

# CITY OF HIGH POINT

## AGENDA ITEM



**Title:** Zoning Map Amendment 21-12  
(City of High Point)

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

**Meeting Date:** July 19, 2021

**Public Hearing:** Yes

**Advertising Date:** July 7, 2021, and  
July 14, 2021

**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 551 properties, totaling approximately 222.8 acres, as part of the Comprehensive Zoning Map Amendment project.

- a) To rezone 545 properties, totaling approximately 177.2 acres, from a Conditional Use Residential Single Family - 5 (CU R-5) District, Conditional Use Residential Multifamily - 5 (CU RM-5) District and a Conditional Use Residential Multifamily - 16 (CU RM-16) District to the Residential Single Family - 5 (R-5) District and the Residential Multifamily - 16 (RM-16) District. The properties are within the Nottingham, Lakeside at Nottingham, Parkside at Nottingham, Lakeside Townhomes and Park Hill Townhomes subdivisions. These subdivisions are located south of the intersection of W. Wendover Avenue and Windstream Way/Gisbourne Drive, east of the intersection of Penny Road and Woodpark Drive and at the southwest corner of Penny Road and Woodpark Drive.
- b) To rezone 6 properties, totaling approximately 45.6 acres, from a Conditional Use Office Institutional (CU-OI) District and a Conditional Use General Business (CU-GB) District to the Office Institutional (OI) and General Business (GB) District. The properties are located east of I-74 and along the south side of Greensboro Road, and addressed as 1231, 1141 and 1139 Enterprise Drive and 606 and 1000 Greensboro Road.

### **BACKGROUND:**

The Planning and Zoning Commission reviewed this request at their June 22, 2021 public hearing. All members of the Commission were present except for Ms. Angela McGill, Mr. Alex Moore, Mr. Mark Morgan and Ms. Joan Swift. Mr. Herbert Shannon, Senior Planner, presented the case and recommended approval of the request as outlined in the staff report.

### Speaking on the request:

There were no public comments received in regard to the 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 5-0.

2. Consistency and Reasonableness Statements

The Planning and Zoning Commission voted 5-0 to approve the following statement:

That Zoning Map Amendment 21-12 is consistent with the City's adopted policy guidance because the zoning map amendments for the residential developments are supported by the Low-Density Residential and Medium Density Residential land use classifications of the Land Use Plan, while the zoning map amendments for the non-residential developments are supported by the Community/Regional Commercial, Institutional and Local Convenience Commercial Residential land use classifications of the Land Use Plan. Furthermore, the request is reasonable and in the public interest because the amendments are needed to remove unneeded restrictions on the properties and to remove the conditional use zoning districts, which cannot be amended.

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

**STAFF REPORT  
ZONING MAP AMENDMENT ZA-21-12  
June 22, 2021**

**Request**

A request by the High Point City Council to rezone 551 properties, totaling approximately 222.8 acres, as part of the Comprehensive Zoning Map Amendment Project. This request focuses on evaluating various residential subdivisions located in the northeast portion of the City along W. Wendover Avenue and Penny Road, and commercial development located east of I-74 and along the south side of Greensboro Road.

**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 current fourth round of zoning evaluations, associated with this request, in December 2020.

**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.

<b>From</b>	<b>To</b>	<b>Development/Use</b>	<b>Location</b>
CU R-5 (CU 93-03)	R-5	Nottingham Subdivision	These subdivisions are located south of the intersection of W. Wendover Avenue and Windstream Way/Gisbourne Drive, east of the intersection of Penny Road and Woodpark Drive.
CU RM-5 CU R-5 CU RM-16 (CU 98-54)	R-5	Lakeside at Nottingham Subdivision	
CU R-5 (CU 95-28)	R-5	Parkside at Nottingham Subdivision	
CU RM-16 (CU 98-54)	RM-16	Lakeside Townhomes subdivision	
CU RM-16 (CU 02-15)	RM-16	Park Hill Townhomes Subdivision	Located at the southwest corner of Penny Road and Woodpark Drive.
CU-OI CU GB (CU 88-10) (CU 96-30)	OI GB	Grace Church Resource Center, Grace Church and a wireless telecommunication facility	1231, 1141 and 1139 Enterprise Drive
CU GB (CU-96-16)	GB	External self-storage facility	606 Greensboro Road

CU GB (CU-98-52)	GB	Internal and external self-storage facility	1000 and 1004 Greensboro Road
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### Analysis

The requested rezoning of these various residential and commercial developments is intended to remove outdated and obsolete zoning conditions. These developments were granted their current conditional use (CU) zoning between late 1988 to the middle of 2002 under previous development ordinances. These developments have been fully completed and their various zoning conditions have either been met or are now governed by the current Development Ordinance. The request is intended to remove outdated and obsolete zoning conditions, while maintaining the development's base zoning district. See attached evaluations for further detail.

#### 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 zoning map amendments for the residential developments are supported by the Low-Density Residential and Medium Density Residential land use classifications of the Land Use Plan, while the zoning map amendments for the non-residential developments are supported by the Community/Regional Commercial, Institutional and Local Convenience Commercial Residential land use classifications of the 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 conditional use zoning districts, which cannot be amended.**

### Recommendations

Staff recommends approval of the following zoning map amendments:

- 1) Rezone the Nottingham, Lakeside at Nottingham and Parkside at Nottingham subdivisions from the CU R-5, CU RM-5 and CU RM-16 Districts to the R-5 District.
- 2) Rezone the Lakeside Townhomes subdivision and the Park Hill Townhomes Subdivision from a CU RM-16 District to the RM-16 District.
- 3) Rezone 1231 Enterprise Drive (Guilford County Tax Parcel 182082) from a CU-GB and CU-OI District to the GB and OI Districts.
- 4) Rezone 1141 and 1139 Enterprise Drive (Guilford County Tax Parcels 182083 and 182086) from a CU-OI District to the OI District.
- 5) Rezone 606, 1000 and 1004 Greensboro Road (Guilford County Tax Parcels 184042 and 184045) from a CU-GB District to the GB 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**

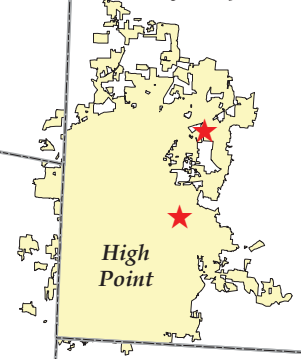
This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner and reviewed by Chris Andrews AICP, Development Administrator and Lee Burnette AICP, Director.

# LOCATION MAP

ZONING MAP AMENDMENT: ZA-21-12

Applicant: City of High Point

## Vicinity Map



High Point

Guilford County

Jamestown

Greensboro

Guilford County

Map 2

Map 1

City of High Point



## MAP #1

**Location:** Nottingham, Lakeside at Nottingham, Parkside at Nottingham and Lakeside Townhome subdivisions (located south of the intersection of W. Wendover Avenue and Windstream Way/Gisbourne Drive, east of the intersection of Penny Road and Woodpark Drive).

**Park Hill Townhomes Subdivision** (located at the southwest corner of Penny Road and Woodpark Drive).

**Current Use:** Single family detached dwellings and single family attached (townhome) dwellings.

## Comparison of Current and Proposed Zoning

	Current Zoning	Proposed Zoning
	<p>Conditional Use Residential Single Family - 5 (CU R-5) District</p> <p>Conditional Use Residential Multifamily – 5 (CU RM-5) District</p> <p>Conditional Use Residential Multifamily – 16 (CU RM-16) District</p>	<p>Residential Single Family – 5 (R-5) District</p> <p>Residential Multifamily – 16 (RM-16) District</p>
<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> This district is being removed</p>

	<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>	<p><b><u>Nottingham subdivision</u></b>  1993 Zoning Approval (CU 93-03)</p> <ul style="list-style-type: none"> <li>• Right-of-way dedication</li> <li>• Number and location of access points</li> <li>• Street design</li> <li>• Density</li> <li>• Open space</li> <li>• Pedestrian access</li> </ul> <p><b><u>Lakeside at Nottingham subdivision</u></b>  <b><u>AND Lakeside Townhome subdivision</u></b>  1998 Zoning Approval (CU 98-54)</p> <ul style="list-style-type: none"> <li>• Allowable uses</li> <li>• Right-of-way dedication</li> <li>• Number and location of access points</li> <li>• Street design</li> <li>• Density</li> <li>• Building design and setback</li> <li>• Landscaping</li> <li>• Signage</li> </ul> <p><b><u>Parkside at Nottingham subdivisions</u></b>  1995 Zoning Approval (CU 95-28)</p> <ul style="list-style-type: none"> <li>• Number and location of access points</li> <li>• Pedestrian access</li> </ul> <p><b><u>Park Hill Townhomes Subdivision</u></b>  2002 Zoning Approval (CU 02-15)</p> <ul style="list-style-type: none"> <li>• Right-of-way dedication</li> <li>• Number and location of access points</li> <li>• Installation of turn lanes</li> <li>• Pedestrian access</li> <li>• Landscaping</li> </ul>	None



	Adjacent Zoning	Adjacent Land Use
<b>North:</b>	Conditional Use Light Industrial (CU-LI) District Conditional Use Limited Business (CU-LB) District Residential Single Family – 3 (R-3) District	Medical office, undeveloped parcels and religious institution
<b>South:</b>	Agricultural District (AG) District ( <i>Guilford County</i> ) Conditional Use Residential Multifamily–16 (CU RM-16) District	Single family dwelling, single family attached (townhome) dwellings and undeveloped parcels
<b>East:</b>	Institutional (I) District Parks and Natural Resources (PNR) District	Major social service facility and park
<b>West:</b>	Agricultural District (AG) District Residential Single Family–40 (RS-40) District ( <i>Guilford County</i> )  Residential Single Family–3 (R-3) District Conditional Zoning Residential Multifamily–16 (CZ RM-16) District	Single family dwellings, institutional use and undeveloped parcel

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

### Analysis/Recommendation

These various residential developments received annexation and zoning map amendment approval between 1993 and early 2002. The primary purpose of this rezoning is to remove the CU designation, as conditions from these zoning approvals were met upon the completion of the developments or are now governed by improved standards in the Development Ordinance. Furthermore, rezoning to the R-5 and RM-16 general zoning districts reflects the way they developed and does not impact any homeowners' association covenants governing individual developments.

Staff recommends approval of the following zoning map amendments:

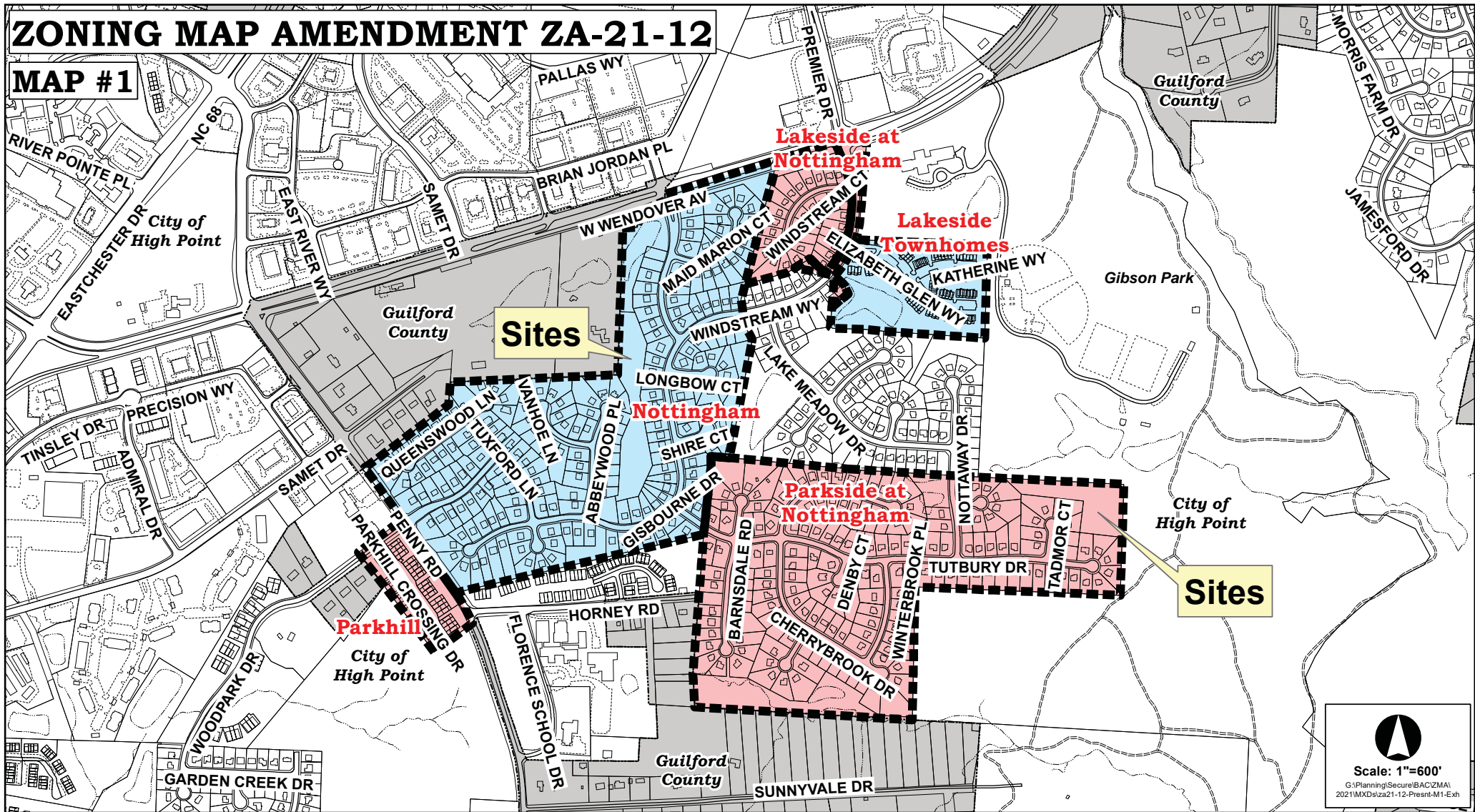
1. Rezone the Nottingham, Lakeside at Nottingham and Parkside at Nottingham subdivisions from the CU R-5, CU RM-5 and CU RM-16 Districts to the R-5 District.
2. Rezone the Lakeside Townhomes subdivision and the Park Hill Townhomes Subdivision from the CU RM-16 District to the RM-16 District.

# MAP #1



# ZONING MAP AMENDMENT ZA-21-12

MAP #1



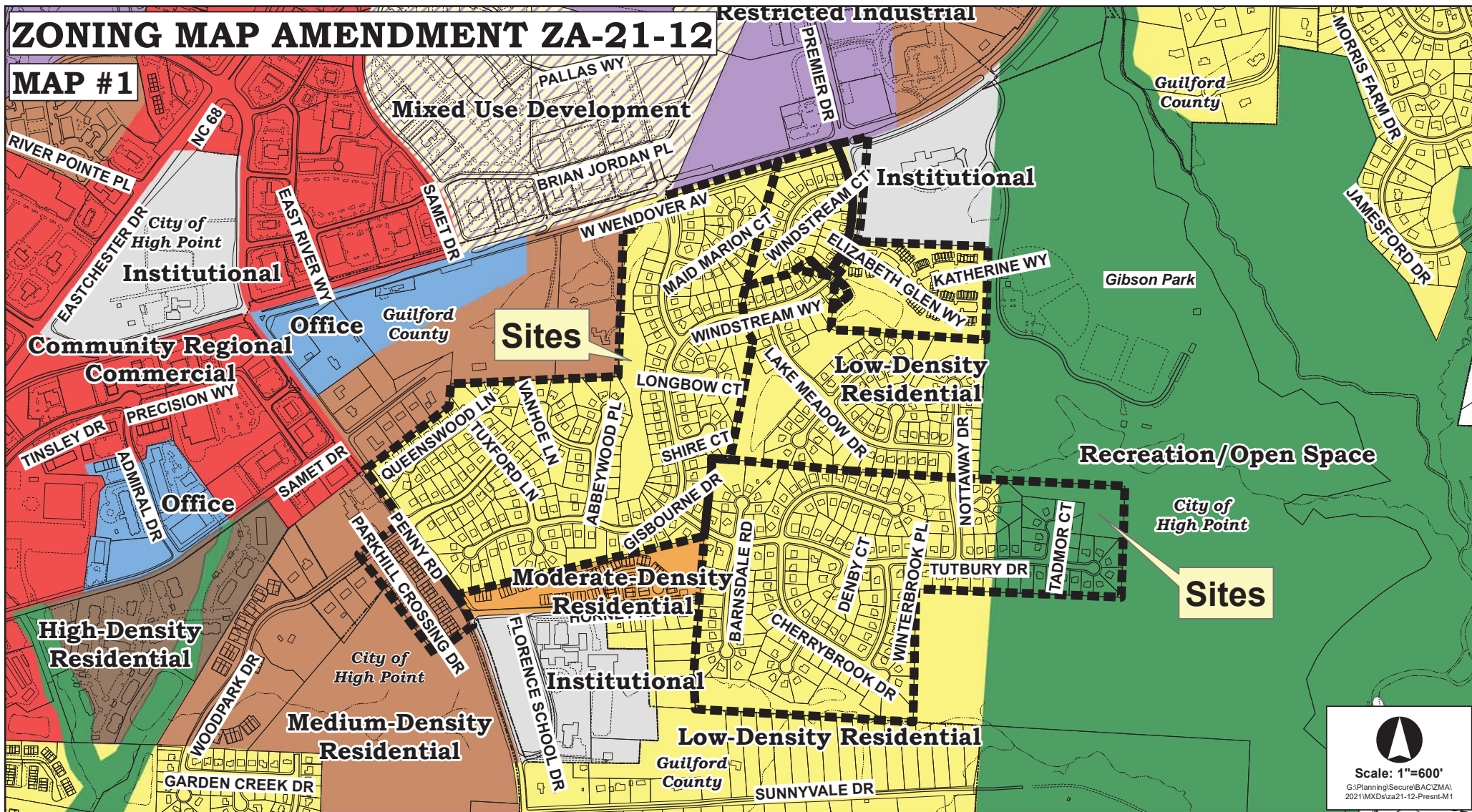
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# ZONING MAP AMENDMENT ZA-21-12

MAP #1

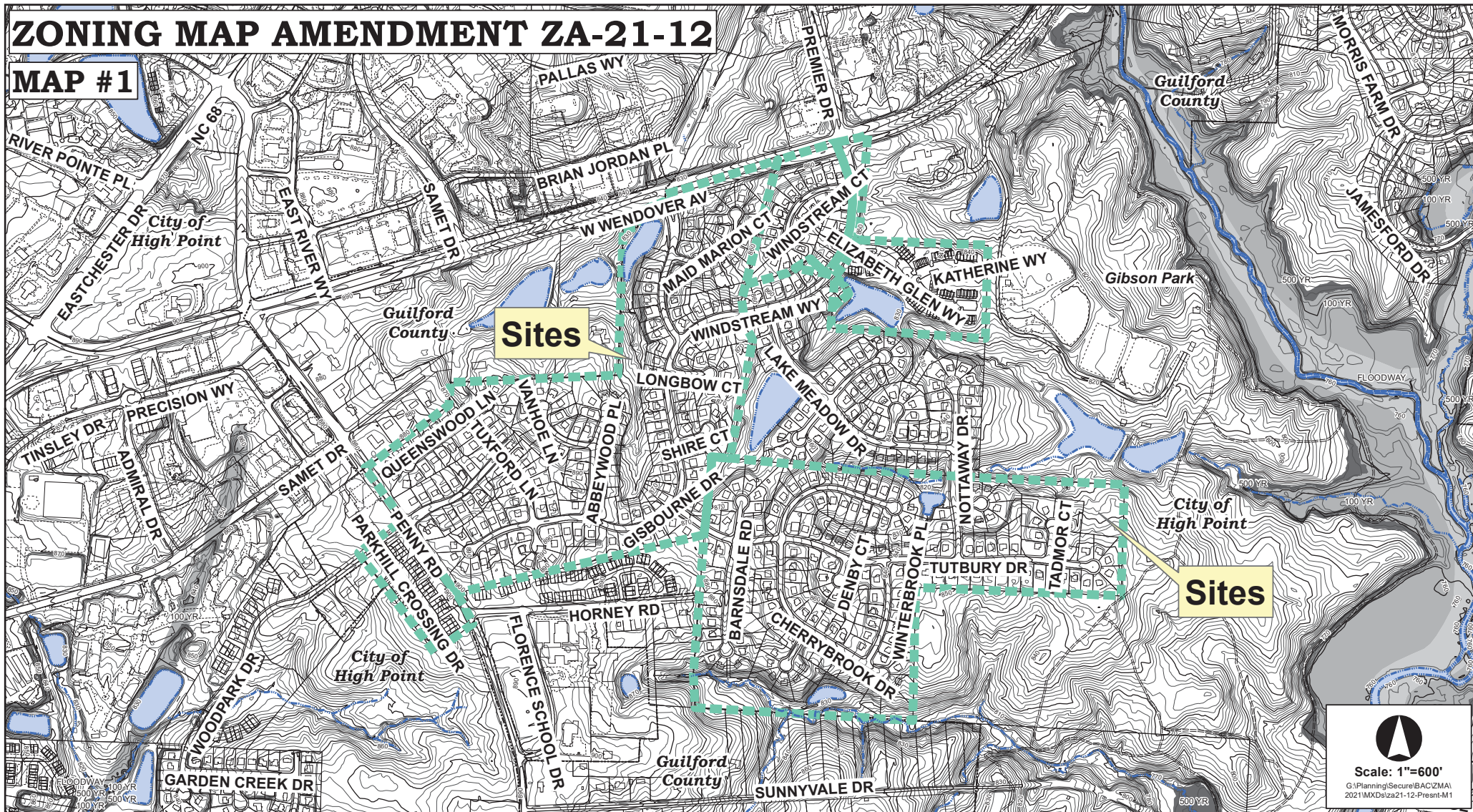


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# ZONING MAP AMENDMENT ZA-21-12

## MAP #1

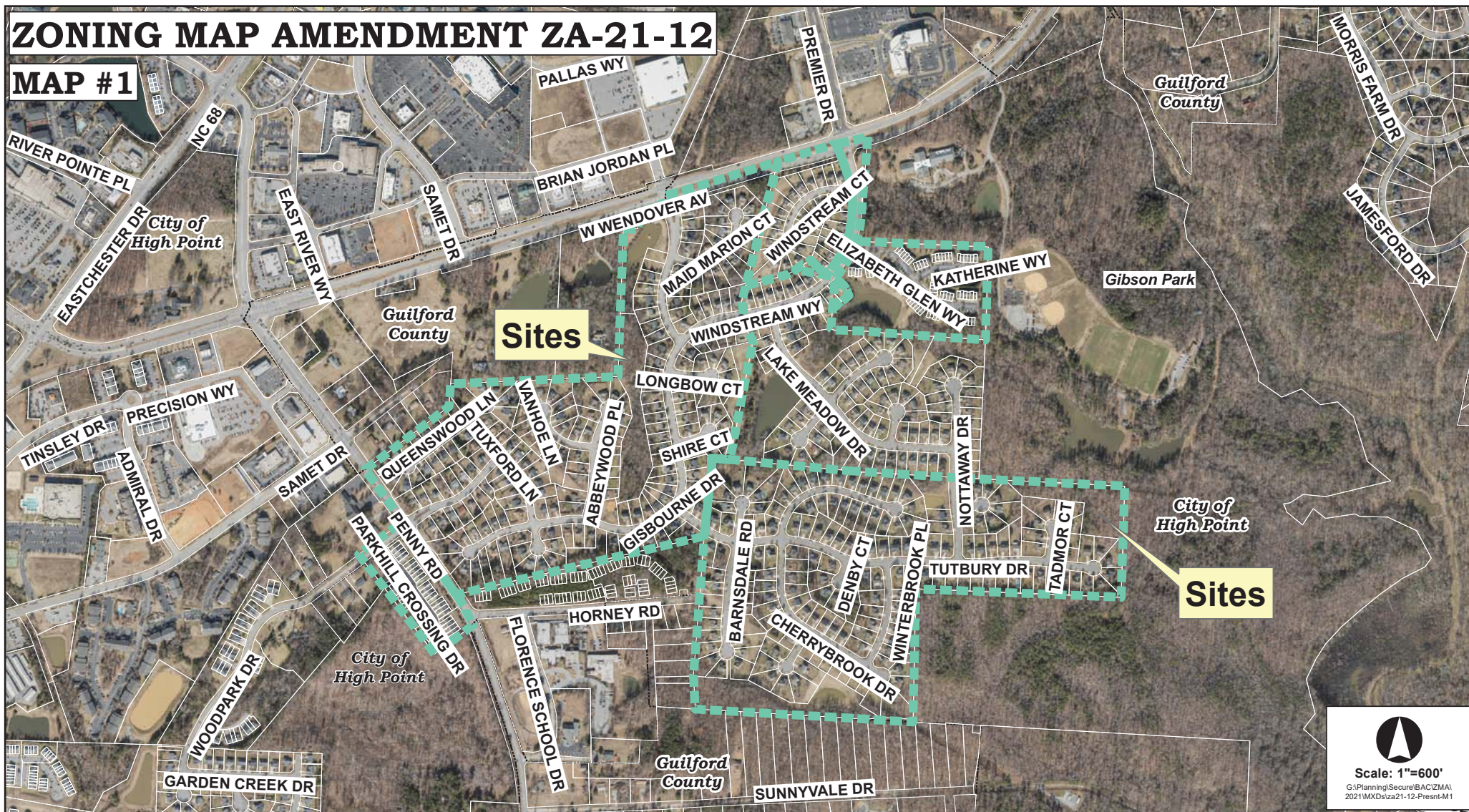


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# ZONING MAP AMENDMENT ZA-21-12

MAP #1





## MAP #2

**Location:** Commercial and institutional uses located east of I-74 and along the south side of Greensboro Road.

**Current Use:** 1231, 1141 and 1139 Enterprise Drive - Religious institution and wireless telecommunication facility  
600, 1000 and 1004 Greensboro Road - External self-storage facilities

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

	<b>Current Zoning</b>	<b>Proposed Zoning</b>
	Conditional Use Office Institutional (CU-OI) District  Conditional Use General Business (CU-GB) District	Office Institutional (OI) District  General Business (GB) District
<i>Purpose &amp; Intent:</i>	<u>OI District</u> The OI district is established to primarily accommodate a wide variety of moderate and high intensity office, institutional, and residential uses. In addition, the district accommodates health care, personal services, and retail uses. Supporting services are permitted provided they are located in multi-tenant buildings and limited in floor area.  <u>GB District</u> The GB district is established to accommodate a wide range of general retail, business, and service uses that serve groups of neighborhoods. GB districts are generally located at major street intersections and along major thoroughfares. Residential uses are encouraged as stand-alone uses and on the upper floors of retail and office buildings as a part of mixed-use development. Uses in the district are subject to standards intended to ensure development is compatible with adjacent residential neighborhoods, particularly within the Core City area.	<u>OI District</u> Same  <u>GB District</u> Same
<i>Current Uses:</i>	Permitted	Permitted
<i>Conditions</i>	<u>1231, 1141 and 1139 Enterprise Drive</u> 1988 & 1996 (CU 88-10 and CU 96-30) <ul style="list-style-type: none"><li>• Vehicular access</li><li>• Landscaping and tree preservation</li></ul>	None

	<u>600, 1000 and 1004 Greensboro Road</u> 1996 & 1998 (CU 96-16 and CU98-52) <ul style="list-style-type: none"> <li>• Allowable uses</li> <li>• Lot combination</li> <li>• Right-of-way dedication and access</li> <li>• Exterior lighting</li> <li>• Landscaping and tree preservation</li> <li>• Screening wall</li> </ul>	
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	Adjacent Zoning	Adjacent Land Use
	Except as described below, all of these properties are surrounded by commercially zoned properties or abut a multilane major thoroughfare (I-74 and Jamestown bypass)	
	<u>1141 and 1139 Enterprise Drive:</u> Abutting lands to the east and south of this church consists of single family dwellings and undeveloped residentially zoned lands.	
	<u>600, 1000 and 1004 Greensboro Road:</u> Abutting lands to the east and south of these external self-storage facilities consists of single family dwellings and undeveloped residentially zoned lands.	

Land Use Plan Classification
The area is designated as follows: <ul style="list-style-type: none"> <li>• <b>Local/Convenience Commercial:</b> This classification includes moderate-intensity convenience retail or service uses, generally serving small, local neighborhoods.</li> <li>• <b>Community/Regional Commercial:</b> This classification includes a wider range of retail or service uses intended to serve the entire community and nearby regional customers.</li> <li>• <b>Institutional:</b> Public, quasi-public and institutional uses on large tracts are included in this classification.</li> </ul>

### Analysis/Recommendation

These various nonresidential uses were granted their current CU-OI and CU-GB District zoning between 1988 and 1998. The primary purpose of this rezoning is to remove the CU designation as conditions from their zoning approvals were met upon the completion of these developments or are now governed by the current Development Ordinance. Rezoning to the base zoning district, OI and GB Districts, reflects the manner in which these lands have developed.

Staff recommends approval of the following zoning map amendments:

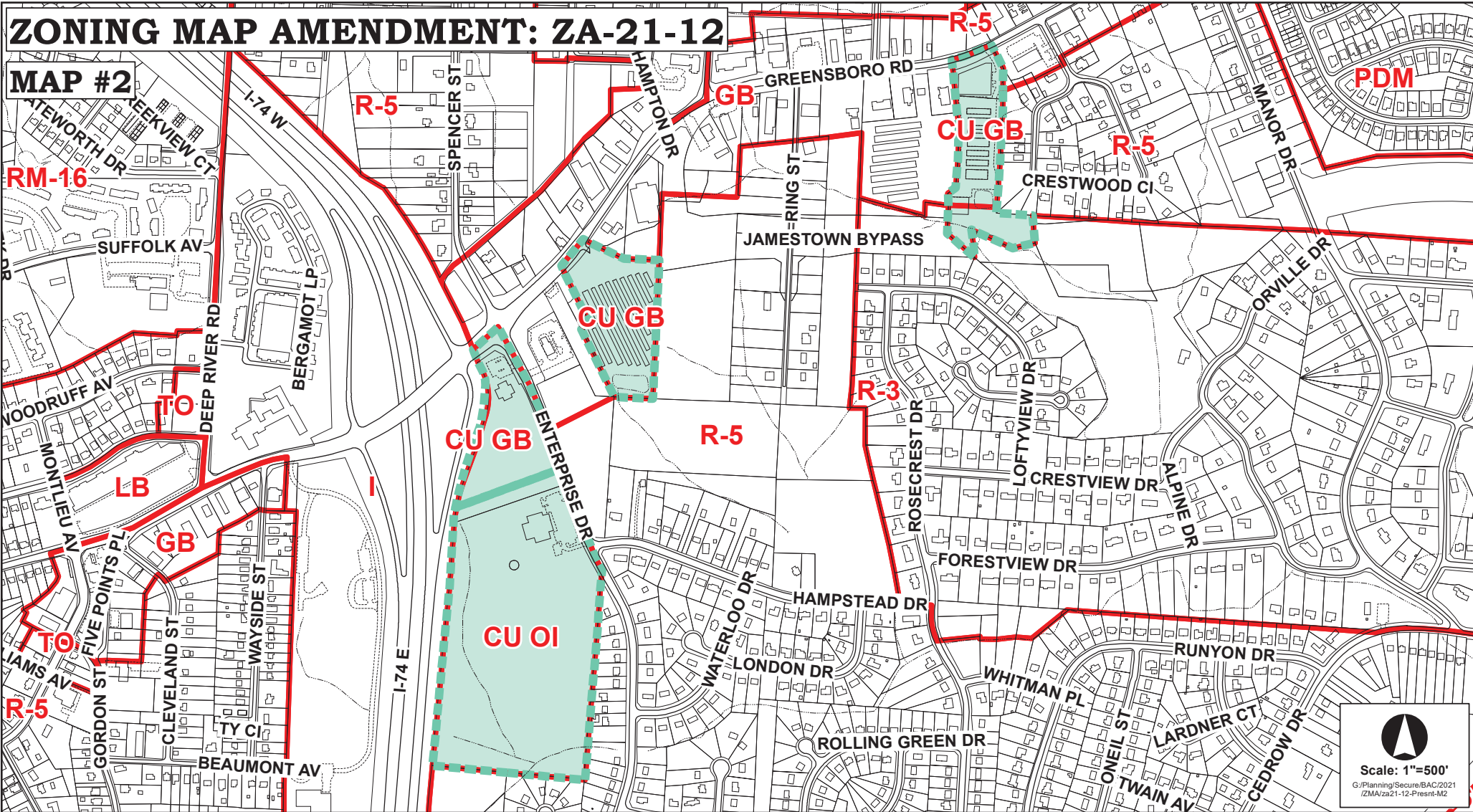
1. Rezone 1231 Enterprise Drive from the CU-GB and CU-OI Districts to a GB District and OI District.
2. Rezone 1139 and 1141 Enterprise Drive from the CU-OI District to a OI District.
3. Rezone 600, 1000 and 1004 Greensboro Road from the CU-GB District to a GB District.



# ZONING MAP AMENDMENT: ZA-21-12

MAP #2

RM-16

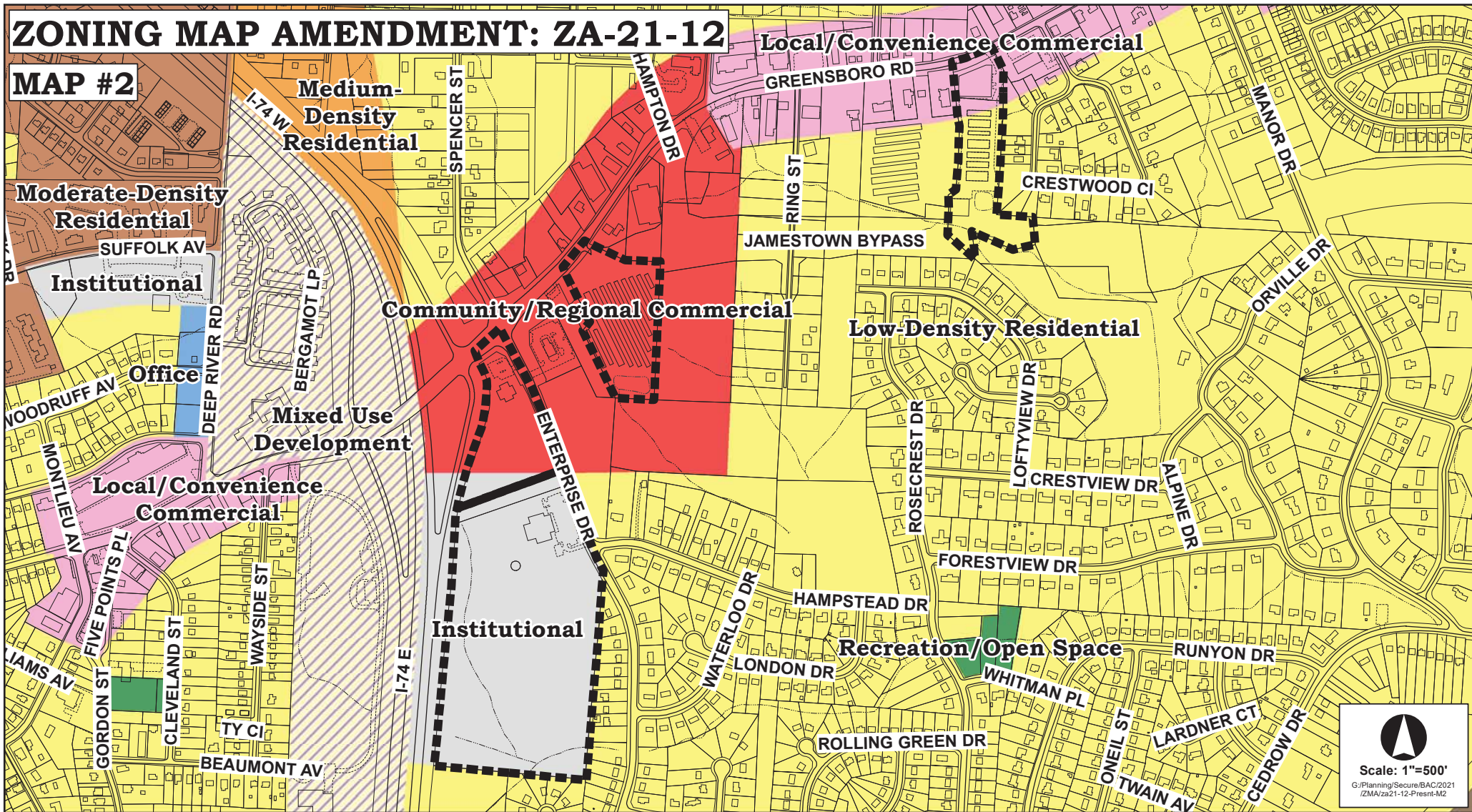


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# ZONING MAP AMENDMENT: ZA-21-12

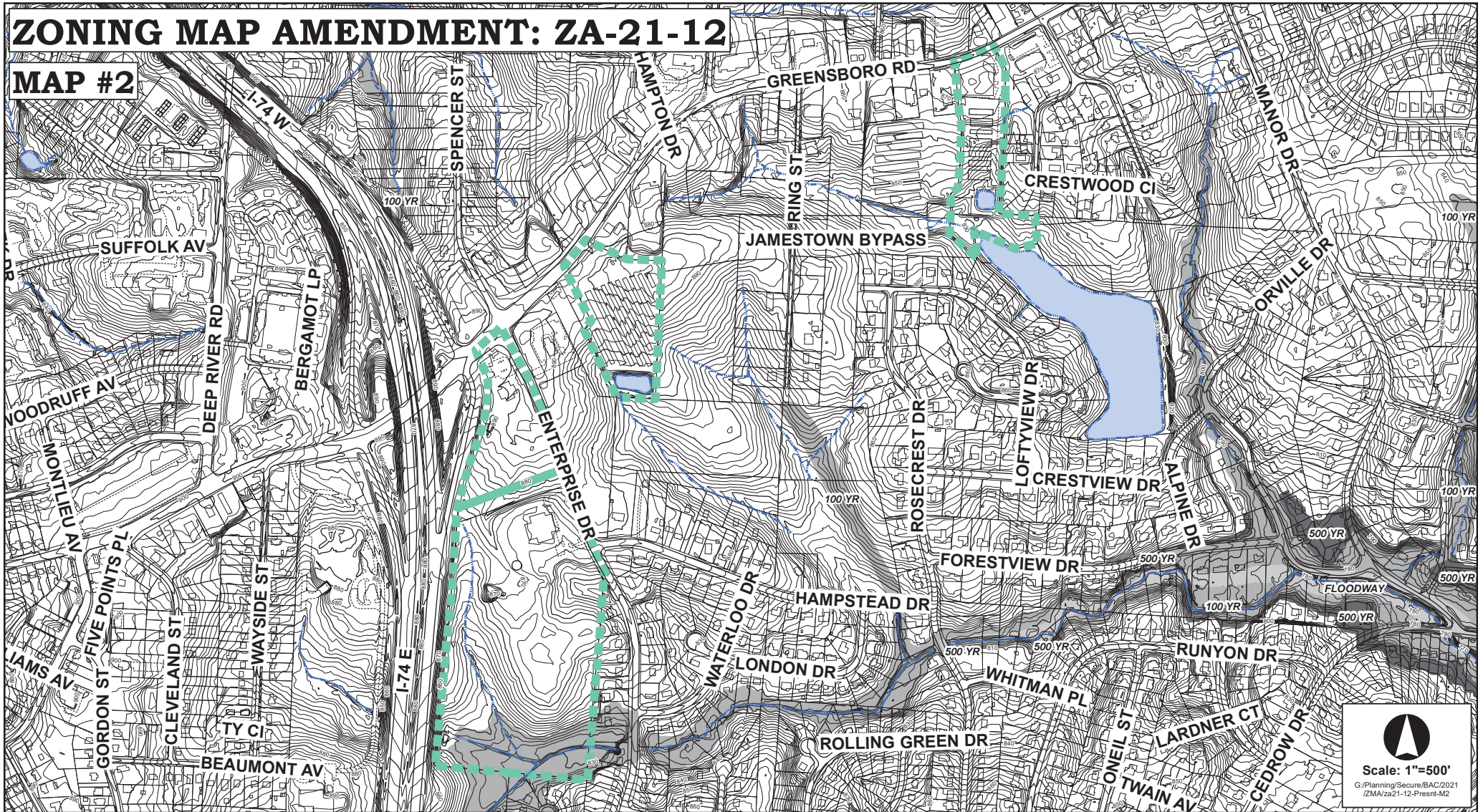
MAP #2






# ZONING MAP AMENDMENT: ZA-21-12

MAP #2

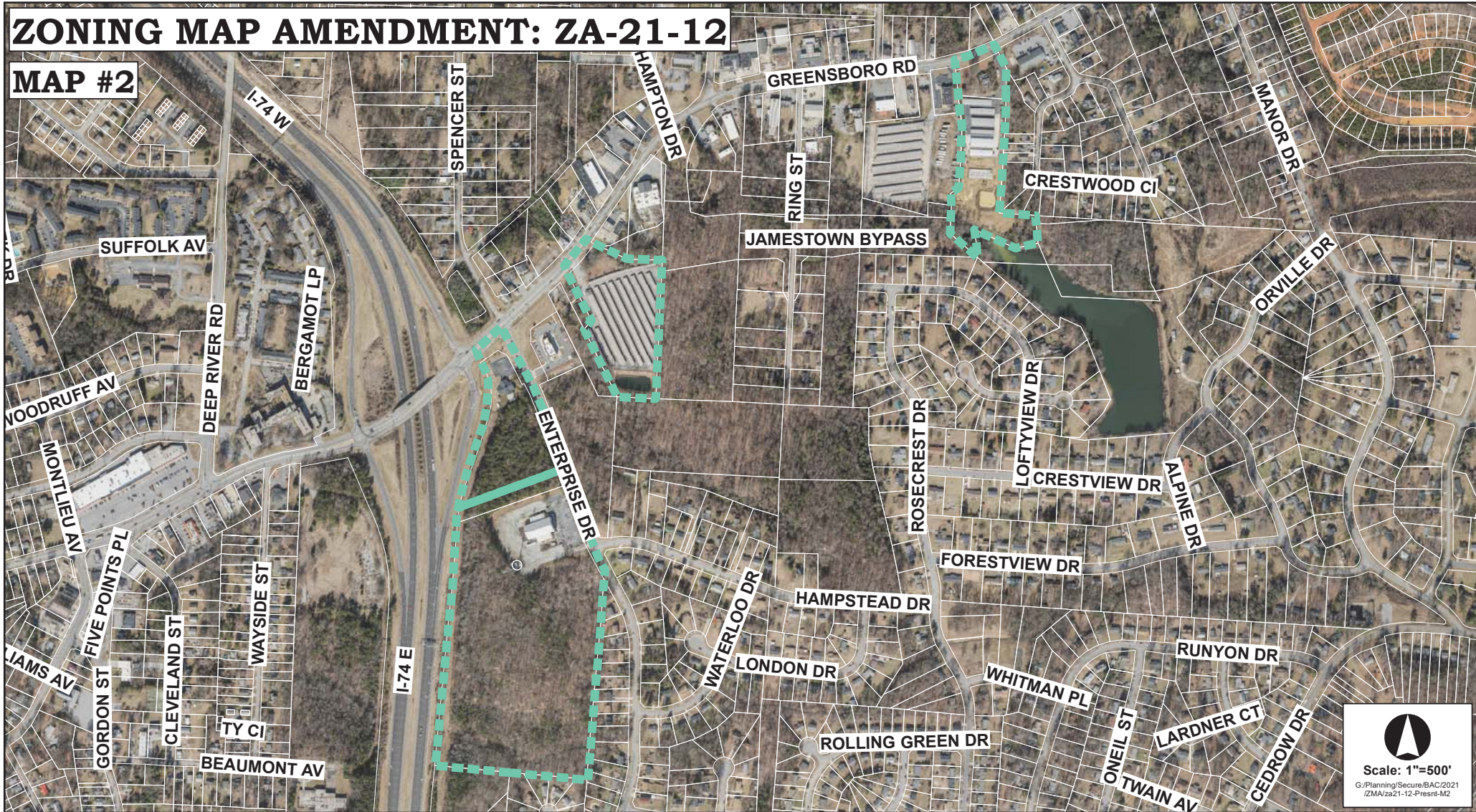


  
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# ZONING MAP AMENDMENT: ZA-21-12

MAP #2



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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 June 22, 2021 and before the City Council of the City of High Point on July 19, 2021 regarding **Zoning Map Amendment Case ZA-21-12 (ZA-21-12)** 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 June 13, 2021, for the Planning and Zoning Commission public hearing and on July 7, 2021 and July 14, 2021, 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 **July 19, 2021**.

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

**SECTION 1**

**Lakeside at Nottingham Subdivision (northern portion)**

That the Official Zoning Map of the City of High Point be amended to establish the following described area as: **Residential Single Family – 5 (R-5) District**. Approximately 10.3 acres located south of the intersection of W. Wendover Avenue and Windstream Way. . A description of this development is recorded in PB 132 - PG 93, PB 132 - PG 87 (portion of lot 7 and 8) of the Guilford County Register of Deeds Office. The development is also known as Guilford County Tax Parcels 209225 (portion), 209226 (portion), 209232 (portion), 209233 (portion), 209196, 209197, 209198, 209199, 209200, 209201, 209202, 209203, 209204, 209205, 209206, 209207, 209208, 209209, 209210, 209211, 209212, 209213, 209214, 209215, 209216, 209217, 209218, 209219, 209220, 209221, 209222, 209223, 209224, 209225, 209226, 209232, 209233, 209234,

**SECTION 2**

**Nottingham Subdivision**

That the Official Zoning Map of the City of High Point be amended to establish the following described area as: **Residential Single Family – 5 (R-5) District**. Approximately 75.4 acres located south of the intersection of W. Wendover Avenue and Gisbourne Drive, and east of the intersection of Penny Road and Woodpark Drive. A description of the development is recorded in PB 114 - PG 69, PB 117 - PG 45, PB 119 - PG 99, PB 119 - PG 101, PB 123 - PG 37, PB 123 - PG 38, PB 123 - PG 40 and PB 123 - PG 41 of the Guilford County Register of Deeds Office. The development is also known as Guilford County Tax Parcels 208802, 208803, 208804, 208805, 208806, 208807, 208808, 208809, 208810, 208811, 208812, 208813, 208814, 208815, 208816,

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### SECTION 3

#### **Parkside at Nottingham Subdivision**

That the Official Zoning Map of the City of High Point be amended to establish the following described area as: **Residential Single Family – 5 (R-5) District**. Approximately 72 acres located south of the intersection of Nottaway Drive and Lake Meadows Drive and east of the intersection of Windstream Way and Tutbury Drive. A description of the development is recorded in PB 123 - PG 71, PB 124 - PG 126, PB 131 - PG 39 and PB 129 – PG 006 of the Guilford County Register of Deeds Office. The development is also known as Guilford County Tax Parcels 208880, 208881, 208882, 208883, 208884, 208885, 208886, 208887, 208888, 208889, 208890, 208891, 208892, 208893, 208894, 208895, 208896, 208897, 208898, 208899, 208900, 208901, 208902, 208903, 208904, 208905, 208906, 208907, 208908, 208909, 208910, 208911, 208912, 208913, 208914, 208915, 208916, 208917, 208918, 208919, 208920, 208921, 208922, 208923, 208924, 208925, 208926, 208927, 208928, 208929, 208930, 208931, 208932, 208933, 208934, 208935, 208936, 208937, 208938, 208939, 208940, 208941, 208942, 208943, 208944, 208945, 208946, 208947, 208948, 208949, 208950, 208951, 208952, 208953, 208954, 208955, 208956, 208957, 208958, 208959, 208960, 208961, 208962, 208963, 208964, 208965, 208966, 208967, 208968, 208969, 208970, 208971, 208972, 208973, 208974, 208975, 208976, 208977, 208978, 208979, 208980, 208981, 208982, 208983, 208984, 208985, 208986, 208987, 208988, 208989, 208990, 208991, 208992, 208993, 208994, 208995, 208996, 208997, 208998, 208999, 209000, 209001, 209002, 209003, 209004, 209005, 209006, 209007, 209008, 209009, 209010, 209011, 209012, 209013, 209014, 209015, 209016, 209017, 209018, 209019, 209020, 209021, 209022, 209023, 209024, 209025, 209026, 209027, 209028, 209029, 209030, 209031, 209032, 209033, 209034, 209035, 209036, 209037, 209038, 209039, 209040, 209041, 209042, 209043, 209044, 209045, 209046, 209047, 209048, 209049, 209050, 209051, 209052, 209053, 209054, 209055, 209056, 209057, 209058, 209059, 209060, 209061, 209062, 209063, 209064, 209065, 209066, 209067, 209068, 209069, 209070, 209071, 209072, 209073, 209074, 209075, 209076, 209077, 209078, 209079, 209080, 209081, 209082, 209083, 209084, 209085, 209086, 209087, 209088, 209089,

209090, 209091, 209092, 209106, 209107, 209108, 209109, 209110, 209111, 209112, 209113, 209114, 209115, 209116, 209117, 209118, 209119, 209120, 209121, 209122, 209123, 209124, 209125, 209126, 209127, 209128, 209129, 209130, 209131, 209132, 209133, 209134, 209135, 209136, 209137, 209138, 209139, 209140, 209141, 209142, 209143, 209144, 209145, 209146, 209147, 209148, 209149, 209150, 209151, 209152, 209153, 209154, 209155, 209156, 209157, 209158, 209159, 209160, 209161, 209162, 209163, 209164, 209165, 209166, 209167, 209168, 209169, 209170, 209171, 209172, 209173, 209174, 209175, 209176, 209177, 209178, 209179, 209180, 209181, 209182, 209183, 209184, 209185, 209186, 209187, 209188, 209189, 209190, 209191, 209192, 209193, 209194, 209195.

#### SECTION 4

##### Lakeside Townhomes Subdivision

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**. Approximately 12.1 acres located east of the intersection of Windstream Way and Elizabeth Glen Way. A description of the development is recorded in PB 134 - PG 21, PB 137 - PG 80 and PB 135 – PG107 of the Guilford County Register of Deeds Office. The development is also known as Guilford County Tax Parcels 211393, 211394, 211395, 211396, 211397, 211398, 211399, 211400, 211401, 211402, 211403, 211404, 211405, 211406, 211407, 211408, 211409, 211410, 211411, 211412, 211413, 211414, 211415, 211416, 211417, 211418, 211419, 211420, 211421, 211422, 211423, 211424, 211425, 211426, 211427, 211428, 211429, 211430, 211431, 211432, 211433, 211434, 211435, 211436, 211437, 211438, 211439, 211440, 211441, 211442, 211443, 211444, 211445, 211446, 211447, 211448, 211449, 211450, 211451, 211452, 211453, 211454, 211455, 211456, 211457, 211458, 211459, 211460, 211461, 211462, 211463, 211464, 211465, 211466, 211467, 211468, 211469, 211470, 211471, 211472, 211473.

#### SECTION 5

##### Park Hill Townhomes Subdivision

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**. Approximately 5.2 acres located at the southwest corner of Penny Road and Woodpark Drive. A description of the development is recorded in PB 156 - PG 113, PB 159 - PG 63, PB 160 - PG 54 and PB 162 - PG 62 of the Guilford County Register of Deeds Office. The development is also known as Guilford County Tax Parcels 215592, 215593, 215594, 215595, 215596, 215597, 215598, 215599, 215600, 215601, 215602, 215603, 215604, 215605, 215606, 215607, 215608, 215609, 215610, 215611, 215612, 215613, 215614, 215615, 215616, 215617, 215618, 215619, 215620, 215621, 215622, 215623, 215624, 215625, 215626, 215627, 215628, 215629, 215630, 215631, 215632, 215633, 215634, 215635, 215636, 215637, 215638, 215639, 215640.

#### SECTION 6

##### 1213 Enterprise Drive

That the Official Zoning Map of the City of High Point be amended to establish the following described area as: **General Business (GB) District and Office Institutional (OI) District**. Approximately 5.94 acres located at the southwest corner of Greensboro Road and Enterprise Drive. The property is also known as Guilford County Tax Parcel 182082.

SECTION 7

**1141 and 1139 Enterprise Drive**

That the Official Zoning Map of the City of High Point be amended to establish the following described area as: **Office Institutional (OI) District**. Approximately 25.21 acres located west of the intersection of Enterprise Drive and Hampstead Drive. The property is also known as Guilford County Tax Parcels 182083 and 182086.

SECTION 8

**606 Greensboro Road**

That the Official Zoning Map of the City of High Point be amended to establish the following described area as: **General Business (GB) District**. Approximately 6.28 acres located along the south side of Greensboro Road, approximately 500 feet east of Enterprise Drive. The property is also known as Guilford County Tax Parcels 182052.

SECTION 9

**1000 and 1004 Greensboro Road**

That the Official Zoning Map of the City of High Point be amended to establish the following described area as: **General Business (GB) District**. Approximately 6.1 acres located along the south side of Greensboro Road, approximately 300 feet west of Crestwood Circle. The property is also known as Guilford County Tax Parcels 184042 and 184045.

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 **July, 2021**

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

Jay W. Wagner, Mayor

ATTEST:

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Lisa B. Vierling, City Clerk