. Minimum Front Street Setback from private drives (measured from back of curb or edge of pavement, if no curb is provided, or from back of sidewalk)
    - ii. 10 ft. Minimum Side Street Setback from private drives (measured from back of curb or edge of pavement, if no curb is provided, or from back of sidewalk)
    - iii. 5 ft. Side Setback
    - iv. 15 ft. Rear Setback
  - c. Accessory Structures
    - i. No accessory building(s) shall be permitted; except, this shall not prohibit amenity structures within common element areas such as gazebos or similar structures or centrally located maintenance structures.
3. Multi-family use types shall meet the following standards:
- a. Principal Building Setbacks
    - i. 20 ft. Minimum Front and side street setback from private drives (measured from back of curb or edge of pavement, if no curb is provided)
    - ii. Maximum Building Length shall meet the dimensional standards for Multi-family dwellings as set forth in 4.3.2(5) of the City of High Point Development Ordinance.

4. Office buildings, Club House with publicly accessible restaurant (minor), and all other use types not listed above will meet the following standards:
  - a. Principal Building Setbacks
    - i. 20 ft. Minimum front and Side Street Setback from private drives (measured from back of curb or edge of pavement, if no curb is provided)
    - ii. Setback does apply to drop-offs or from parking spaces.
    - iii. Except for accessory structures, all building shall have a pitched roof
  - b. Maximum Building Size
    - i. Tract G: A maximum building footprint of 12,000 square feet per structure.

B. Landscaping, Setback and Buffers

1. Perimeter Landscape Yard

- a. A minimum 15-foot wide Type C planting yard shall be installed at the perimeter of the development where single family detached or single family attached use type is within one hundred (100) feet.
- b. A minimum 25-foot wide Type B planting yard shall be installed at the perimeter of the development where the maintenance facility, any outdoor laydown area, and associated parking is within one hundred (100) feet.
- c. A minimum 25-foot wide Type B planting yard shall be installed at the perimeter of the development where any multifamily residential use and associated parking is within one hundred (100) feet.
- d. Locations along the perimeter of Tract A with higher landscape standards are noted on the PD-P Master Plan.

2. Parking Lot Landscaping

- a. New parking lot landscaping shall meet the standards set forth in 5.5.10 of the City of High Point Development Ordinance.
- b. Modifications to existing parking lots shall meet the standards set forth in 5.5.10 of the City of High Point Development Ordinance within the area of modification.

3. Street Yard (Sandy Ridge Road Frontage)

- a. New development along Sandy Ridge Road frontage shall have landscape planting and berming similar to the existing landscaping and berming along existing frontage (between John Knox Drive and Links Dive). At a minimum, this street yard shall have a minimum width of 20 feet, planted at Type C Yard Rate.

C. Transportation

1. Vehicular Access and improvements

- a. Access shall be from the existing full-access points on Sandy Ridge Road as depicted on the PD-P Master Plan
  - i. Access Point 1 - John Knox Drive

- ii. Access Point 2 - The Links Drive
- iii. Access Point 3 - Northern entrance drive to Tract G and F
- b. Access may be gated with review and approval from HPDOT and Emergency Services.
- c. Sandy Ridge Road Right-of-way dedication: The developer shall dedicate to the City of High Point right-of-way along Sandy Ridge Road frontage as required to meet the alignment depicted for NCDOT road improvement project U-4758. This right-of-way shall be dedicated by December 31, 2018.
- d. 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.

2. Pedestrian Access

- a. A pedestrian access system shall be provided for future development phases to provide safe and convenient pedestrian access to open space/common areas for all new dwelling units.
- b. A pedestrian access plan shall be submitted as part of the site plan review and approval for each development Tract and for each phase of development within a tract. The location of all sidewalks/paths shall be indicated on plans submitted for approval. Pedestrian access shall be installed as part of each phase or sub-phase of development.

D. Signage

The location of signage on the rezoning site shall conform to the approved Common Signage Plan. The previously approved Common Signage Plan shall be updated to show the location of additional proposed signage on the subject property. Sign drawings consistent with the Common Signage Plan criteria, for obtaining sign permits, shall be required prior to the issuance of building permits for each phase or portion thereof.

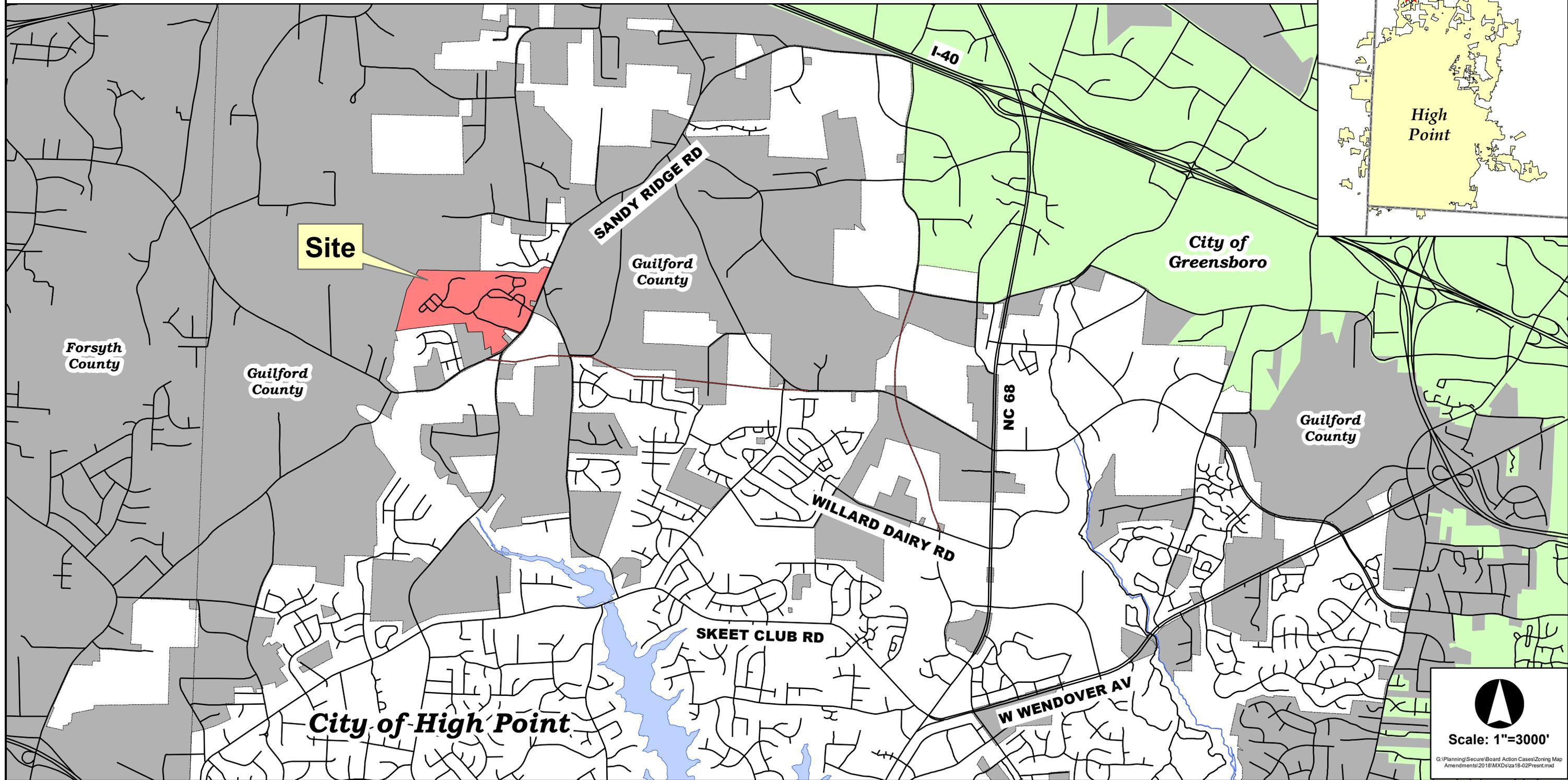
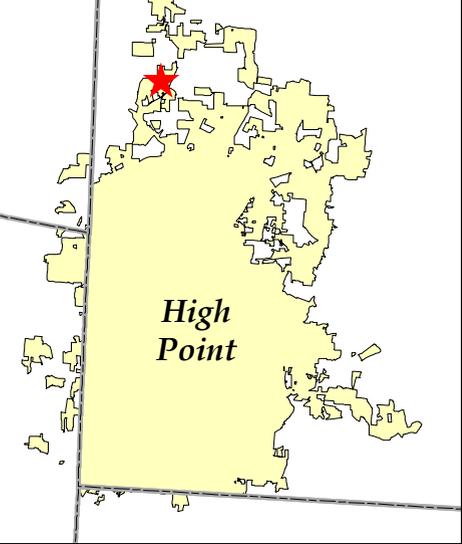
E. Relationship of Permit to Development Ordinance

The use and development of the subject site shall be subject to the uses and conditions within this Development Standards document and the Statement of Intent. The City of High Point Development Ordinance shall govern issues not addressed within these documents.

# LOCATION MAP

ZONING MAP AMENDMENT: ZA-18-02  
Applicant: PRESBYTERIAN HOMES INC

## Vicinity Map



Scale: 1"=3000'

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# ZONING MAP AMENDMENT ZA-18-02

Area to be added to River Landing

Site

PD-P

CZ R-5

R-5

CU RM-5

CU R-5

CU AGR

PD-P

PNR

CZ R-5

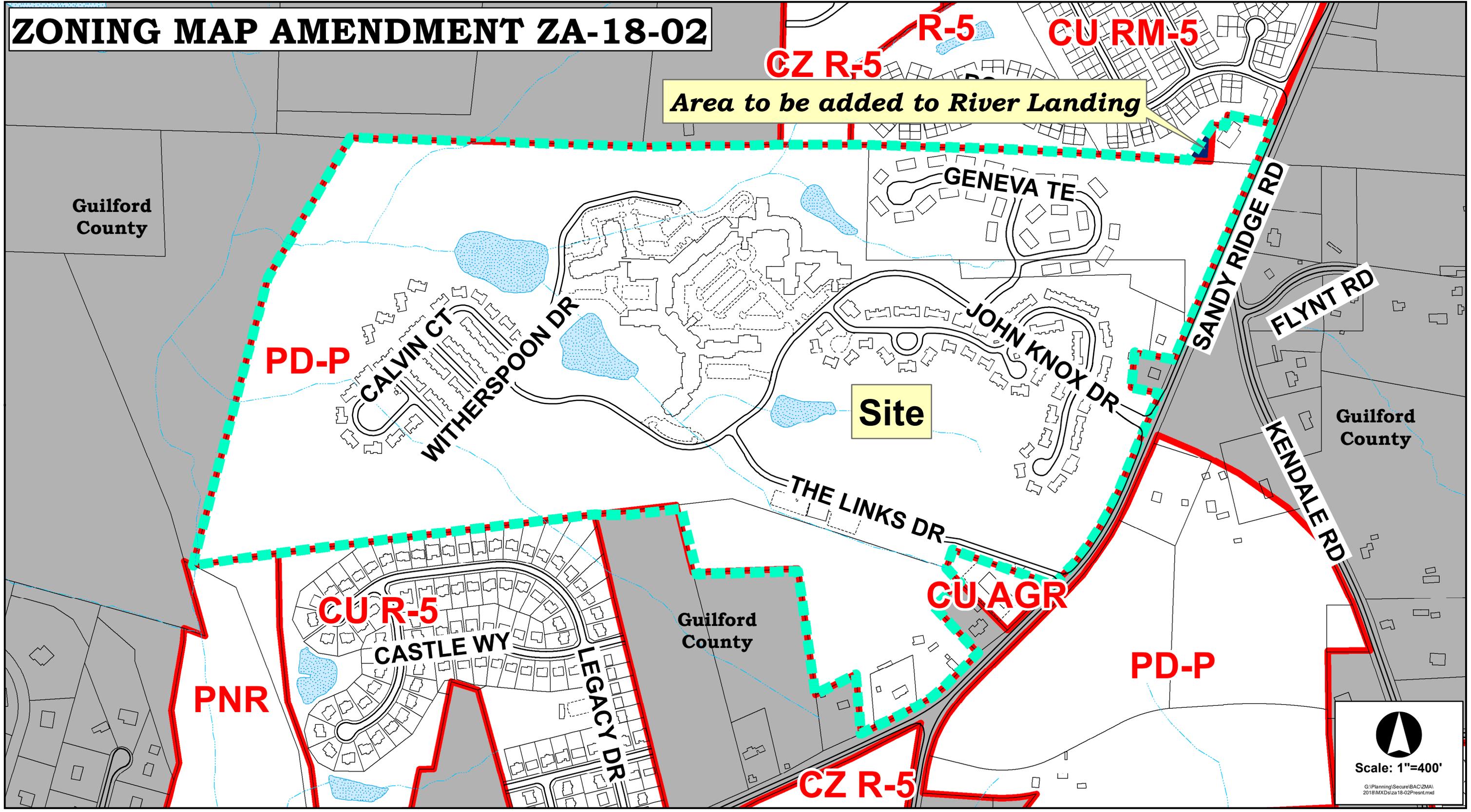
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Guilford County



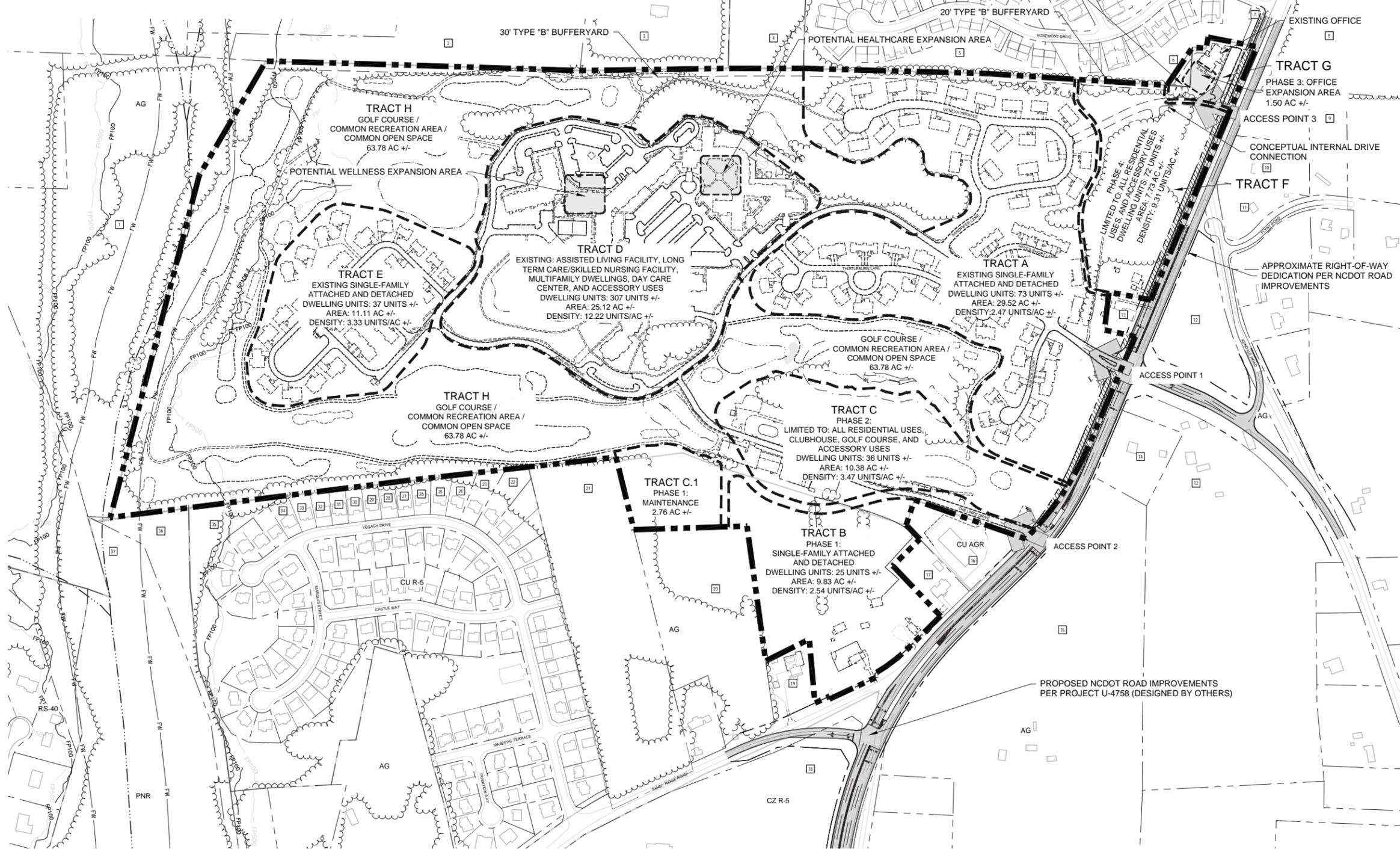
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**ADJACENT OWNERS**

| PIN | Deed Bk-Pg   | Property Owner   | Property Owner Address   | Zoning                  |         |
|-----|--------------|--|--------------------------|-------------------------|---------|
| 1   | 6894-73-8853 | IDOL, ESTIL D ; IDOL, NANCY I  | 1034 KERNER RD           | KERNERSVILLE, NC 27284  | AG      |
| 2   | 6894-95-3191 | SAMPSON, A KENNETH JR ; SAMPSON, JANET D   | 2105 ANCHORAGE AVE       | HIGH POINT, NC 27265    | AG      |
| 3   | 7804-05-0104 | STERLING LIVING TRUST ; STERLING, JOHN KENNETH TRUSTEE ; STERLING, KAY H TRUSTEE               | 8731 BAME RD             | COLFAX, NC 27235        | AG      |
| 4   | 7804-05-5494 | SHA'S PARTNERS LLC   | 3929 TIMELY DR           | HIGH POINT, NC 27265    | CZ R-5  |
| 5   | 7804-14-1631 | SADDLE BROOK FLATS HOA INC   | 221 JONESTOWN RD         | WINSTON SALEM, NC 27104 | CU RM-5 |
| 6   | 7804-14-9589 | SADDLE BROOK FLATS HOA INC   | 221 JONESTOWN RD         | WINSTON SALEM, NC 27104 | CU RM-5 |
| 7   | 7804-24-3786 | SADDLE BROOK HOA INC   | 200 W 2ND ST             | WINSTON SALEM, NC 27101 | CU RM-5 |
| 8   | 7804-24-8697 | BOLEJACK, CYNTHIA M  | 609 DOGWOOD CIRCLE       | HIGH POINT, NC 27260    | AG      |
| 9   | 7804-24-3486 | JASSO, DIANA DE JESUS GARCIA   | 4034 BAME RD             | HIGH POINT, NC 27265    | AG      |
| 10  | 7804-24-4119 | CARTER, JEFFERSON W ; CARTER, MELISSA L  | 2104 SANDY RIDGE RD      | HIGH POINT, NC 27265    | AG      |
| 11  | 7804-24-4013 | HIDALGO, FATIMA JAUREGUI ; MONSALVE, ROGER C ALVAREZ   | 898 FLYNT RD             | HIGH POINT, NC 27265    | AG      |
| 12  | 7804-22-2395 | MOTSINGER, D L   | 2028 SANDY RIDGE RD      | COLFAX, NC 27235        | AG      |
| 13  | 7804-13-8680 | SIFE, JOSEPH M ; SIFE, NANCY W   | 4642 JOHNSON ST          | COLFAX, NC 27235        | AG      |
| 14  | 7804-13-8024 | MOTSINGER, THOMAS LEE ; MOTSINGER, JOHN AVERY ; MOTSINGER, L A M DEAN ; MOTSINGER, H G M HOLLI | 2028 SANDY RIDGE RD      | COLFAX, NC 27235        | AG      |
| 15  | 7804-11-5925 | WESTMORELAND, C REID ; WESTMORELAND, CATHARINE B   | 245 N BUNKER HILL RD     | COLFAX, NC 27235        | AG      |
| 16  | 7804-12-2635 | PIEDMONT TRIAD AMBULANCE & RESCUE INC  | PO BOX 534               | HIGH POINT, NC 27261    | CU AGR  |
| 17  | 7804-12-1515 | STAFFORD, JAMES C ; STAFFORD, WANDA D  | 2007 SANDY RIDGE RD      | COLFAX, NC 27235        | AG      |
| 18  | 6894-90-8816 | WESLEYAN EDUCATION CENTER  | 1917 N CENTENNIAL STREET | HIGH POINT, NC 27262    | AG      |
| 19  | 7804-02-4171 | PROCO, PATRICIA T ; PROCO, STEVE M   | 1849 SANDY RIDGE RD      | COLFAX, NC 27235        | AG      |
| 20  | 7804-02-1653 | STAFFORD, JAMES CORNELIUS  | 2007 SANDY RIDGE RD      | COLFAX, NC 27235        | AG      |
| 21  | 6894-92-8335 | PIERCE, RAYMOND E ; PIERCE, NORMA JEAN   | 1947 SANDY RIDGE RD      | COLFAX, NC 27235        | CU R-5  |
| 22  | 6894-92-4809 | REAVES, RICHARD G ; REAVES, SANDRA P   | 4854 LEGACY DR           | COLFAX, NC 27235        | CU R-5  |
| 23  | 6894-92-3921 | WARD, RAYMOND L ; WARD, KAYDRA M   | 4858 LEGACY DR           | COLFAX, NC 27235        | CU R-5  |
| 24  | 6894-92-2849 | MILLS, KIMBERLY R ; MILLS, KYLE C  | 4862 LEGACY DR           | COLFAX, NC 27235        | CU R-5  |
| 25  | 6894-92-1869 | ADAMS, CHAD ; ADAMS, MEGAN   | 4896 LEGACY DR           | COLFAX, NC 27235        | CU R-5  |
| 26  | 6894-92-0888 | JACKSON, LATOUSA PARKER ; JACKSON, MARIO A   | 4870 LEGACY DR           | COLFAX, NC 27235        | CU R-5  |
| 27  | 6894-92-0817 | TROLINGER, JOHN L ; TROLINGER, SORAYA P  | 4874 LEGACY DR           | COLFAX, NC 27235        | CU R-5  |
| 28  | 6894-92-9857 | SCOTT, MARK A ; SCOTT, GWEN E  | 4878 LEGACY DR           | COLFAX, NC 27235        | CU R-5  |
| 29  | 6894-92-8886 | WESLEYAN EDUCATION CENTER  | 4882 LEGACY DR           | COLFAX, NC 27235        | CU R-5  |
| 30  | 6894-92-8925 | SAXON, JASON ; SAXON, SUSAN SAXON  | 4898 LEGACY DR           | COLFAX, NC 27235        | CU R-5  |
| 31  | 6894-92-7854 | KHAN, MOHAMMED A ; KHAN, ASHLEY J  | 4890 LEGACY DR           | COLFAX, NC 27235        | CU R-5  |
| 32  | 6894-92-6883 | KUNZ, JACOB W ; POLLARD, KAREN D   | 4894 LEGACY DR           | COLFAX, NC 27235        | CU R-5  |
| 33  | 6894-92-6812 | TOLSON, ALAYNA LEIGH ; TOLSON, DREW MICHAEL  | 4898 LEGACY DR           | COLFAX, NC 27235        | CU R-5  |
| 34  | 6894-92-5841 | JOHNSON, DAVID JULIAN ; JOHNSON, STEPHANIE S   | 4900 LEGACY DR           | COLFAX, NC 27235        | CU R-5  |
| 35  | 6894-91-8522 | MDC HOMES GREENSBORO LLC   | 11525 PARK WOODS CIR     | ALPHARETTA, GA 30005    | CU R-5  |
| 36  | 6894-92-1519 | PRESBYTERIAN HOMES INC   | 2109 SANDY RIDGE RD      | COLFAX, NC 27235        | PNR     |
| 37  | 7802-25-1784 | CITY OF HIGH POINT   | PO BOX 230               | HIGH POINT, NC 27261    | PNR     |



**VICINITY MAP**



**SITE DATA**

**Jurisdiction**  
High Point, NC

**Zoning**  
Existing Zoning: CU-RM-5 (04-33) & PD-P (17-18)  
Proposed Zoning: PD-P

**Proposed Uses**  
Continuing Care Retirement Community & Accessory Uses

**Site Acreage**  
Existing: 161.57 Acres +/- per GIS & survey  
0.16 Acres +/- per survey  
Total Site Acreage: 161.73 Acres +/-

**Watershed Data**  
Site is located within the GWA of Oak Hollow Lake

**Infrastructure**

|       |         |
|-------|---------|
| Water | Private |
| Sewer | Private |
| Road  | Private |

**Infrastructure**

|                       |                  |
|-----------------------|------------------|
| Proposed Max Units:   | 550 Units +/-    |
| Proposed Max Density: | 3.4 Units/AC +/- |

**NOTES**

- Boundary Information**  
Boundary information provided from Guilford County GIS information for existing campus. Boundary information for Tract B & Tract C.1 and additional 0.16 acres provided from survey dated September 12, 2016 & June 14, 2017 prepared by Sgrol Land Surveying, PLLC.
- General Notes**
- Proposed NCDOT road improvements for project U-4758 are for reference only and subject to change.

**RIVER LANDING AT SANDY RIDGE**

**PETITIONERS/OWNERS:**  
PIN: 6894-93-7695.00, 7804-02-5656.00, 7804-02-7273.00, 7804-13-9747.00, 7804-14-4286.00, 7804-14-5042.00, 7804-24-2539.00  
Presbyterian Homes, Inc  
2019 Sandy Ridge Road  
Colfax, NC 27235  
P: (336) 886-6553  
F: (336) 888-8759  
E: twebster@prebyhomesinc.org

**PREPARED BY:**  
stimmel  
LANDSCAPE ARCHITECTURE CIVIL ENGINEERING LAND PLANNING  
601 N. TRADE STREET, SUITE 200  
WINSTON-SALEM, NC 27101  
www.stimmelpa.com 336.723.1067



PROJECT:

**RIVER LANDING AT SANDY RIDGE**  
HIGH POINT, NC

CLIENT:  
PRESBYTERIAN HOMES, INC  
2109 SANDY RIDGE ROAD  
COLFAX, NC 27235  
P: (336) 886-6553  
F: (336) 888-8759  
E: twebster@prebyhomesinc.org

DRAWN: BR  
DATE: 02/12/18  
REVISIONS:

JOB NO: 18-002  
SHEET TITLE:

PD-P  
SKETCH  
PLAN

SCALE: 1"=200'  
SHEET NO.:

**G-801**  
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