

CITY OF HIGH POINT

AGENDA ITEM



Title: Zoning Map Amendment 18-12
(City of High Point)

From: Lee Burnette, Planning & Development
Director

Meeting Date: September 17, 2018

Public Hearing: Yes

Advertising Date: September 5, 2018 and
September 12, 2018

Advertised By: Planning & Development

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

PURPOSE:

A request by the City Council to rezone 79 properties at various locations throughout the City, totaling approximately 313 acres, to implement the Comprehensive Zoning Map Amendment Project. The request proposes to rezone these parcels to the Residential Single Family-3 (R-3) District, Residential Single Family-5 (R-5) District, Residential Multifamily-16 (RM-16) District, Office Institutional (OI) District, Parks and Natural Resources (PNR) District, Light Industrial (LI) District and Main Street (MS) District Sub Area A & C.

BACKGROUND:

The staff report and the Planning & Zoning Commission's recommendation are enclosed.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

- A. Staff recommended *approval* of this request, as outlined in the attached staff report.
- B. On August 28, 2018, a public hearing was held before the Planning and Zoning Commission regarding Zoning Map Amendment 18-12. The Planning & Zoning Commission recommended *approval* of this request, as outlined in the staff report and recommended by staff, by a vote of 6-0.

PLANNING AND ZONING COMMISSION RECOMMENDATION

City of High Point

Zoning Map Amendment 18-12

At its August 28, 2018 public hearing, the Planning and Zoning Commission reviewed a request to rezone 79 properties, at various locations throughout the City, to implement the first round of cases for the Comprehensive Zoning Map Amendment Project. All members of the Commission were present except for Ms. Angela McGill, Mr. John McKenzie and Mr. Andrew Putnam. Ms. Heidi Galanti, Planning Administrator, presented the case and recommended approval of the request as outlined in the staff report.

Spoke on the request:

- Mr. Nelson Montalvo and Mrs. Monica Montalvo, 2640 Ingleside Drive #2E, High Point, spoke regarding Map #5. They have recently moved to the area and had general questions as to the type of park being proposed by the Guilford County Parks and Recreation Department for the Rich Fork Preserve area.
- Mrs. Dorian Davis, 2288 Glenn Clove Way, High Point, spoke regarding Map #2. She received the notice in the mail and just wanted an explanation of the zoning proposal.
- Mr. Ray McFillin, 1220 Tanglewood Avenue, High Point, spoke regarding Map #3. He had general questions as to the intent of the rezoning and wanted to make sure the privately owned homes next to the marina were not being rezoned.
- Ms. Amanda French, 2208 Lake Forest Drive, High Point had general questions regarding Map #7.

Planning & Zoning Commission Action

Consistency Statement

The Commission stated that the proposed zoning map amendments are consistent with and supported by the City's adopted plans, as stated in each analysis section provided with each of the 14 maps.

Reasonableness/Public Interest:

The proposed zoning map amendments are necessary to remove unintended barriers to development and to represent the current use of land.

The Planning & Zoning Commission adopted these statement by a vote of 6-0.

Zoning Map Amendment

The Commission recommended *approval* of Zoning Map Amendment 18-12, as recommended by staff, by a vote of 6-0.

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

**COMPREHENSIVE ZONING MAP AMENDMENT STAFF REPORT
ZA-18-12
August 28, 2018**

Request

A request by the City of High Point City Council to rezone 14 separate areas, located throughout the City, totaling approximately 314 acres.

Background

On May 7, 2018, staff briefed City Council on the Comprehensive Zoning Map Amendment project. The purpose of this project is to update the City's zoning map. The new Development Ordinance went in effect on January 1, 2017 and as part of that project, staff examined the zoning map and identified areas where zoning is out of sync with the current land use and the City's current policy direction. The goal of this project is to encourage development by removing improper or obsolete zoning that may be a barrier to development.

This project is a multi-year project and zoning changes will be initiated in groups. The following is a report on the first group of areas to be considered for a zoning change.

Details of Proposal

This group contains 14 separate areas involving numerous properties. A list of the areas is shown below and a map and an analysis of each area are attached to this report.

Map #	Acres	From	To	Use	Location	Owner
1	0.10	CU OI 98-17	OI	Religious Institution	5959 Hickory Grove Rd.	Hickory Grove Methodist Church
2	16.87	CU R-3 00-02	R-3	Single Family Subdivision	Landing at Waterview Subd.	Numerous
3	1.62	R-3	PNR	Parking for Campground, and undeveloped parcels adjacent to the marina and lake	Tanglewood Ave./Innwood St./ Brookdale Ave.	CHP
3	7.03	R-3	PNR	Oak Hollow Sailboat Point	McKinley St./ Timberlane Dr.	CHP
4	27.31	R-3	PNR	University Park	1800/1854 Deep River Rd	CHP
5	115.45	R-3	PNR	Rick Fork Preserve	407 W. Parris Ave.	Guilford County
5	10.45	R-3	PNR	Undeveloped	401 W. Hartley Dr.	YMCA
6	5.71	CU OI 94-38	PNR	Future Park	726 Whittier Ave.	CHP
6	53.05	RM-26, RM-16, R-3	PNR	Future Park	1521 Coventry/ 812-814 Irwin Ave.	CHP/Lilly Pad LLC
6	3.74	GB	PNR	Future Park	800-810 Irwin Ave	CHP/Lilly Pad LLC

Map #	Acres	From	To	Use	Location	Owner
7	4.30	R-3	PNR	Lake buffer	2222 Lake Forest Dr.	CHP
8	18.83	R-3	PNR	Lake Buffer/Regional Pond	1020 R-1 Mall Loop Road/2122 2130 Johnson St.	CHP
8	9.47	CU RC 93-13	PNR	Lake buffer/Regional Pond	1020 R-1 Mall Loop Road/ 1251 E Hartley Dr	CHP
8	20.67	RM-16	PNR	Regional Pond	2002 Johnson	CHP
8	3.31	R-5	PNR	Regional Pond	1258 Hartley/2050 Johnson	CHP/Dixie Grading
8	4.92	R-5	R-3	Undeveloped/R-O-W	1500 E. Hartley Dr.	Cornerstone Eye Care/ NCDOT
9	0.47	RM-16	R-3	R-O-W /Undeveloped/portion of residential lot	1666 Eastchester	NCDOT/Callahan
10	0.71	HI	LI	R-O-W		NCDOT
11	0.19	GB	MS-C	Commercial	1246 S. Main St.	JHS Master Capital, LLC
11	1.56	GB	MS-C	Rescue Squad	901 S. Elm St.	Piedmont Triad Ambulance and Rescue
12	1.29	GB, RM-16	MS-A	Substations	118 & 124 E. Dayton Ave	CHP and Duke Energy
13	4.01	R-3	R-5	HPCA	303 N. Rotary Dr.	Green St. Baptist Ch.
14	2.62	RM-16, LI	PNR	Blair Park Golf Course	808 R1 E Kearns Ave.	CHP

Analysis

The zoning changes are needed to remove outdated and obsolete zoning that could be unintended barriers to development. See attachments for details.

Consistency with Adopted Policy Guidance:

Whether and the extent to which the proposed zoning map amendment is appropriate for its proposed location, and is consistent with the purpose, goal objectives, and policies of the City's adopted policy guidance.

The proposed zoning map amendments are consistent with and supported by the City's adopted plans, as stated in each analysis section provided with each of the 14 maps.

Reasonableness/Public Interest:

Whether an approval of the zoning map amendment is reasonable and in the public interest.

The proposed zoning map amendments are necessary to remove unintended barriers to development and to represent the current use of land.

Recommendation

Staff recommends approval of the zoning map amendments because they remove unintended barriers to development.

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

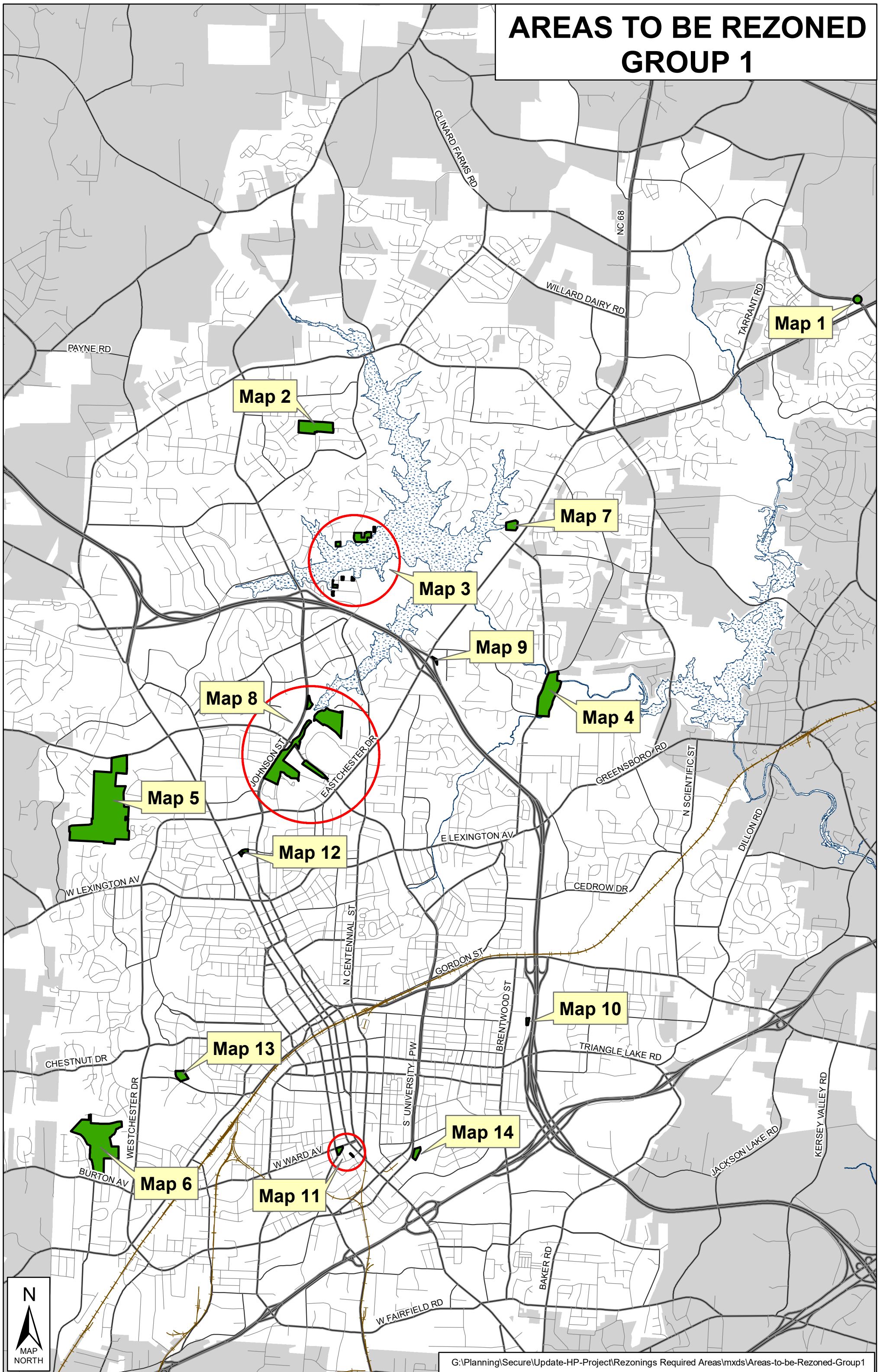
This report was prepared by Planning and Development Department staff member(s) Heidi H. Galanti, AICP, Planning Services Administrator, and reviewed by Robert L. Robbins, AICP, Development Services Administrator and G. Lee Burnette, AICP, Director.

List of Attachments:

Areas to be Rezoned Map - Group 1

Analysis and maps for areas to be rezoned

AREAS TO BE REZONED GROUP 1



MAP 1

Conditional Use Office Institutional (CU-OI 98-17) to Office Institutional (OI)

Hickory Grove
Methodist Church

Comparison of Current and Proposed Zoning

	Current Zoning	Proposed Zoning
	Conditional Use Office Institutional (CU-OI 98-17)	Office Institutional (OI)
<i>Purpose and Intent:</i>	The OI district is established to primarily accommodate a wide variety of moderate and high intensity office, institutional, and residential uses. In addition, the district accommodates health care, personal services, and retail uses. Supporting services are permitted provided they are located in multi-tenant buildings and limited in floor area.	Same
<i>Current Use:</i> Church	Permitted	Permitted
Conditions	Multi-family dwellings are prohibited. Other conditions related to transportation, setbacks, height, signage, landscaping, etc.	N/A

	Adjacent Zoning	Adjacent Land Use
North:	Public and Institutional (PI) [Unincorporated Guilford County]	Church
South:	Conditional Zoning Limited Business (CZ-LB 18-08)	Residential
East:	Residential Single Family-40 (RS-40) [Unincorporated Guilford County]	Undeveloped NCDOT property
West:	Public and Institutional (PI) [Unincorporated Guilford County]	Church

Land Use Plan Map Classification
<p>The area is designated as follows:</p> <ul style="list-style-type: none"> Institutional: Public, quasi-public and institutional uses on large tracts are included in this classification.

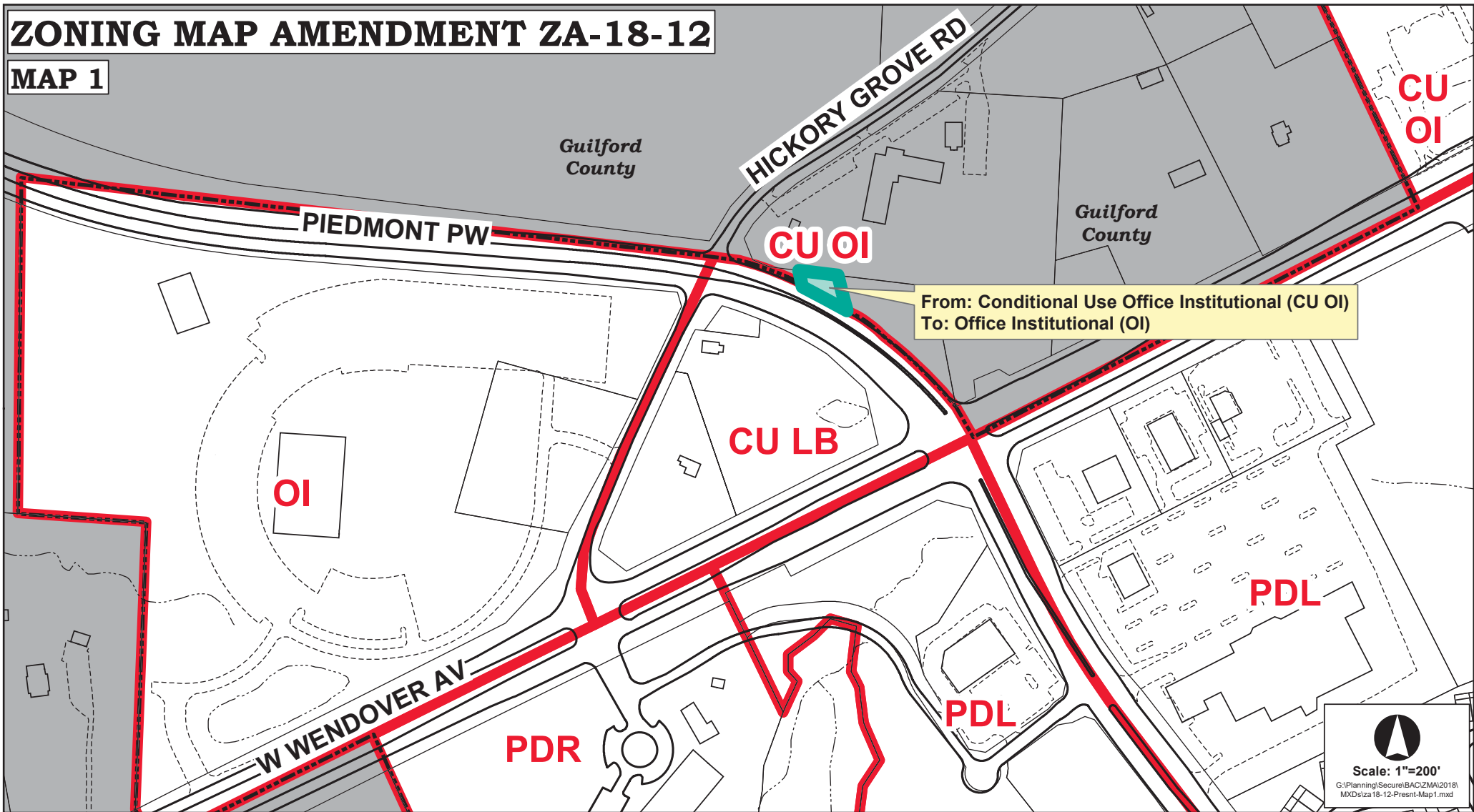
Analysis/Recommendation

This area consists of a small portion of the Hickory Grove Methodist Church property, which consists of approximately .10 of an acre. It is currently zoned Conditional Use Office and Institutional (CU-OI). This zoning is a remnant zoning from 1998 that was created when Piedmont Parkway was built. The zoning was associated with the zoning across Piedmont Parkway, which has recently been zoned to Conditional Zoning Limited Business (CZ-LB). This remnant zoning is obsolete and should be zoned to Office Institutional which is compatible with the church use that is currently on this property.

The Land Use Plan map shows the area as Institutional. The area is surrounded by the remainder of the church property to the north, NCDOT property to the east, and a single-family home across Piedmont Parkway that has recently been zoned for limited commercial use. Based on the size and character of the current use, staff recommends that this area be zoned Office Institutional (OI).

ZONING MAP AMENDMENT ZA-18-12

MAP 1



MAP 2

Conditional Use Residential Single Family-3 (CU R-3 00-02) to Residential Single Family-3 (R-3)

**Landing at
Waterview**

Comparison of Current and Proposed Zoning

	Current Zoning	Proposed Zoning
	Conditional Use Residential Single Family-3 (CU R-3 00-02)	Residential Single Family-3 (R-3)
<i>Purpose and Intent:</i>	The R-3 district is established to accommodate principally single-family detached dwellings developed at a density of 3 units an acre, in developments 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 any use that interferes with the development of single-family detached dwellings or that is detrimental to the residential nature of the district.	Same
<i>Current Use:</i> Single Family Homes	Permitted	Permitted
Conditions	Conditions related to lot size and access	N/A

	Adjacent Zoning	Adjacent Land Use
North:	Residential Single Family-3 (R-3)	Single Family Residential
South:	Residential Single Family-3 (R-3)	Single Family Residential
East:	Residential Single Family-3 (R-3)	Single Family Residential
West:	Residential Single Family-3 (R-3)	Single Family 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.

Analysis/Recommendation

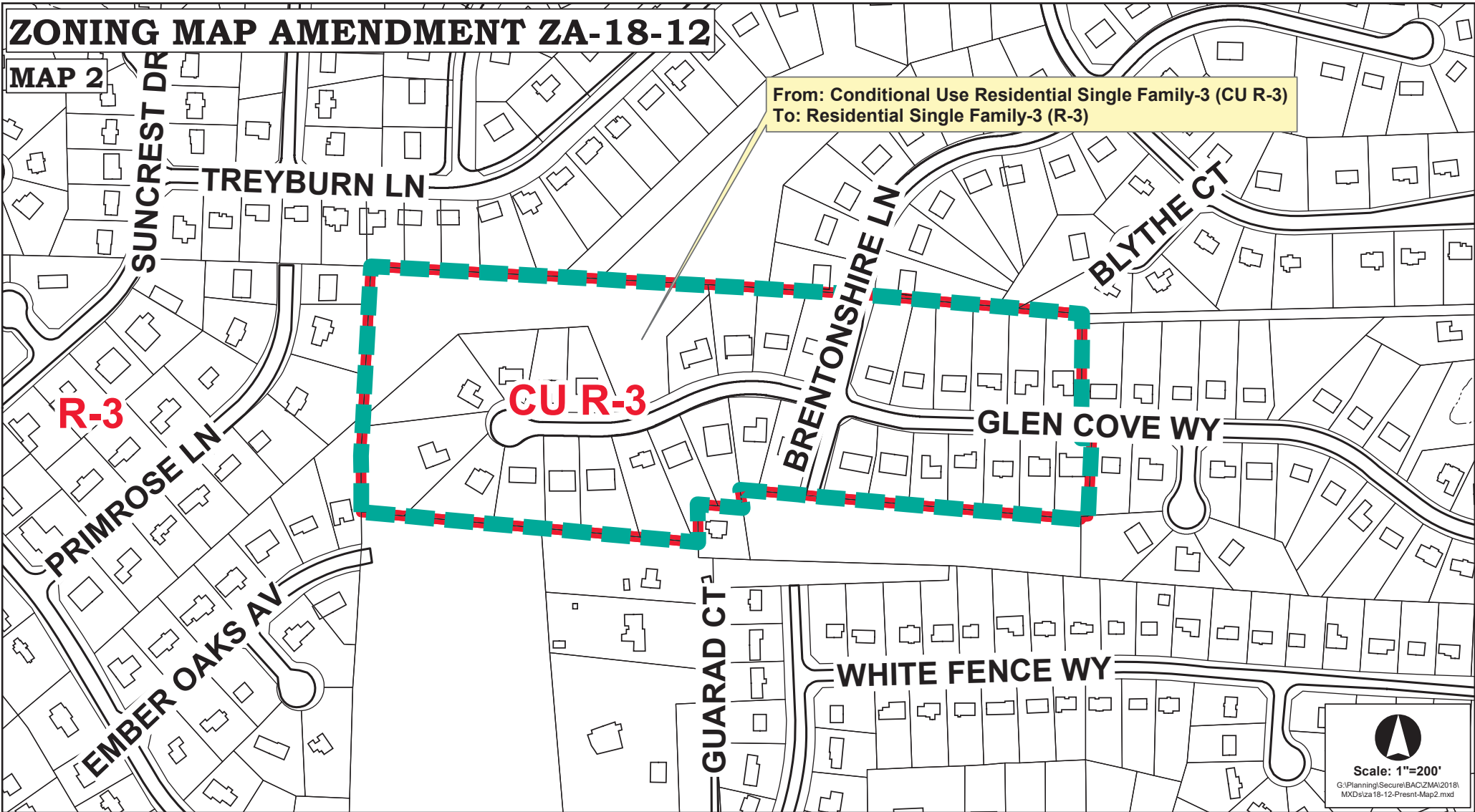
This area contains the Landing at Waterview subdivision and it consists of 16.87 acres. When this area was developed it was zoned Conditional Use Residential Single Family-12 (RS-12) and it was surrounded by Residential Single Family-15 (RS-15). The conditions required the lot sizes within this area to meet the minimum requirements of the RS-15 District and it required stub streets to connect to adjacent properties. The new Development Ordinance combined the RS-12 and RS-15 districts into the R-3 District and the stub connections have been provided, thereby making the conditions of this district unnecessary and obsolete.

The Land Use Plan map shows the area as Low-Density Residential and the area is surrounded by single-family homes. Based on the character of the current uses, staff recommends that this area be zoned Residential Single Family-3 (R-3).

ZONING MAP AMENDMENT ZA-18-12

MAP 2

From: Conditional Use Residential Single Family-3 (CU R-3)
To: Residential Single Family-3 (R-3)



MAP 3

Residential Single Family-3 (R-3) to Parks and Natural Resources (PNR)

Campground/Marina/Sailboat Point

Comparison of Current and Proposed Zoning

	Current Zoning	Proposed Zoning
	Residential Single Family-3 (R-3)	Parks and Natural Resources (PNR)
<i>Purpose and Intent:</i>	The R-3 district is established to accommodate principally single-family detached dwellings developed at a density of 3 units an acre, in developments 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 any use that interferes with the development of single-family detached dwellings or that is detrimental to the residential nature of the district.	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>Current Use:</i> Recreation Facilities and Lake Buffer	Permitted	Permitted

Due to this area containing multiple unconnected parcels, the adjacent zoning and land uses are described in general terms. The adjacent zoning is a mixture of R-3 and PNR and the adjacent land uses are single family residential, and the Oak Hollow Campground, Marina, Golf Course, and Sailboat Point.

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

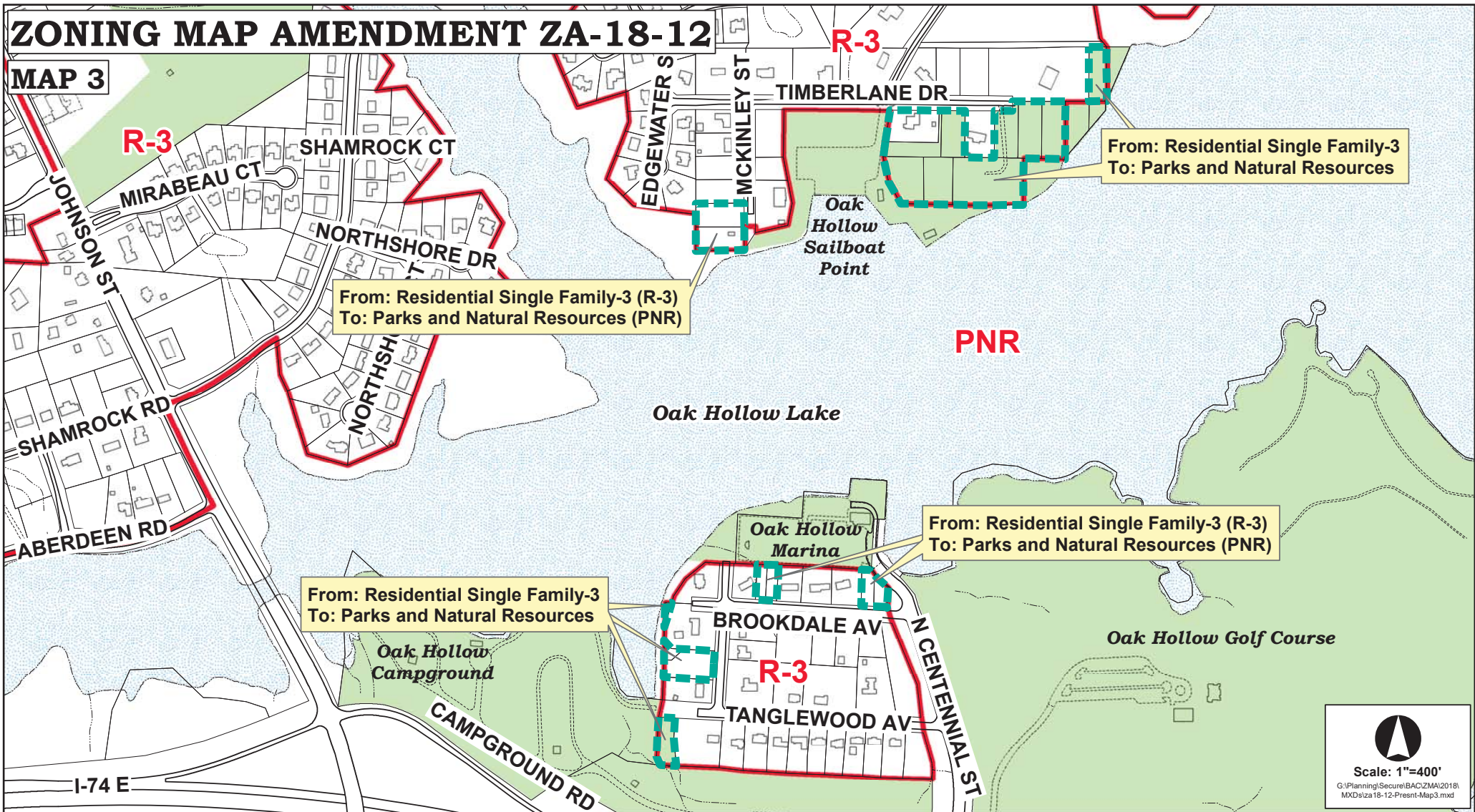
Analysis/Recommendation

This area contains properties in and around the Oak Hollow Campground, Marina and Sailboat Point. The properties at the marina and campground consists of 1.62 acres, and the properties at Sailboat Point consist of 7.03 acres. This zoning change includes properties that the City of High Point currently owns and is using for parks and recreation use or lake buffer.

The Land Use Plan map shows the area as Low-Density Residential and Recreation/Open Space. The areas are surrounded by single family homes and existing park facilities. Based on the character of the current uses, staff recommends that this area be zoned Parks and Natural Resources (PNR).

ZONING MAP AMENDMENT ZA-18-12

MAP 3



Scale: 1"=400'
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MAP 4

Residential Single Family -3 (R-3) to Parks and Natural Resources (PNR)

University Park

Comparison of Current and Proposed Zoning

	Current Zoning	Proposed Zoning
	Residential Single Family-3 (R-3)	Parks and Natural Resources (PNR)
<i>Purpose and Intent:</i>	The R-3 district is established to accommodate principally single-family detached dwellings developed at a density of 3 units an acre, in developments 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 any use that interferes with the development of single-family detached dwellings or that is detrimental to the residential nature of the district.	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>Current Use: Park</i>	Permitted	Permitted

	Adjacent Zoning	Adjacent Land Use
North:	Residential Single Family-3 (R-3)	Single Family Residential
South:	Residential Single Family-3 (R-3)	Single Family Residential
East:	Residential Single Family-3 (R-3), Parks and Natural Resources (PNR)	Single Family Residential, Agriculture
West:	Residential Single Family-3 (R-3)	Single Family Residential, Church

Land Use Plan Map Classification

The area is designated as follows:

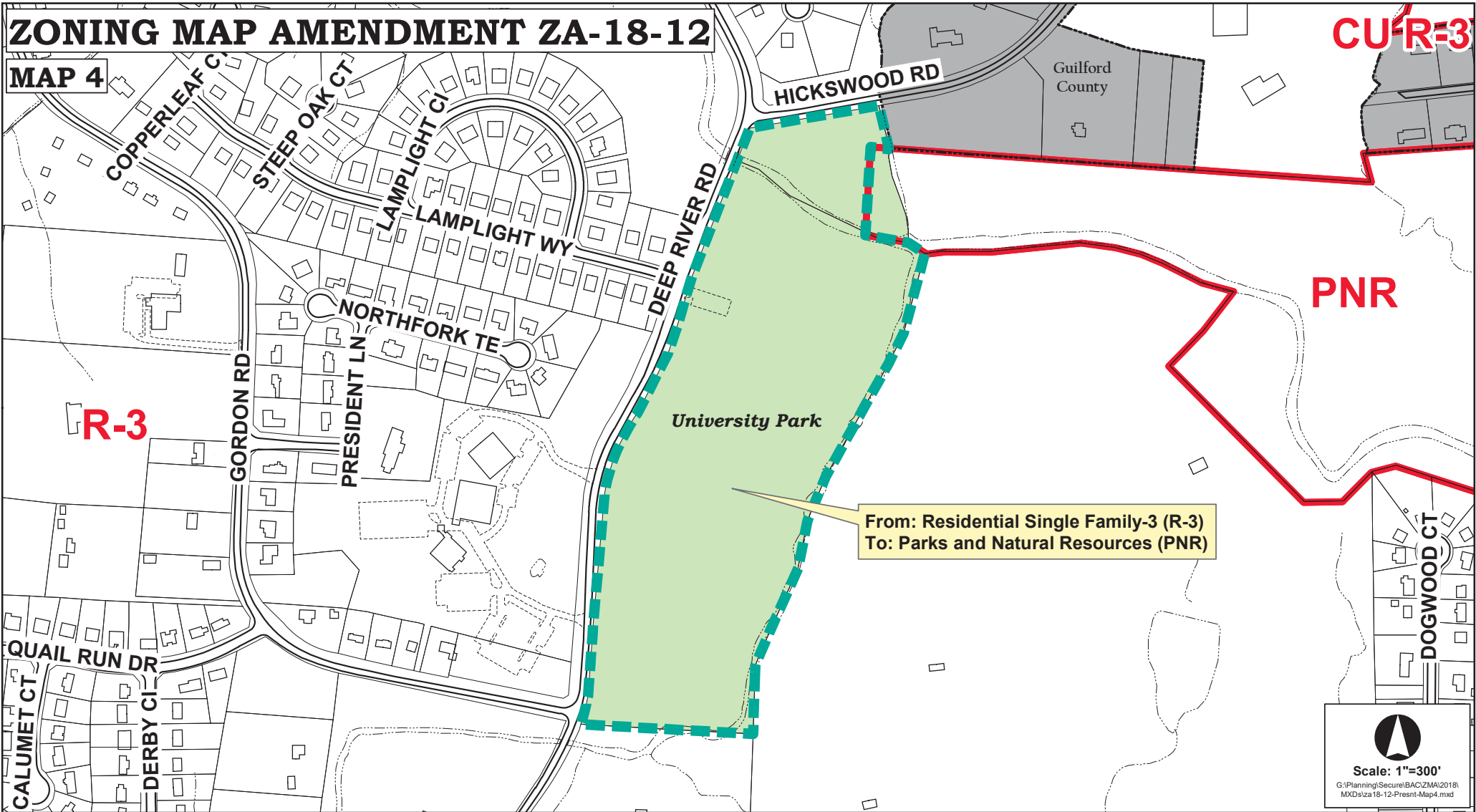
- **Recreation/Open Space:** Lands for recreation or open space are included in this classification, offering either active use or passive enjoyment and environmental protection.

Analysis/Recommendation

This area contains University Park and consists of 27.31 acres. The Land Use Plan map shows the area as Recreation/Open Space and it is surrounded by single-family residential, a church, and agriculture. Based on the character of the current use, staff recommends that this area be zoned Parks and Natural Resources (PNR).

ZONING MAP AMENDMENT ZA-18-12

MAP 4



MAP 5

Residential Single Family-3 (R-3) to Parks and Natural Resources (PNR)

Rich Fork Preserve/YMCA

Comparison of Current and Proposed Zoning

	Current Zoning	Proposed Zoning
	Residential Single Family-3 (R-3)	Parks and Natural Resources (PNR)
<i>Purpose and Intent:</i>	The R-3 district is established to accommodate principally single-family detached dwellings developed at a density of 3 units an acre, in developments 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 any use that interferes with the development of single-family detached dwellings or that is detrimental to the residential nature of the district.	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>Current Use:</i> Open Space	Permitted	Permitted

	Adjacent Zoning	Adjacent Land Use
North:	Parks and Natural Resources (PNR), Conditional Zoning Residential Multifamily-16 (CZ RM-16)	YMCA, undeveloped
South:	Residential Single Family-3 (R-3)	Single Family Residential, Northwood Elementary School
East:	Residential Single Family-3 (R-3), Conditional Use Residential Multifamily-16 (CU RM-16), Conditional Residential Single Family-5 (CU R-5), Residential Multifamily-5 (RM-5)	Single Family and Multifamily Residential
West:	Residential Single Family-3 (R-3), Planned Unit Development – Residential (PDR), Conditional Zoning Residential Multifamily-16 (CZ RM-16), Low Intensity Residential District (RS) [Unincorporated Davidson County]	Single Family 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.
- **Medium-Density Residential:** This classification includes a variety of attached dwellings, generally including higher density townhouses and less land-intensive multi-family housing such as garden apartments. Development densities shall range from eight to sixteen dwellings units per gross acre.
- **Recreation/Open Space:** Lands for recreation or open space are included in this classification, offering either active use or passive enjoyment and environmental protection.

MAP 5

Residential Single Family-3 (R-3) to Parks and Natural Resources (PNR)

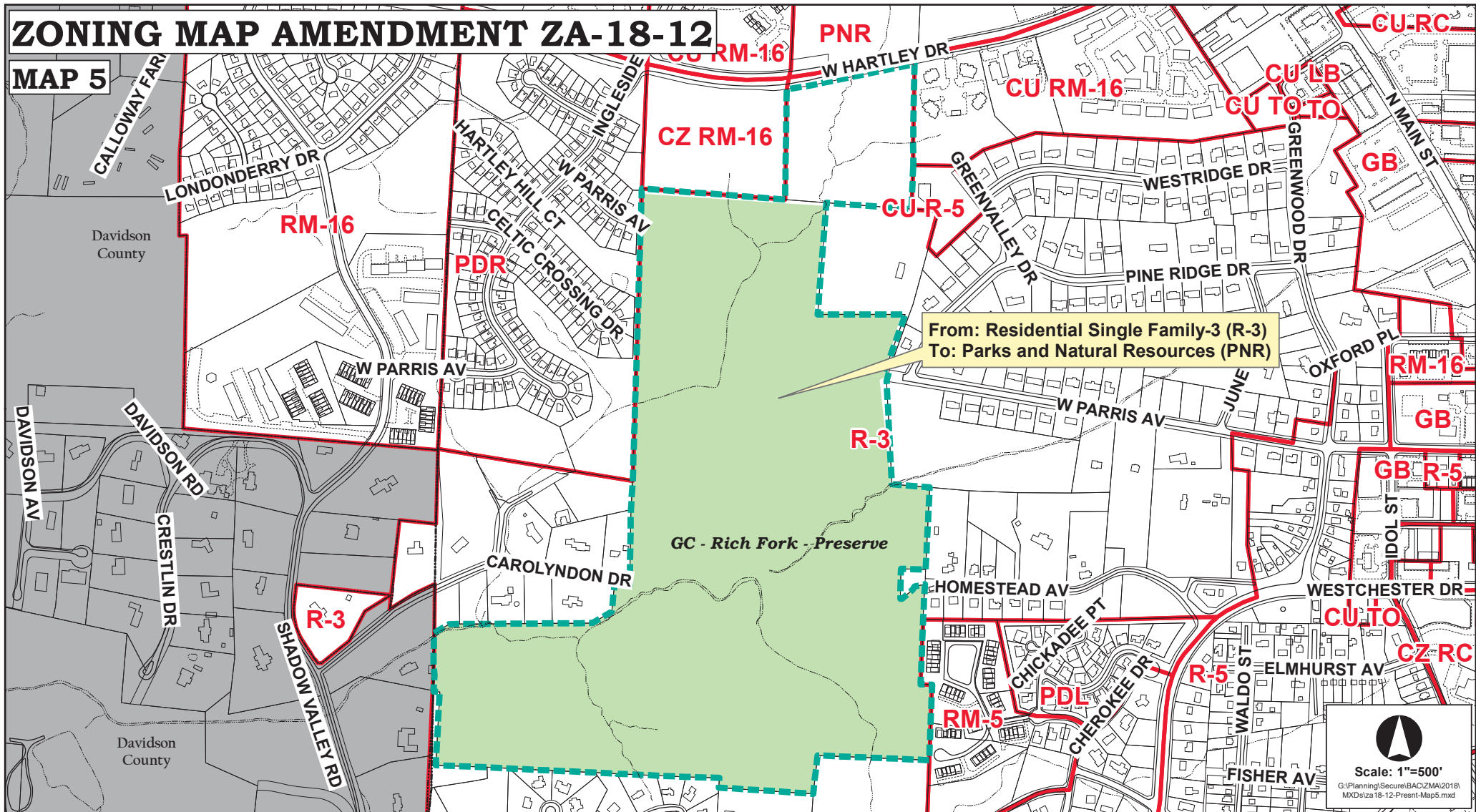
Rich Fork Preserve/YMCA

Analysis/Recommendation

This area contains Rich Fork Preserve and an undeveloped parcel owned by the Hartley Drive YMCA. The area consists of approximately 126 acres. The Land Use Plan map shows the area as Low-Density Residential, Moderate Density Residential, Medium Density Residential, and Recreation/Open Space. The existing land use surrounding the area is single family residential, multifamily residential and a school. Based on the character of the current use, staff recommends that this area be zoned Parks and Natural Resources (PNR).

ZONING MAP AMENDMENT ZA-18-12

MAP 5



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Comparison of Current and Proposed Zoning

	Current Zoning	Proposed Zoning
	Residential Single Family-3 (R-3), Residential Multifamily-16 (RM-16), Residential Multifamily-26 (RM-26), Conditional Use Office Institutional (CU OI 94-38), General Business (GB)	Parks and Natural Resources (PNR)
<i>Purpose and Intent:</i>	The R-3 district is established to accommodate principally single-family detached dwellings developed at a density of 3 units an acre, in developments 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 any use that interferes with the development of single-family detached dwellings or that is detrimental to the residential nature of the district.	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.
	The RM-16 district is established to accommodate a mix of residential development at around 16 units an acre, that is served by public water and sewer. District regulations encourage the development of functioning neighborhoods that include a mix of housing types and a variety of institutional uses. Complimentary uses such as open space, schools, utilities, religious institutions, and recreational facilities are also allowed.	PNR
	The RM-26 district is established to accommodate a mix of residential and institutional uses intended to help establish functioning neighborhoods. The district accommodates residential uses at densities of up to 26 units an acre. Complimentary uses such as open space, schools, utilities, and recreation facilities are also allowed.	PNR
	The OI district is established to primarily accommodate a wide	PNR

MAP 6

Multiple Districts to Parks and Natural Resources (PNR)

Future Park

	variety of moderate and high intensity office, institutional, and residential uses. In addition, the district accommodates health care, personal services, and retail uses. Supporting services are permitted provided they are located in multi-tenant buildings and limited in floor area.	
	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.	PNR
<i>Conditions related to CU-OI</i>	Restricted to a parking use only, lot combination, unified development, and landscaping	N/A
<i>Current Use:</i> Undeveloped	Permitted	Permitted

	Adjacent Zoning	Adjacent Land Use
North:	Residential Single Family-3 (R-3)	Single Family Residential
South:	Residential Multifamily -26 (RM-26)	Single Family Residential
East:	Office Institutional (OI), General Business (GB), Light Industrial (LI)	Offices, Undeveloped, Vacant Building, Cell Tower
West:	Residential Single Family-3 (R-3), Residential Multifamily -16 (RM-16), Residential Multifamily -26 (RM-26)	Single Family 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.
- **Medium-Density Residential:** This classification includes a variety of attached dwellings, generally including higher density townhouses and less land-intensive multi-family housing such as garden apartments. Development densities shall range from eight to sixteen dwellings units per gross acre.

- **Light Industrial:** Light industrial uses include general manufacturing, wholesaling, warehousing, and research and development uses.
- **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 properties that will become a future City park and it consists of approximately 63 acres. If left unchanged, the future park would be in five different zoning districts with different dimensional standards and allowable uses. Additionally, the CU-OI district is currently conditioned to only allow that parcel to be used for parking.

The Land Use Plan map shows the area as Low-Density Residential, Medium Density Residential, Light Industrial (LI), and Recreation/Open Space. The existing land uses surrounding the area are single-family residential, offices, a vacant building, cell tower, and an undeveloped parcel.

Based on the character of the current use and the intended proposed use, staff recommends that this area be zoned Parks and Natural Resources (PNR) to consolidate the area into one zoning district and to remove the restriction for parking only on the CU OI parcel.

ZONING MAP AMENDMENT ZA-18-12

MAP 6 **CU RM-5**

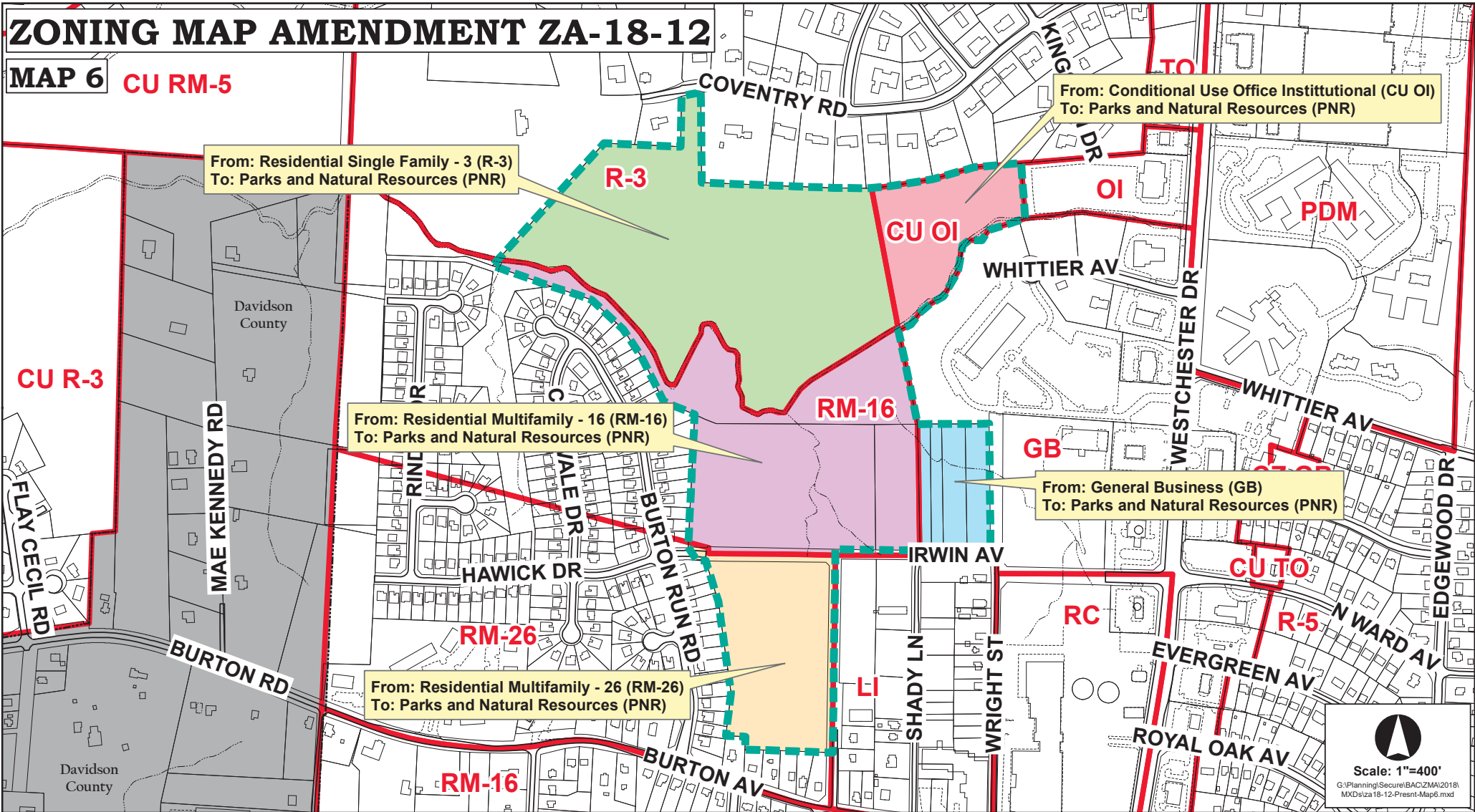
From: Residential Single Family - 3 (R-3)
To: Parks and Natural Resources (PNR)

From: Residential Multifamily - 16 (RM-16)
To: Parks and Natural Resources (PNR)

From: Residential Multifamily - 26 (RM-26)
To: Parks and Natural Resources (PNR)

From: Conditional Use Office Institutional (CU OI)
To: Parks and Natural Resources (PNR)

From: General Business (GB)
To: Parks and Natural Resources (PNR)



Scale: 1"=400'

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MAP 7

Residential Single Family-3 (R-3) to Parks and Natural Resources (PNR)

Lake Buffer

Comparison of Current and Proposed Zoning

	Current Zoning	Proposed Zoning
	Residential Single Family-3 (R-3)	Parks and Natural Resources (PNR)
<i>Purpose and Intent:</i>	The R-3 district is established to accommodate principally single-family detached dwellings developed at a density of 3 units an acre, in developments 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 any use that interferes with the development of single-family detached dwellings or that is detrimental to the residential nature of the district.	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>Current Use:</i> Undeveloped	Permitted	Permitted

	Adjacent Zoning	Adjacent Land Use
North:	Conditional Use Residential Single Family-3 (CU R-3)	Undeveloped
South:	Residential Single Family-3 (R-3)	Single Family Residential
East:	Conditional Use Residential Single Family-3 (CU R-3), Residential Single Family-3 (R-3)	Undeveloped, Single Family Residential
West:	Residential Single Family-3 (R-3), Parks and Natural resources (PNR)	Single Family Residential, Oak Hollow Lake

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.
- **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 an undeveloped parcel that is owned by the City for the purpose of providing a natural buffer area adjacent to Oak Hollow Lake. The parcel consists of approximately 4 acres.

The Land Use Plan map shows the area as Low-Density Residential and Recreation/Open Space. The existing land uses surrounding the area are single-family residential and undeveloped parcels. Based on the character of the current use, staff recommends that this area be zoned Parks and Natural Resources (PNR).

ZONING MAP AMENDMENT ZA-18-12

MAP 7

PNR

From: Residential Single Family-3 (R-3)
To: Parks and Natural Resources (PNR)

Oak Hollow Lake

CANDELAR DR

CU R-3

CZ OI

CU, RM-16

CU R-3

CU GB

WHITE FARM LN

MARBLE DR

PDR

LAKE FOREST DR

R-3

RM-5

CU OI

EASTCHESTER DR

Guilford County



Scale: 1"=200'
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MXDs\za18-12-Presnt-Map7.mxd

MAP 8

Multiple Districts to Parks and Natural Resources (PNR) and Residential Single Family -3 (R-3)

Regional Pond, Cornerstone Eye Care

This area contains multiple parcels, most of which are recommended to be zoned to Parks and Natural Resources (PNR). There is one parcel that is recommended to be zoned to Residential Single Family-3 (R-3). The following table shows the two separate recommendations, the first being the multiple zoning districts to PNR and the second being the R-5 to R-3.

Comparison of Current and Proposed Zoning

	Current Zoning	Proposed Zoning
	Residential Single Family-3 (R-3), Residential Single Family-5 (R-5), Residential Multifamily-16 (RM-16), Conditional Use Retail Center (CU RC-93-13)	Parks and Natural Resources (PNR)
<i>Purpose and Intent:</i>	The R-3 district is established to accommodate principally single-family detached dwellings developed at a density of 3 units an acre, in developments 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 any use that interferes with the development of single-family detached dwellings or that is detrimental to the residential nature of the district.	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.
	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.	PNR
	The RM-16 district is established to accommodate a mix of residential development at around 16 units an acre, that is served by public water and sewer. District regulations encourage the development of functioning neighborhoods that include a mix of housing types and a variety of institutional uses. Complimentary uses such as open space, schools, utilities, religious institutions, and recreational facilities are also allowed.	PNR

MAP 8

Multiple Districts to Parks and Natural Resources (PNR) and Residential Single Family -3 (R-3)

Regional Pond, Cornerstone Eye Care

	The RC district is established to accommodate a diverse range of high-intensity retail, service, and office uses that provide goods and services serving the residents and businesses of the region. The district is typically located at major intersections where visibility and good access are important. Development in the RC district is often configured as large-scale development with multiple uses, shared parking, coordinated signage and landscaping, and deep front setbacks. Higher-density residential uses are encouraged on the upper floors of nonresidential establishments, and may exist as stand-alone buildings as part of a large horizontal mixed-use development.	PNR
<i>Conditions related to CU-RC 93-13</i>	Lot combination, use limitations, signage, outparcel limitation, screening, access, lighting	N/A
<i>Current Use:</i> Regional Pond, Lake Buffer	Permitted	Permitted
	Current Zoning	Proposed Zoning
	Residential Single Family-5 (R-5)	Residential Single Family-3 (R-3)
<i>Purpose and Intent</i>	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.	The R-3 district is established to accommodate principally single-family detached dwellings developed at a density of 3 units an acre, in developments 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 any use that interferes with the development of single-family detached dwellings or that is detrimental to the residential nature of the district.
<i>Current Use:</i> Undeveloped	Permitted	Permitted

Due to this area containing multiple unconnected parcels, the adjacent zoning and current land uses are described in general terms. The adjacent zoning is a mixture of single family residential, multifamily residential, Retail Center (RC), and Parks and Natural Resources (PNR). The adjacent land uses are in line with the zoning, that being, single family dwellings, multifamily, office, retail and institutional.

MAP 8

Multiple Districts to Parks and Natural Resources (PNR) and Residential Single Family -3 (R-3)

Regional Pond, Cornerstone Eye Care

Land Use Plan Map Classification

The area is designated as follows:

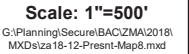
- **Community/Regional Commercial:** This classification includes a wider range of retail or service uses intended to serve the entire community and nearby regional customers.
- **Recreation/Open Space:** Lands for recreation or open space are included in this classification, offering either active use or passive enjoyment and environmental protection.

Analysis/Recommendation

This area contains multiple undeveloped parcels of which the majority are owned by the City Of High Point for the purpose of providing regional watershed ponds and a natural buffer area for Oak Hollow Lake. The parcel along Hartley Drive is privately owned and it is a remnant zoning that was created when Hartley Drive was built. All parcels total approximately 57 acres.

The Land Use Plan map shows the area as Community/Regional Commercial and Recreation/Open Space. The existing land uses surrounding the area are a mixture of residential, institutional, retail and office. Based on the character of the current uses, staff recommends that these areas be zoned Parks and Natural Resources (PNR) and Residential Single Family-3 (R-3).

MAP 8



MAP 9

Residential Multifamily-16 (RM-16) to Residential Single Family-3 (R-3)

R-O-W

Comparison of Current and Proposed Zoning

	Current Zoning	Proposed Zoning
	Residential Multifamily (RM-16)	Residential Single Family-3 (R-3)
<i>Purpose and Intent:</i>	The RM-16 district is established to accommodate a mix of residential development at around 16 units an acre, that is served by public water and sewer. District regulations encourage the development of functioning neighborhoods that include a mix of housing types and a variety of institutional uses. Complimentary uses such as open space, schools, utilities, religious institutions, and recreational facilities are also allowed.	The R-3 district is established to accommodate principally single-family detached dwellings developed at a density of 3 units an acre, in developments 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 any use that interferes with the development of single-family detached dwellings or that is detrimental to the residential nature of the district.
<i>Current Use:</i> Undeveloped	Permitted	Permitted

	Adjacent Zoning	Adjacent Land Use
North:	Residential Single Family-3 (R-3)	Undeveloped
South:	Residential Single Family-3 (R-3)	I-74
East:	Residential Single Family-3 (R-3)	Single Family Residential
West:	Residential Single Family-3 (R-3)	I-74 Right-of-Way

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.

Analysis/Recommendation

This area contains an undeveloped parcel that is owned by the North Carolina Department of Transportation (NCDOT) and a small portion of privately owned parcel. This remnant RM-16 area was created when I-74 was built and it is completely surrounded by the R-3 District. The area consists of approximately ½ acre.

The Land Use Plan map shows the area as Low-Density Residential. The existing land uses surrounding the area are single-family residential, an undeveloped parcel and I-74. Based on the character of the current use and the zoning that surrounds this area, staff recommends that this area be zoned Residential Single Family-3 (R-3).

ZONING MAP AMENDMENT ZA-18-12

MAP 9

PNR

RM-16

CYPRESS CT

GORDON RD

From: Residential Multifamily - 16 (RM-16)
To: Residential Single Family - 3 (R-3)

KIMBERLY PL

BRECKENRIDGE CT

RM-16 R-3

EASTCHESTER DR

STALEY RD

SCARBOROUGH RD

TIMBERLAKE AV

SANDY WOODS CT

CU TO

CU OI



Scale: 1"=200'

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Comparison of Current and Proposed Zoning

	Current Zoning	Proposed Zoning
	Heavy Industrial (HI)	Light Industrial (LI)
<i>Purpose and Intent:</i>	The HI district is established to accommodate heavy manufacturing, assembly, fabrication, processing, distribution, storage, research and development, and other industrial uses that may be large-scale or otherwise have extensive exterior movement of vehicles, materials, and goods, and greater potential for adverse environmental and visual impacts.	The LI district is established to accommodate light manufacturing, assembly, fabrication, processing, distribution, storage, wholesales sales, research and development, and other industrial uses that are small-scale and result in minimal exterior movement of vehicles, materials, and goods, and have minimal visual impacts. The district also allows commercial activities intended to serve the primary businesses in the districts and their employees as well as multi-family, retail, and personal services establishments as adaptive re-uses of existing buildings within the Core City.
<i>Current Use:</i> <i>Right-of-Way</i>	Permitted	Permitted

	Adjacent Zoning	Adjacent Land Use
North:	Light Industrial (LI)	Single Family Residential
South:	Light Industrial (LI)	I-74 Right-of-Way
East:	Light Industrial (LI)	I-74
West:	Light Industrial (LI)	Single Family Residential, Auto Repair

Land Use Plan Map Classification

The area is designated as follows:

- **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.

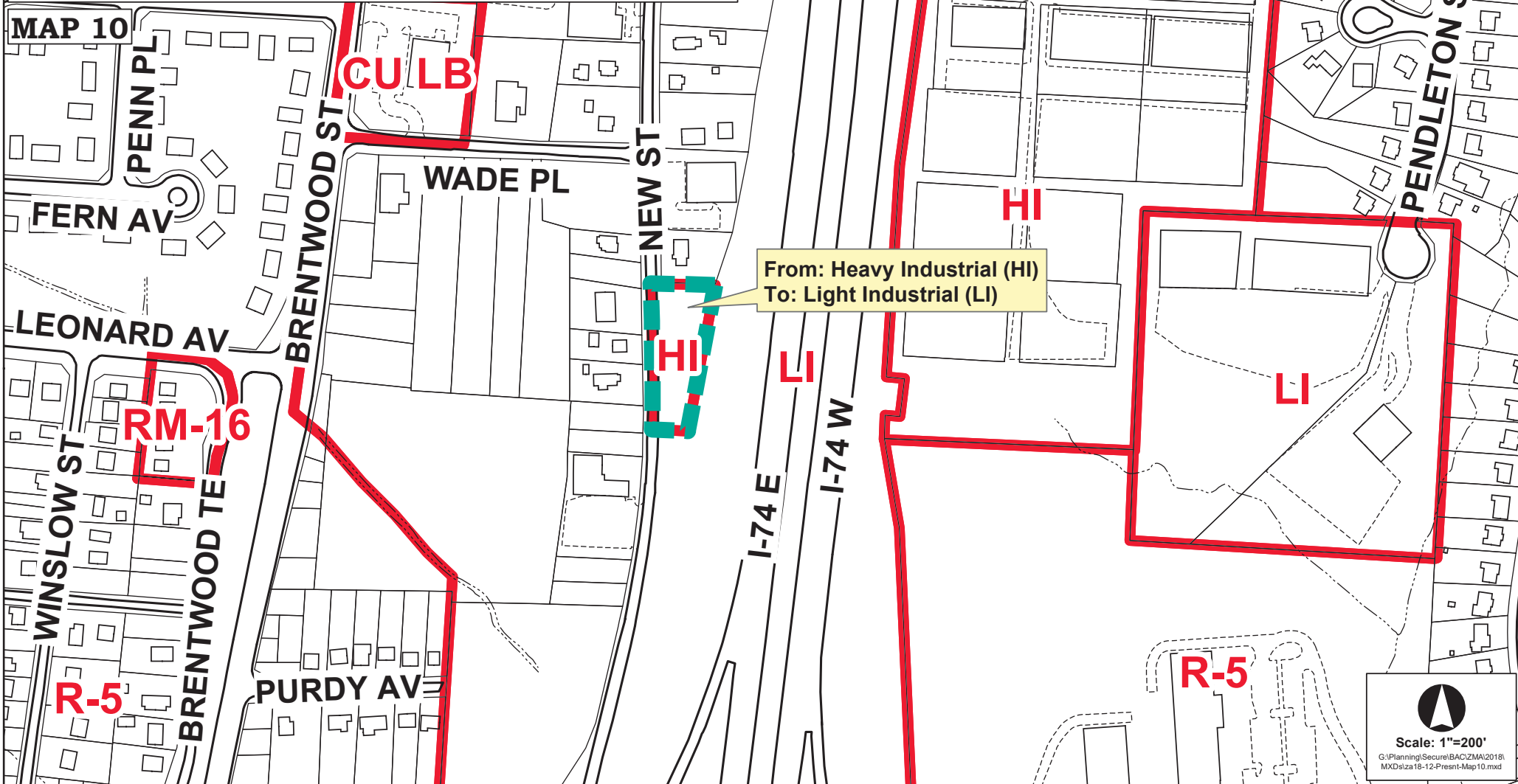
Analysis/Recommendation

This area contains an North Carolina Department of Transportation (NCDOT) Right-of-Way for I-74. This a remnant HI area was created when I-74 was built and it is completely surrounded by the LI District. The area consists of approximately $\frac{3}{4}$ of an acre.

The Land Use Plan map shows the area as Moderate-Density Residential. The existing land uses surrounding the area are single-family residential, an auto repair shop and I-74. Based on the fact that this is NCDOT Right-of-Way and that LI zoning surrounds this area, staff recommends that this area be zoned Light Industrial (LI).

ZONING MAP AMENDMENT ZA-18-12

MAP 10



Scale: 1"=200'
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MAP 11

General Business (GB) to Main Street Sub-District C (MS-C)

Rescue Squad

Comparison of Current and Proposed Zoning

	Current Zoning	Proposed Zoning
	General Business (GB)	Main Street Sub-District C (MS-C)
<i>Purpose and Intent:</i>	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.	The Main Street (MS) district is established to encourage compact, walkable, pedestrian-oriented, mixed-use development and redevelopment along Main Street. It is intended to enhance the range of goods and services available to shoppers in the Core City area while also providing a wider range of urban housing options for those seeking to live near the central business district.
<i>Current Use:</i> Rescue Squad and Commercial	Permitted	Permitted

	Adjacent Zoning	Adjacent Land Use
North:	Main Street Sub-District C (MS-C)	Office and Commercial
South:	Residential Multifamily-16 (RM-16)	Single Family Residential
East:	Main Street Sub-District C (MS-C)	Commercial
West:	Residential Multifamily-16 (RM-16)	Single Family and Multifamily Residential

Land Use Plan Map Classification

The area is designated as follows:

- **Local/Convenience Commercial:** This classification includes moderate-intensity convenience retail or service uses, generally serving small, local neighborhoods.

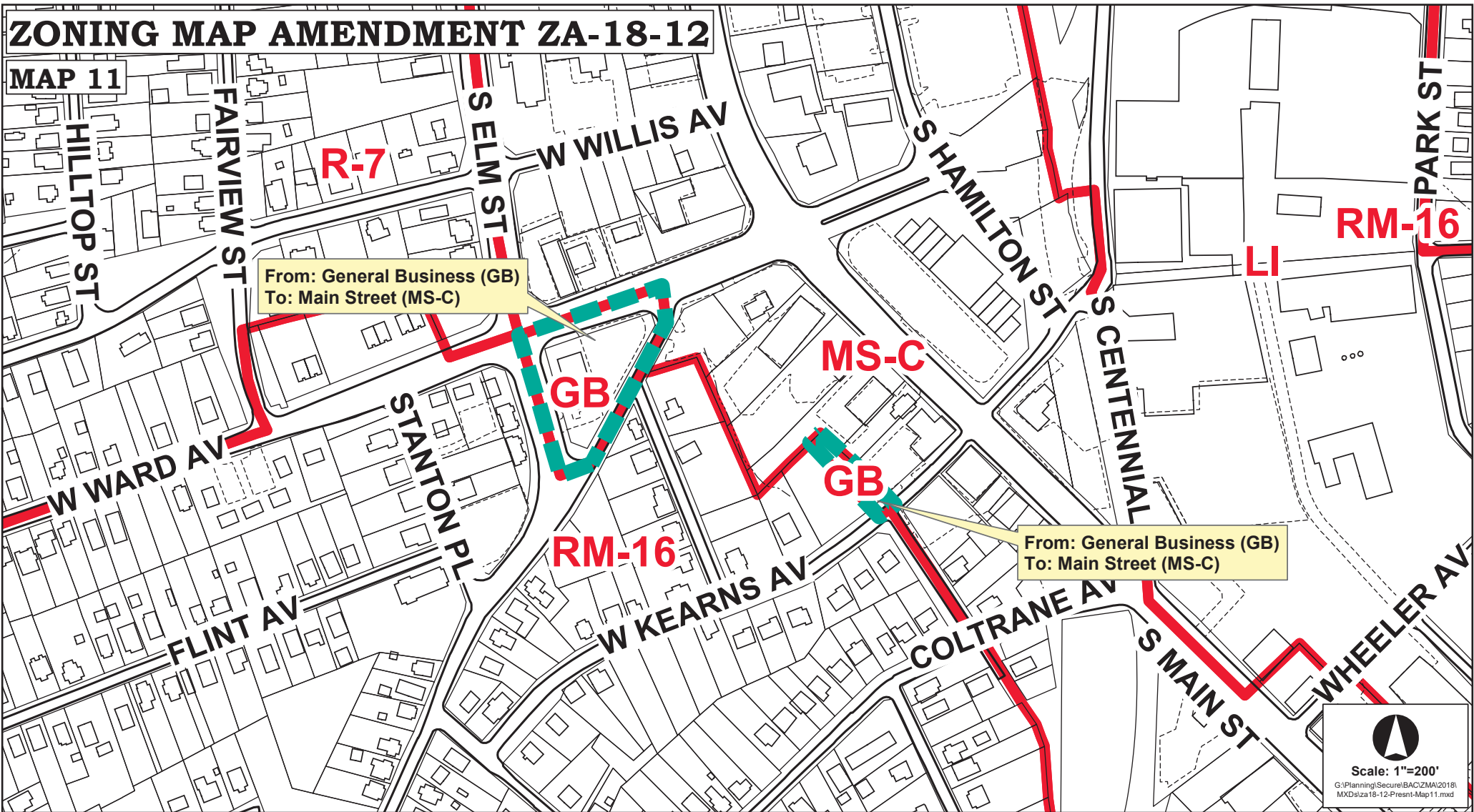
Analysis/Recommendation

This area contains the Piedmont Triad Rescue Squad and the back portion of a commercial use that fronts on South Main Street. These remnant GB parcels were created when the Main Street District was established in 2008. The area consists of approximately 2 acres total for both parcels.

The Land Use Plan map shows the area as Local/Convenience Commercial. The existing land uses adjacent to the area are single family and multifamily residential, office and commercial. Based on the character of the current uses and the zoning that surrounds this area, staff recommends that this area be zoned Main Street Sub-District C (MS-C).

ZONING MAP AMENDMENT ZA-18-12

MAP 11



MAP 12

General Business (GB) and Residential Multifamily-16 (RM-16) to Main Street Sub-District A (MS-A)

Substations

Comparison of Current and Proposed Zoning

	Current Zoning	Proposed Zoning
	General Business (GB) and Residential Multifamily-16 (RM-16)	Main Street Sub-District A (MS-A)
<i>Purpose and Intent:</i>	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.	The Main Street (MS) district is established to encourage compact, walkable, pedestrian-oriented, mixed-use development and redevelopment along Main Street. It is intended to enhance the range of goods and services available to shoppers in the Core City area while also providing a wider range of urban housing options for those seeking to live near the central business district.
	The RM-16 district is established to accommodate a mix of residential development at around 16 units an acre, that is served by public water and sewer. District regulations encourage the development of functioning neighborhoods that include a mix of housing types and a variety of institutional uses. Complimentary uses such as open space, schools, utilities, religious institutions, and recreational facilities are also allowed.	
<i>Current Use:</i> City of High Point and Duke Energy Utility Substations	Permitted	Permitted

	Adjacent Zoning	Adjacent Land Use
North:	Main Street Sub-District A (MS-A), Residential Multifamily-16 (RM-16)	Hunter Farms Dairy, Single Family Residential
South:	Residential Multifamily-16 (RM-16)	Johnson Street Global School
East:	Residential Multifamily-16 (RM-16)	Johnson Street Global School
West:	Main Street Sub-District A (MS-A)	Auto dealership

Land Use Plan Map Classification

The area is designated as follows:

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

Analysis/Recommendation

This area contains the City of High Point and Duke Energy Utility substations. This remnant GB area was created when the Main Street District was established in 2008. The area consists of approximately 1 acre.

MAP 12

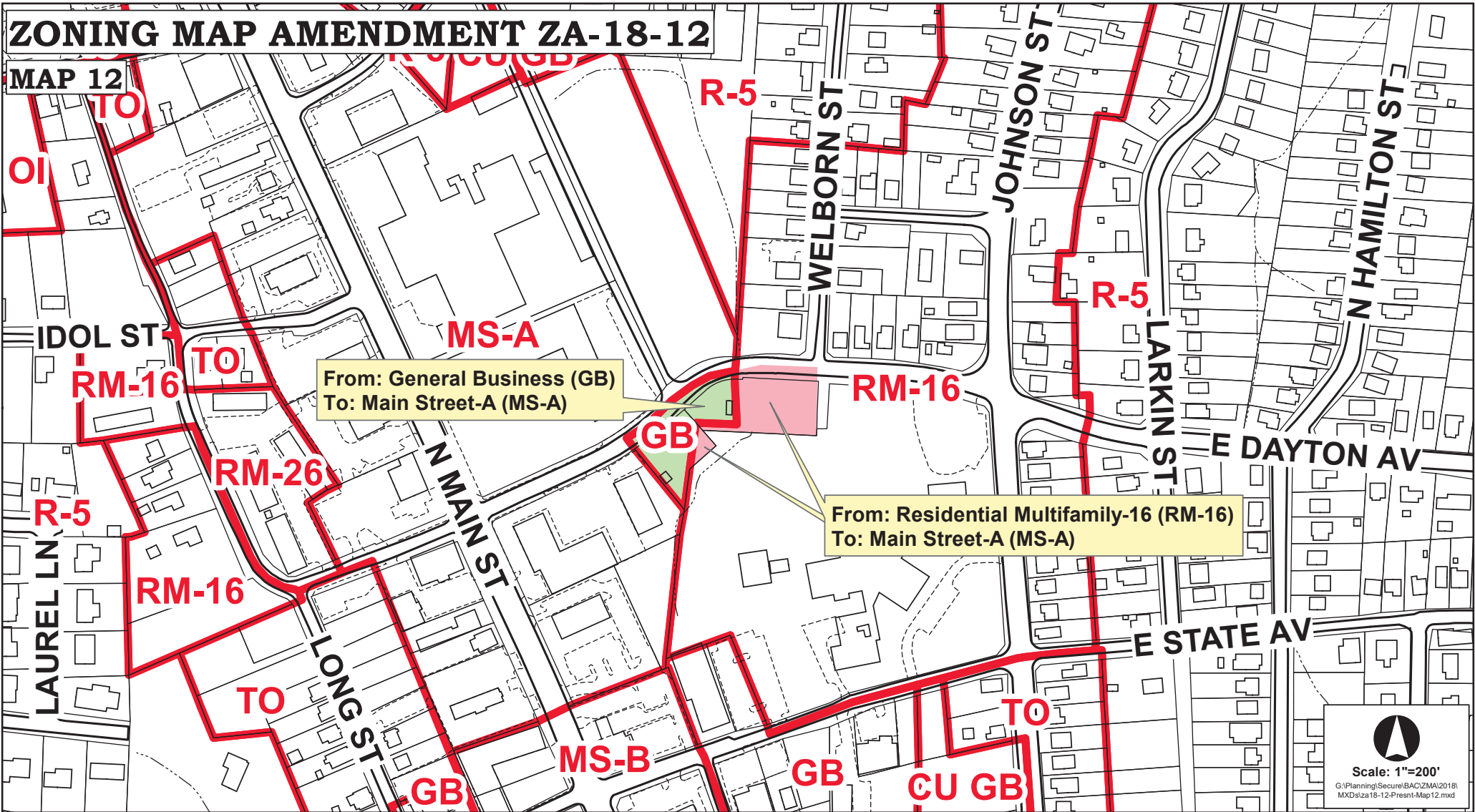
General Business (GB) and Residential Multifamily-16 (RM-16) to Main Street Sub-District A (MS-A)

Substations

The Land Use Plan map shows the area as Local/Convenience Commercial and Institutional. The existing land uses surrounding the area are single family residential, industrial, institutional and commercial. Based on the character of the current uses and the zoning that surrounds this area, staff recommends that this area be zoned Main Street Sub-District A (MS-A).

ZONING MAP AMENDMENT ZA-18-12

MAP 12



Scale: 1"=200'

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MAP 13

Residential Single Family-3 (R-3) to Residential Single Family-5 (R-5)

HPCA

Comparison of Current and Proposed Zoning

	Current Zoning	Proposed Zoning
	Residential Single Family-3 (R-3)	Residential Single Family-5 (R-5)
<i>Purpose and Intent:</i>	The R-3 district is established to accommodate principally single-family detached dwellings developed at a density of 3 units an acre, in developments 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 any use that interferes with the development of single-family detached dwellings or that is detrimental to the residential nature of the district.	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>Current Use: High Point Christian Academy</i>	Permitted	Permitted

	Adjacent Zoning	Adjacent Land Use
North:	Residential Single Family-3 (R-3)	Single Family Residential
South:	Residential Single Family-5 (R-5)	High Point Christian Academy
East:	Residential Single Family-5 (R-5)	High Point Christian Academy
West:	Conditional Use Office Institutional, Conditional Use Residential Single Family-3 (R-3)	Funeral Home, Undeveloped

Land Use Plan Map Classification

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

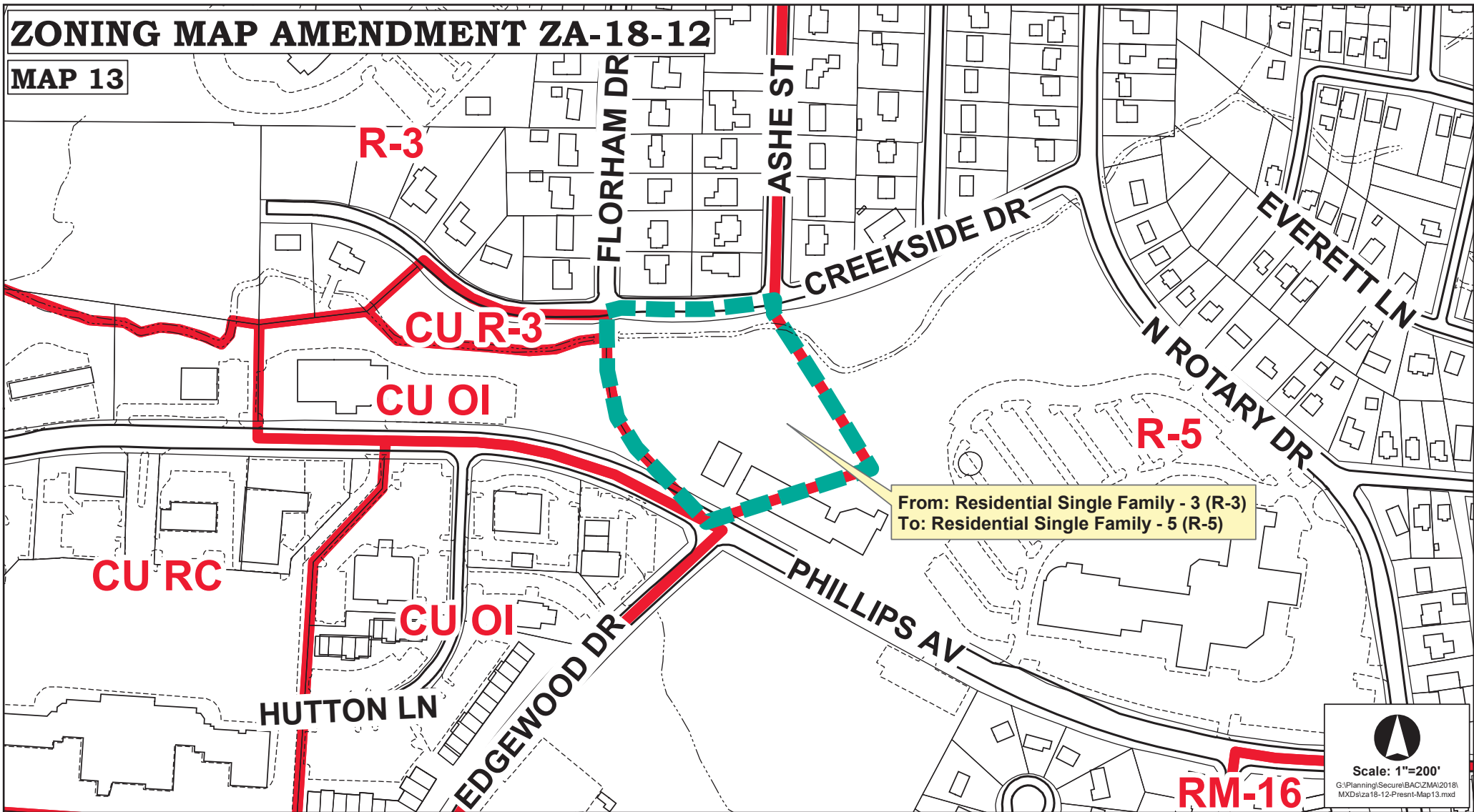
Analysis/Recommendation

This area contains a portion of High Point Christian Academy (HPCA). This R-3 area appears to be a hold-over from the neighborhood to the north. Currently, HPCA is on a split zoned lot between R-3 and R-5. Placing the entire property into one zoning district will make it easier for any future development on this property. The area consists of approximately 4 acres.

The Land Use Plan map shows the area as Recreation/Open Space and Institutional. The existing land uses surrounding the area are single family residential, institutional and commercial. Based on the character of the current uses and the zoning that surrounds this area, staff recommends that this area be zoned Residential Single Family-5 (R-5).

ZONING MAP AMENDMENT ZA-18-12

MAP 13



Scale: 1"=200'

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MAP 14

Residential Multifamily-16 (RM-16) and Light Industrial (LI) to Parks and Natural Resources (PNR) Blair Park

Comparison of Current and Proposed Zoning

	Current Zoning	Proposed Zoning
	Residential Multifamily-16 (RM-16) and Light Industrial (LI)	Parks and Natural Resources (PNR)
<i>Purpose and Intent:</i>	The RM-16 district is established to accommodate a mix of residential development at around 16 units an acre, that is served by public water and sewer. District regulations encourage the development of functioning neighborhoods that include a mix of housing types and a variety of institutional uses. Complimentary uses such as open space, schools, utilities, religious institutions, and recreational facilities are also allowed.	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.
	The LI district is established to accommodate light manufacturing, assembly, fabrication, processing, distribution, storage, wholesales sales, research and development, and other industrial uses that are small-scale and result in minimal exterior movement of vehicles, materials, and goods, and have minimal visual impacts. The district also allows commercial activities intended to serve the primary businesses in the districts and their employees as well as multi-family, retail, and personal services establishments as adaptive re-uses of existing buildings within the Core City.	PNR
<i>Current Use: Blair Park Golf Course</i>	Permitted	Permitted

	Adjacent Zoning	Adjacent Land Use
North:	Residential Multifamily-16 (RM-16)	Single Family Residential
South:	Light Industrial (LI)	Industrial
East:	Parks and Natural Resources (PNR)	Blair Park Golf Course
West:	Residential Multifamily-16 (RM-16)	University Parkway

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

MAP 14

Residential Multifamily-16 (RM-16) and Light Industrial (LI) to Parks and Natural Resources (PNR) Blair Park

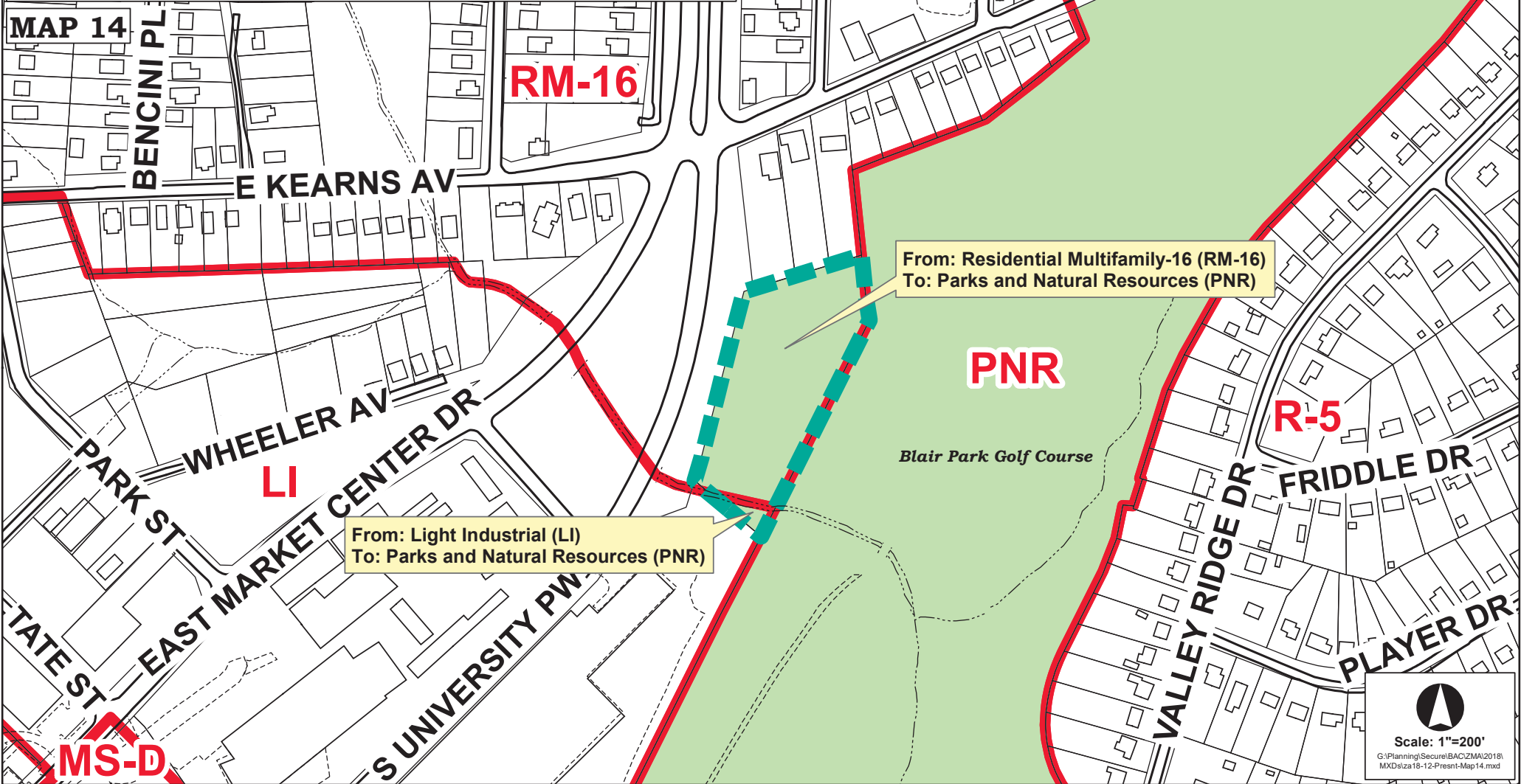
Analysis/Recommendation

This area contains a portion of Blair Park Golf Course and it is owned by the City of High Point. The area consists of approximately 2½ acres.

The Land Use Plan map shows the area as Recreation/Open Space and Low Density Residential. The existing land uses surrounding the area are single family residential and industrial. Based on the character of the current use and the zoning that surrounds this area, staff recommends that this area be zoned Parks and Natural Resources (PNR).

ZONING MAP AMENDMENT ZA-18-12

MAP 14



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;

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on August 28, 2018 and before the City Council of the City of High Point on September 17, 2018 regarding **Zoning Map Amendment Case 18-12 (ZA-18-12)**, 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 15, 2018, for the Planning and Zoning Commission public hearing and on September 12, 2018 and September 19, 2018, 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: **Office Institutional (OI)**. The property is approximately .10 acres. The property is also known as Hickory Grove Methodist Church and Guilford County Tax Parcel 154724.

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-3 (R-3) District**. The properties total approximately 17 acres. The properties are also known as The Landing at Waterview Subdivision and Guilford County Tax Parcels 0201433, 0201443, 0201444, 0201445, 0201446, 0201447, 0201448, 0201449, 0201450, 0201451, 0201452, 0201453, 0201454, 0201455, 0201456, 0201457, 0201458, 0201459, 0201460, 0201461, 0201462, 0201463, 0201464, 0201465, 0201466, 0201467, 0201468, 0201469, 0201470, 0201471, 0201472, and 0201473.

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 properties total approximately 9 acres. The properties are also known as Oak Hollow Campground, Sailboat Point, and Marina and Guilford County Tax Parcels 0200378, 0200380, 0200382, 0200386, 0200387, 0200391, 0200392, 0201154, 0201159, 0201160, 0201161, 0201163, 201164, 0201165, 0201166, 0201167, 0201168, 0201176, and 0201177.

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: **Parks and Natural Resources (PNR) District**. The properties total approximately 27 acres. The properties are also known as University Park and Guilford County Tax Parcels 0177196 and 0218584.

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: **Parks and Natural Resources (PNR) District**. The properties total approximately 126 acres. The properties are also known as Rich Fork Preserve and YMCA property and Guilford County Tax Parcels 197213 and 197232.

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 properties total approximately 63 acres. The properties are also known as future City park and Guilford County Tax Parcels 0178984, 0179031, 0179032, 0179033, 0179034, 0179035, 0179036 and 179037.

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: **Parks and Natural Resources (PNR) District**. The property is approximately 4 acres. The property is also known as Oak Hollow Lake buffer and Guilford County Tax Parcel 195769.

SECTION 8

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 8 as: **Parks and Natural Resources (PNR) District** and **Residential Single Family-3 (R-3) District**. The PNR properties total approximately 52 acres. The PNR properties are also known as City of High Point regional ponds and Oak Hollow Lake buffer and Guilford County Tax Parcels 0199796, 199797, 0199805, 199812, 0199813 and 0199816. The R-3 properties total approximately 5 acres. The R-3 property is also known as Cornerstone Eye Care and Guilford County Tax Parcel 199799.

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: **Residential Single Family-3 (R-3) District**. The properties total approximately .5 acres. The properties are also known as NCDOT and a portion of the Callahan and Guilford County Tax Parcels 0200117 and 200150.

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: **Light Industrial (LI) District**. The property is approximately .75 acres. The property is also known as NCDOT right-of-way.

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: **Main Street Sub-District C (MS-C)**. The properties total approximately 2 acres. The properties are also known as Piedmont Triad Ambulance and Rescue and JHS Master Capital, LLC and Guilford County Tax Parcels 172132 and 172219.

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: **Main Street Sub-District A (MS-A)**. The properties total approximately 1 acre. The properties are also known as City of High Point and Duke Energy substations and Guilford County Tax Parcels 0189077 and 0189078.

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 4 acres. The property is also known as High Point Christian Academy and Guilford County Tax Parcels 194035.

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: **Parks and Natural Resources (PNR) District**. The property is approximately 2.5 acres. The property is also known as Blair Park Golf Course and Guilford County Tax Parcels 175917.

SECTION 15

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 16

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

SECTION 17

This ordinance shall become effective on adoption.

Adopted by the High Point City Council
this the 17th day of September 2018.

Lisa B. Vierling, City Clerk