

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 April 23, 2019 and before the City Council of the City of High Point on May 20, 2019 regarding **Zoning Map Amendment Case 19-04 (ZA-19-04)** 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 April 14, 2019, for the Planning and Zoning Commission public hearing and on May 8, 2019 and May 15, 2019, 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 20, 2019**.

**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: **Office Institutional (OI) District and Residential Single Family-3 (R-3) District**: The property is approximately 20.74 acres lying approximately 900 feet north of the intersection of Eastchester Drive and N. Centennial Street, between Eastchester Drive and N. Centennial Street. The property is also known as Guilford County Tax Parcels 199548 and 199576.

#### **Area 1 - Office Institutional (OI) District (18.409 acres)**

Beginning at an existing iron pipe in the recorded western margin of Eastchester Drive, as shown on a map entitled “John Wesley College” and recorded in Plat Book 172, Page 143 in the Office of the Register of Deeds of Guilford County, N.C., said iron pipe being the recorded southeastern property corner of Grantor (now or formerly) John Wesley College dba Laurel University as described and recorded in Deed Book 3117, Page 829 and being the recorded southeastern corner of Lot 2 as shown on said map recorded in said Plat Book 172, Page 143 in said Guilford County Registry), said pipe also being on the recorded southeastern property corner of (now or formerly) Oak Hollow Acquisition, LLC as described and recorded in Deed Book 7571, Page 528 in said Guilford County Registry; thence, from said point of beginning, along Grantor’s recorded eastern property line and said recorded western margin of Eastchester Drive the following three bearing and distances: 1) South 31°12’55” West 218.77 feet to a new iron pipe; 2) along a curve to the right, having a radius of 3413.94 feet and a chord bearing & distances of South 37°46’41” West

432.17 feet to an existing monument; 3) South 42°37'28" West 78.01 feet to a computed point, said point being the recorded northeastern corner of Lot 1 as shown on said map recorded in said Plat Book 172, Page 143 in said Guilford County Registry and also being the recorded northeastern corner of (now or formerly) Howard Randall Rich and Mark Eugene Rich as described and recorded in Deed Book 6832, Page 2134 in said Guilford County Registry; thence, along Grantor's recorded southern property line and the recorded northern property line of said Rich the following four bearing and distances: 1) North 64°43'00" West 113.35 feet to a computed point; 2) North 69°04'59" West 161.79 feet to a computed point; 3) South 11°32'15" West 12.20 feet to an existing iron pipe; 4) North 84°34'01" West 307.60 feet to an existing iron pipe located on the recorded eastern margin of N. Centennial Street, said pipe also being the recorded northwestern lot corner of (now or formerly) Centennial Properties, LLC as described and recorded in Deed Book 6078, Page 108 in said Guilford County Registry and also being known as the recorded northwestern corner of Lot 4 as shown on a map entitle "Northwood Acres" and recorded in Plat Book 9, Page 46 in said Guilford County Registry; thence, along the recorded eastern margin of N. Centennial Street the following three bearing and distances: 1) along a curve to the left, having a radius of 2327.83 feet and a total chord bearing & distance of North 00°09'14" West 227.41 feet to an existing monument; 2) North 02°57'13" West 283.34 feet to a new iron pipe; 3) along a curve to the right, having a radius of 2255.83 feet and a chord bearing & distance of North 00°45'28" West 172.87 feet to a computed point; thence with a new proposed northern line for the proposed Lot 5 as shown on an unrecorded map entitled "Exclusion Plat for John Wesley College" South 86°41'09" East 234.14 feet to a computed point, said point will be the proposed northeastern lot corner of proposed Lot 5 and the proposed southeastern lot corner of proposed Lot 6; thence along with a new proposed eastern line for Lot 6 North 03°17'21" East 431.61 feet to a computed point, said point being located on the recorded northern property line of said Plat Book 172, Page 143 in said Guilford County Registry and also being located on the southern line of (now or formerly) City of High Point as described and recorded in Deed Book 2237, Page 715 in said Guilford County Registry; thence along the recorded northern plat line of said John Wesley College and the recorded southern property line of said City of High Point South 86°16'08" East 522.57 feet to a computed point, said point being the recorded southeastern property corner as shown on a map entitled "Charles E. Compton and Amanda Compton" and recorded in Plat Book 137, Page 90 and also being the recorded northeastern lot corner of Lot 2 of said Plat Book 172, Page 143 in said Guilford County Registry; thence along the recorded eastern property line of said John Wesley College and the recorded western property line of (now or formerly) Oak Hollow Acquisition, LLC as described and recorded in Deed Book 6787, Page 1767 and being the recorded southwestern lot corner of Lot B as shown on a map entitled "Oak Hollow Village" and recorded in Plat Book 167, Page 140 in said Guilford County Registry the following three bearing and distances: 1) South 09°51'05" West 56.94 feet to an existing iron pipe; 2) South 09°53'04" West 375.30 feet to an existing iron pipe; 3) South 59°43'24" East 353.09 feet to the point of beginning, containing an area of 18.409 acres, more or less.

**Area 2 - Residential Single Family-3 (R-3) District (2.331 acres)**

Beginning at a point in the recorded eastern margin of N. Centennial Street, as shown on a map entitled "John Wesley College" and recorded in Plat Book 172, Page 143 in the Office of the Register of Deeds of Guilford County, N.C., said point being the recorded northwestern property corner of Grantor (now or formerly) John Wesley College dba Laurel University as described and

recorded in Deed Book 3117, Page 829 and being the recorded northwestern corner of Lot 2 as shown on said map recorded in said Plat Book 172, Page 143 in said Guilford County Registry), said point also being on the recorded southwestern property corner of (now or formerly) City of High Point as described and recorded in Deed Book 2237, Page 715 in said Guilford County Registry; thence, from said point of beginning, along Grantor's recorded northern property line and the recorded southern property line of said City of High Point South 86°16'08" East 233.43 feet to a computed point; thence with a new proposed eastern lot line for the proposed lots 8, 7 & 6 the following three bearing breaks: 1) South 03°17'21" West 151.50 feet to a computed point; 2) South 03°17'21" West 110.00 feet to a computed point; 3) South 03°17'21" West 170.11 feet to a computed point, said point being the proposed southeastern lot corner of the proposed Lot 6; thence with a new proposed southern lot line of said Lot 6 North 86°41'09" West 234.14 feet to a computed point located on the recorded eastern margin of N. Centennial Street, said point being the proposed southwestern lot corner of the proposed Lot 6 and the proposed northwestern lot corner of the proposed Lot 5; thence running along the recorded eastern margin of N. Centennial Street the following three bearing and distances: 1) along a curve to the right, having a radius of 2255.83 feet and a chord bearing & distance of North 02°19'26" East 69.74 feet to an existing monument; 2) North 03°12'35" East 201.88 feet to an iron pipe; 3) North 04°03'25" East 161.72 feet to the point of beginning, containing an area of 2.331 acres, more or less.

#### SECTION 2

Should any section or provision of this ordinance be declared invalid, such decision shall not affect the validity of the remaining portions of this ordinance.

#### SECTION 3

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

#### SECTION 4.

This ordinance shall become effective upon the date of adoption.

20<sup>th</sup> day of May, 2019.

Lisa B. Vierling, City Clerk

