

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

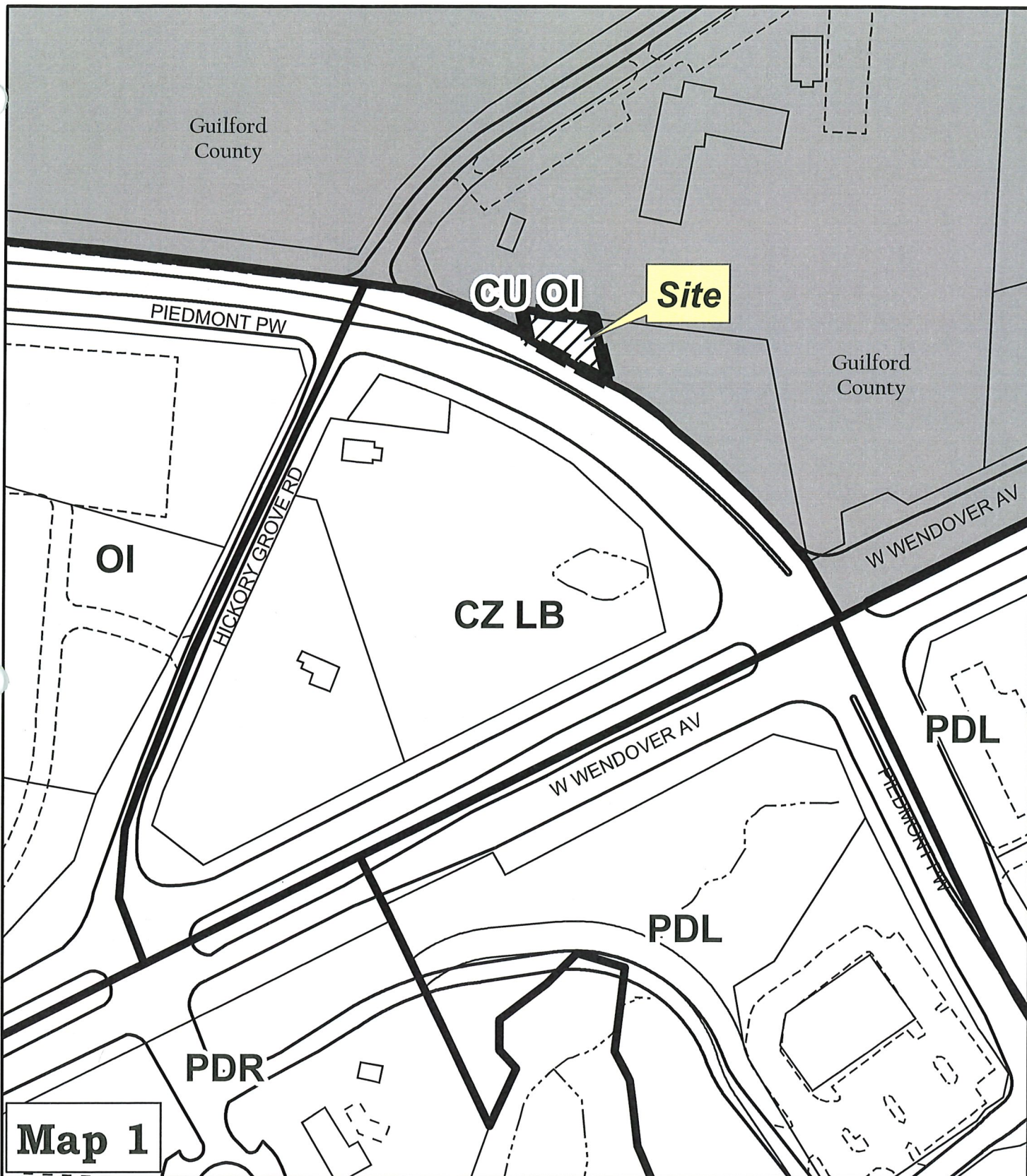
That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 17

This ordinance shall become effective on adoption.

Adopted by the High Point City Council  
this the 17<sup>th</sup> day of September 2018.

Lisa B. Vierling, City Clerk



## ZONING MAP AMENDMENT ZA-18-12

From: Conditional Use Office Institutional (CU OI)  
To: Office Institutional (OI)

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

Planning & Development  
Department

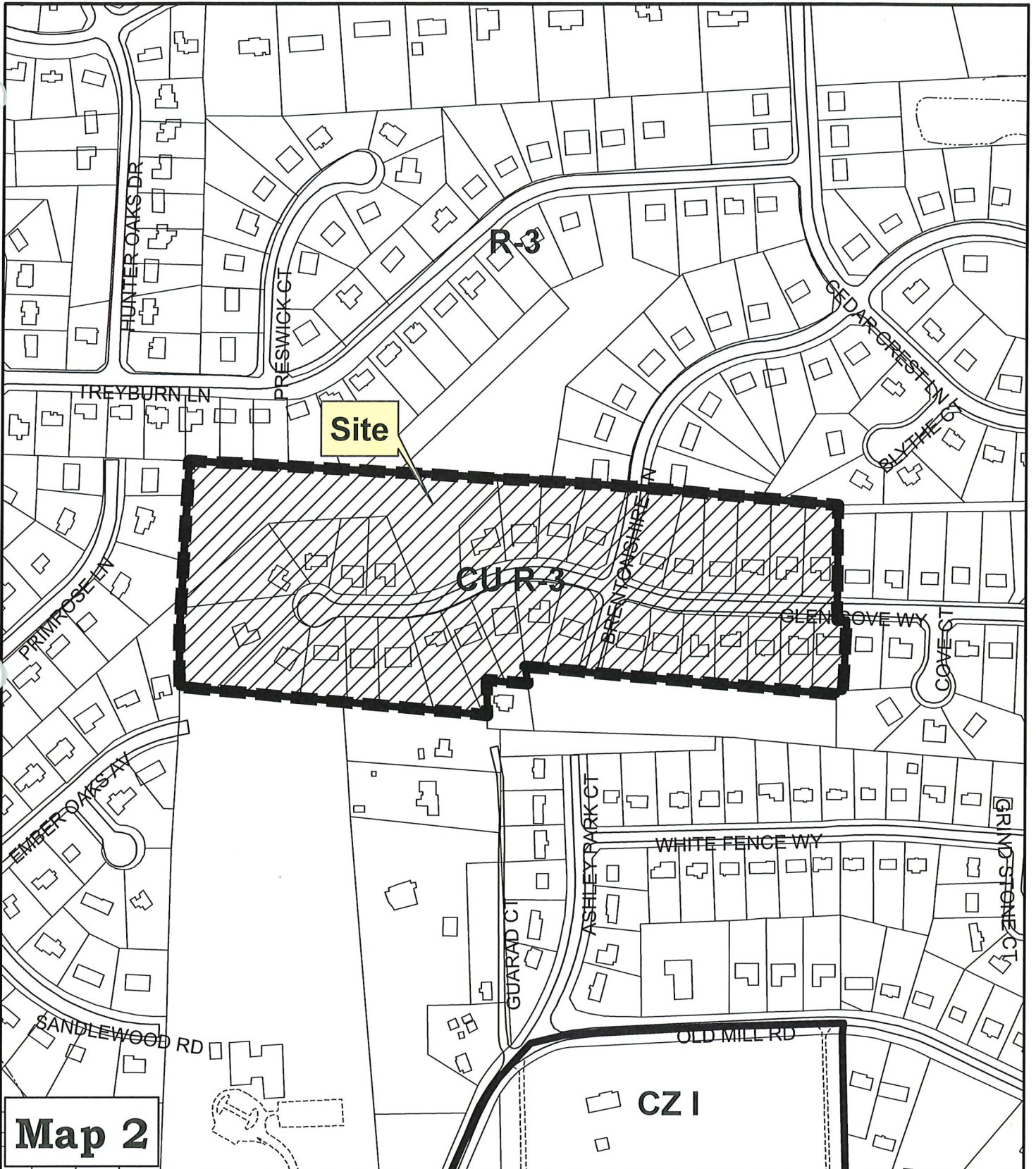
City of High Point



Scale: 1"=150'

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## Map 2

### ZONING MAP AMENDMENT ZA-18-12

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

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

Planning & Development  
Department

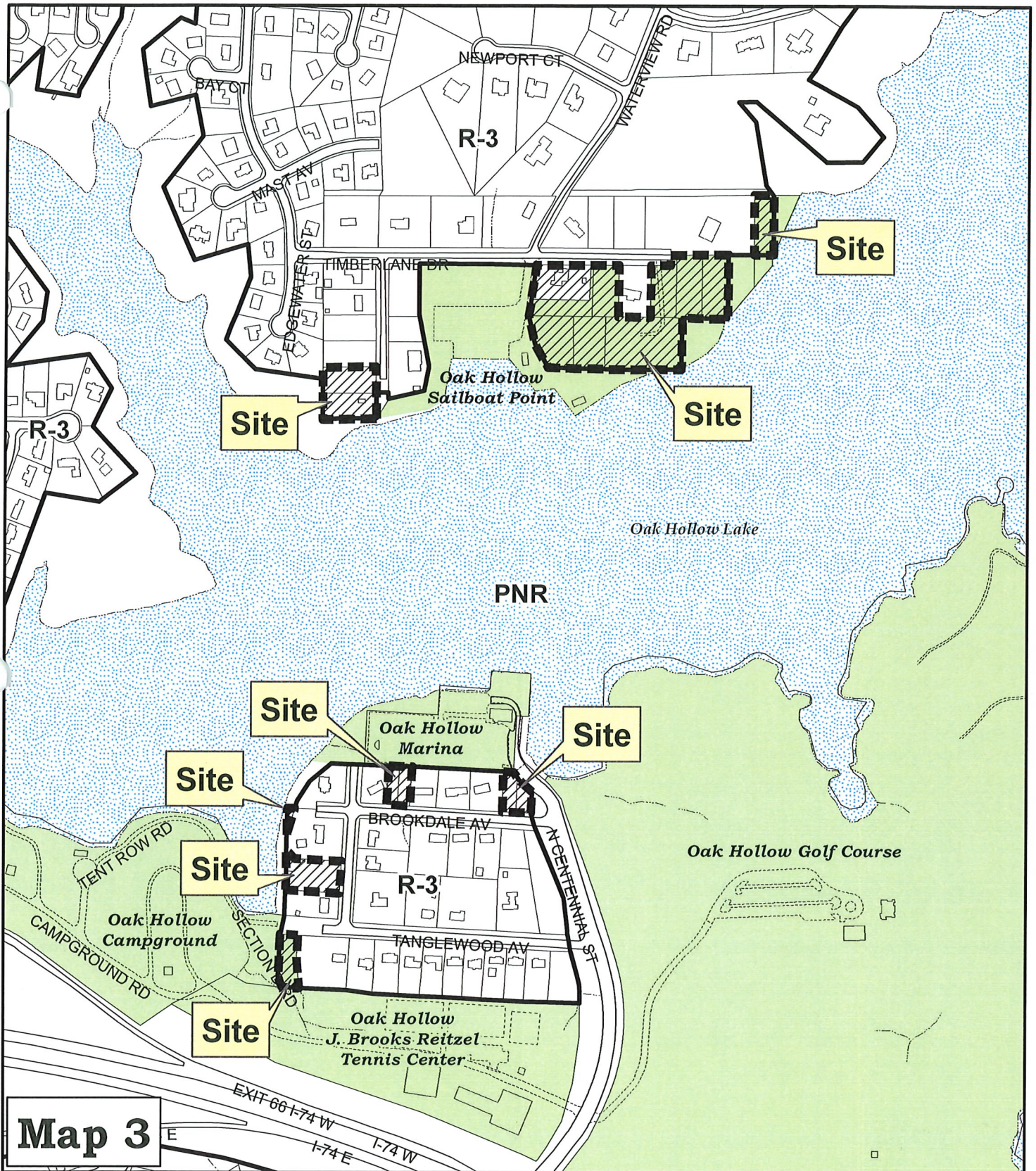
City of High Point



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## Map 3

### ZONING MAP AMENDMENT ZA-18-12

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

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

Planning & Development  
Department

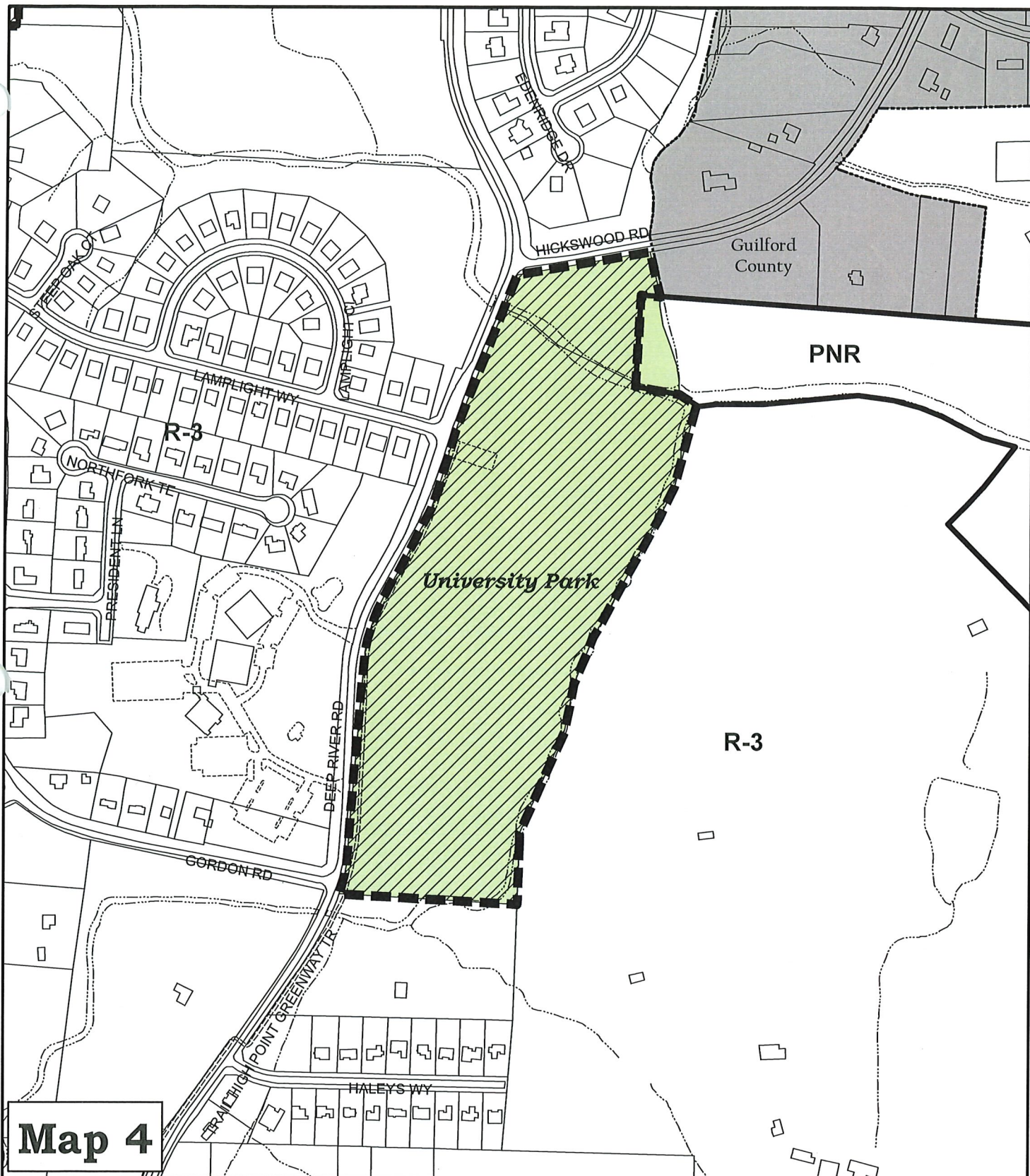
City of High Point



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**Map 4**

**ZONING MAP AMENDMENT ZA-18-12**

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

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

**Planning & Development  
 Department**

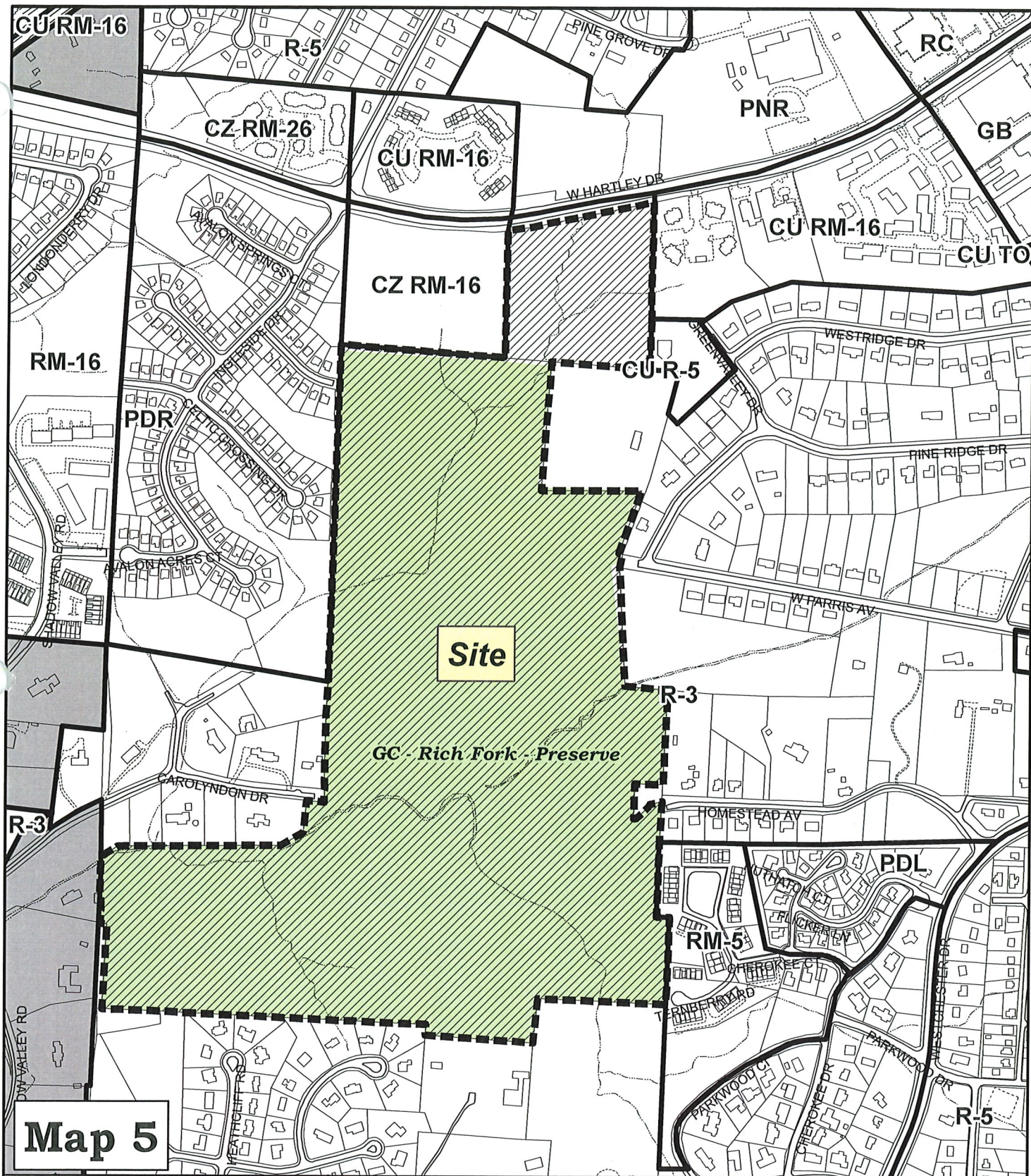
**City of High Point**



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Planning & Development  
Department

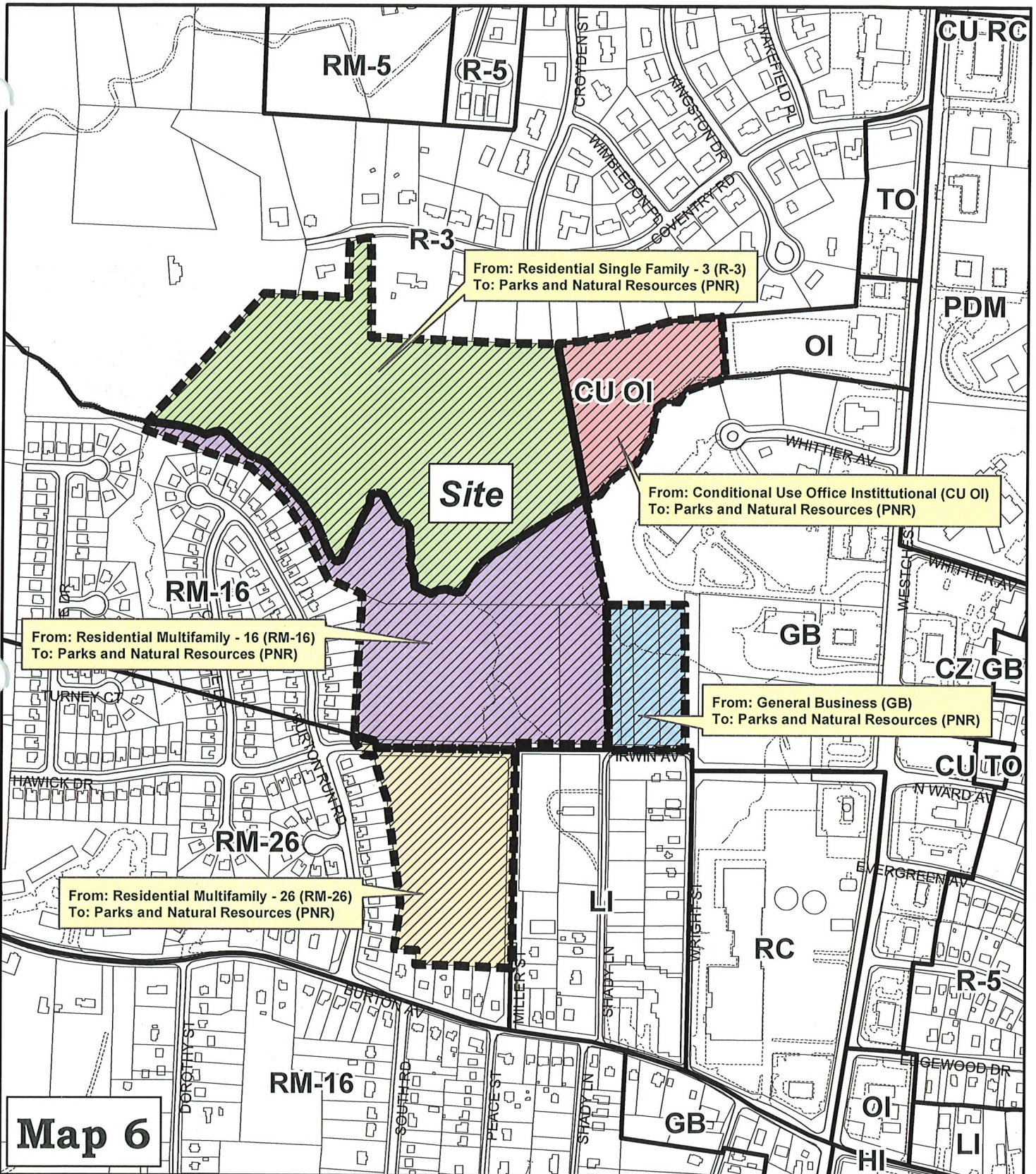
City of High Point



Scale: 1"=600'

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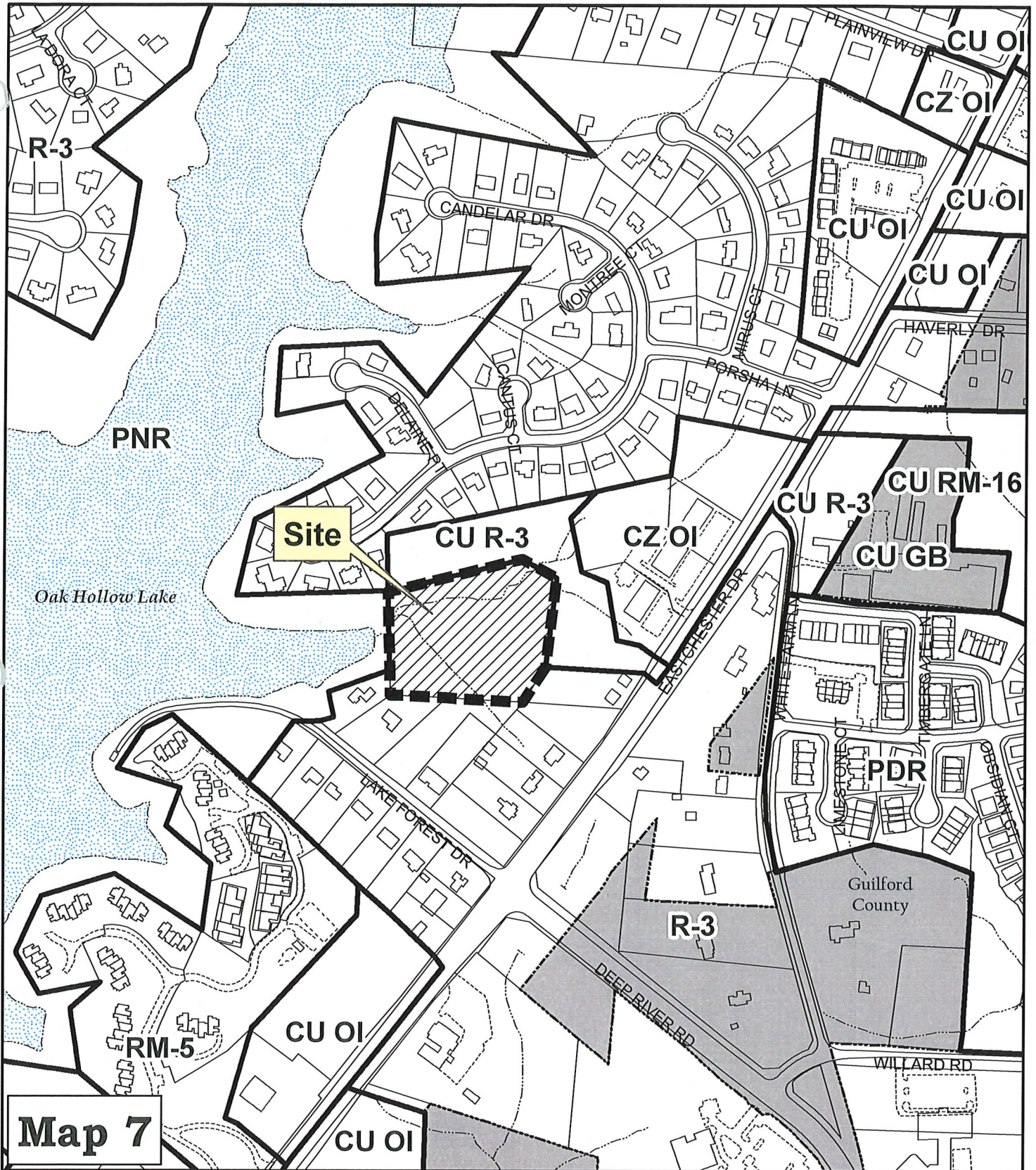




**Map 6**

<p><b>ZONING MAP AMENDMENT ZA-18-12</b></p> <p>From: Residential Single Family - 3 (R-3), Residential Multifamily - 16 (RM-16), Residential Multifamily - 26 (RM-26), General Business (GB) and Conditional Use Office Institutional (CU OI)</p> <p>To: Parks and Natural Resources (PNR)</p> <p><b>Existing Zoning Boundary</b> —————</p> <p><b>Subject Property Boundary</b> - - - - -</p>	<p><b>Planning &amp; Development Department</b></p> <p><b>City of High Point</b></p>	<p><b>N</b></p> <p><b>Scale: 1"=500'</b></p> <p>G:\Planning\Secure\BAC\ZMA\2018\ZMR Group 1\MXDs\Map6.mxd</p>
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**Map 7**

**ZONING MAP AMENDMENT ZA-18-12**

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

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

**Planning & Development  
 Department**

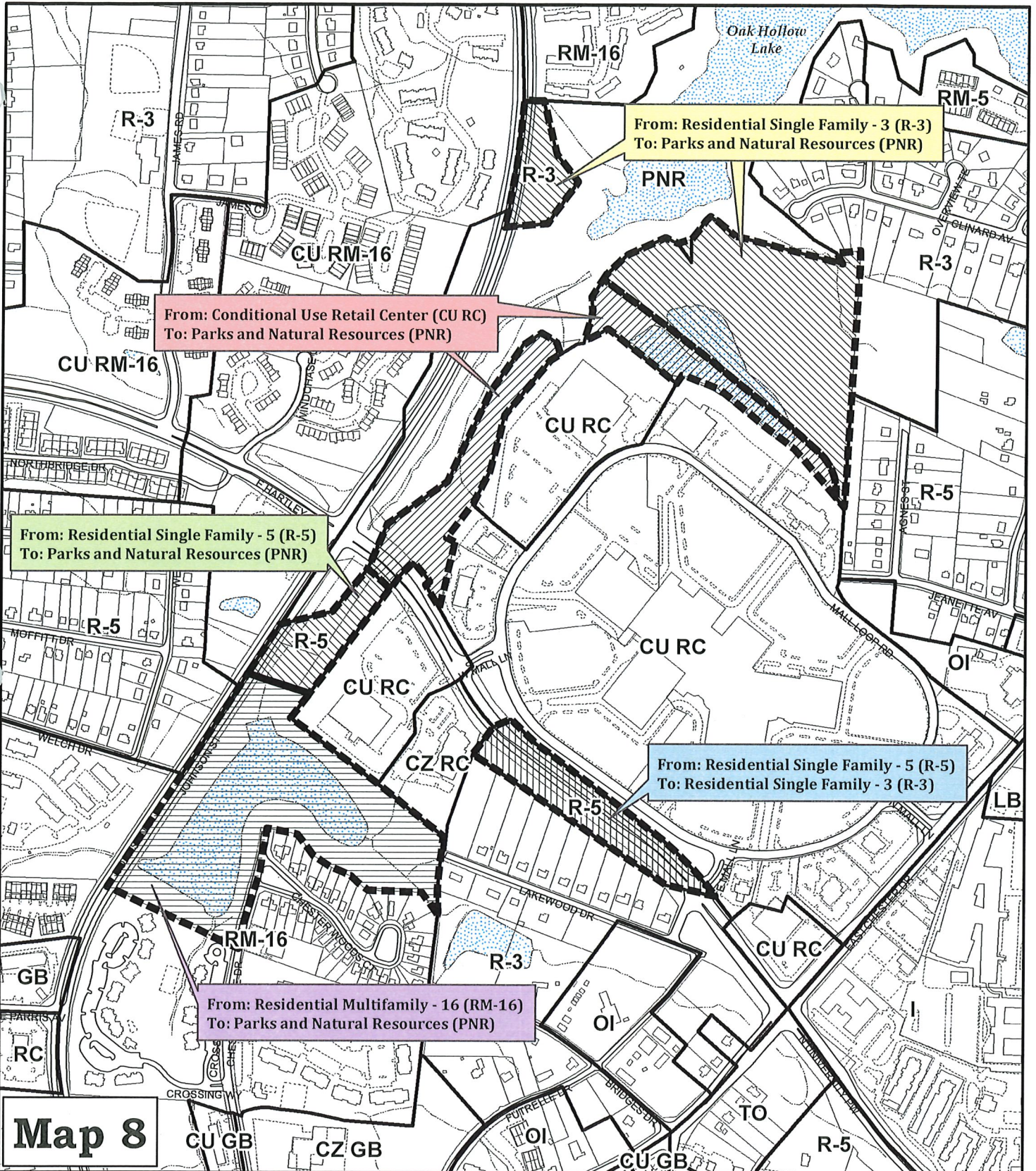
**City of High Point**



**Scale: 1"=400'**

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## ZONING MAP AMENDMENT ZA-18-12

From: Residential Single Family - 3 (R-3), Residential Single Family - 5 (R-5), Residential Multifamily - 16 (RM-16), & Conditional Use Retail Center (CU RC)  
To: Parks and Natural Resources (PNR) and Residential Single Family - 3 (R-3)

Existing Zoning Boundary  
Subject Property Boundary



Planning & Development  
Department

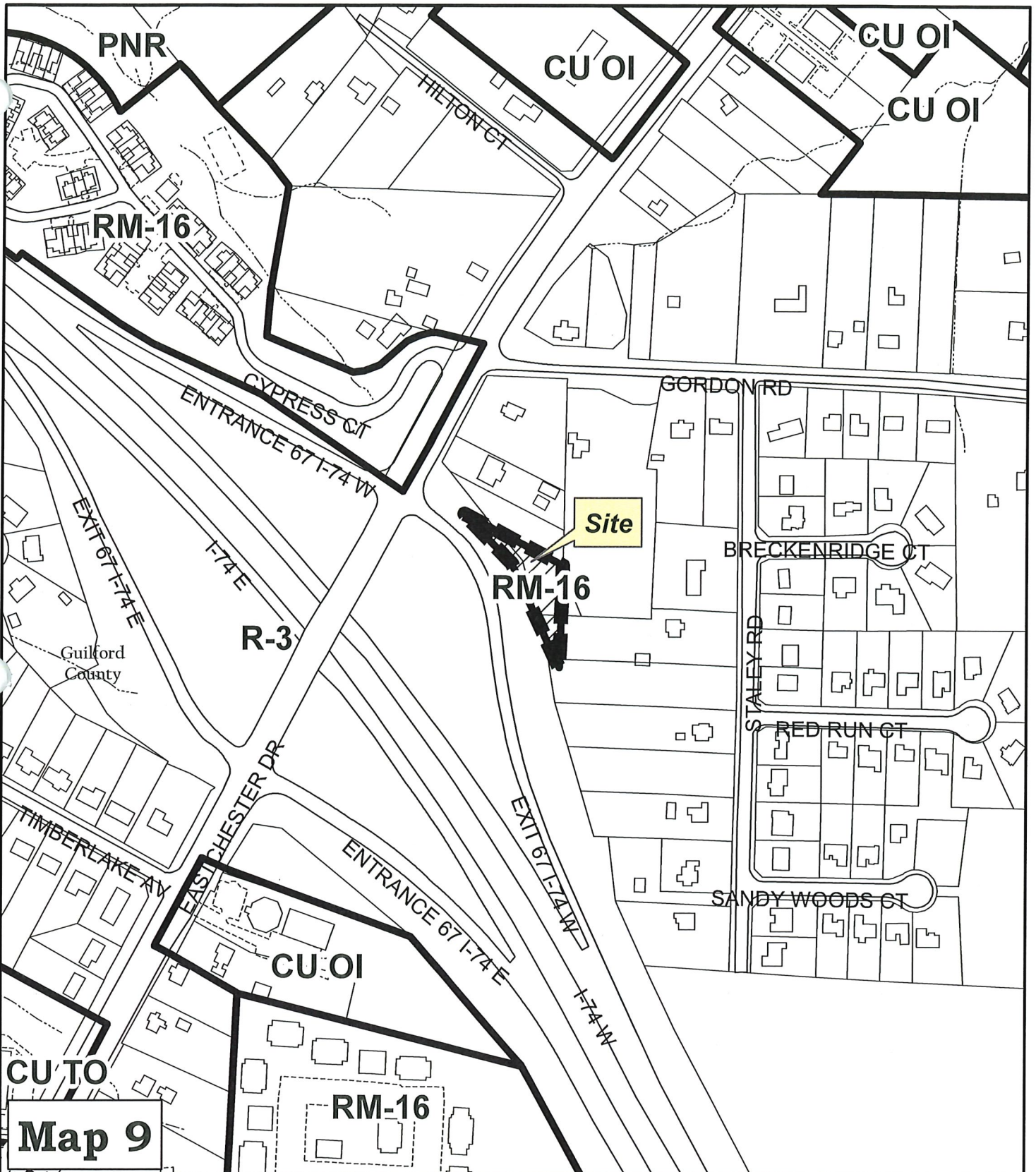
City of High Point



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## ZONING MAP AMENDMENT ZA-18-12

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

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

Planning & Development  
Department

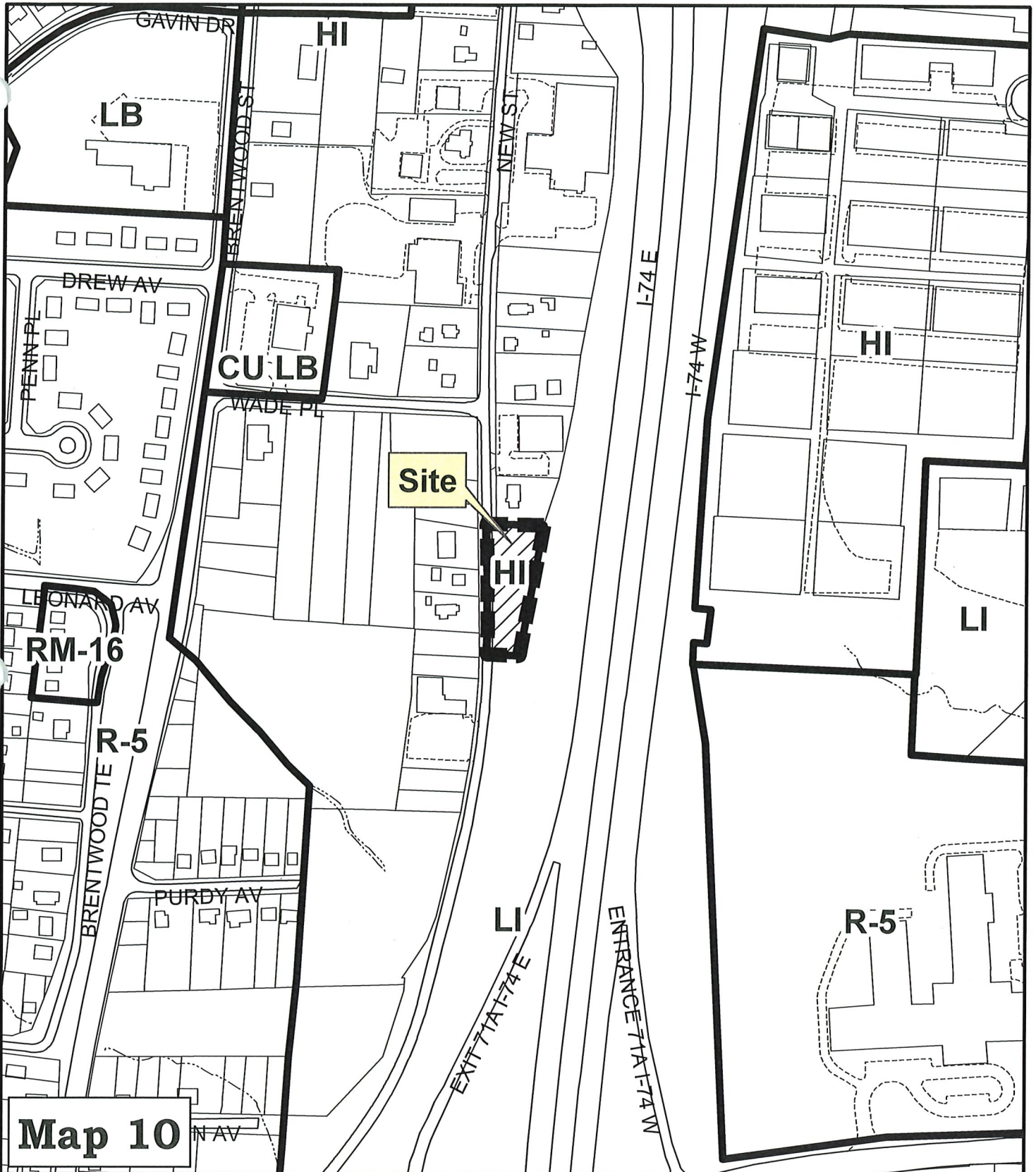
City of High Point



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## Map 10

### ZONING MAP AMENDMENT ZA-18-12

From: Heavy Industrial (HI)  
To: Light Industrial (LI)

Existing Zoning Boundary  
Subject Property Boundary



Planning & Development  
Department

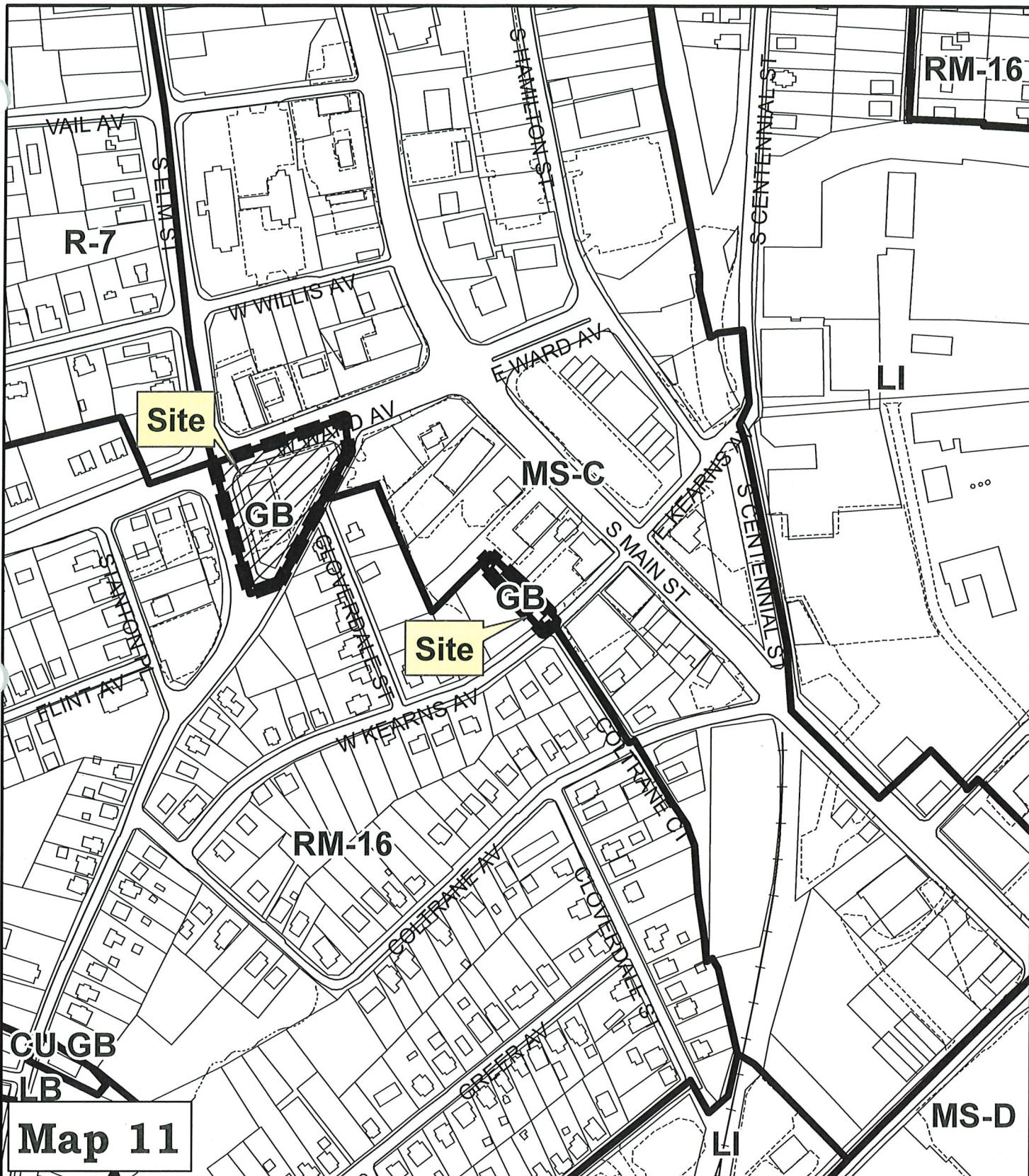
City of High Point



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**Map 11**

**ZONING MAP AMENDMENT ZA-18-12**

**From: General Business (GB)**  
**To: Main Street (MS-C)**

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

**Planning & Development  
 Department**

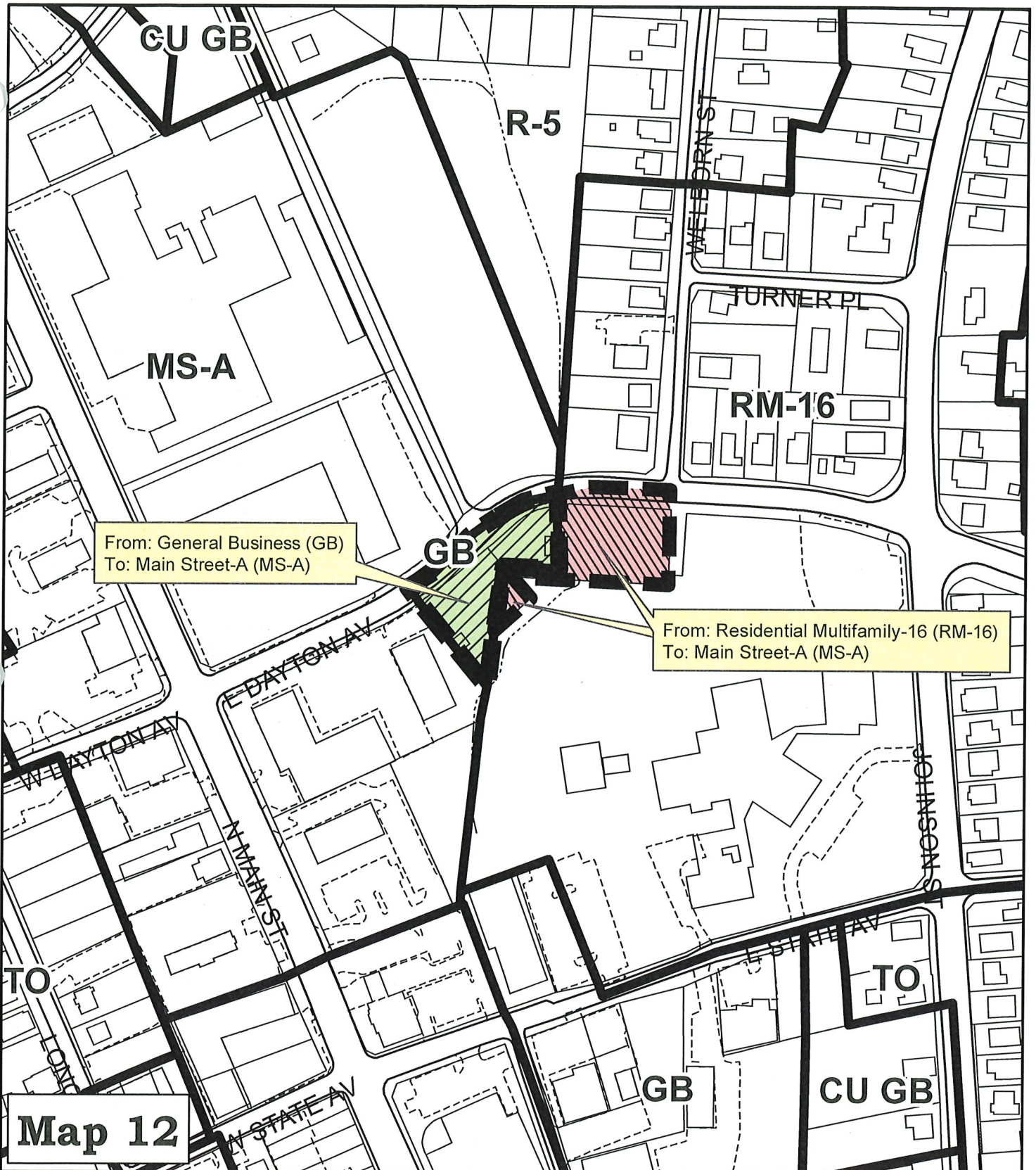
**City of High Point**



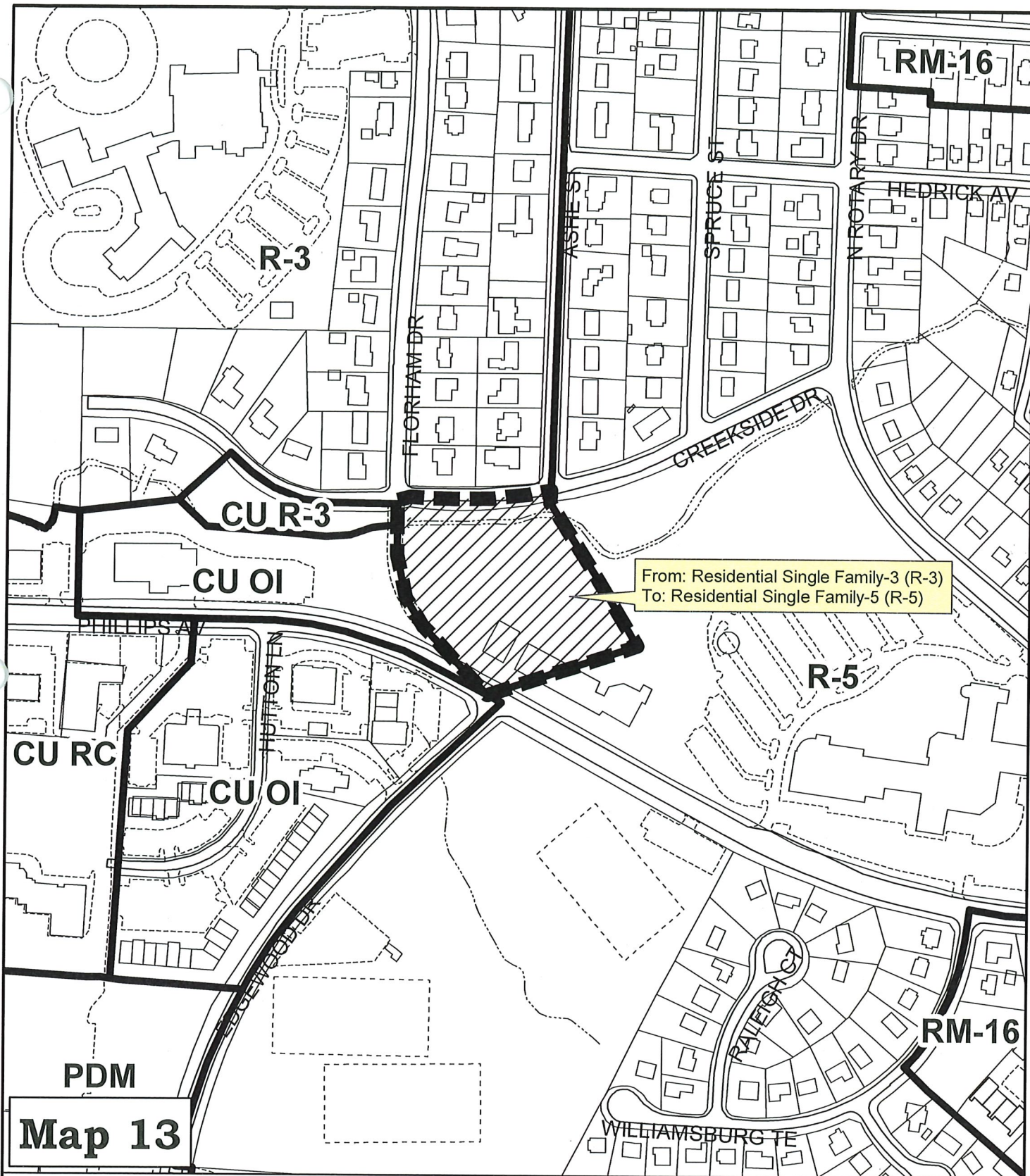
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## Map 13

### ZONING MAP AMENDMENT ZA-18-12

From: Residential Single Family - 3 (R-3)  
To: Residential Single Family - 5 (R-5)

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

Planning & Development  
Department

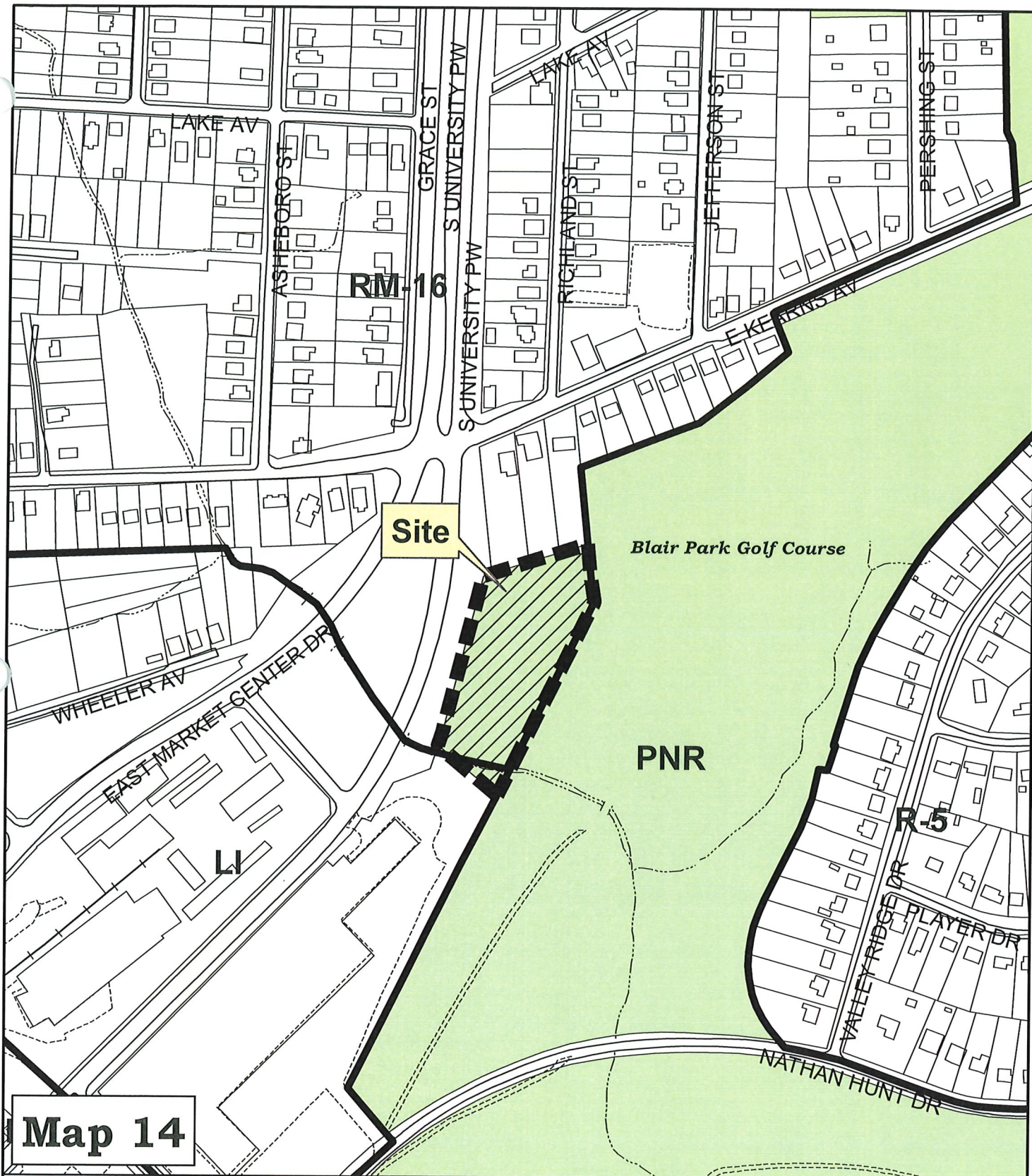
City of High Point



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ZMR Group 1\MXDs\Map13.mxd





## Map 14

### ZONING MAP AMENDMENT ZA-18-12

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

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

Planning & Development  
Department

City of High Point



Scale: 1"=300'

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