

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,

208817, 208818, 208819, 208820, 208821, 208822, 208823, 208824, 208825, 208826, 208827, 208828, 208829, 208830, 208831, 208832, 208833, 208834, 208835, 208836, 208837, 208838, 208839, 208840, 208841, 208842, 208843, 208844, 208845, 208846, 208847, 208848, 208849, 208850, 208851, 208852, 208853, 208854, 208855, 208856, 208857, 208858, 208859, 208860, 208861, 208862, 208863, 208864, 208865, 208866, 208867, 208868, 208869, 208870, 208871, 208872, 208873, 208874, 208875, 208876, 208877, 208878, 208879, 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.

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,

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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.

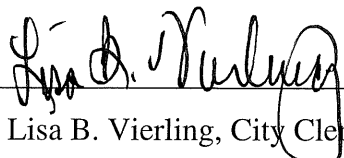
This ordinance shall become effective upon the date of adoption.

Adopted by the City Council
City of High Point, North Carolina
The 19th day of July, 2021

By: _____

Jay W. Wagner, Mayor

ATTEST:


Lisa B. Vierling, City Clerk

