

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-

9846, 6892-03-03-0815, 6892-03-03-1477, 6892-03-03-1479, 6892-03-03-1483, 6892-03-03-1485, 6892-03-03-1564, 6892-03-03-1576, 6892-03-03-1588, 6892-03-03-1895, 6892-03-03-2317, 6892-03-03-2336, 6892-03-03-2355, 6892-03-03-2364, 6892-03-03-2383, 6892-03-03-2730, 6892-03-03-2760, 6892-03-03-2780, 6892-03-03-2815, 6892-03-03-2835, 6892-03-03-2865, 6892-03-03-3342, 6892-03-03-3372, 6892-03-03-3383, 6892-03-03-3436, 6892-03-03-3439, 6892-03-03-3512, 6892-03-03-3520, 6892-03-03-3700, 6892-03-03-3815, 6892-03-03-3834, 6892-03-03-3854, 6892-03-03-3874, 6892-03-03-4303, 6892-03-03-4323, 6892-03-03-4374, 6892-03-03-4408, 6892-03-03-4429, 6892-03-03-4449, 6892-03-03-4469, 6892-03-03-4580, 6892-03-03-4618, 6892-03-03-4648, 6892-03-03-4658, 6892-03-03-4678, 6892-03-03-4698, 6892-03-03-4863, 6892-03-03-4883, 6892-03-03-5305, 6892-03-03-5315, 6892-03-03-5335, 6892-03-03-5356, 6892-03-03-5531, 6892-03-03-5562, 6892-03-03-5572, 6892-03-03-5593, 6892-03-03-5726, 6892-03-03-5803, 6892-03-03-5823, 6892-03-03-6317, 6892-03-03-6338, 6892-03-03-6359, 6892-03-03-6369, 6892-03-03-6480, 6892-03-03-6513, 6892-03-03-6566, 6892-03-03-6588, 6892-03-03-6701, 6892-03-03-6722, 6892-03-03-6733, 6892-03-03-6754, 6892-03-03-6775, 6892-03-03-7474, 6892-03-03-7509, 6892-03-03-7610, 6892-03-03-7796, 6892-03-03-7798, 6892-03-03-7890, 6892-03-03-7892, 6892-03-03-8305, 6892-03-03-8554, 6892-03-03-9674, 6892-03-03-9797, 6892-03-13-0510, 6892-03-13-0603, 6892-03-13-0633, 6892-03-13-0717, 6892-03-13-0737, 6892-03-13-0757, 6892-03-13-1439, 6892-03-13-1584, 6892-03-13-1592, 6892-03-13-1725, 6892-03-13-1745, 6892-03-13-1764, 6892-03-13-1774, 6892-03-13-2417, 6892-03-13-2500, 6892-03-13-2703, 6892-03-13-2782, 6892-04-03-9773, 6892-04-03-9895.

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-

1575, 6892-03-12-1583, 6892-03-12-1595, 6892-03-12-2209, 6892-03-12-2229, 6892-03-12-2311, 6892-03-12-2313, 6892-03-12-2324, 6892-03-12-2326, 6892-03-12-2328, 6892-03-12-2331, 6892-03-12-2332, 6892-03-12-2334, 6892-03-12-2346, 6892-03-12-2347, 6892-03-12-2426, 6892-03-12-2503, 6892-03-12-2514, 6892-03-12-2516, 6892-03-12-2526, 6892-03-12-2534, 6892-03-12-9497, 6892-03-12-9499.

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.

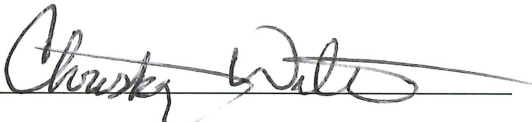
SECTION 11

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 19th day of August, 2020

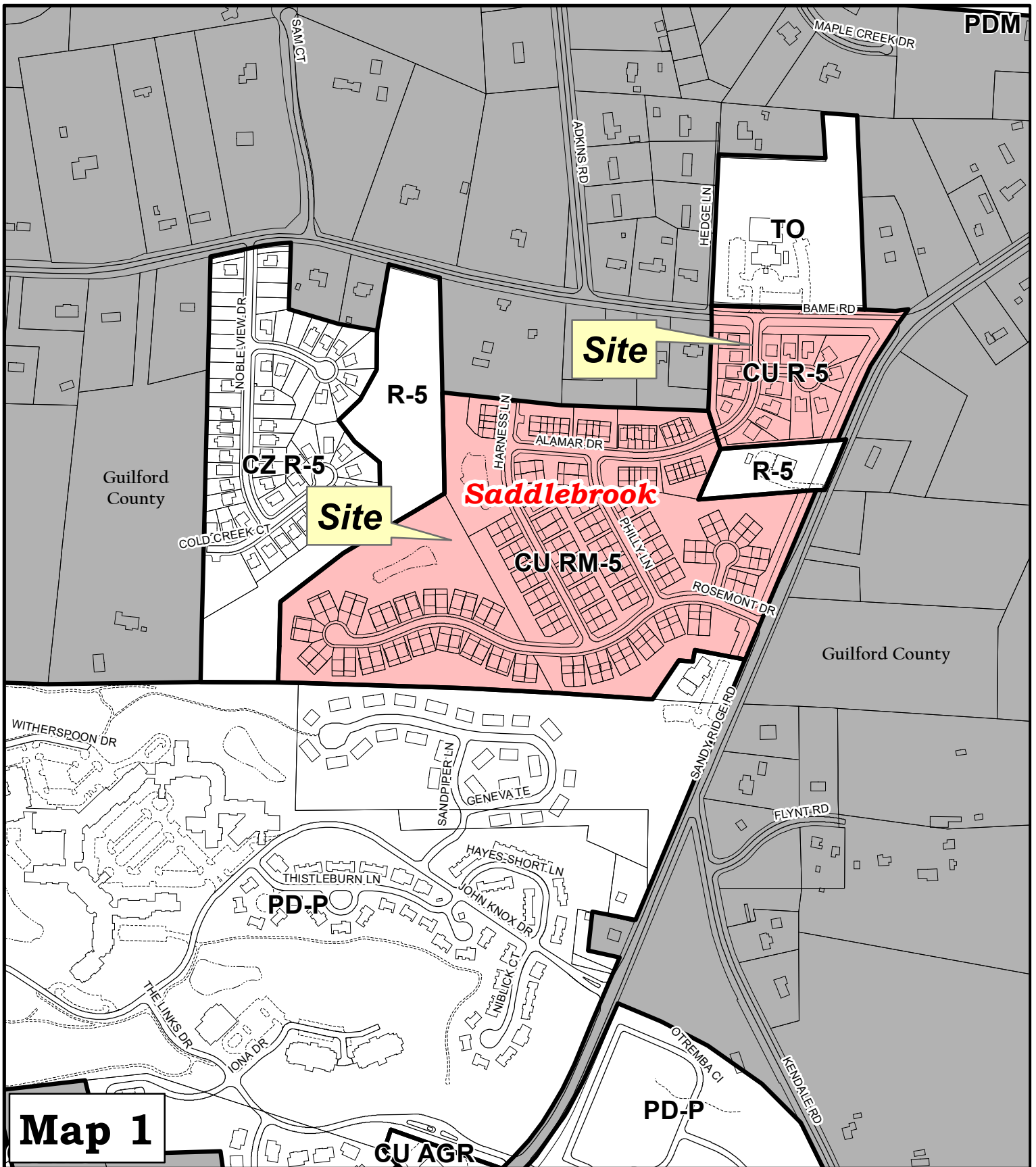
By: 
Christopher Williams, Mayor Pro Tem

ATTEST:



Lisa B. Vierling, City Clerk





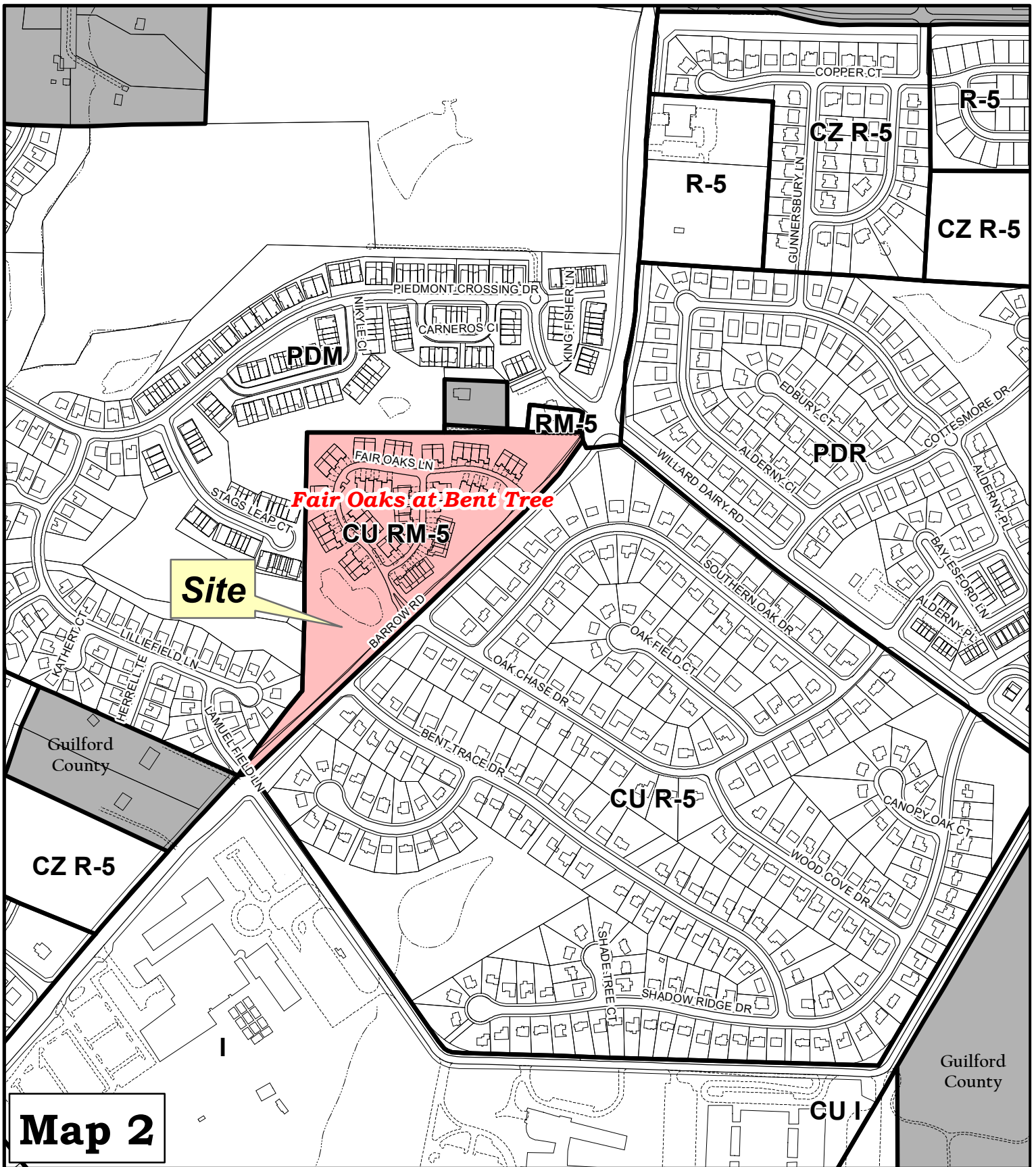
Map 1

ZONING MAP AMENDMENT ZA-20-14
From: Conditional Use Residential Multifamily-5 & Conditional Use Residential-5
To: Residential Multifamily-5 & Residential-5
Existing Zoning Boundary —————
Subject Property Boundary - - - - -

**Planning & Development
 Department**
City of High Point



Scale: 1"=500'
 G:\Planning\Secure\BAC\ZMA\2020\MXD\sa20-14-M1



Map 2

ZONING MAP AMENDMENT ZA-20-14

**From: Conditional Use Residential Multifamily-5
To: Residential Multifamily-5**

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

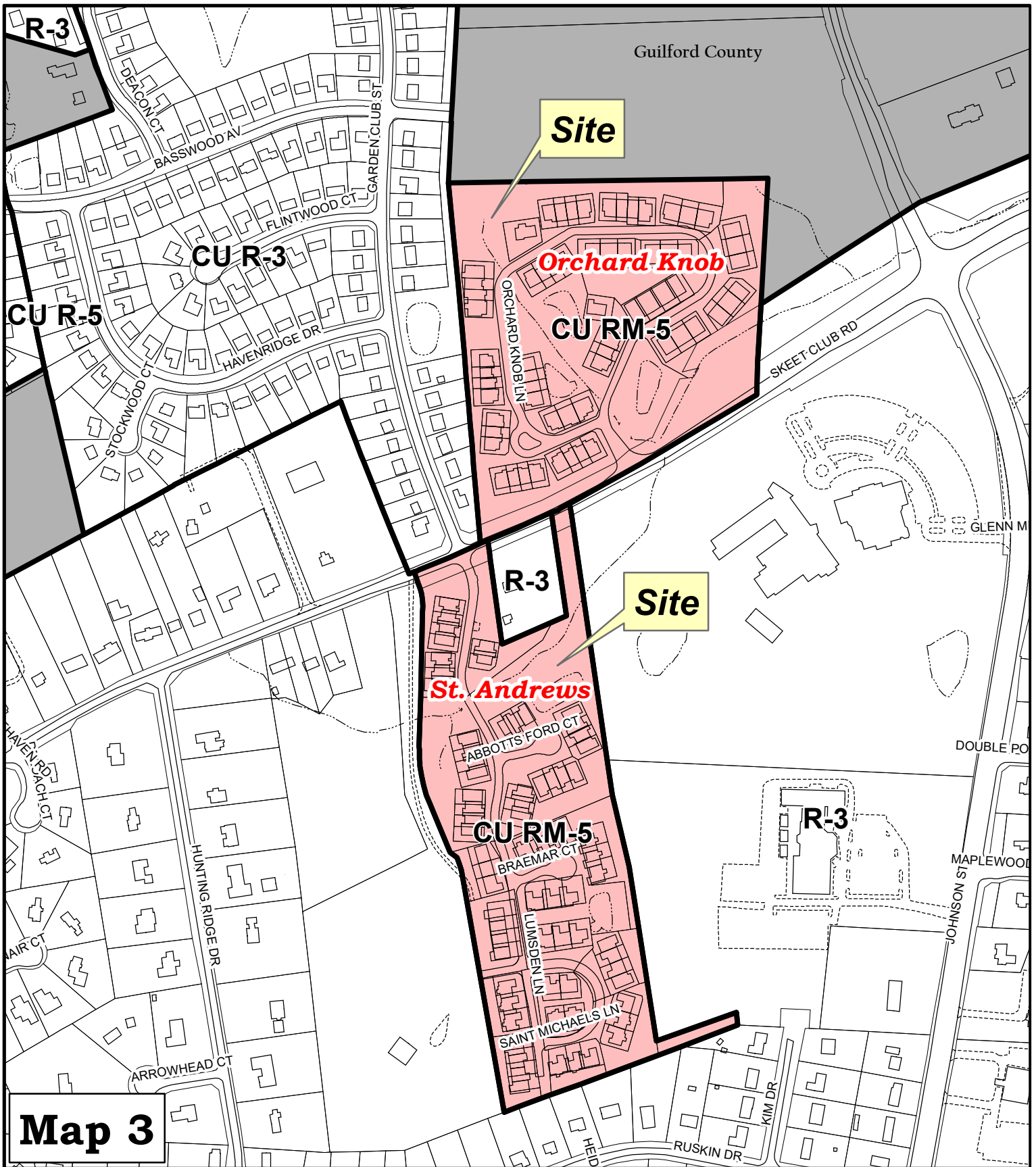
**Planning & Development
Department**

City of High Point



Scale: 1"=500'

G:\Planning\Secure\BAC\ZMA\2020\MXD\sa20-14-M2



Map 3

ZONING MAP AMENDMENT ZA-20-14

From: Conditional Use Residential Multifamily-5
To: Residential Multifamily-5

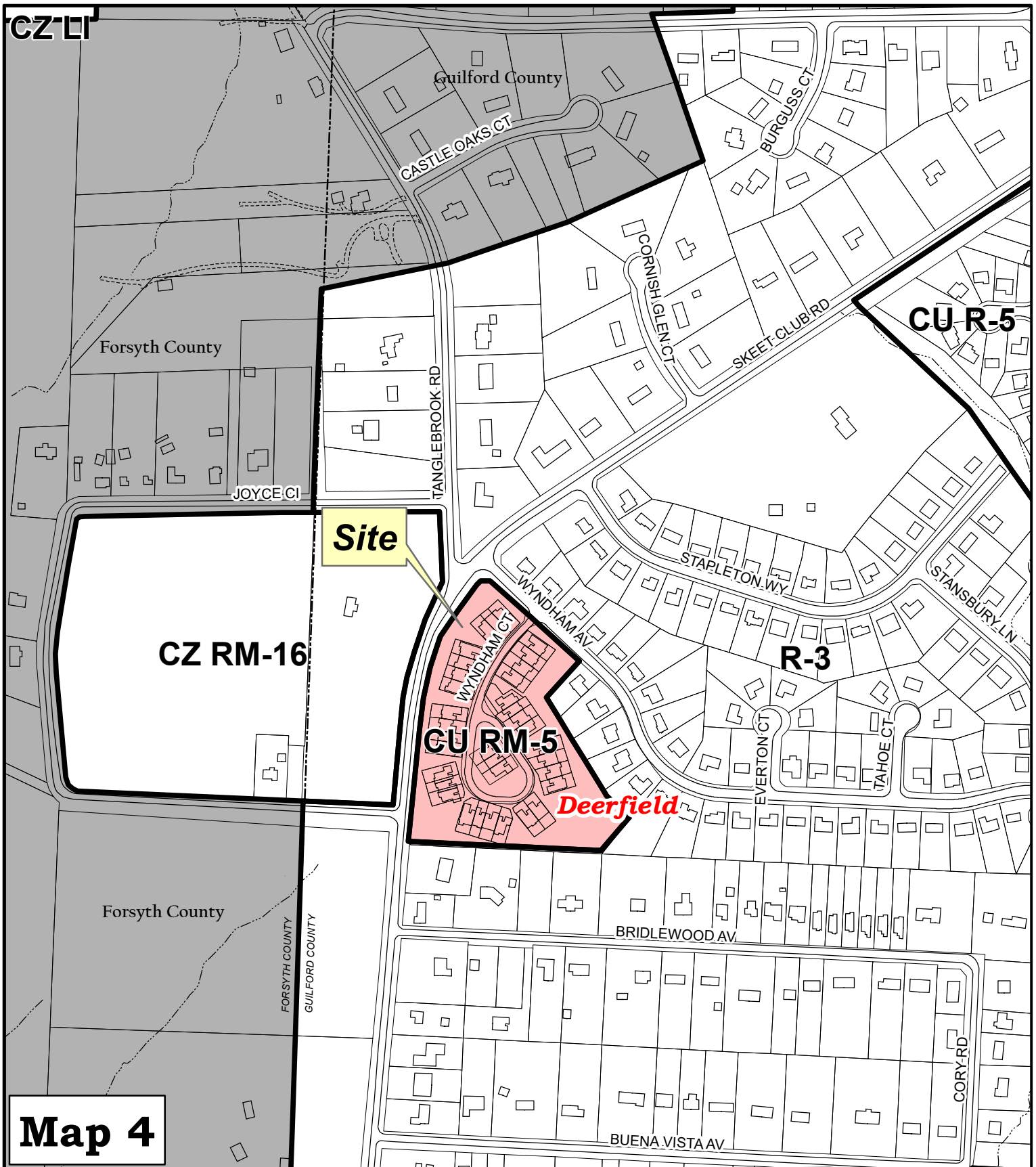
Existing Zoning Boundary —————
Subject Property Boundary - - - - -

Planning & Development
Department

City of High Point



Scale: 1"=400'
G:\Planning\Secure\BAC\ZMA\2020\MXD\za20-14-M3



ZONING MAP AMENDMENT ZA-20-14

From: Conditional Use Residential Multifamily-5
To: Residential Multifamily-5

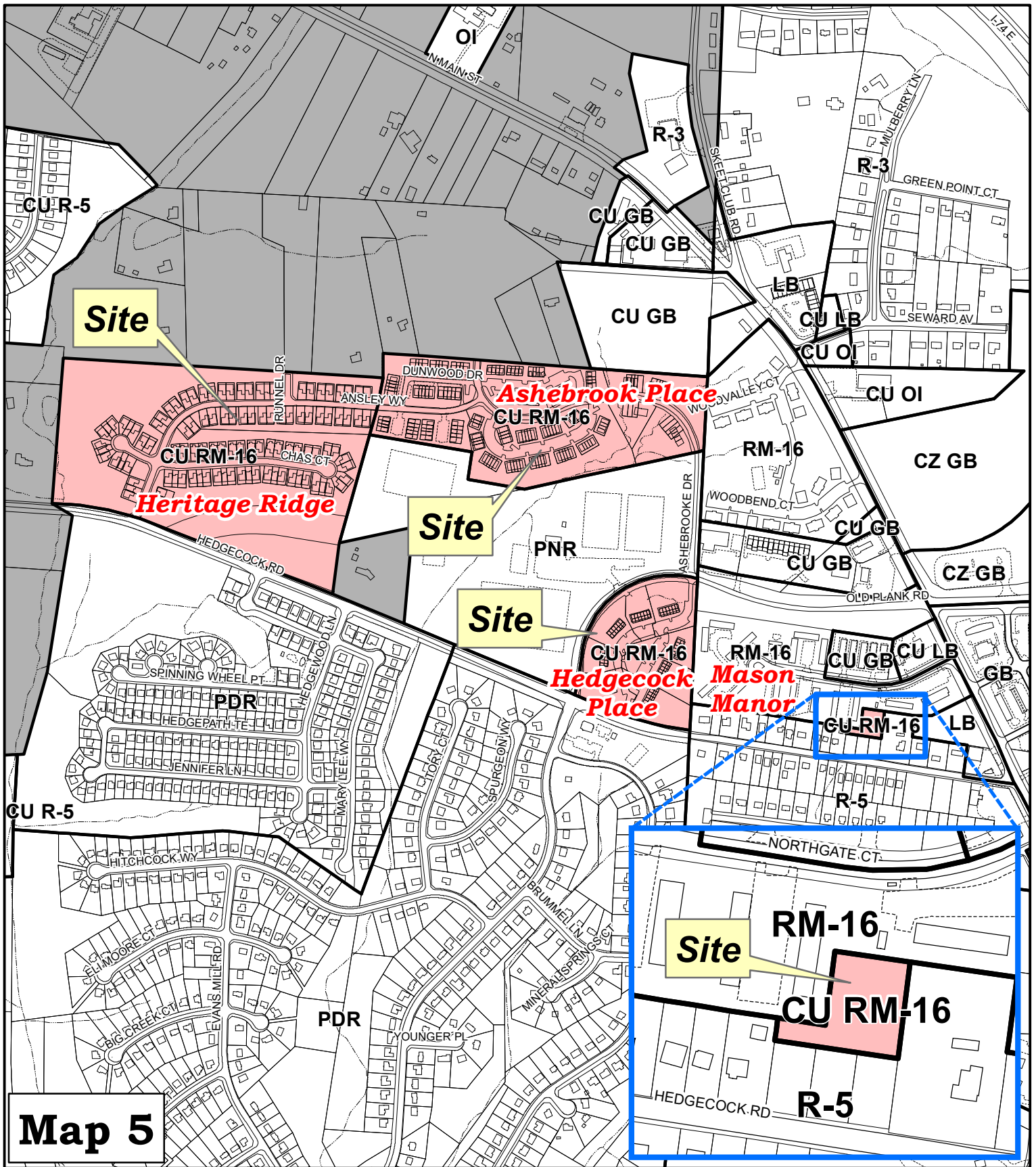
Existing Zoning Boundary —————
Subject Property Boundary - - - - -

**Planning & Development
 Department**

City of High Point



Scale: 1"=400'
 G:\Planning\Secure\BAC\ZMA\2020\MXD\sa20-14-M4



Map 5

ZONING MAP AMENDMENT ZA-20-14
From: Conditional Use Residential Multifamily-16
To: Residential Multifamily-16

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

**Planning & Development
 Department**

City of High Point



Scale: 1"=700'
 G:\Planning\Secure\BAC\ZMA\2020\MXD\sz\za20-14-M5