

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 September 22, 2020 and before the City Council of the City of High Point on October 5, 2020 regarding **Zoning Map Amendment Case ZA-20-17 (ZA-20-17)** 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 September 14, 2020, for the Planning and Zoning Commission public hearing and on September 23, 2020 and September 30, 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 **October 7, 2020**.

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

SECTION 1

Watermark Development

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 Multifamily – 5 (RM-5) District**. The land area of the Watermark Townhome development, approximately 13 acres, is located along the east side of N. Centennial Street approximately 370 feet north of Countryside Drive. A description of this development is recorded in PB 76 - PG 141, PB 78 – PG 111, PB 80 – PG 35, PB 88 - PG7, PB 87 - PG1 and PB 90 – PG 61 in the Guilford County Register of Deeds Office. The development is also known as Guilford County Tax Parcels 200173, 205567, 205568, 205569, 205570, 205571, 205572, 205573, 205574, 205575, 205576, 205577, 205578, 205579, 205580, 205581, 205582, 205583, 205584, 205585, 205586, 205587, 205588, 205589, 205590, 205591, 205592, 205593, 205594, 205595, 205596, 205597, 205598, 205599, 205600, 205601, 205602, 205603, 205604, 205605, 205606, 205607, 205608, 205609, 205610, 205611, 205612, 205613, 205614, 205615, 205616, 205617, 205618, 205619, 205620.

SECTION 2

2603 Guyer Street

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 Multifamily – 16 (RM-16) District**. This parcel addressed as 2603 Guyer Street, approximately 0.62 acres, is located along the west side of Guyer Street, approximately 250 feet north of Lassiter Drive. The parcel is also known as Guilford County Tax Parcels 196877.

SECTION 3

Ambassador Place Townhome Development

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 Multifamily – 16 (RM-16)**. The land area of the Ambassador Place Townhome development, approximately 4.17 acres, is located at the eastern terminus of Ambassador Court. A description of this development is recorded in PB 121 - PG 25, PB 131 – PG 129 and PB 141 – PG 75 in the Guilford County Register of Deeds Office. The development is also known as Guilford County Tax Parcels 208228, 208229, 208230, 208231, 208232, 208233, 208234, 208235, 208236, 208237, 208238, 208239, 208240, 208241, 208242, 208243, 208244, 208245, 208246, 208247, 208248, 208249, 208250, 208251, 208252, 208253, 208254, 208255.

SECTION 4

2011 and 2006 E. Lexington Avenue (portion of the High Point Greenway)

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 16 (RM-16) District**. The parcels addressed as 2011 and 2006 E. Lexington Avenue (portion of the High Point Greenway), approximately 5.5 acres, is located along the north and south side of E. Lexington Avenue, approximately 350 feet east of McGuinn Drive. The parcels are known as Guilford County Tax Parcels 176785 and 182728 (southern portion of parcel).

SECTION 5

2019 thru 2027 E. Lexington Avenue

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 16 (RM-16) District**. The parcel contains five residential structures addressed as 2019, 2021, 2023, 2025 and 2027 E. Lexington Avenue, approximately 0.73 acres, is located along the north side of E. Lexington Avenue, approximately 560 feet east of McGuinn Drive. The parcel is known as Guilford County Tax Parcel 182731.

SECTION 6

Trails Crossing Townhome Development

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 16 (RM-16) District**. The land area of the Trails Crossing townhome development, approximately 13 acres, is located along the south side of E. Lexington Avenue, approximately 560 feet east of McGuinn Drive. A description of this development is recorded in PB 78 - PG 138, PB 89 – PG 151, PB 90 – PG 116, PB 91 – PG 115, PB 91 - PG134, PB 96 – PG 101, PB 110 – PG 54, PB 113 – PG131, PB 113 – PG 132, PB 119 – PG 141 and PB 122 – PG 113 in the Guilford County Register of Deeds Office. The development is also known as Guilford County Tax Parcels 176785, 182728, 182731, 205452, 205453, 205454, 205455, 205456, 205457, 205458, 205459, 205460, 205461, 205462, 205463, 205464, 205465, 205466, 205467, 205468, 205469, 205470, 205471, 205472, 205473, 205474, 205475, 205476, 205477, 205478, 205479, 205480, 205481, 205482, 205483, 205484, 205485,

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SECTION 7

Broadstone Village Commercial tract and common area

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 3 (Exhibit A) as: **General Business (GB)**. The land area of the Broadstone Village commercial tract and common area, approximately 14.07 acres, is located north of E. Martin Luther King Jr Drive and along the east and west sides of Dillon Road. A description of this development is recorded in PB 147 PG 3 – Lot 1, which is recorded in the Guilford County Register of Deeds Office. The tract of land is also known as Guilford County Tax Parcels 211879 and 211881.

SECTION 8

Broadstone Village Apartment Complex and common area

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 3 (Exhibit B) as: **Residential Multifamily – 16 (RM-16) District**. The land area of the Broadstone Village Apartment Complex and common area, approximately 32.45 acres, is located along the east and west sides of Dillon Road, approximately 1350 feet north of E. Martin Luther King Jr Drive. A description of this development is recorded in PB 147 PG 3 – Lot 2, which is recorded in the Guilford County Register of Deeds Office. The tract of land is also known as Guilford County Tax Parcels 212051, 211880 and 211882.

SECTION 9

3216 Bowers Avenue (rear portion of parcel), 3220 Bowers Avenue (rear portion of parcel), and portion of Broadstone Village Common Area

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 3 (Exhibit C) as: **Residential Single Family - 5 (RS-5) District**. The lands are associated with the rear lot area of 3216 and 3220 Bowers Avenue and a portion of the Broadstone Village common area, totaling approximately 2 acres, located along the south side of Bowers Avenue, approximately 550 feet west of Dillon Road. This land area is depicted in PB 146 – PG 67, which is recorded in the Guilford County Register of Deeds Office, as follows:

- a) Rear portion of 3216 Bowers Avenue (rear of lot 6, also known as Guilford County Tax Parcel 211889);
- b) Rear portion of 3226 Bowers Avenue (rear of lot 5, also known as Guilford County Tax Parcel 211888);

- c) Southern portion of a 2.82 common area lying south of Bowers Avenue and approximately 550 feet west of Dillon Road. (southern portion of Guilford County Tax Parcel 211910).

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.

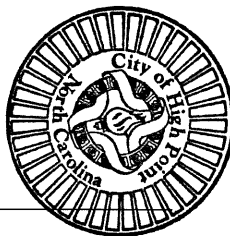
Adopted by the City Council
City of High Point, North Carolina
The 7th day of October, 2020

By: _____

Jay W. Wagner, Mayor

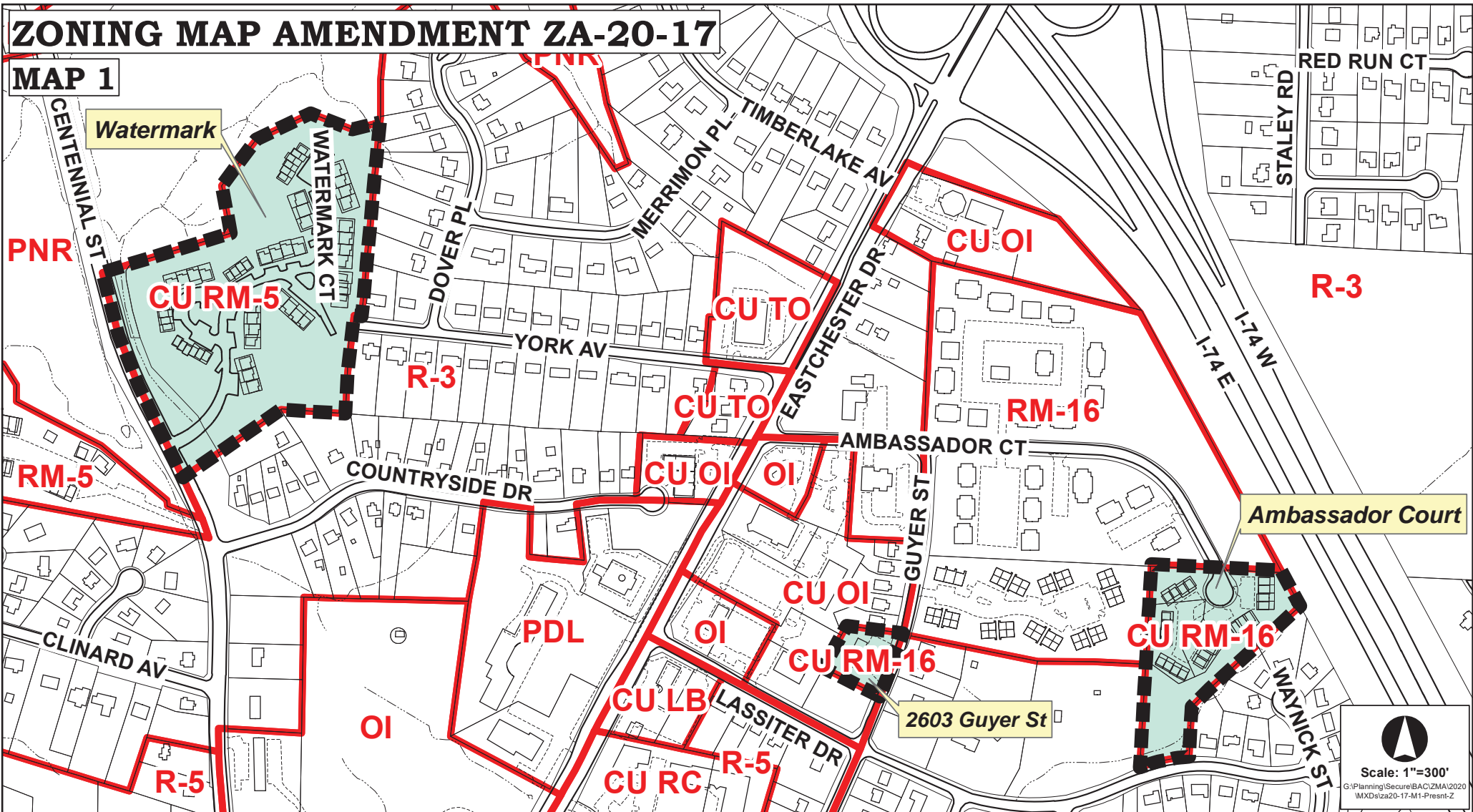
ATTEST:

Lisa B. Vierling
Lisa B. Vierling, City Clerk



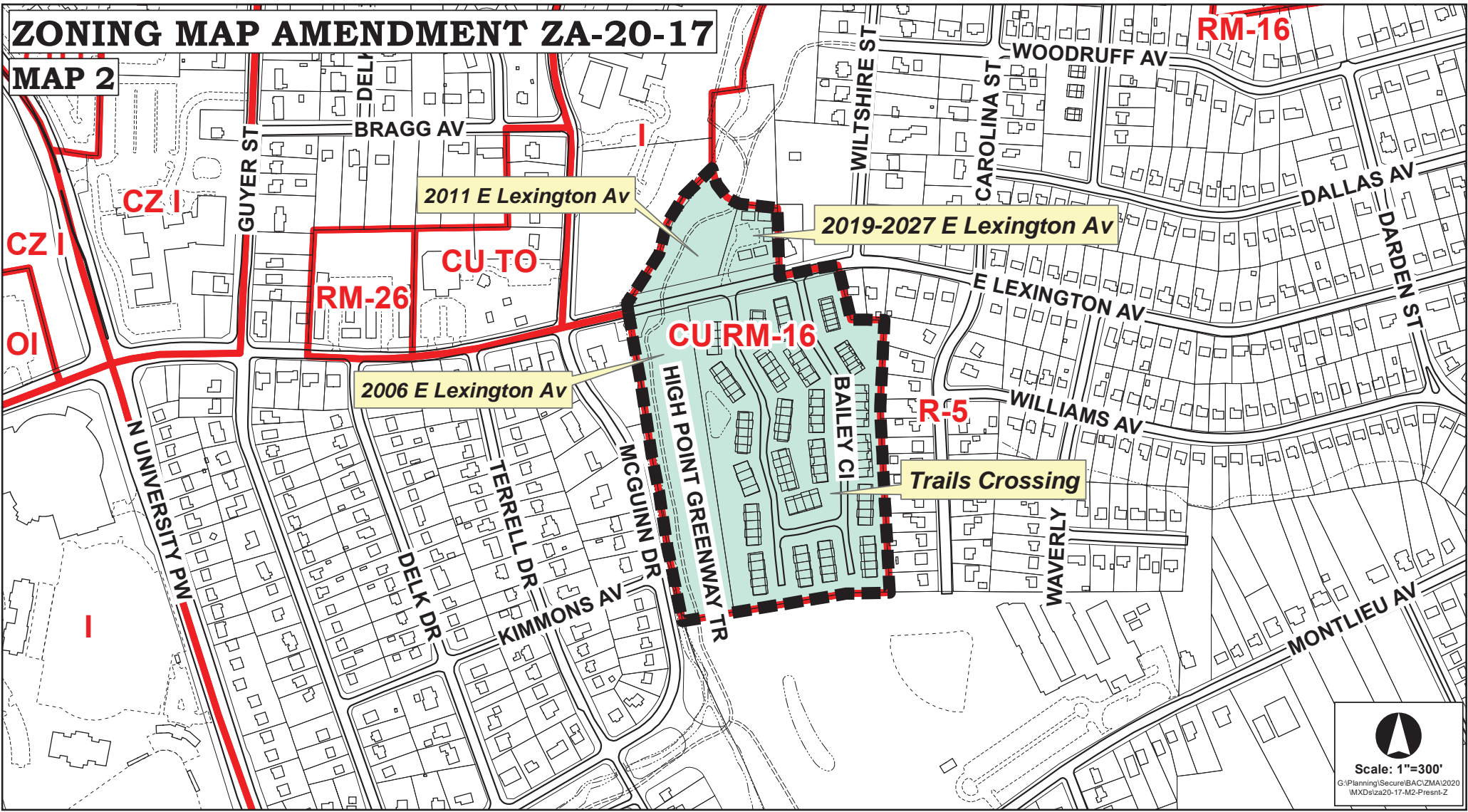
ZONING MAP AMENDMENT ZA-20-17

MAP 1



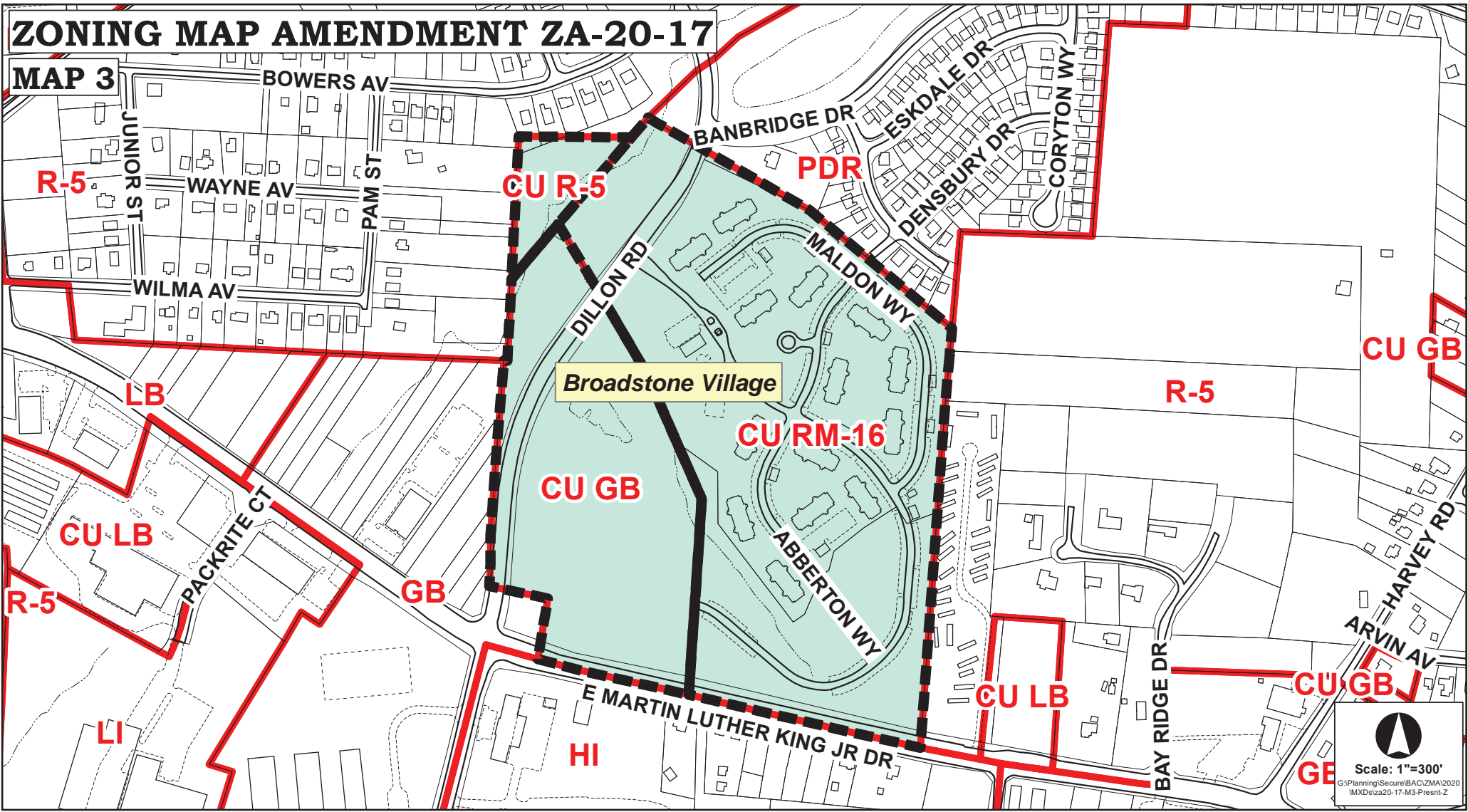
ZONING MAP AMENDMENT ZA-20-17

MAP 2



ZONING MAP AMENDMENT ZA-20-17

MAP 3



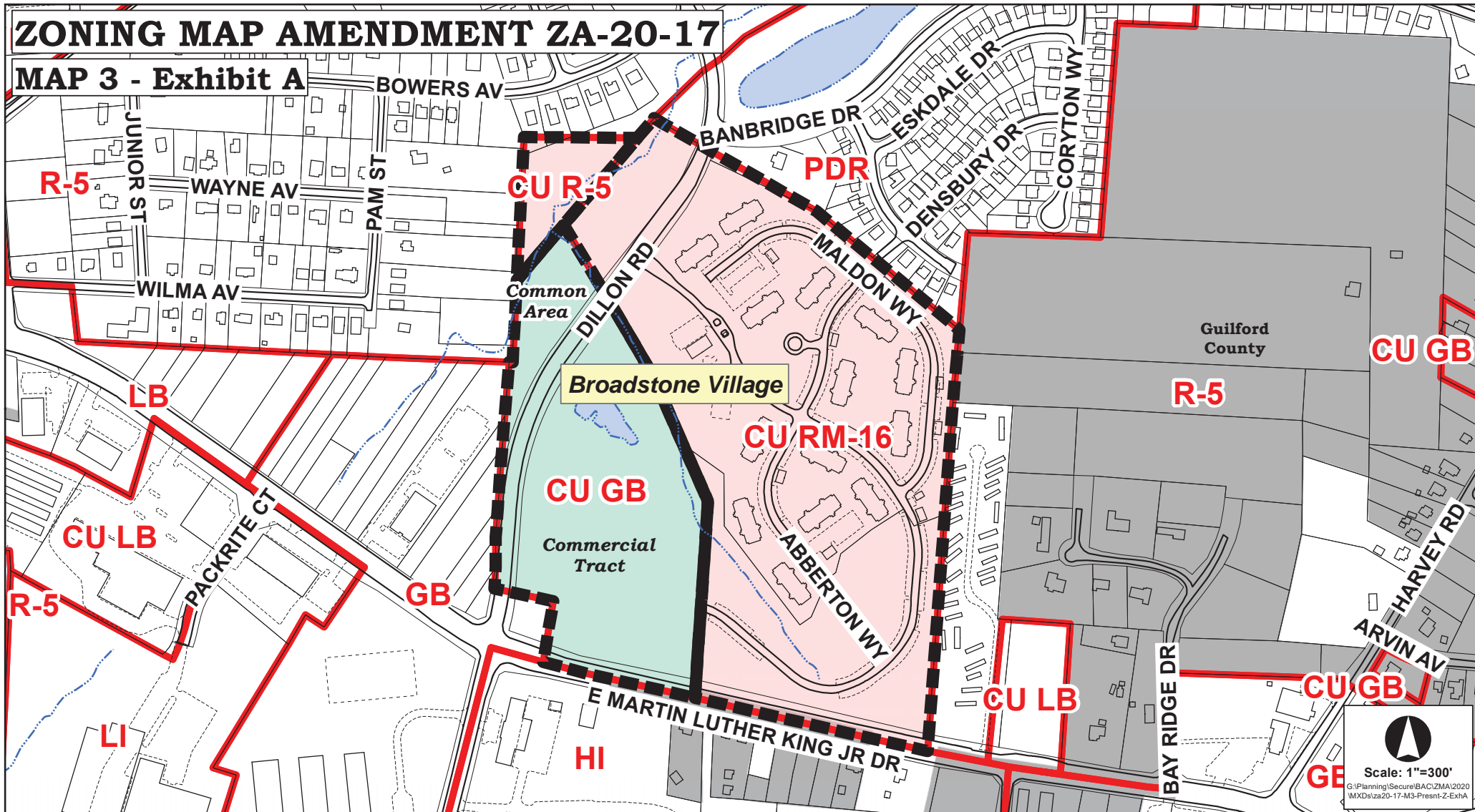
Broadstone Village

Scale: 1"=300'

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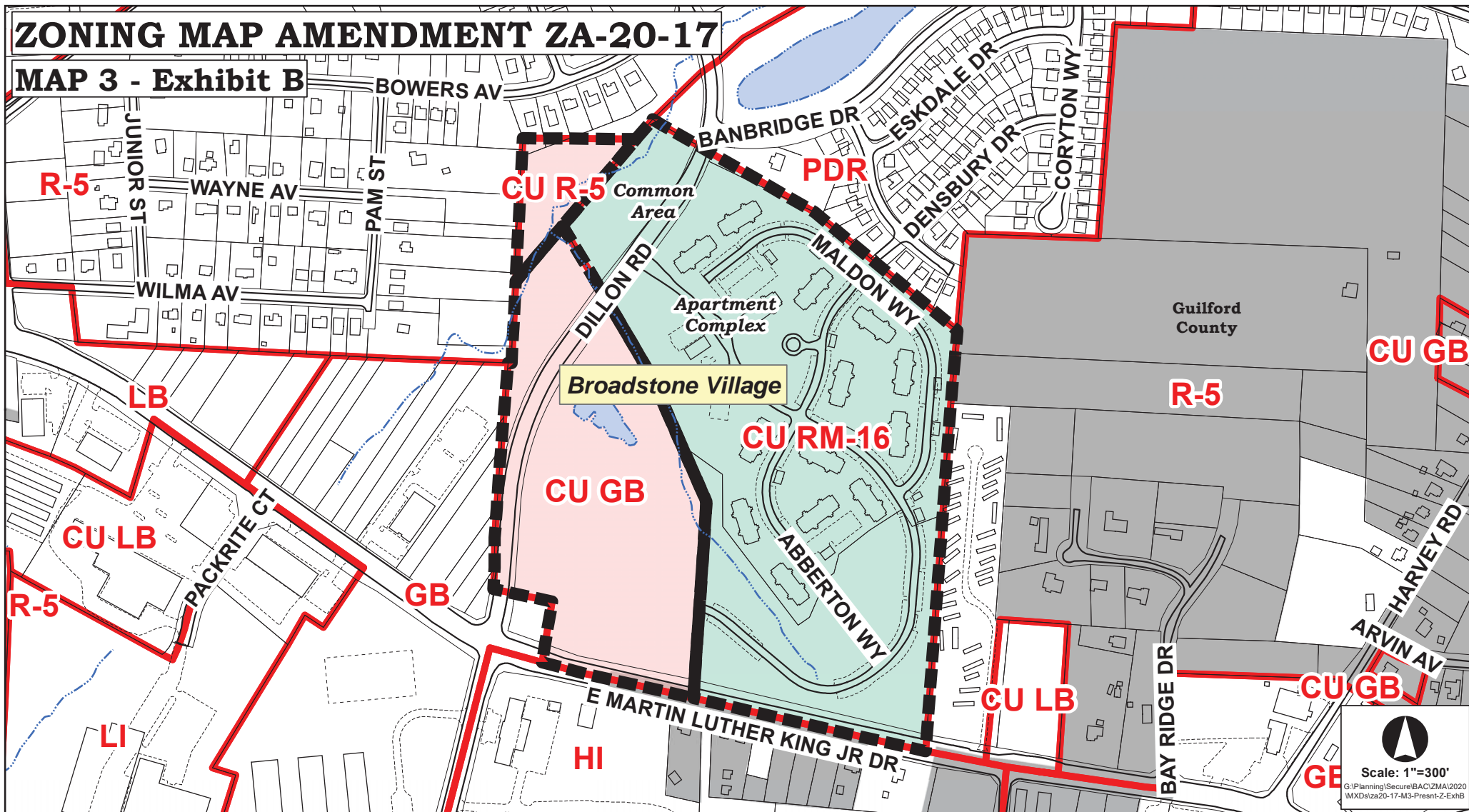
ZONING MAP AMENDMENT ZA-20-17

MAP 3 - Exhibit A



ZONING MAP AMENDMENT ZA-20-17

MAP 3 - Exhibit B



ZONING MAP AMENDMENT ZA-20-17

MAP 3 - Exhibit C

