

# CITY OF HIGH POINT

## AGENDA ITEM



**Title:**      **Zoning Map Amendment 20-14**  
                  *(High Point City Council)*

**From:**      Lee Burnette, Planning & Development  
                  Director

**Meeting Date:**      August 17, 2020

**Public Hearing:**      Yes

**Advertising Date:**      August 6, 2020, and  
   August 12, 2020

**Attachments:**      A. Staff Report  
                                 B. Zoning Ordinance

**Advertised By:**      Planning & Development

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### **PURPOSE:**

A request by the High Point City Council to rezone 733 properties, totaling approximately 179 acres, as part of the Comprehensive Zoning Map Amendment project. The properties are located within the Saddlebrook subdivision (Johnson Street), Fair Oaks at Bent Tree Townhome subdivision (Barrow Road), Orchard Knob Townhome subdivision (Skeet Club Road), St. Andrews townhome subdivision (Skeet Club Road), Deerfield townhome subdivision (Skeet Club Road), Heritage Ridge subdivision (Hedgecock Road), Ashebrook Place subdivision (Hedgecock Road), Hedgecock Place condominium (Hedgecock Road) and 130 Hedgecock Road.

### **BACKGROUND:**

The Planning and Zoning Commission reviewed this request at their July 28, 2020 regular meeting. Mr. Herbert Shannon, Senior Planner, presented the case and recommended approval of the request as outlined in the staff report. The Commission took final action when the meeting was reconvened on July 30, 2020. All members were present, except Commissioner McGill was absent for both dates.

### Speaking on the request:

No one spoke in favor, nor in opposition, to this request.

### **BUDGET IMPACT:**

There is no budget impact.

### **RECOMMENDATION / ACTION REQUESTED:**

#### **A. Staff Recommendation**

Staff recommended ***approval*** of this request as outlined in the attached staff report.

#### **B. Planning and Zoning Commission Action**

1. The Planning and Zoning Commission recommended ***approval*** of this request, as recommended by staff, by a vote of 7-0.

2. Consistency and Reasonableness Statements

The Planning and Zoning Commission voted 7-0 to approve the following statement:

That Zoning Map Amendment 20-14 is consistent with the City's adopted policy guidance because the proposed zoning map amendments are supported by the various land use designations for these areas as contained in the adopted Land Use Plan. Furthermore, the amendments are needed to remove unneeded restrictions on the properties and to remove the outdated conditional use zoning district.

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

**STAFF REPORT  
ZONING MAP AMENDMENT ZA-20-14  
July 28, 2020**

**Request**

A request by the High Point City Council to rezone 733 properties, totaling approximately 193 acres, as part of the Comprehensive Zoning Map Amendment project. This application focuses on evaluating various townhomes and multifamily developed lands in the northern and northwestern areas of the City.

**Background**

The purpose of the Comprehensive Zoning Map Amendment project is to review and evaluate the zoning of land throughout the City, identify areas where the zoning is out of sync with the existing use of land or is inconsistent with current land use policy, and propose appropriate changes in zoning for those areas. A primary goal of the project is to remove improper or obsolete zoning districts that may be acting as a barrier to development.

The Comprehensive Zoning Map Amendment project was initiated in 2017. The City Council initiated this round of zoning evaluations associated with the project on October 7, 2019. The areas under consideration in this Zoning Map Amendment are part of a larger group of areas initiated by City Council to be evaluated.

**Details of Proposal**

The following is a summary of affected developments, along with an attached analysis of each area being considered under this Zoning Map Amendment.

Map	From	To	Development/Use	Location
1	CU R-5 CU RM-5	R-5 RM-5	<u>Saddlebrook Subdivision</u> A mixed residential development consisting of single family, twinhome and townhome dwellings.	Lying along the west side of Sandy Ridge Road and south of Bame Road.
2	CU RM-5	RM-5	<u>Fair Oaks at Bent Tree Townhome Subdivision</u> A mixed residential development consisting of twinhome and townhome dwellings.	Lying along the west side of Barrow Road and south of Willard Dairy Road.
3	CU RM-5	RM-5	<u>Orchard Knob Subdivision</u> A townhome development.	Lying along the north side of Skeet Club Road, approximately 1,000 feet west of Johnson Street.
3	CU RM-5	RM-5	<u>St. Andrews Subdivision</u> A townhome development.	Lying along the south side of Skeet Club Road, approximately 1,000 feet west of Johnson Street.

Map	From	To	Development/Use	Location
4	CU RM-5	RM-5	<u>Deerfield Subdivision</u> A townhome development.	Lying along the east side of Skeet Club Road and south of Wyndham Avenue.
5	CU RM-16	RM-16	<u>Heritage Ridge Subdivision</u> A twin home development.	Lying along the north side of Hedgecock Road, approximately 2,500 feet west of Old Plank Road.
5	CU RM-16	RM-16	<u>Ashebrook Place Subdivision</u> A townhome development.	Located approximately 1,500 feet north of the intersection of Hedgecock Road and Old Plank Road (north of the Phillips Soccer Complex).
5	CU RM-16	RM-16	<u>Hedgecock Place Condominium</u> A multifamily development.	Lying at the northeast corner of Hedgecock Road and Old Plank Road.
5	CU RM-16	RM-16	Undeveloped parcel that is part of the Mason Manor Apartment Complex.	The Mason Manor Apartment Complex is located west of the intersection of N. Main Street and Northgate Court. The undeveloped parcel to be rezoned is addressed as 130 Hedgecock Road.

### Analysis

The requested rezoning of these various residential developments is intended to remove outdated and obsolete zoning conditions. These developments were annexed and granted City of High Point zoning between 1995 to 2004 under the former Development Ordinance, which was replaced by the current Development Ordinance in 2017. Except for the undeveloped parcel at 130 Hedgecock Road, all of the lands associated with these developments were situated at the fringes of the City's corporate limits at the time of annexation and rezoning. The various zoning conditions, adopted as a part of conditional use zoning(CU) that is no longer allowed, were established to address land use policies, road improvements and to ensure compatibility with adjacent property. These subdivisions were completed and the various zoning conditions met upon completion of the developments.

Furthermore, these are no longer fringe areas as the City limits now extend northward to I-40 and westward into Davidson and Forsyth County to NC 66 (Horneytown Road). Also, during the preceding years, most of the adjacent rural or undeveloped lands near these developments were annexed by the City of High Point and developed with similar or higher intensity developments.

The requested rezoning of these various residential developments removes outdated and obsolete zoning conditions, the outdated conditional use zoning, while maintaining the development's base zoning district. See attachments for details.

### Consistency with Adopted Policy Guidance

Whether and the extent to which the proposed conditional zoning district is appropriate for its proposed location, and is consistent with the City's adopted policy guidance.

**The proposed zoning map amendments are supported by the various land use designations for these areas as contained in the adopted Land Use Plan.**

**Reasonableness/Public Interest:**

**Why a decision to approve, or to deny, the proposed conditional zoning would be reasonable and in the public interest.**

**The amendments are needed to remove unneeded restrictions on the properties and to remove the outdated conditional use zoning district.**

**Recommendations**

Staff recommends approval of the following zoning map amendments:

- Map #1) Rezone the Saddlebrook subdivision from the CU R-5 and CU RM-5 Districts to a R-5 and RM-5 District.
- Map #2) Rezone the Fair Oaks at Bent Tree subdivision from the CU RM-5 District to a RM-5 District.
- Map #3) Rezone the Orchard Knob subdivisions from the CU RM-5 District to a RM-5 District.  
Rezone the St. Andrews subdivision from the CU RM-5 District to a RM-5 District.
- Map #4) Rezone the Deerfield subdivisions from the CU RM-5 District to a RM-5 District.
- Map #5) Rezone the Heritage Ridge subdivision from the CU RM-16 District to a RM-16 District  
Rezone the Ashebrook subdivision from the CU RM-16 District to a RM-16 District  
Rezone the Hedgecock Place Condominium from the CU RM-16 District to a RM-16 District.  
Rezone undeveloped parcel at 130 Hedgecock Road from the CU RM-16 District to a RM-16 District.

**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.

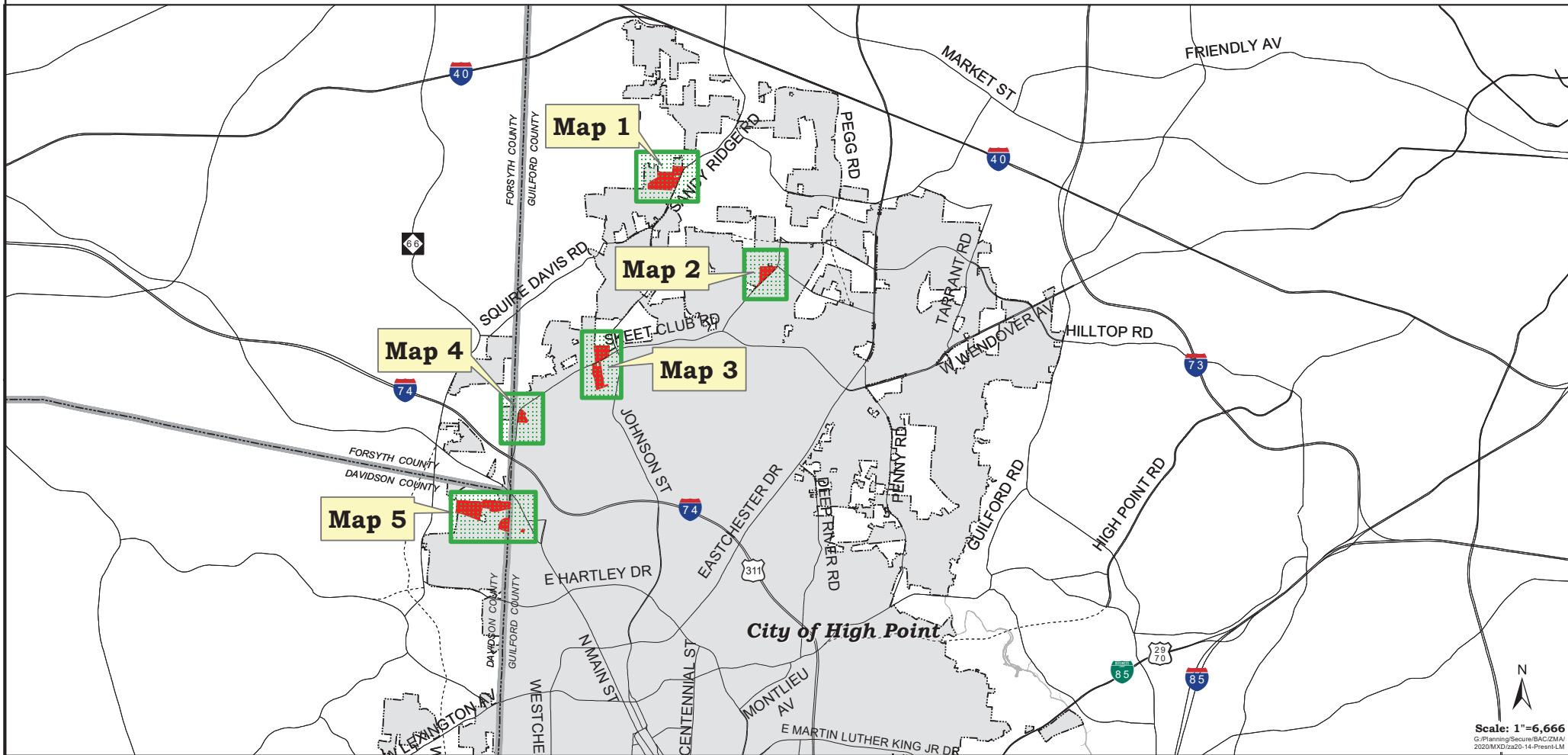
**Report Preparation**

This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner and reviewed by Chris Andrews AICP, Development Administrator and Lee Burnette AICP, Director.

# LOCATION MAP

ZONING MAP AMENDMENT: ZA-20-14

Applicant: City of High Point



## MAP #1

**Location: Saddlebrook Subdivision**

(Lying along the west side of Sandy Ridge Road and south of Bame Road)

**Current Uses:** Single family detached dwellings and family attached detached dwellings (twin homes and townhomes).

## Comparison of Current and Proposed Zoning

	Current Zoning	Proposed Zoning
	Conditional Use Residential Single Family–5 (CU R-5) District	Residential Single Family–5 (CU R-5) District
	Conditional Use Residential Multifamily – 5 (CU RM-5) District	Residential Multifamily – 5 (CU RM-5) District
<i>Purpose &amp; Intent:</i>	<p><u>R-5 District</u> 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.</p> <p><u>RM-5 District</u> The RM-5 district is established to accommodate a mix of residential development at densities of 5 units an acre, that are 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 residential development or that is detrimental to the residential nature of the district.</p>	<p><u>R-5 District</u> Same</p> <p><u>RM-5 District</u> Same</p>
<i>Current Uses:</i>	Permitted	Permitted
<i>Conditions</i>	<p><u>2004 Zoning Approval (CU 04-33)</u></p> <ul style="list-style-type: none"> <li>• Allowable uses.</li> <li>• Development &amp; dimensional standards.</li> <li>• Right-of-way dedication, access, installation of vehicular turn lanes.</li> <li>• Fencing and perimeter landscaping.</li> </ul>	None

	Adjacent Zoning	Adjacent Land Use
<b>North:</b>	Transitional Office (TO) District Agricultural (AG) District ( <i>Guilford County</i> )	Church Single family dwellings
<b>South:</b>	Planned Development – Periphery (PD-P) District	Continuing care retirement community (River Landings)
<b>East:</b>	Agricultural (AG) District ( <i>Guilford County</i> )	Single family dwellings and undeveloped parcels
<b>West:</b>	Conditional Zoning Residential Single Family – 5 (CZ R-5) District Residential Single Family – 5 (CU R-5) District	Single family dwellings  Undeveloped parcels

Land Use Plan Classification
<p>The area is designated as follows:</p> <ul style="list-style-type: none"> <li>• <b>Low-Density Residential:</b> 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.</li> </ul>

### Analysis/Recommendation

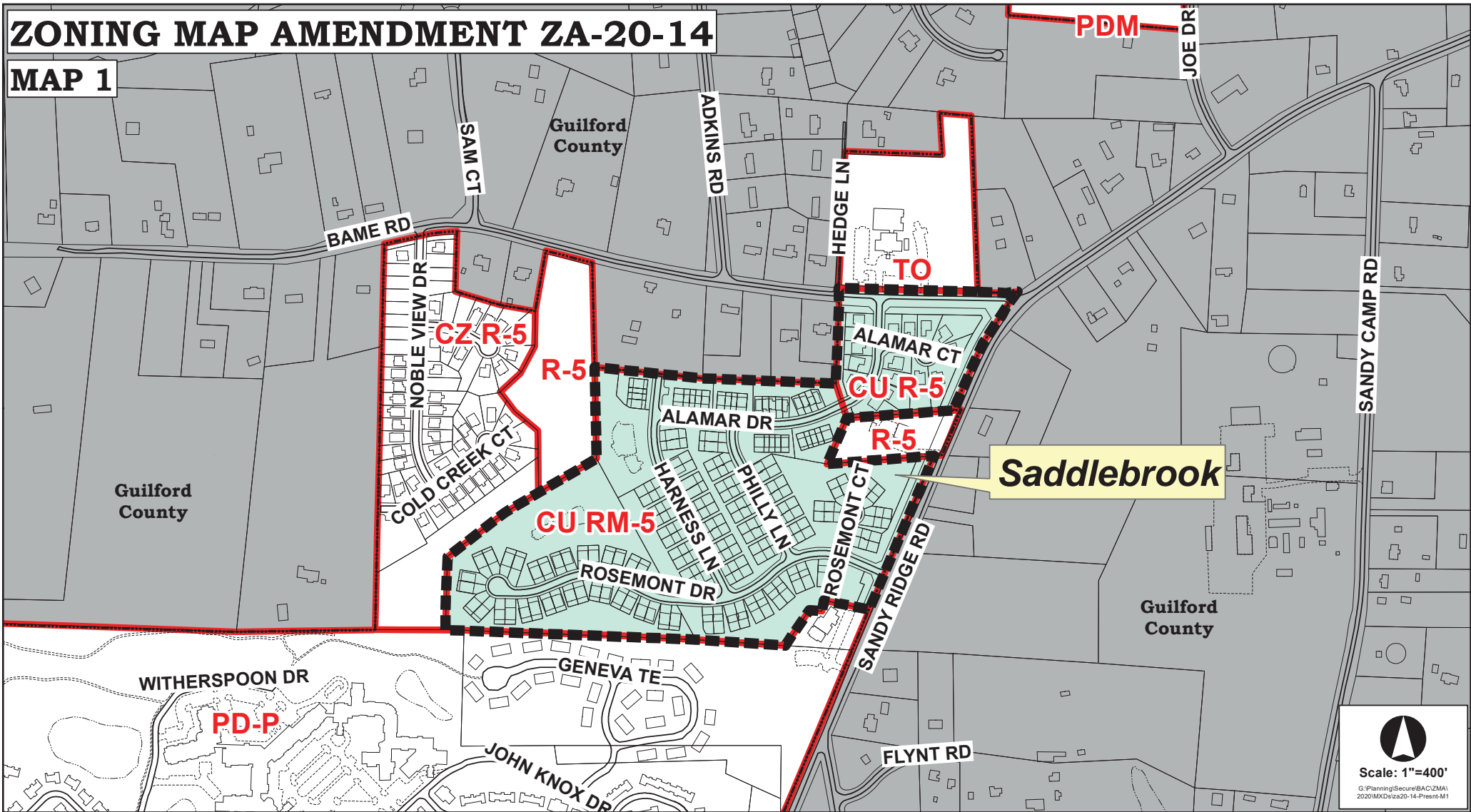
The Saddlebrook subdivision was annexed and obtained its current zoning in 2004. It developed as a mixed residential subdivision consisting of single family, twinhome and townhome dwellings. The primary purpose of this rezoning is to remove the conditional use (CU) designation as development conditions from the 2004 zoning approval have been met and the development has been completed.

Staff recommends rezoning the single family detached portion of the Saddlebrook subdivision from the CU R-5 District to a R-5 District and rezoning the twinhome and townhome portion of the subdivision from the CU RM-5 District to a RM-5 District.



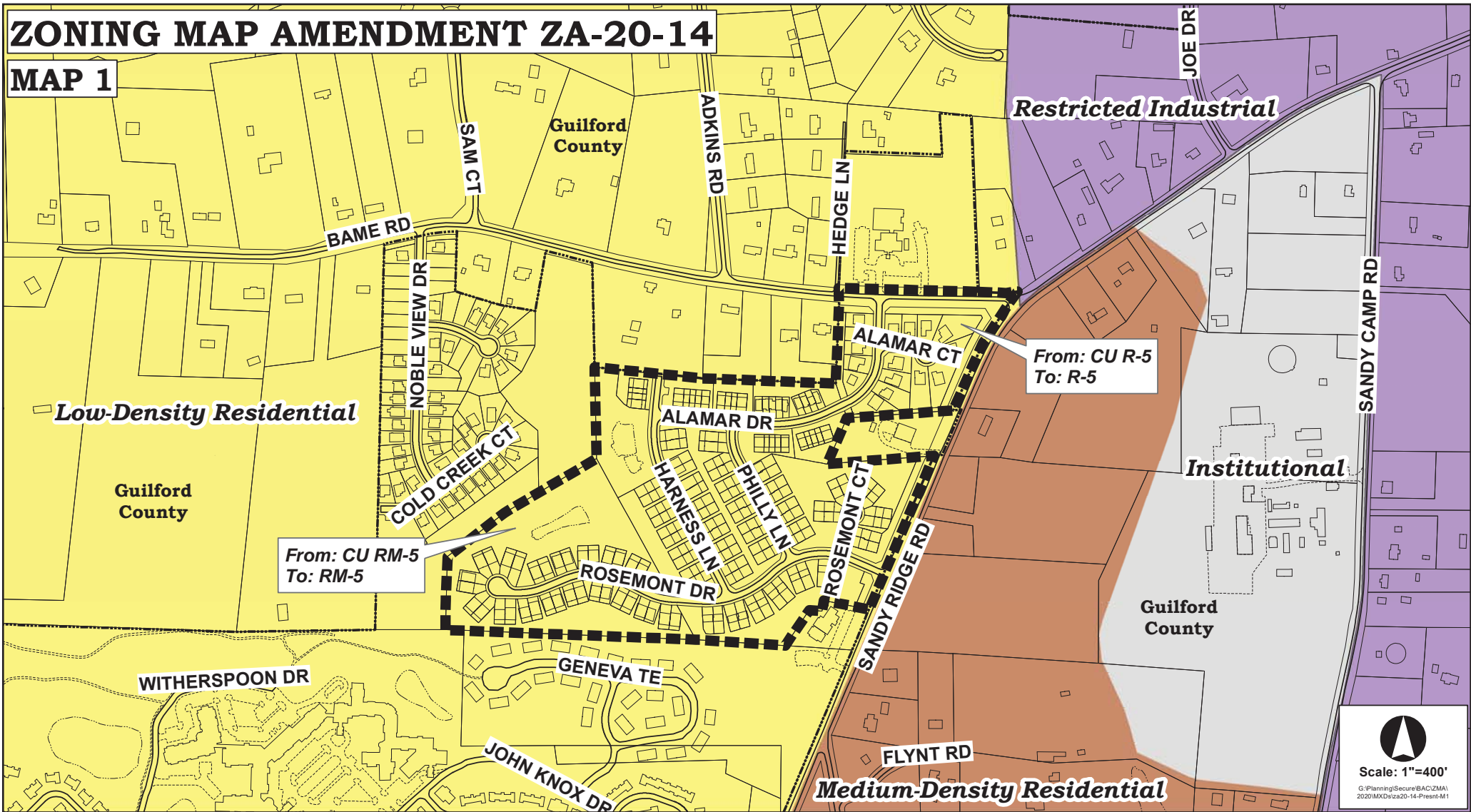
# ZONING MAP AMENDMENT ZA-20-14

## MAP 1



# ZONING MAP AMENDMENT ZA-20-14

## MAP 1



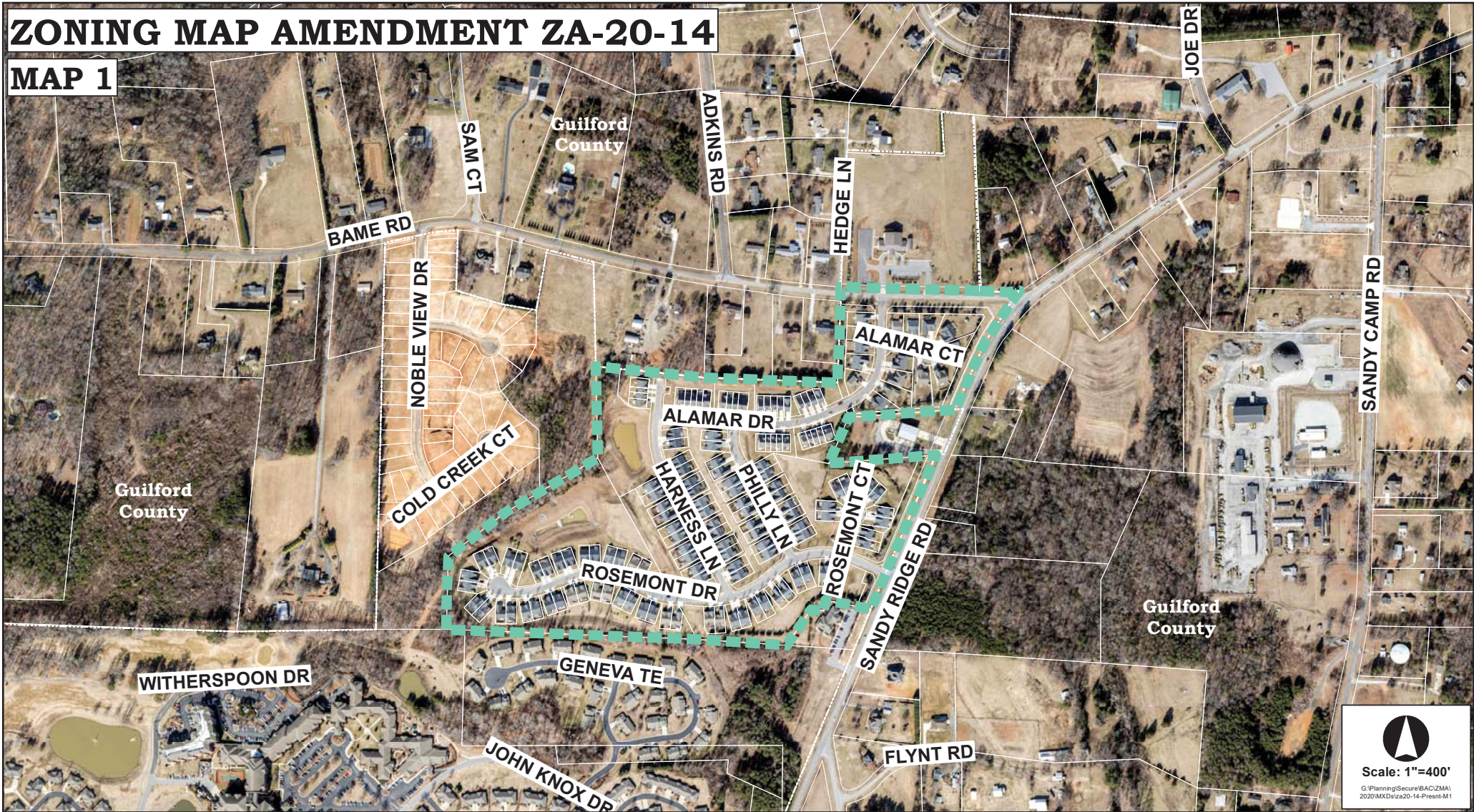
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# ZONING MAP AMENDMENT ZA-20-14

## MAP 1





## MAP #2

### **Location: Fair Oaks at Bent Tree subdivision**

(Lying along the west side of Barrow Road and south of Willard Dairy Road.

**Current Uses:** Single family attached detached dwellings (twin homes and townhomes)

### **Comparison of Current and Proposed Zoning**

	<b>Current Zoning</b>	<b>Proposed Zoning</b>
	Conditional Use Residential Multifamily – 5 (CU RM-5) District	Residential Multifamily – 5 (CU RM-5) District
<i>Purpose &amp; Intent:</i>	<u>RM-5 District</u> The RM-5 district is established to accommodate a mix of residential development at densities of 5 units an acre, that are 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 residential development or that is detrimental to the residential nature of the district.	<u>RM-5 District</u> Same
<i>Current Uses:</i>	Permitted	Permitted
<i>Conditions</i>	<u>1995 Zoning Approval (CU 95-20)</u> <ul style="list-style-type: none"><li>• Allowable uses.</li><li>• Maximum number of dwelling units</li><li>• Character of development</li><li>• Vehicular access and pedestrian access</li><li>• Right-of-way dedication</li></ul>	None

	<b>Adjacent Zoning</b>	<b>Adjacent Land Use</b>
<b>North:</b>	Planned Development Mixed (PDM) District Residential Multifamily – 5 (CU RM-5) District Agricultural (AG) District ( <i>Guilford County</i> )	Townhomes and single family dwellings
<b>South:</b>	Conditional Use Residential Single Family – 5 (CU R-5) District	Single family dwellings
<b>East:</b>	Conditional Use Residential Single Family – 5 (CU R-5) District	Single family dwellings
<b>West:</b>	Planned Development Mixed (PDM) District	Townhomes and single family dwellings

### **Land Use Plan 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.

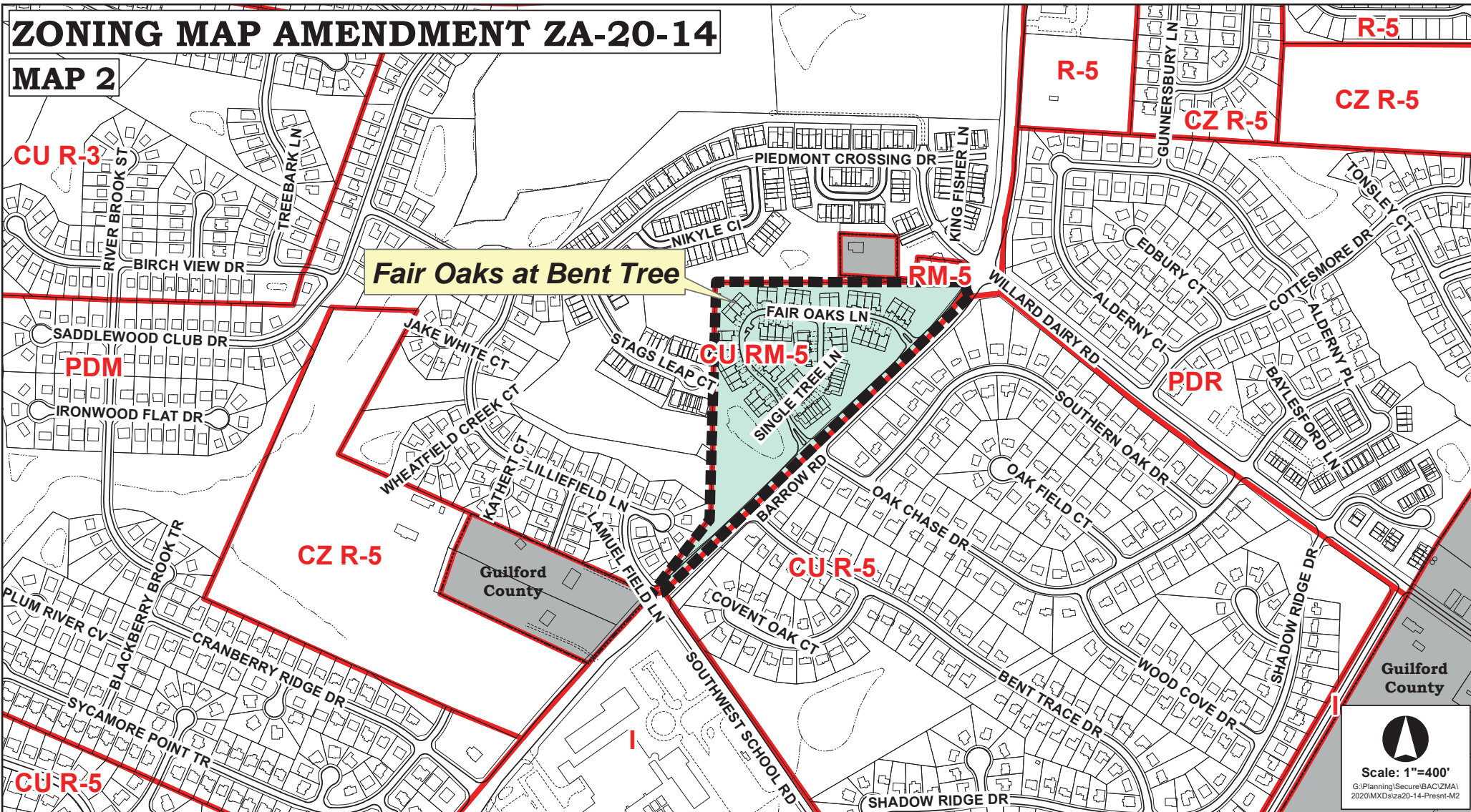
**Analysis/Recommendation**

The Fair Oaks at Bent Tree subdivision was annexed and obtained its current zoning in 1995 and developed as a twinhome/townhome subdivision. The primary purpose of this rezoning is to remove the conditional use (CU) designation as development conditions from the 1995 zoning approval were met with the completion of the development.

Staff recommends rezoning rezone the Fair Oaks at Bent Tree subdivision from the CU RM-5 District to a RM-5 District.

# ZONING MAP AMENDMENT ZA-20-14

## MAP 2



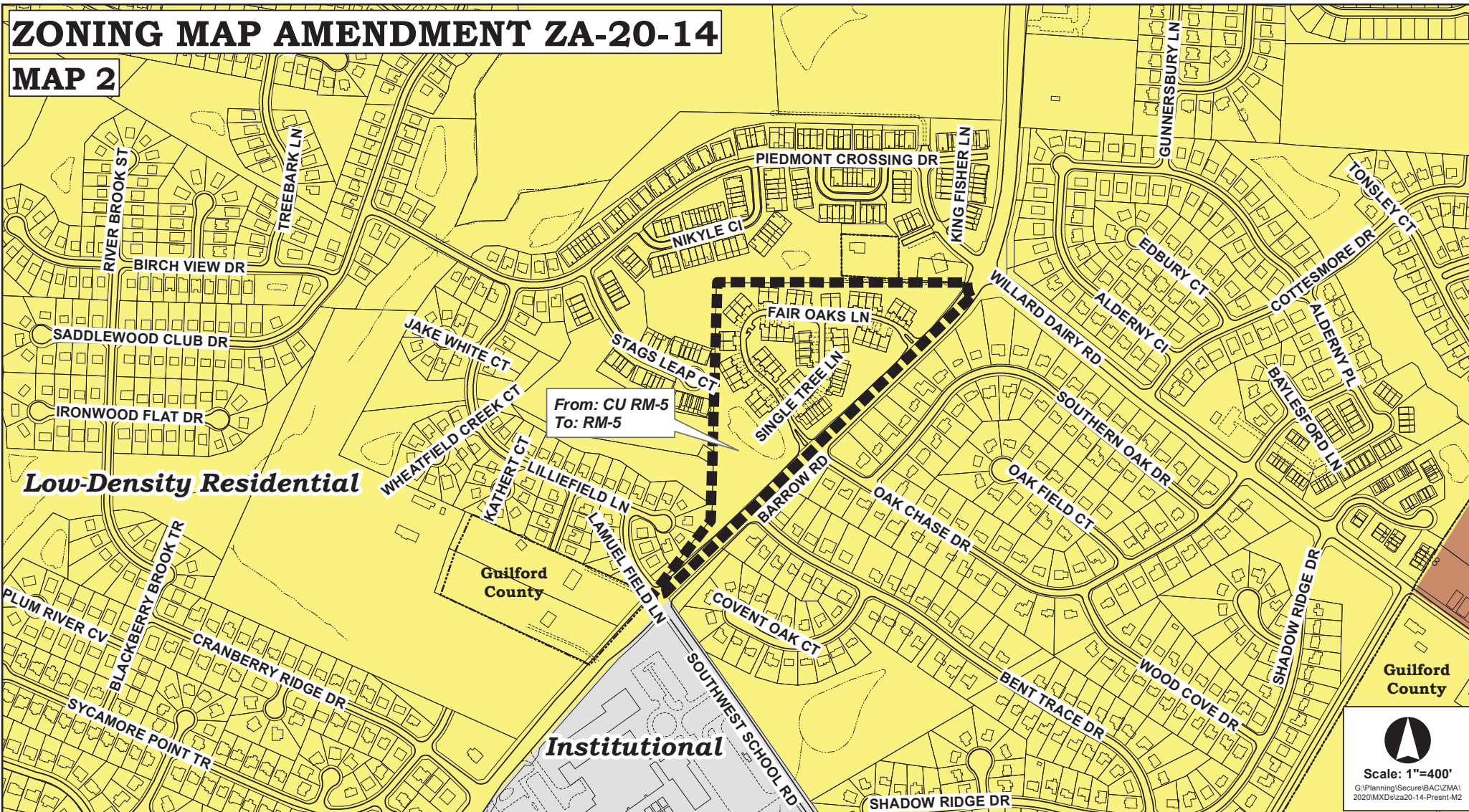
Guilford County



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# ZONING MAP AMENDMENT ZA-20-14

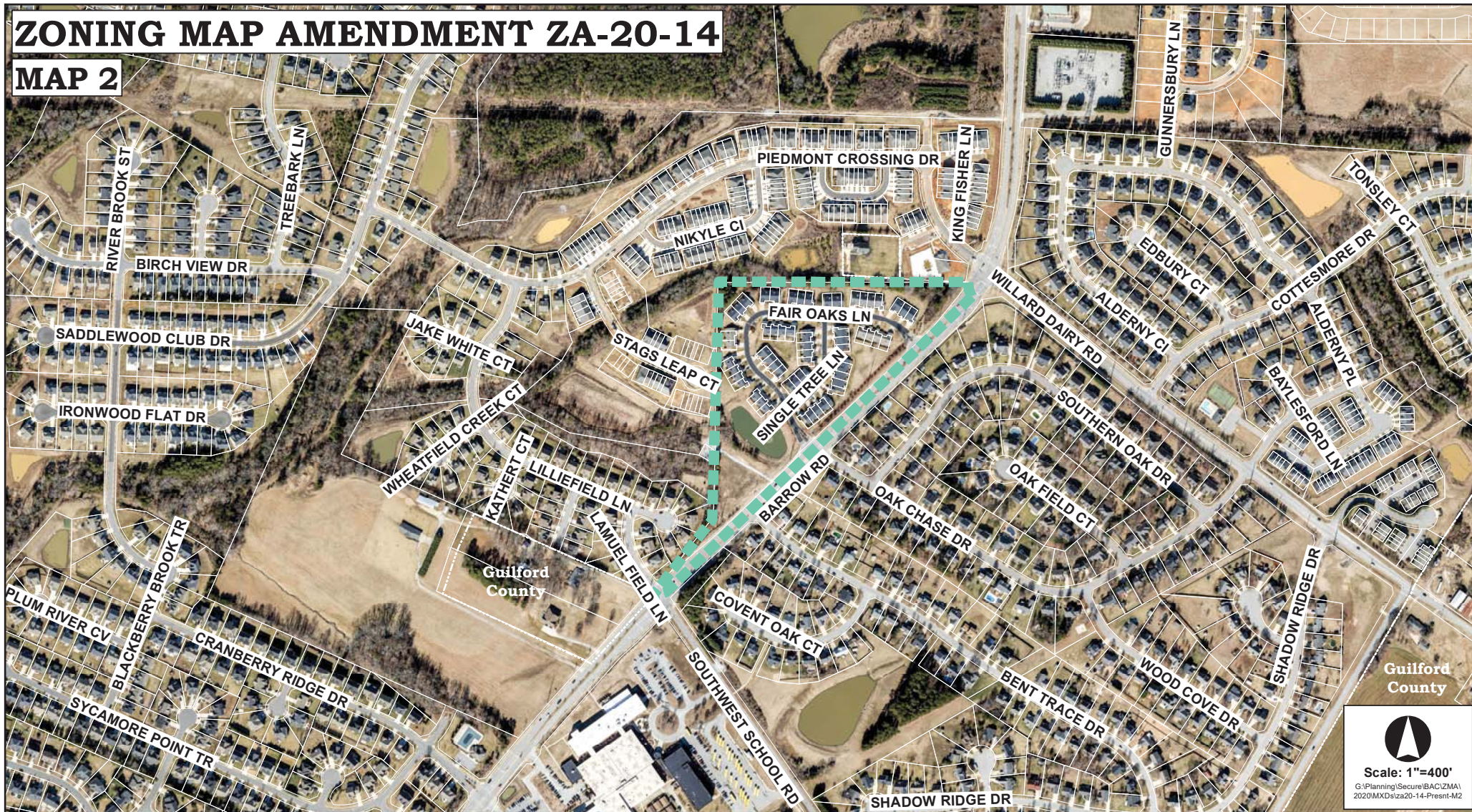
## MAP 2





# ZONING MAP AMENDMENT ZA-20-14

## MAP 2



Guilford  
County



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### MAP #3

**Location: Orchard Knob Town Home Subdivision**

(Lying along the north side of Skeet Club Road, approximately 1,400 feet west of Johnson Street)

**St. Andrews Town Home Subdivision**

(Lying along the south side of Skeet Club Road, approximately 1,400 feet west of Johnson Street)

**Current Uses:** Townhomes

**Comparison of Current and Proposed Zoning**

	<b>Current Zoning</b>	<b>Proposed Zoning</b>
	Conditional Use Residential Multifamily – 5 (CU RM-5) District	Residential Multifamily – 5 (CU RM-5) District
<i>Purpose &amp; Intent:</i>	<u>RM-5 District</u> The RM-5 district is established to accommodate a mix of residential development at densities of 5 units an acre, that are 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 residential development or that is detrimental to the residential nature of the district.	<u>RM-5 District</u> Same
<i>Current Uses:</i>	Permitted	Permitted
<i>Conditions</i>	<u>Orchard Knob - 1999 Zoning Approval (CU 99-21)</u> <ul style="list-style-type: none"><li>• Allowable uses.</li><li>• Density, building design and dimensional standards.</li><li>• Landscaping</li><li>• Right-of-way dedication, access, installation of vehicular turn lanes.</li></ul> <u>St. Andrews - 2000 Zoning Approval (CU 00-37)</u> <ul style="list-style-type: none"><li>• Allowable uses.</li><li>• Density, building design and dimensional standards.</li><li>• Landscaping</li><li>• Right-of-way dedication</li></ul>	None

	Adjacent Zoning	Adjacent Land Use
<b>North:</b>	Residential Single Family – 15 (RS-15) District ( <i>Guilford County</i> ) Agricultural (AG) District ( <i>Guilford County</i> )	Undeveloped
<b>South:</b>	Residential Single Family – 3 (R-3) District	Single family dwellings
<b>East:</b>	Residential Single Family – 15 (RS-15) District ( <i>Guilford County</i> ) Residential Single Family – 3 (R-3) District	Undeveloped Church and School
<b>West:</b>	Residential Single Family – 3 (R-3) District	Single family dwellings

Land Use Plan Classification
<p>The area is designated as follows:</p> <ul style="list-style-type: none"> <li>• <b>Low-Density Residential:</b> 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.</li> </ul>

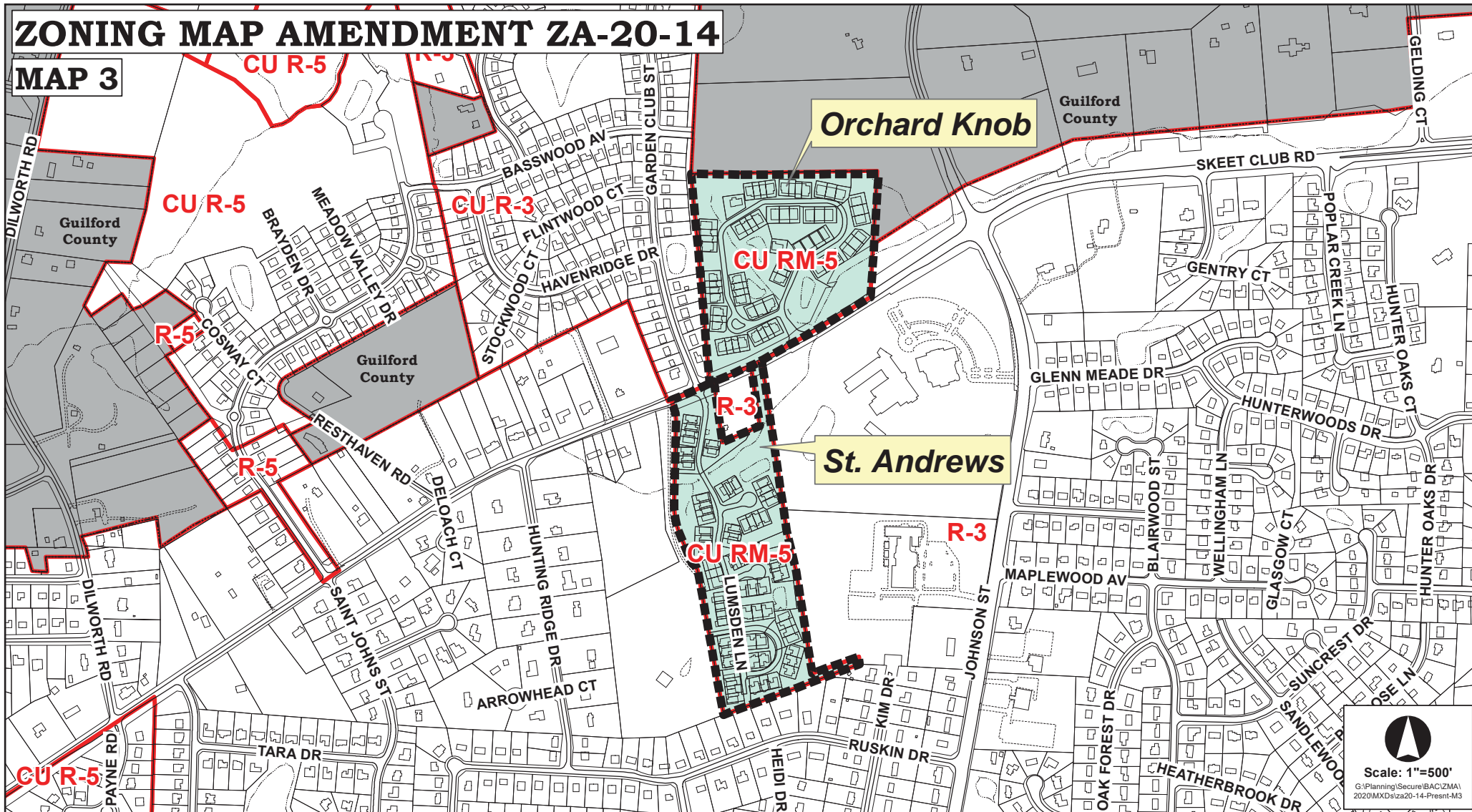
### Analysis/Recommendation

Orchard Knob and St. Andrews are both townhome developments that received zoning approval in 1999 and 2000, respectively. They are adjacent to each other along the Skeet Club Road corridor and were granted zoning approval with similar development conditions. The primary purpose of this rezoning is to remove the conditional use (CU) designation as development conditions from their zoning approvals were met upon completion of the developments.

Staff recommends rezoning the Orchard Knob development from the CU RM-5 District to a RM-5 District and rezoning the St. Andrews development from the CU RM-5 District to a RM-5 District.

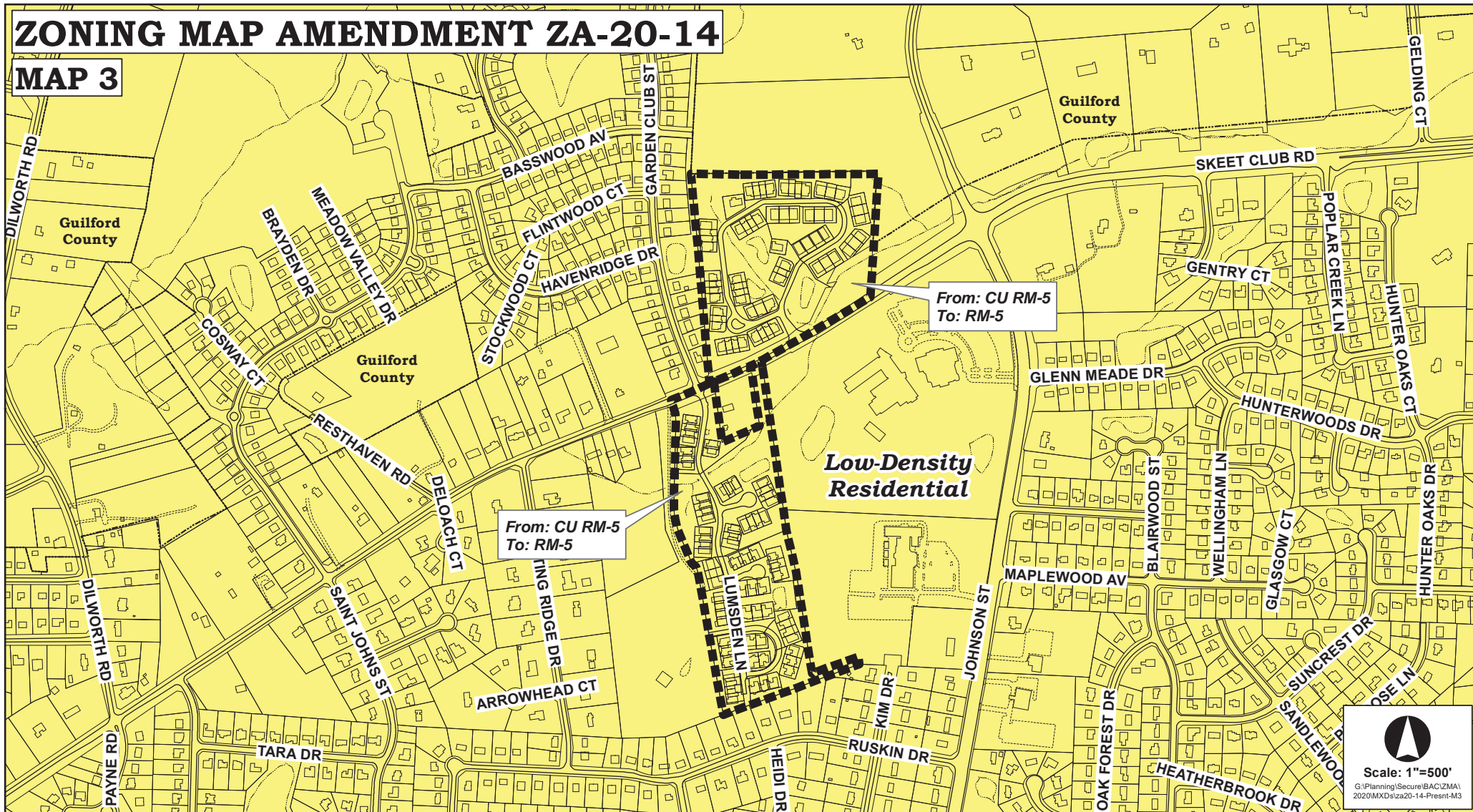
# ZONING MAP AMENDMENT ZA-20-14

## MAP 3



# ZONING MAP AMENDMENT ZA-20-14

## MAP 3

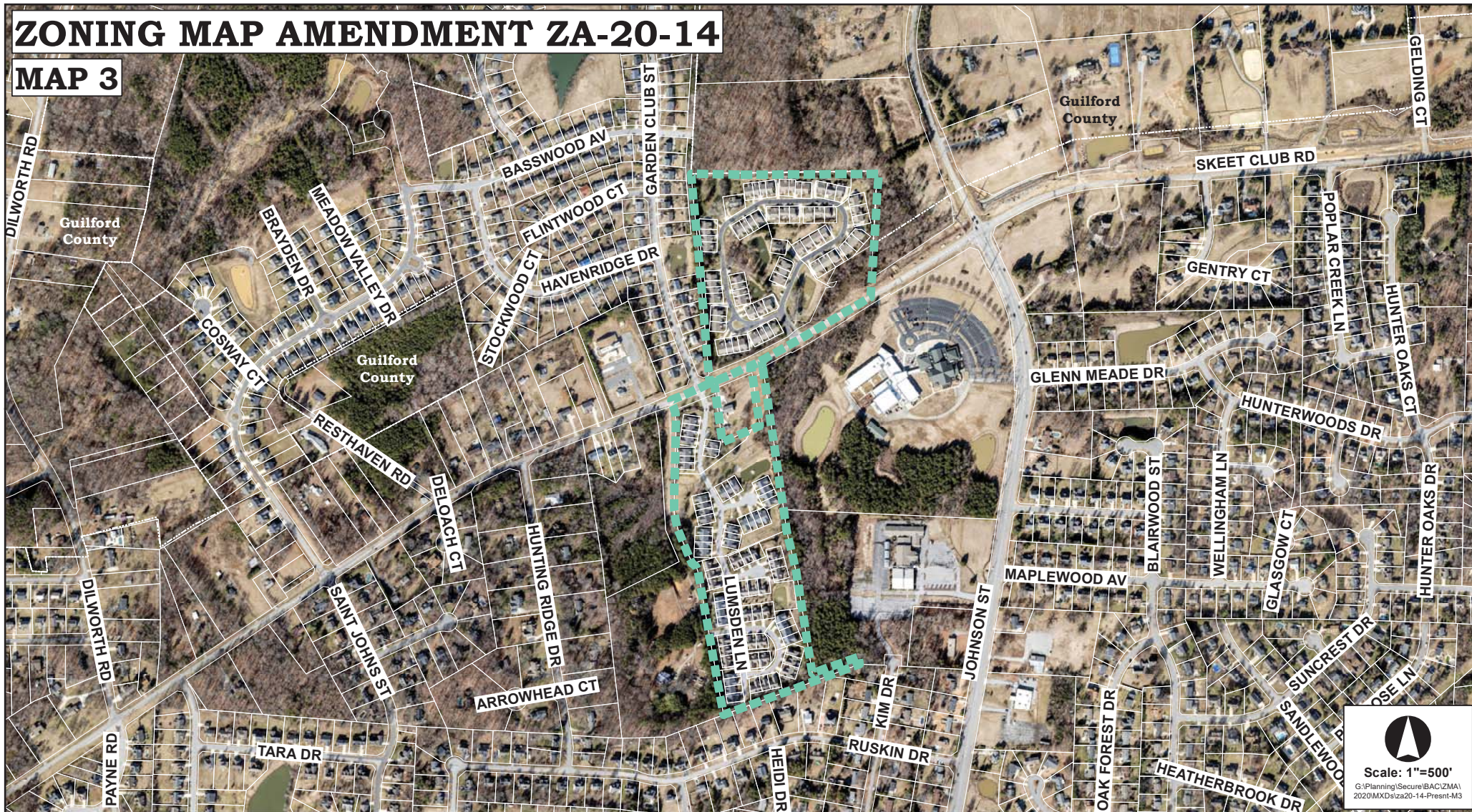


  
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# ZONING MAP AMENDMENT ZA-20-14

## MAP 3



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## **MAP #4**

### **Location: Deerfield Townhome Subdivision**

(Lying along the east side of Skeet Club Road and south of Wyndham Avenue)

**Current Uses:** Townhomes

### **Comparison of Current and Proposed Zoning**

	<b>Current Zoning</b>	<b>Proposed Zoning</b>
	Conditional Use Residential Multifamily – 5 (CU RM-5) District	Residential Multifamily – 5 (CU RM-5) District
<i>Purpose &amp; Intent:</i>	<u>RM-5 District</u> The RM-5 district is established to accommodate a mix of residential development at densities of 5 units an acre, that are 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 residential development or that is detrimental to the residential nature of the district.	<u>RM-5 District</u> Same
<i>Current Uses:</i>	Permitted	Permitted
<i>Conditions</i>	<u>1996 Zoning Approval (CU 96-13)</u> <ul style="list-style-type: none"><li>• Allowable uses.</li><li>• Density, building design and dimensional standards.</li><li>• Landscaping</li><li>• Exterior lighting</li><li>• Vehicular turn lanes.</li></ul>	None

	<b>Adjacent Zoning</b>	<b>Adjacent Land Use</b>
<b>North:</b>	Residential Single Family – 3 (R-3) District	Single family dwellings
<b>South:</b>	Residential Single Family – 3 (R-3) District	Single family dwellings
<b>East:</b>	Residential Single Family – 3 (R-3) District	Single family dwellings
<b>West:</b>	Conditional Zoning Residential Multifamily – 16 (CZ RM-16) District	Single family dwelling

### **Land Use Plan 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.

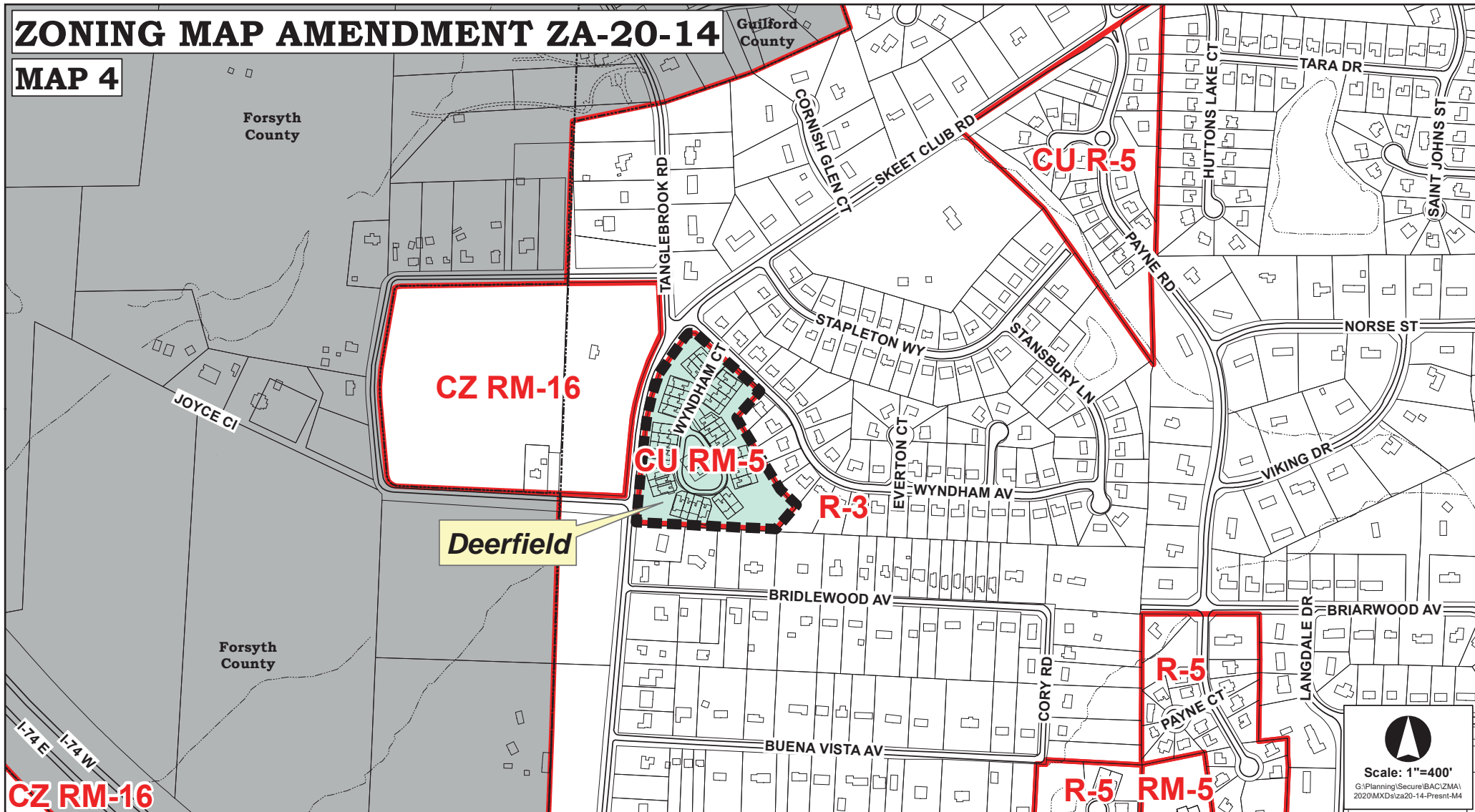
**Analysis/Recommendation**

The Deerfield development received its current zoning approval in 1996 and developed as a townhome subdivision. The primary purpose of this rezoning is to remove the conditional use (CU) designation as development conditions from the 1996 zoning approval were met upon completion of the development.

Staff recommends rezoning the Deerfield subdivisions from the CU RM-5 to a RM-5 District.

# ZONING MAP AMENDMENT ZA-20-14

## MAP 4





# ZONING MAP AMENDMENT ZA-20-14

## MAP 4

**Restricted Industrial**

**Medium-Density Residential**

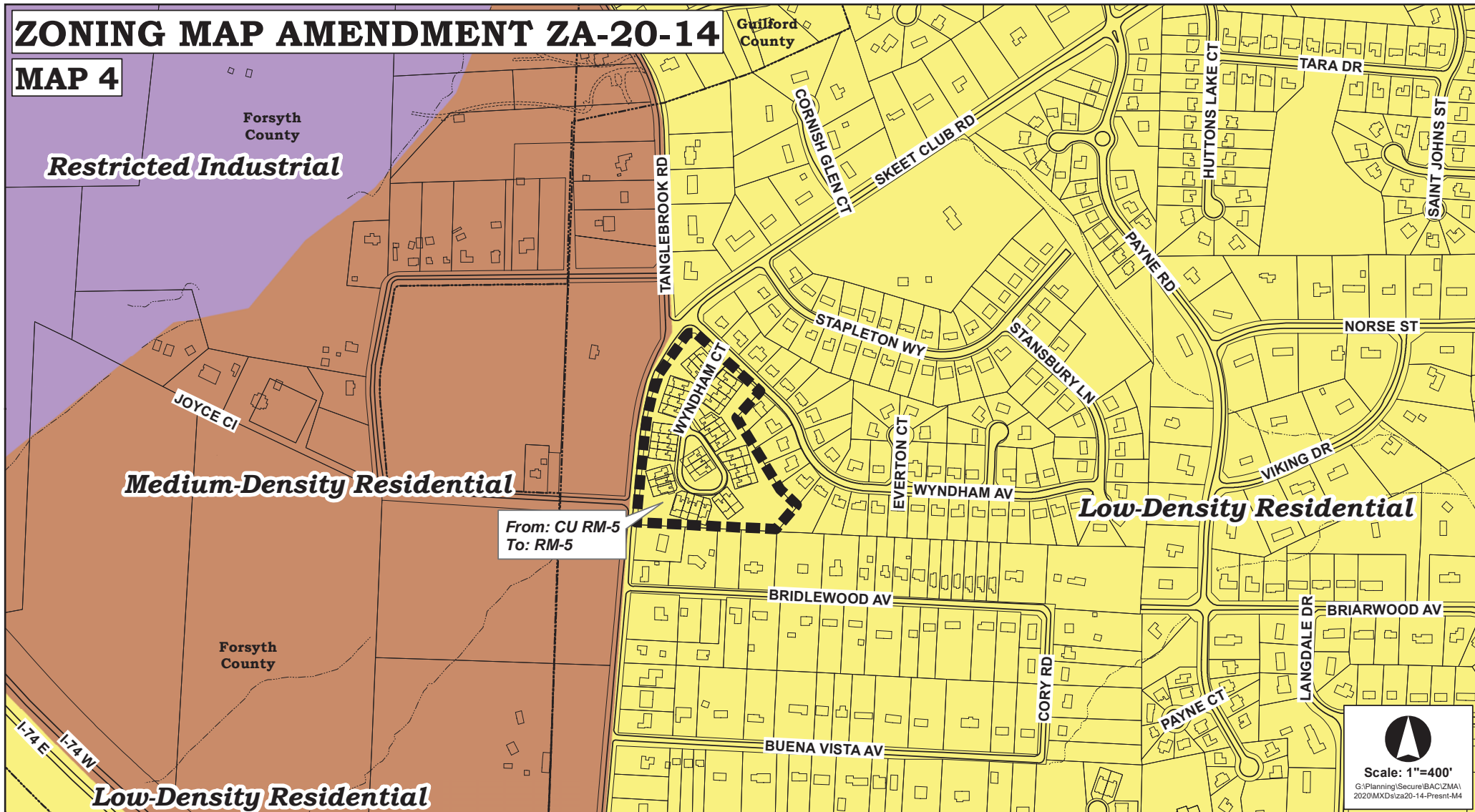
**Low-Density Residential**

**Low-Density Residential**

From: CU RM-5  
To: RM-5



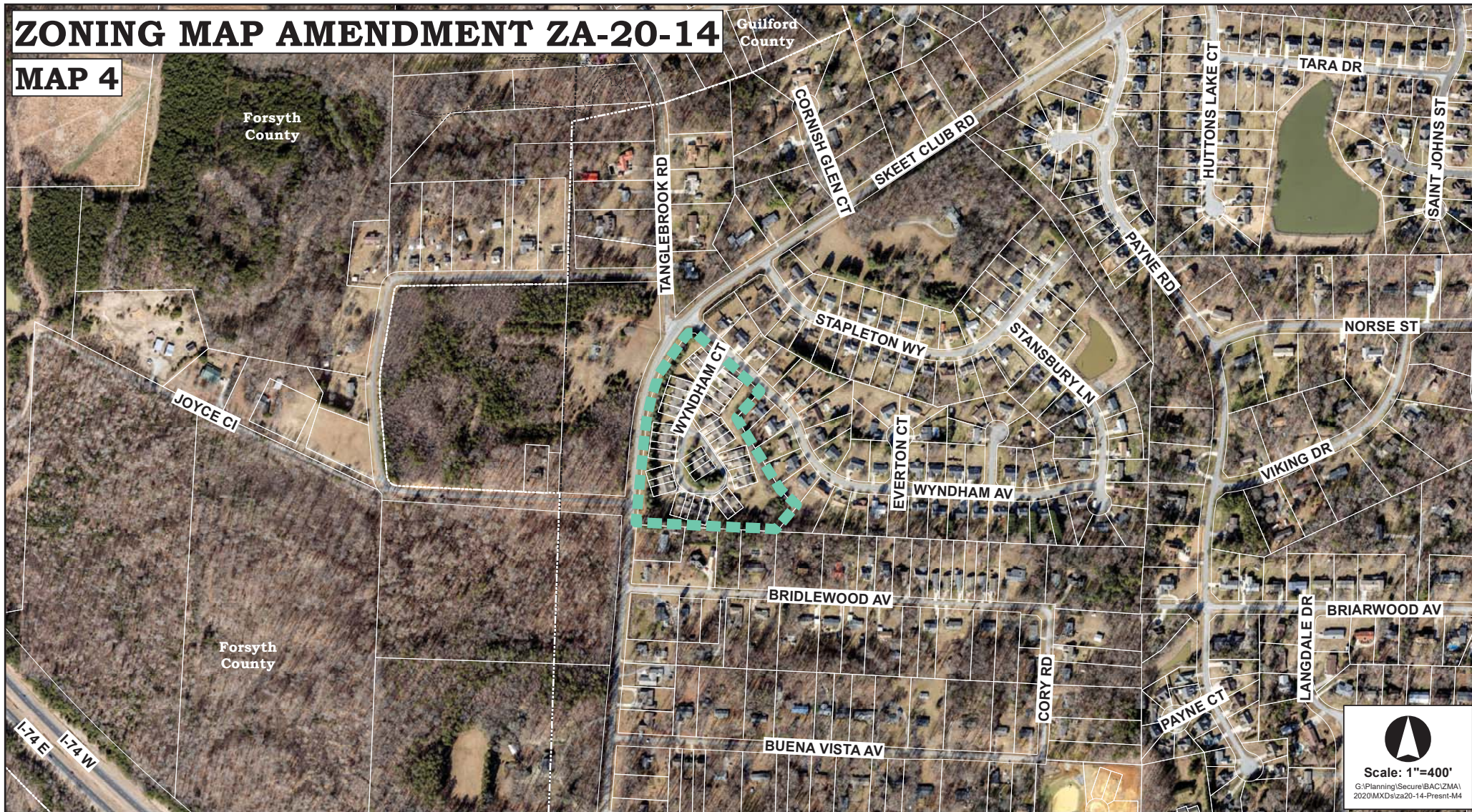
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# ZONING MAP AMENDMENT ZA-20-14

## MAP 4





## MAP #5

**Location:**     **Heritage Ridge subdivision**

(Lying along the north side of Hedgecock road, approximately 2,500 feet west of Old Plank Road)

**Ashebrook Place subdivision**

(Located approximately 1,500 feet north of the intersection of Hedgecock Road and Old Plank Road (north of the Phillips Soccer Complex))

**Hedgecock Place development**

(Lying at the northeast corner of Hedgecock Road and Old Plank Road)

**Mason Manor development**

(lying approximately 850 feet west of N. Main Street and approximately 110 feet north of Hedgecock Road)

**Current Uses:** Heritage Ridge subdivision – Twin development

Ashebrook Place subdivision - Townhome development

Hedgecock Place - Multifamily (condominium) development

Mason Manor – undeveloped portion of a multifamily (apartment) development

### **Comparison of Current and Proposed Zoning**

	<b>Current Zoning</b>	<b>Proposed Zoning</b>
	Conditional Use Residential Multifamily – 16 (CU RM-16) District	Residential Multifamily – 5 (CU RM-16) District
<i>Purpose &amp; Intent:</i>	<u>RM-16 District</u> 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.	<u>RM-16 District</u> Same
<i>Current Uses:</i>	Permitted	Permitted
<i>Conditions</i>	<u>Heritage Ridge subdivision 2004 Zoning Approval (CU 04-12)</u> <ul style="list-style-type: none"><li>• Allowable uses.</li><li>• Development &amp; dimensional standards.</li><li>• Architectural design features</li><li>• Landscaping, fencing and screening</li><li>• Lot combination</li><li>• Environmental Sensitive Areas, floodplain development and stream buffers</li></ul>	None

	<ul style="list-style-type: none"> <li>• Right-of-way dedication, access, installation of vehicular turn lanes.</li> </ul> <p><u>Ashebrook subdivision 2003 Zoning Approval (CU 03-05)</u></p> <ul style="list-style-type: none"> <li>• Allowable uses.</li> <li>• Development &amp; dimensional standards.</li> <li>• Off-street parking</li> <li>• Architectural design features</li> <li>• Landscaping, fencing and screening</li> <li>• Vehicular access</li> </ul> <p><u>Hedgecock Place 2001 Zoning Approval (CU 01-06)</u></p> <ul style="list-style-type: none"> <li>• Prohibited uses</li> <li>• Right-of-way dedication and vehicular access.</li> </ul> <p><u>Mason Manor 2002 Zoning Approval (CU 02-17)</u></p> <ul style="list-style-type: none"> <li>• Lot combination</li> <li>• Vehicular access</li> </ul>	
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	Adjacent Zoning	Adjacent Land Use
<b>North:</b>	Residential Agriculture-3 District ( <i>Davidson County</i> ) Conditional Use General Business (CU-GB) District Residential Multifamily – 16 (RM-16) District	Single family dwellings and undeveloped parcels Undeveloped Parcel Apartment complex
<b>South:</b>	Planned Development Residential (PDR) District Residential Single Family – 5 (R-5) District	Single family dwellings
<b>East:</b>	Residential Multifamily – 16 (RM-16) District Residential Single Family – 5 (R-5) District	Apartment complex and single family dwellings
<b>West:</b>	Residential Agriculture-3 District ( <i>Davidson County</i> )	Single family dwellings

Land Use Plan Classification
<p>The area is designated as follows:</p> <ul style="list-style-type: none"> <li>• <b>Moderate-Density Residential:</b> 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.</li> <li>• <b>Medium-Density Residential:</b> 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.</li> </ul>

## **MAP #5**

### **Analysis/Recommendation**

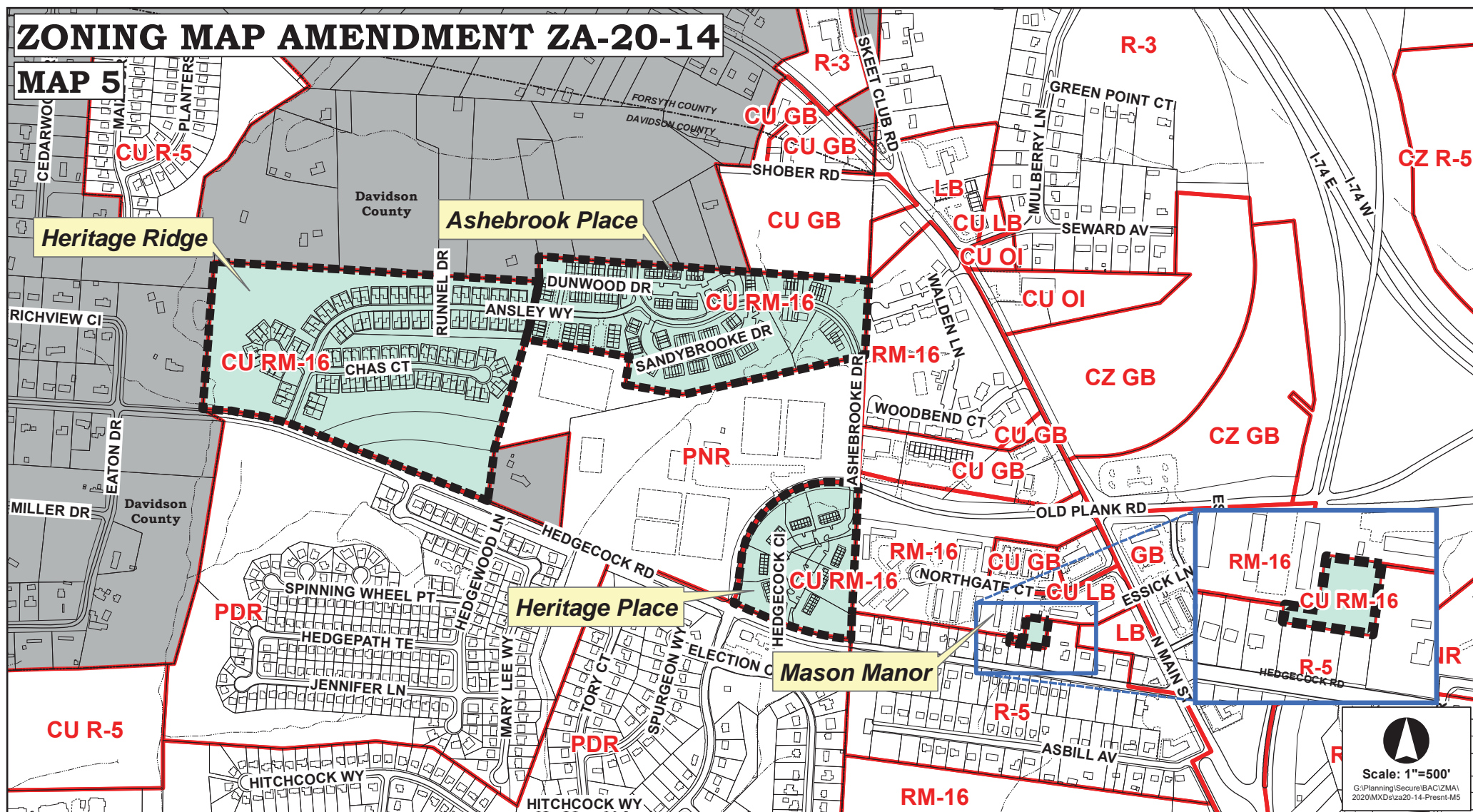
Map #5 pertains to the Heritage Ridge, Ashebrook Place and Hedgecock Place subdivisions, which are located along the north side of Hedgecock Road adjacent to the Phillips Soccer Complex. These four developments obtained their current zoning approvals between 2001 and 2004. Although each has their own specific development conditions, they were all granted CU RM-16 District zoning. The primary purpose of this rezoning is to remove the conditional use (CU) designation as conditions from their zoning approvals were met upon the completion of these developments.

The final parcel depicted on Map #5 is a 0.5 acre undeveloped parcel that is part of the Mason Manor apartment complex lying along Northgate Court. The parcel has no street frontage and lies between Northgate Court and Hedgecock Road. In 2002 it was rezoned to the CU RM-16 District to support development of an additional multifamily structure for the apartment complex. Parcels along this segment of Hedgecock Road are zoned R-3 District, which does not permit multifamily uses, and has developed with single family dwellings. Zoning conditions for this 0.5 acre parcel were intended to ensure access would be taken from Northgate Court and not from Hedgecock Road. With the adoption of the current Development Ordinance in 2017, access standards now specifically prohibit driveway access through single family zoned property to a multifamily property, thus removing the need for the CU zoning for this 0.5 acre parcel.

Staff recommends rezoning the following:

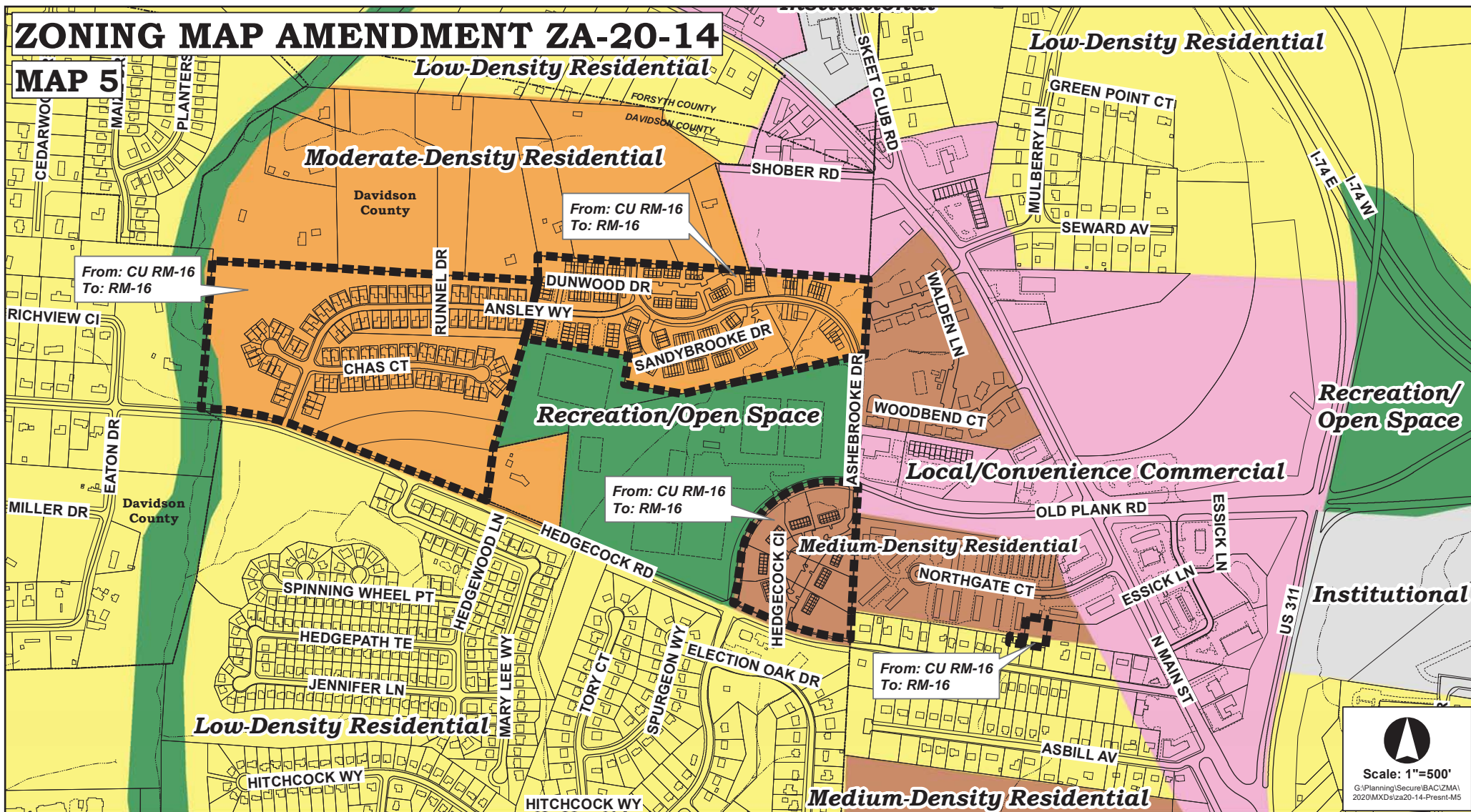
1. Rezone the Heritage Ridge subdivision from the CU RM-16 District to a RM-16 District.
2. Rezone the Ashebrook subdivision from the CU RM-16 District to a RM-16 District.
3. Rezone the Hedgecock Place Condominium from the CU RM-16 District to a RM-16 District.
4. Rezone the undeveloped parcel at 130 Hedgecock Road from the CU RM-16 District to a RM-16 District.

## MAP 5



# ZONING MAP AMENDMENT ZA-20-14

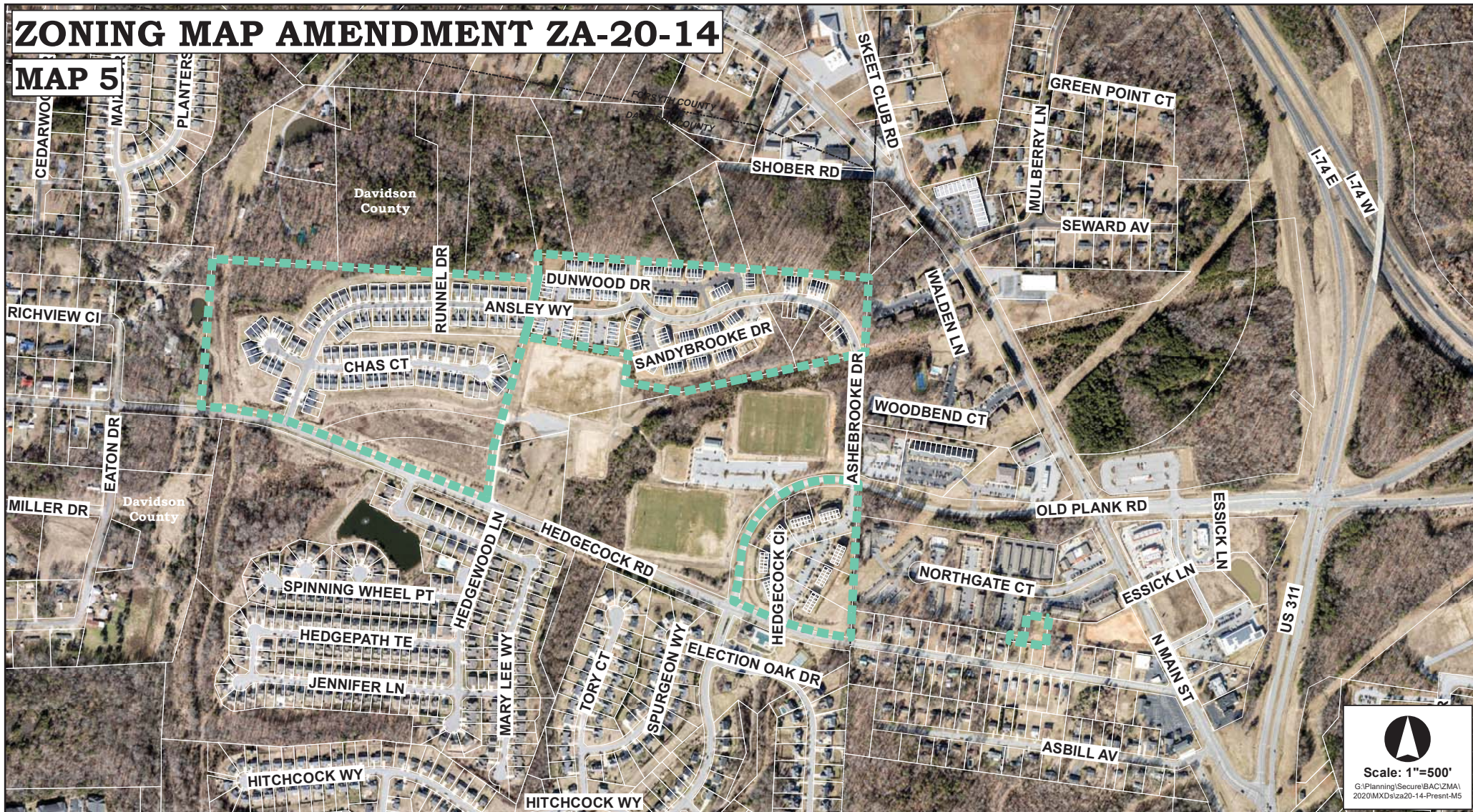
## MAP 5





# ZONING MAP AMENDMENT ZA-20-14

## MAP 5



  
Scale: 1"=500'  
G:\Planning\Secure\BAC\ZMA\2020MXDe\za20-14-Present-M5



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 July 28, 2020 and before the City Council of the City of High Point on August 17, 2020 regarding **Zoning Map Amendment Case 20-14 (ZA-20-14)**, 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 February 16, 2020, for the Planning and Zoning Commission public hearing and on March 4 & 11, 2020, 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 **August 19, 2020**.

**THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT:**

#### **SECTION 1**

##### **Saddlebrook Subdivision**

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 1 as: **Residential Single Family – 5 (R-5) District and Residential Multifamily 5 (RM-5) District**. The parcels shown on Map 1 total approximately 44 acres and are located along the west side of Sandy Ridge Road and south of Bame Road. The parcels are part of the Saddlebrook Subdivision (PB 167 PG 59 as recorded in the Guilford County Register of Deeds Office) and also known as Guilford County Tax Parcels 215659 through 215798, 223211, 223308, 223683 through 223692, 224095 through 224105 and 226183 through 226186.

#### **SECTION 2**

##### **Fair Oaks at Bent Tree Townhome Subdivision**

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 Multifamily 5 (RM-5) District**. The parcels shown on Map 2 total approximately 14.8 acres and are located along the west side of Barrow Road and south of Willard Dairy Road. The parcels are part of the Fair Oaks at Bent Tree Townhome Subdivision and known as Guilford County Tax Parcels 210161 through 210217.

### SECTION 3

#### **Orchard Knob Town Home Subdivision**

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 3 as: **Residential Multifamily 5 (RM-5) District**. The parcels shown on Map 3 total approximately 19.14 acres and are located along the north side of Skeet Club Road, approximately 1,400 feet west of Johnson Street. The parcels are part of the Orchard Knob Town Home Subdivision (PB 140 PG 22, PB 147 PG 143 and PB 156 PG 72 as recorded in the Guilford County Register of Deeds Office) and also known as Guilford County Tax Parcels 212403 through 212470.

### SECTION 4

#### **St. Andrews Town Home Subdivision**

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 3 as: **Residential Multifamily 5 (RM-5) District**. The parcels shown on Map 3 total approximately 18.77 acres and are located along the south side of Skeet Club Road, approximately 1,400 feet west of Johnson Street. The parcels are part of the St. Andrews Town Home Subdivision and also known as Guilford County Tax Parcels 203416, 203417, 203475 through 203556.

### SECTION 5

#### **Deerfield Townhome Subdivision**

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 4 as: **Residential Multifamily 5 (RM-5) District**. The parcels shown on Map 4 total approximately 31 acres and are located along the along the east side of Skeet Club Road and south of Wyndham Avenue. The parcels are part of the Deerfield Townhome Subdivision and also known as Guilford County Tax Parcels 199173 through 199208.

### SECTION 6

#### **Ashebrook Townhome Subdivision**

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 5 as: **Residential Multifamily 16 (RM-16) District**. The parcels shown on Map 5 total approximately 22.91 acres and are located approximately 1,500 feet north of the intersection of Hedgecock Road and Old Plank Road (north of the Phillips Soccer Complex). The parcels are part of the Ashebrook Townhome Subdivision and also known as Davidson County Parcels 6882-03-03-0835, 6882-03-03-0855, 6882-03-93-0723, 6882-04-03-0505, 6882-04-03-0508, 6882-04-93-6525, 6882-04-93-6537, 6882-04-93-6539, 6882-04-93-6631, 6882-04-93-6752, 6882-04-93-6754, 6882-04-93-6766, 6882-04-93-6768, 6882-04-93-6860, 6882-04-93-7542, 6882-04-93-7554, 6882-04-93-7556, 6882-04-93-7557, 6882-04-93-7660, 6882-04-93-7795, 6882-04-93-7877, 6882-04-93-7897, 6882-04-93-8581, 6882-04-93-8583, 6882-04-93-8595, 6882-04-93-8596, 6882-04-93-8599, 6882-04-93-8714, 6882-04-93-8734, 6882-04-93-8754, 6882-04-93-8774, 6882-04-93-8817, 6882-04-93-8837, 6882-04-93-8851, 6882-04-93-8886, 6882-04-93-9499, 6882-04-93-9591, 6882-04-93-9593, 6882-04-93-9724, 6882-04-93-9754, 6882-04-93-9793, 6882-04-93-9806, 6882-04-93-9826, 6882-04-93-

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## SECTION 7

### **Hedgecock Place Condominium**

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 5 as: **Residential Multifamily 16 (RM-16) District**. The parcels shown on Map 5 total approximately 8.5 acres and are located at the northeast corner of Hedgecock Road and Old Plank Road. The parcels are part of the Hedgecock Place Condominium development and also known as Davidson County Parcels 6892-03-02-8157, 6892-03-02-8159, 6892-03-02-8159, 6892-03-02-8164, 6892-03-02-8166, 6892-03-02-8172, 6892-03-02-8178, 6892-03-02-8179, 6892-03-02-8181, 6892-03-02-8186, 6892-03-02-8193, 6892-03-02-8195, 6892-03-02-8234, 6892-03-02-8236, 6892-03-02-8249, 6892-03-02-8254, 6892-03-02-8256, 6892-03-02-8258, 6892-03-02-8269, 6892-03-02-8341, 6892-03-02-8343, 6892-03-02-8361, 6892-03-02-8363, 6892-03-02-8389, 6892-03-02-8460, 6892-03-02-8472, 6892-03-02-8483, 6892-03-02-8491, 6892-03-02-8495, 6892-03-02-9038, 6892-03-02-9101, 6892-03-02-9238, 6892-03-02-9367, 6892-03-02-9402, 6892-03-02-9406, 6892-03-02-9414, 6892-03-02-9417, 6892-03-02-9425, 6892-03-02-9437, 6892-03-12-0044, 6892-03-12-0055, 6892-03-12-0062, 6892-03-12-0067, 6892-03-12-0074, 6892-03-12-0078, 6892-03-12-0085, 6892-03-12-0089, 6892-03-12-0097, 6892-03-12-0115, 6892-03-12-0191, 6892-03-12-0237, 6892-03-12-0409, 6892-03-12-0417, 6892-03-12-0438, 6892-03-12-0449, 6892-03-12-0453, 6892-03-12-0469, 6892-03-12-0489, 6892-03-12-0520, 6892-03-12-0531, 6892-03-12-0561, 6892-03-12-0572, 6892-03-12-1008, 6892-03-12-1110, 6892-03-12-1127, 6892-03-12-1139, 6892-03-12-1146, 6892-03-12-1157, 6892-03-12-1169, 6892-03-12-1240, 6892-03-12-1252, 6892-03-12-1263, 6892-03-12-1270, 6892-03-12-1274, 6892-03-12-1282, 6892-03-12-1284, 6892-03-12-1316, 6892-03-12-1544, 6892-03-12-1552, 6892-03-12-1562, 6892-03-12-1564, 6892-03-12-

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## SECTION 8

### **Heritage Ridge Townhome Subdivision**

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 5 as: **Residential Multifamily 16 (RM-16) District**. The parcels shown on Map 5 total approximately 34.15 acres and are located along the north side of Hedgecock road, approximately 2,500 feet west of Old Plank Road. The parcels are part of the Heritage Ridge Townhome Subdivision and also known as Davidson County Parcels 6682-04-83-2232, 6882-04-83-0399, 6882-04-83-0456, 6882-04-83-0483, 6882-04-83-0572, 6882-04-83-0594, 6882-04-83-1348, 6882-04-83-1377, 6882-04-83-1527, 6882-04-83-1587, 6882-04-83-2119, 6882-04-83-2246, 6882-04-83-2315, 6882-04-83-2488, 6882-04-83-2515, 6882-04-83-2543, 6882-04-83-2717, 6882-04-83-3154, 6882-04-83-3168, 6882-04-83-3271, 6882-04-83-3385, 6882-04-83-3426, 6882-04-83-3578, 6882-04-83-3691, 6882-04-83-4229, 6882-04-83-4268, 6882-04-83-4463, 6882-04-83-4636, 6882-04-83-4679, 6882-04-83-5208, 6882-04-83-5259, 6882-04-83-5299, 6882-04-83-5403, 6882-04-83-5463, 6882-04-83-5524, 6882-04-83-5557, 6882-04-83-5712, 6882-04-83-5754, 6882-04-83-6239, 6882-04-83-6299, 6882-04-83-6403, 6882-04-83-6464, 6882-04-83-6620, 6882-04-83-6661, 6882-04-83-6715, 6882-04-83-6756, 6882-04-83-7320, 6882-04-83-7360, 6882-04-83-7414, 6882-04-83-7464, 6882-04-83-7632, 6882-04-83-7672, 6882-04-83-7716, 6882-04-83-7766, 6882-04-83-8320, 6882-04-83-8360, 6882-04-83-8391, 6882-04-83-8414, 6882-04-83-8475, 6882-04-83-8632, 6882-04-83-8672, 6882-04-83-8716, 6882-04-83-8766, 6882-04-83-9221, 6882-04-83-9361, 6882-04-83-9390, 6882-04-83-9415, 6882-04-83-9475, 6882-04-83-9632, 6882-04-83-9672, 6882-04-83-9726, 6882-04-83-9757, 6882-04-83-9797, 6882-04-92-0856, 6882-04-93-0299, 6882-04-93-0330, 6882-04-93-0414, 6882-04-93-0473, 6882-04-93-0632, 6882-04-93-0682, 6882-04-93-1228, 6882-04-93-1268, 6882-04-93-1413, 6882-04-93-1472, 6882-04-93-1642, 6882-04-93-1682, 6882-04-93-1747, 6882-04-93-1796, 6882-04-93-2226, 6882-04-93-2254, 6882-04-93-2293, 6882-04-93-2421, 6882-04-93-2473, 6882-04-93-2642, 6882-04-93-2682, 6882-04-93-2756, 6882-04-93-2796, 6882-04-93-3245, 6882-04-93-3279, 6882-04-93-3369, 6882-04-93-3422, 6882-04-93-3641, 6882-04-93-3691, 6882-04-93-3756, 6882-04-93-3795, 6882-04-93-4641, 6882-04-93-4690, 6882-04-93-4755, 6882-04-93-4795.

## SECTION 9

### **130 Hedgecock Road**

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 5 as: **Residential Multifamily 16 (RM-16) District**. The parcel shown on Map 5 total approximately 0.46 acres and are located approximately 850 feet west of N. Main Street and approximately 110 feet north of Hedgecock Road. The parcel is addressed as 130 Hedgecock Road and also known as Guilford County Tax Parcel 228497.

**SECTION 10**

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 11**

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

**SECTION 12.**

This ordinance shall become effective upon the date of adoption.

Adopted by the City Council  
City of High Point, North Carolina  
The **19<sup>th</sup>** day of **August, 2020**

By: \_\_\_\_\_

Jay W. Wagner, Mayor

ATTEST:

\_\_\_\_\_  
Lisa B. Vierling, City Clerk