

AN ORDINANCE AMENDING “THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE,” PURSUANT TO SECTION 2.4.20, 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 October 27, 2020 and before the City Council of the City of High Point on November 16, 2020 regarding **Zoning Map Amendment Case ZA-20-19 (ZA-20-19)** 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 October 18, 2020, for the Planning and Zoning Commission public hearing and on November 4, 2020 and November 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 **November 18, 2020**.

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

#### SECTION 1

##### **Laurel Bluff Apartments and Townhomes**

That the Official Zoning Map of the City of High Point be amended to establish the following described area as: **Residential Multifamily – 16 (RM-16) District**. The land area of the Laurel Bluff Apartments and Townhomes, approximately 20.16 acres, is located along the north side of W. Wendover Avenue approximately 450 feet west of Tarrant Road (3601 W. Wendover Avenue). A description of this development is recorded in PB 115 - PG 106 in the Guilford County Register of Deeds Office. The development is also known as Guilford County Tax Parcel 206201.

#### SECTION 2

##### **Tarrant Trace**

That the Official Zoning Map of the City of High Point be amended to establish the following described area as: **Residential Multifamily – 16 (RM-16) District**. The land area of the Tarrant Trace townhome development, approximately 23.14 acres, is located along the west side of Tarrant Road, approximately 950 feet north of W. Wendover Avenue. A description of this development is recorded in PB 137 - PG 12 in the Guilford County Register of Deeds Office. The development is also known as Guilford County Tax Parcels 211684, 211685, 211686, 211687, 211688, 211689, 211690, 211691, 211692, 211693, 211694, 211695, 211696, 211697, 211698, 211699, 211700, 211701, 211702, 211703, 211704, 211705, 211706, 211707, 211708, 211709, 211710, 211711, 211712, 211713, 211714, 211715, 211716, 211717, 211718, 211719, 211720, 211721, 211722, 211723, 211724, 211725, 211726, 211727, 211728, 211729, 211730, 211731,

211732, 211733, 211734, 211735, 211736, 211737, 211738, 211739, 211740, 211741, 211742, 211743, 211744, 211745, 211746, 211747, 211748, 211749, 211750, 211751, 211752, 211753, 211754, 211755, 211756, 211757, 211758, 211759, 211760, 211761, 211762, 211763, 211764, 211765, 211766, 211767, 211768, 211769, 211770, 211771, 211772, 211773, 211774, 211775, 211776, 211777, 211778, 211779, 211780, 211781, 211782, 211783, 211784, 211785, 211786, 211787, 211788, 211789, 211790, 211791, 211792, 211793, 211794, 211795, 211796, 211797, 211798, 211799, 211800, 211801, 211802, 211803, 211804, 211805, 211806, 211808, 211809, 211810, 211811, 211812, 211813, 211814, 211815, 211816, 211817, 211818, 211819, 211820, 211821, 211822, 211823, 211824, 211825, 211826, 211827, 211828, 211829, 211830, 211831, 211832, 211833, 211834, 211835, 211836, 211837, 211838, 211839, 211840, 211841, 211842, 211843, 211844, 211845, 211846, 211847, 211848, 211849, 211850, 211851, 211852, 211853, 211855, 211856, 211857, 211864, 211865, 211866, 211867, 211868, 211869, 211870, 211871, 211872, 211873, 211874, 211875.

### SECTION 3

#### **Timberbrooke Condominiums**

That the Official Zoning Map of the City of High Point be amended to establish the following described area as: **Residential Multifamily – 16 (RM-16)**. The land area of the Timberbrooke Condominium development, approximately 24.18 acres, is located along the east side of Tarrant Road, approximately 950 feet north of W. Wendover Avenue. A description of this development is recorded in PB 146 - PG 57 and in Condominium PB 9 – PG 22 in the Guilford County Register of Deeds Office. The development is also known as Guilford County Tax Parcels 213499, 213500, 213501, 213502, 213503, 213504, 213505, 213506, 213507, 213508, 213509, 213510, 213512, 213513, 213514, 213515, 213516, 213517, 213518, 213519, 213520, 213521, 213522, 213523, 213524, 213526, 213527, 213528, 213529, 213530, 213531, 213532, 213533, 213534, 213535, 213536, 213537, 213538, 213539, 213540, 213541, 213542, 213543, 213544, 213545, 213546, 213547, 213548, 213549, 213550, 213552, 213553, 213554, 213555, 213556, 213557, 213558, 213559, 213560, 213561, 213562, 213563, 213564, 213565, 213566, 213567, 213568, 213569, 213570, 213571, 213572, 213573, 213574, 213575, 213576, 213578, 213579, 213580, 213581, 213582, 213583, 213584, 213585, 213586, 213587, 213588, 213589, 213591, 213592, 213593, 213594, 213595, 213596, 213597, 213598, 213599, 213600, 213601, 213602, 213604, 213605, 213606, 213607, 213608, 213609, 213610, 213611, 213612, 213613, 213614, 213615, 213617, 213618, 213619, 213620, 213621, 213622, 213623, 213624, 213625, 213626, 213627, 213628, 213630, 213631, 213632, 213633, 213634, 213635, 213636, 213637, 213638, 213639, 213640, 213641.

### SECTION 4

#### **Riverview Townhome and Condominium Development**

That the Official Zoning Map of the City of High Point be amended to establish the following described area as: **Residential Multifamily 16 (RM-16) District**. The land area of the Riverview Townhome and Condominium development, approximately 37.88 acres, is located approximately 2,200 feet north of West Wendover Avenue, between Morris Farm Drive and Tarrant Road. A description of this development is recorded in PB 118 - PG 84; PB 119 - PG 38, PB 120 - PG 102, PB 121 - PG 102, PB 121 PG 47, PB 122- PG 68, PB 122 PG 140, PB 123 PG 60, PB

125 PG 44, PB 127 PG 139, PB 127 PG 79, PB 128 PG 66, PB 128 PG146, PB129 PG 71, PB 130 PG 52, PB 132 PG 3, PB 132 PG 92, PB 134 PG 77 and in Condominium PB6 PG1118. The development is also known as Guilford County Tax Parcels 209403, 209418, 209419, 209420, 209421, 209422, 209423, 209424, 209425, 209426, 209427, 209428, 209429, 209430, 209431, 209432, 209433, 209434, 209449, 209450, 209451, 209452, 209453, 209454, 209455, 209456, 209457, 209458, 209459, 209460, 209461, 209462, 209463, 209464, 209465, 209466, 209467, 209468, 209469, 209470, 209471, 209472, 209473, 209474, 209475, 209476, 209477, 209478, 209479, 209530, 209531, 209532, 209533, 209534, 209535, 209536, 209537, 209538, 209551, 209552, 209553, 209554, 209555, 209556, 209557, 209558, 209559, 209560, 209561, 209562, 209563, 209565, 209566, 209567, 209568, 209569, 209570, 209571, 209572, 209573, 209574, 209575, 209576, 209577, 209578, 209579, 209580, 209581, 209582, 209583, 209584, 209585, 209586, 209587, 209588, 209589, 209590, 209591, 209592, 209593, 209594, 209595, 209596, 209597, 209598, 209599, 209600, 209601, 209602, 209603, 209604, 209605, 209606, 209607, 209608, 209609, 209610, 209611, 209612, 209613, 209614, 209615, 209616, 209617, 209618, 209619, 210651, 210652, 210653, 210654, 210655, 210656, 210657, 210658, 210659, 210660, 210661, 210662, 210663, 210664, 210665, 210666, 210667, 210668, 210669, 210670, 210671, 210672, 210673, 210674, 210675, 210676, 210677, 210678, 210679, 210680, 210681, 210682, 210683, 210684, 210685, 210686, 210687, 210688, 210689, 210690, 210691, 210692, 210693, 210694, 210695, 210696, 210697, 210698, 210699, 210700, 210701, 210702, 210703, 210704, 210705, 210706, 210707, 210708, 210709, 210710, 210711, 210712, 210713, 210714, 210715, 210716, 210717, 210718, 210719, 210720, 210721, 210722, 210723, 210724, 210725, 210726, 210727, 210728, 210729, 210730, 210731, 210732, 210733, 210734, 210735, 210736, 210737, 210738, 210739, 210740, 210741, 210742, 210743, 210744, 210745, 210746, 210747, 210748, 210749, 210750, 210751, 210752, 210753, 210754, 210755, 210756, 210757, 210758, 210759, 210760, 210761, 210762, 210763, 210764, 210765, 210766, 210767, 210768, 210769, 210770, 210771, 210772, 210773, 210774, 210775, 210776, 210777, 210778, 210779, 210780, 210781, 210782, 210783, 210784, 210785, 210786, 210787, 210788, 210789, 210790, 210791, 210792, 210793, 210794, 210795, 210796.

#### SECTION 5

##### **3604 & 3610 Morris Farm Drive**

That the Official Zoning Map of the City of High Point be amended to establish the following described area as: **Residential Multifamily 16 (RM-16) District.** The land areas associated with 3604 & 3610 Morris Farm Drive, approximately 1.51 acres, is located at the northeast corner of W. Wendover Avenue and Morris Farm Drive. The development is also known as Guilford County Tax Parcels 209389 and 209388.

#### SECTION 6

##### **Parkway Village Condominiums**

That the Official Zoning Map of the City of High Point be amended to establish the following described area as: **Residential Multifamily 16 (RM-16) District.** The land area of the Parkway Village Condominiums development, approximately 7.8 acres, is located along the east side of Tarrant Road, approximately 950 feet north of W. Wendover Avenue. A description of this development is recorded in Condominium PB 5 - PG 109 in the Guilford County Register of

Deeds Office. The development is also known as Guilford County Tax Parcels 209390, 209391, 209392, 209393, 209394, 209395, 209396, 209397, 209398, 209399, 209400, 209401, 209404, 209405, 209406, 209407, 209408, 209409, 209410, 209411, 209412, 209413, 209414, 209415, 209435, 209436, 209437, 209438, 209439, 209440, 209441, 209442, 209443, 209444, 209445, 209446, 209480, 209481, 209482, 209483, 209484, 209485, 209486, 209487, 209488, 209489, 209490, 209491, 209492, 209493, 209494, 209495, 209496, 209497, 209498, 209499, 209500, 209501, 209502, 209503, 209504, 209505, 209506, 209507, 209508, 209509, 209510, 209511, 209512, 209513, 209514, 209515, 209517, 209518, 209519, 209520, 209521, 209522, 209523, 209524, 209525, 209526, 209527, 209528, 209529, 209539, 209540, 209541, 209542, 209543, 209544, 209545, 209546, 209547, 209548, 209549, 209550

#### SECTION 7

##### **Piedmont Trace Townhome Development**

That the Official Zoning Map of the City of High Point be amended to establish the following described area as: **Residential Multifamily 16 (RM-16) District**. The land area of the Piedmont Trace Townhome development, approximately 13.04 acres, is located south of Piedmont Parkway, between Morris Farm Drive and Tarrant Road. A description of this development is recorded in PB132 PG 49 (Lot 2) in the Guilford County Register of Deeds Office. The development is also known as Guilford County Tax Parcels 210375, 212897, 212898, 212899, 212900, 212901, 212902, 212903, 212904, 212905, 212906, 212907, 212908, 212909, 212910, 212911, 212912, 212913, 212914, 212915, 212916, 212917, 212918, 212919, 212920, 212921, 212922, 212923, 212924, 212925, 212926, 212927, 212928, 212929, 212930, 212931, 212932, 212933, 212934, 212935, 212936, 212937, 212938, 212939, 212940, 212941, 212942, 212943, 212944, 212945, 212946, 212947, 212948, 212949, 212950, 212951, 212952, 212953, 212954, 212955, 212956, 212957, 212958, 212959, 212960, 212961, 212962, 212963, 212964, 212965, 212966, 212967, 212968, 212969, 212970, 212971, 212972, 212973, 212974, 212975, 212976, 212977, 212978, 212979, 212980, 212981, 212982, 212983, 212984, 212985, 212986, 212987, 212988, 212989, 212990, 212991, 212992, 212993, 212994, 212995, 212996, 212997, 212998, 212999, 213000, 213001, 213002, 213003, 213004, 213005, 213006, 213007, 213008, 213009, 213010, 213011, 213012, 213013, 213014, 213015, 213016, 213017, 213018

#### SECTION 8

##### **Granite Ridge Apartment Complex**

That the Official Zoning Map of the City of High Point be amended to establish the following described area as: **Residential Multifamily 16 (RM-16) District**. The land associated with the Granite Ridge Apartment Complex, approximately 27.69 acres, is located south of Piedmont Parkway, between Morris Farm Drive and Tarrant Road. A description of this development is recorded in PB 132 PG 49 (Lot 1) in the Guilford County Register of Deeds Office. The development is also known as Guilford County Tax Parcels 210377.

#### SECTION 9

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 10

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

SECTION 11.

This ordinance shall become effective upon the date of adoption.

Adopted by the City Council  
City of High Point, North Carolina  
The 18<sup>th</sup> day of November, 2020

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

Jay W. Wagner, Mayor

ATTEST:

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Lisa B. Vierling, City Clerk

