

# City of High Point

*Municipal Office Building  
211 S. Hamilton Street  
High Point, NC 27260*



## Meeting Agenda

**Wednesday, September 23, 2020**

**5:30 PM**

**City Council Chambers**

### **Recessed Meeting of City Council**

*Jay W. Wagner, Mayor  
Christopher Williams, Mayor Pro Tem  
Michael A. Holmes, S. Wesley Hudson,  
Cyril Jefferson, Tyrone E. Johnson, Victor Jones,  
Britt W. Moore, Monica L. Peters*

As part of the city of High Point's on-going COVID-19 mitigation efforts, in-person attendance will not be allowed at this meeting. Instead, the meeting will be live-streamed and the public can listen to the meeting as it is being live-streamed by clicking on the following link [www.HighPointNC.gov/VirtualPublicMeeting](http://www.HighPointNC.gov/VirtualPublicMeeting).

## CALL TO ORDER, ROLL CALL

## Presentation of Items

### Planning & Development-Mayor Jay Wagner

#### [2020-361](#)

#### Lindsay Commercial Properties - Zoning Map Amendment 20-15

A request by Lindsay Commercial Properties to rezone approximately 1.1 acres from the Conditional Use General Business (CU-GB) District to a Light Industrial (LI) District. The site is located along the east side of King Street, approximately 175 feet south of West Market Center Drive (1709 King Street).

Attachments: [Staff Report ZA-20-15](#)

#### [2020-360](#)

#### City of High Point - Zoning Map Amendment 20-16

A request by the High Point City Council to rezone 389 properties, totaling approximately 124 acres, as part of the Comprehensive Zoning Map Amendment project. The properties are located within the Hartley Square Condominium development (Ingleside Drive), a portion of the Hartley Ridge Apartment complex (Ingleside Drive), 2701 Ingleside Drive, Franklin Ridge Apartment complex (W. Hartley Drive), the Brookdale Assisted Living Facility (201 W. Hartley Drive), Fox Hollow Apartment complex (W. Hartley Drive), 4111 Greenvalley Drive, Westchester Keys Apartment complex (Westchester Drive), Copper Mill Village Apartment complex (Hickwood Road), Castle Pines Townhome subdivision (Woodpark Drive), Eagle Glen Townhome subdivision (Penny Road) and the Greenside Townhome subdivision (Penny Road).

Attachments: [Staff Report ZA-20-16](#)

## Adjournment





# **TRANSPORTATION DEPARTMENT OVERVIEW**

**PREPARED FOR THE  
High Point City Council**

**JANUARY 29, 2020**

MARK McDONALD, P.E.

ANGELA WYNES

MATT CARPENTER, P.E.

GREG VENABLE



# HIGH POINT TRANSPORTATION DEPARTMENT DIVISIONS

ADMINISTRATION & ENGINEERING

SIGNS & MARKINGS

TRAFFIC SIGNALS

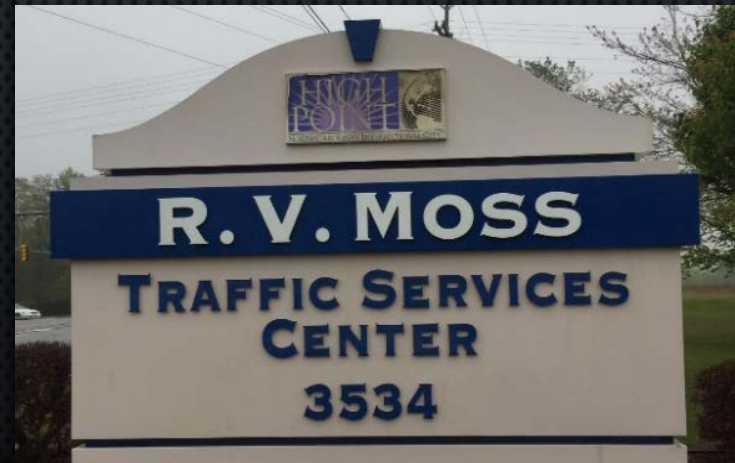
SYSTEM OPERATIONS

PARKING

PLANNING

HIGH POINT TRANSIT

- **OVER 90 EMPLOYEES**
- **OPERATING AND CAPITAL BUDGET ABOUT \$10 MILLION ANNUALLY**



# OUR MISSION

TO PROVIDE HIGH POINT WITH A  
SAFE, EFFICIENT, ECONOMICAL,  
AND ENVIRONMENTALLY  
SENSITIVE TRANSPORTATION  
NETWORK THAT SERVES THE BEST  
INTERESTS OF OUR CITIZENS.

# OUR PRIORITIES

- IMPROVE SAFETY
- MANAGE CONGESTION
- SUPPORT SUSTAINABLE  
GROWTH
- ENHANCE THE QUALITY OF LIFE



**TRANSIT MANAGER**  
**ANGELA WYNES**

# HIGH POINT TRANSIT



## STAFF OF 60 EMPLOYEES

Manager & Assistant Manager

Maintenance (9 employees)

Transit (38 employees)

Paratransit (8 employees)

Other office staff (3 employees)



## OPERATING HOURS

### Monday – Friday

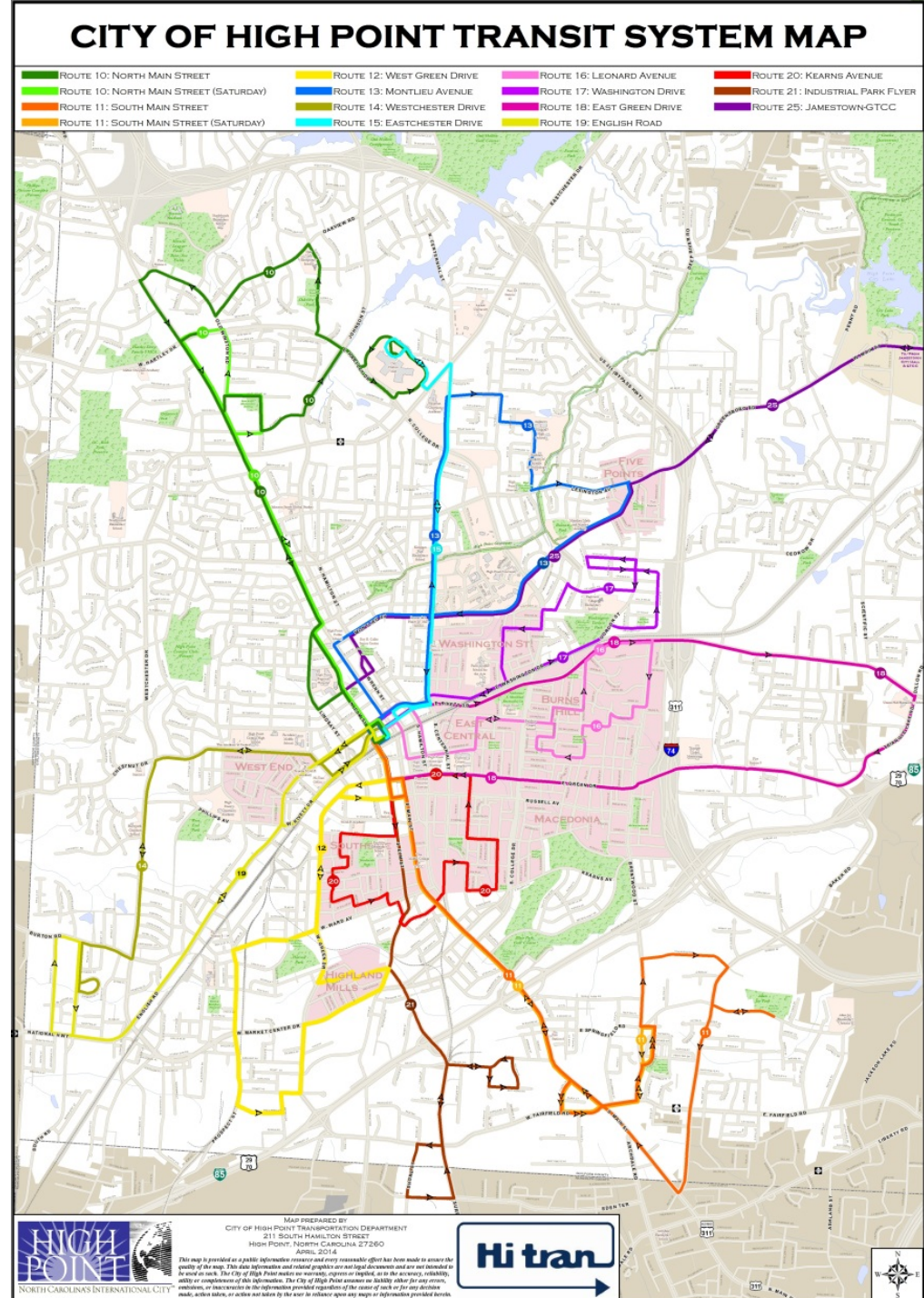
- Fixed Route Service from 5:45 am – 6:30 pm
- Guaranteed Ride Home Service runs at 6:00 pm, 6:30 pm, and 7:00 pm
- Access Paratransit Service also from 5:45 am – 6:30 pm

**Saturdays from 8:45 am – 5:15 pm**



# FIXED-ROUTE BUS SERVICE

- 17 buses in fleet
- Operate 12 bus routes
- There are over 500 bus stops in the system
- The existing route network covers a large part of the city generally west and south of the I-74 corridor
- Annual ridership is approximately 900,000
- Over 3,400 riders per day





# HPTS ACCESS



- Provides specialized door-to-door transportation service to the elderly and disabled
- Mandated by ADA
- Operates 6 mini-buses during the same hours as fixed route services
- Averages 110 trips per day





# FARES

|                                                    |                                                                      |
|----------------------------------------------------|----------------------------------------------------------------------|
| Regular                                            | \$1.25                                                               |
| Senior Citizen (60+)                               | .60                                                                  |
| Disabled                                           | .60                                                                  |
| Medicare Cardholder                                | .60                                                                  |
| Children 43" or shorter - limit 3 per paying adult | FREE                                                                 |
| All Transfers                                      | FREE<br><i>with use of Point Card, Point Passes, or Point Ticket</i> |
| ACCESS                                             | \$2.50<br>per one-way trip                                           |



# CURRENT PROJECTS



## Expansion of Service

Longer hours

Route changes and additions



## Bus stop signage improvements



## Purchase replacement bus and 3 paratransit vehicles in 2020 – 2021



## Relocating Access team to a newly renovated building



## Passenger amenities

Benches

Shelters

Sidewalks





**COME RIDE  
WITH US!**

**TRAFFIC OPERATIONS ENGINEER**  
**MATT CARPENTER, P.E.**



# Administration & Engineering

- Respond to public concerns
- Program and policy management
- Collect and evaluate traffic data used for safety and operational improvements
- Oversee the design and operation of transportation systems and facilities
- Technical support to other divisions
- Coordination with City departments, NCDOT, and other agencies





# ORDINANCES & POLICIES

- **Driveway Ordinance**
- **Traffic Impact Analysis Policy**
- **Petition Policy to lower residential Speed Limits**
- **Petition Policy to install and/or remove No Parking Restrictions**
- **Traffic Calming Policy**







**R. V. MOSS**

**TRAFFIC SERVICES  
CENTER**

**3534**



# SIGNS & MARKINGS

- Design, fabricate, and install traffic signing
- Lay out and install pavement markings
- Traffic control for Markets, parades, and other special events
- Work zone support for other departments
- Reimbursed approx. \$15,000 per year from NCDOT







# TRAFFIC SIGNALS

- **Maintain 227 traffic signals, school zone and intersection beacons, and overhead signs**
- **Construct new signals**
- **Maintain lighting and equipment at parking decks and MTT**
- **Traffic control support for special events**
- **Reimbursed approx. \$240,000 per year from NCDOT**



# SIGNAL SYSTEM OPERATIONS

- Evaluate signal operations and adjust timings
- Maintain fiber optic network and traffic cameras (51)
- Monitor special event traffic
- Department IT support
- Reimbursed approx. \$130,000 per year from NCDOT
- Current system upgrade nearing completion
- Total project cost \$10m, City share about \$400k



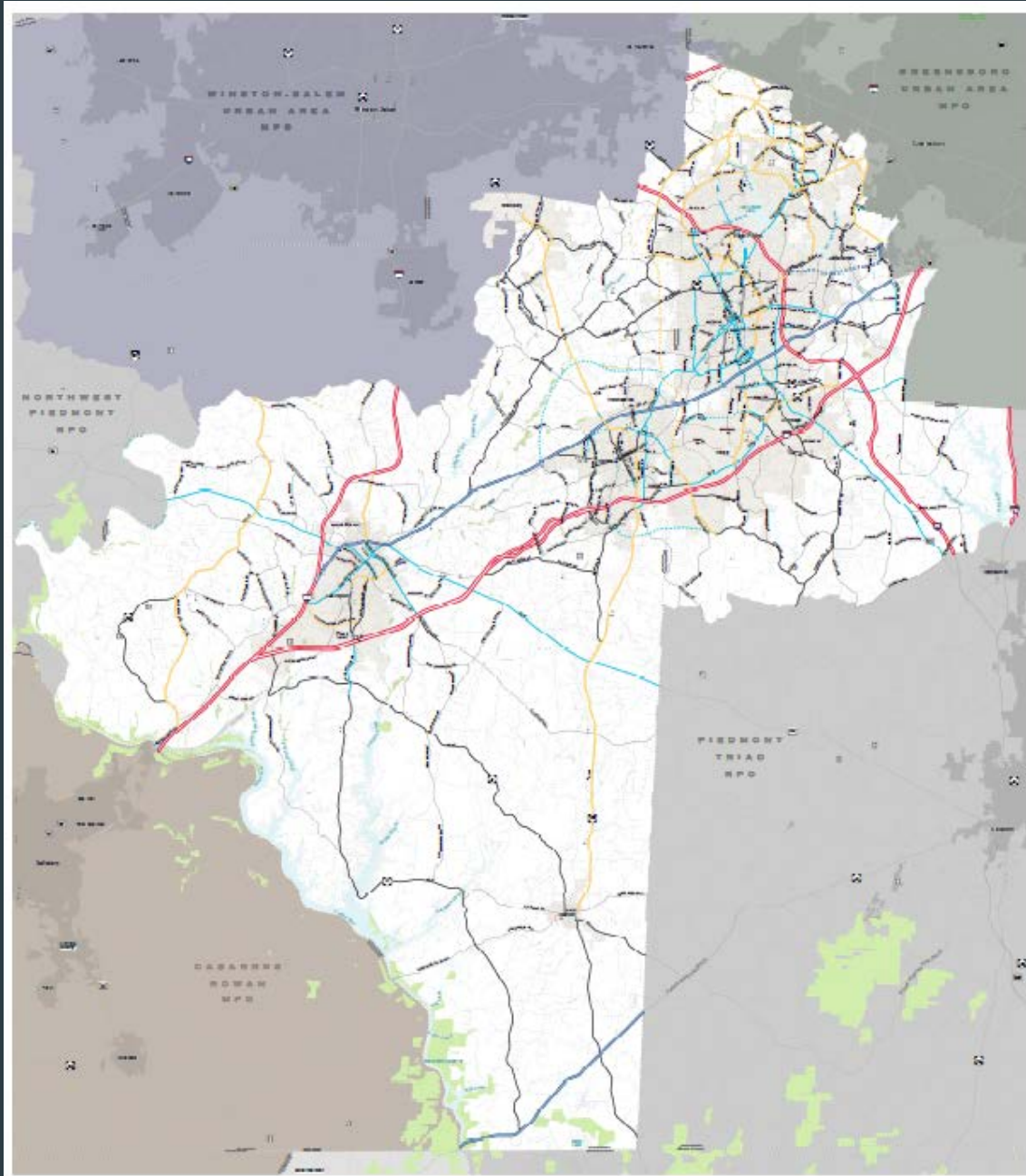


**TRANSPORTATION PLANNING ADMINISTRATOR**  
**GREG VENABLE**

# Transportation Planning & the MPO

- ▶ Identify, evaluate and document future transportation needs
- ▶ Securing state and federal project funding
- ▶ Promotes the development of all modes of transportation
- ▶ The City of High Point is the Lead Planning Agency for the (HPMPO)
- ▶ 19 MPOs in North Carolina

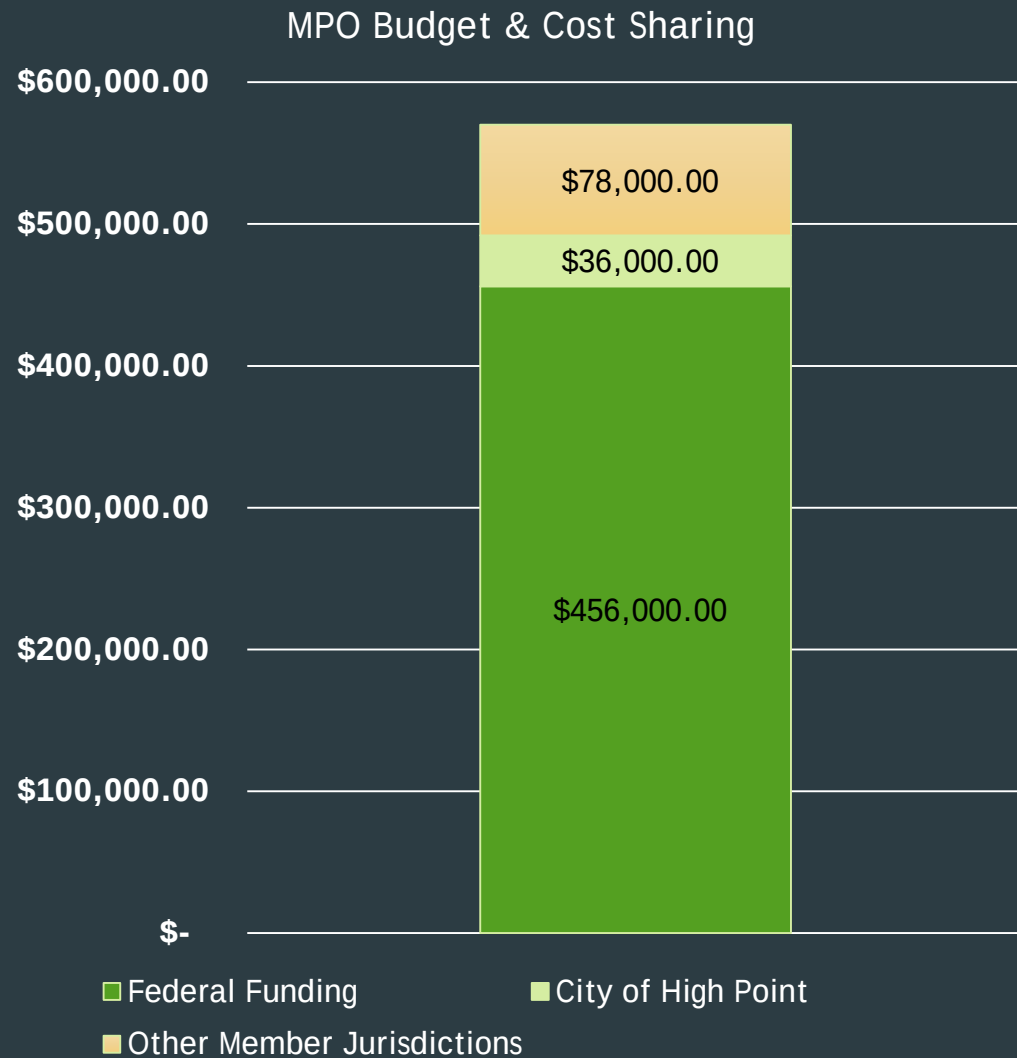




# HPMPO Service Area

- ▶ 700 Square Miles
- ▶ Eight Cities/Towns
- ▶ Four Counties
- ▶ Three NCDOT Divisions
- ▶ 329,733 citizens (2010 Census)

# HPMPO 2019-2020 Budget and Funding



Each member jurisdiction of the HPMPO pays a share of the local match funding based on population.

High Point contributes approximately \$36,000 annually.



# Transportation Planning Division Documents

Planning Work Program  
(Yearly)

Project Prioritization  
(Every 2 Years)

Metropolitan Transportation Improvement Program  
(Every 3 Years)

Metropolitan Transportation Plan – Long Range Plan (2045)  
(Every 5 Years)

Comprehensive Transportation Plan  
(As needed)

# Transportation Planning Division Tasks



Special Studies



Title VI Plan



Bicycle Planning



Pedestrian Planning



Piedmont Triad  
Regional Model  
(PTRM) - Travel  
Demand Model



Regional Transit  
Planning



# Transportation Planning Division Tasks

## High Point Specific

- Review of Development Proposals
- Technical Review Committee
- Planning and Zoning Commission
- Bond Projects
- Greenways with Parks & Recreation  
(Deep River Greenway)
- Sidewalks with Engineering
- Bicycle Lanes with Public Services  
(Centennial Street)
- Public Transportation with High  
Point Transit System/PART

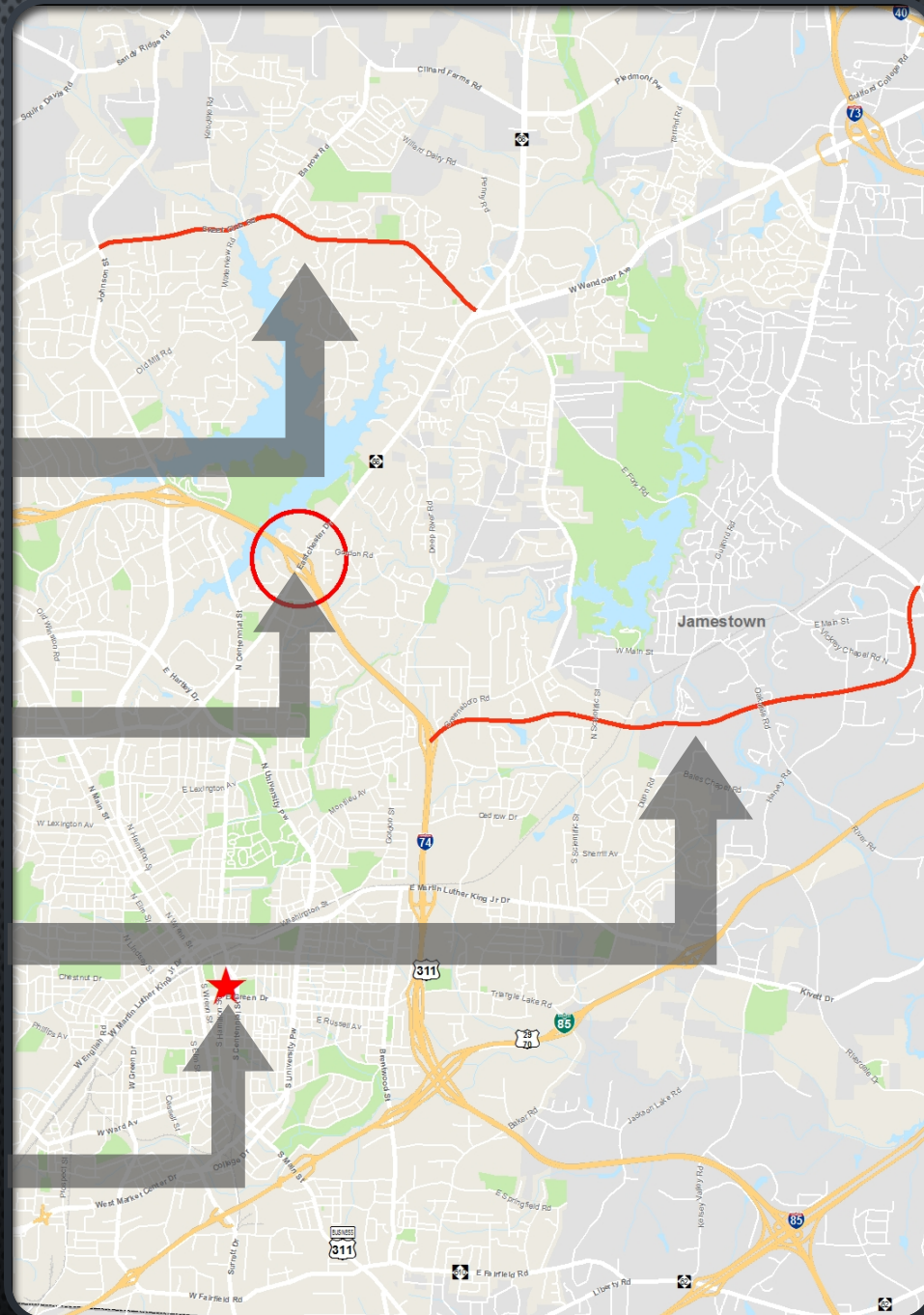
# FEATURE ATTRACTIONS . . .

**Skeet Club Road  
Widening (U-3615B)**

**I-74 & NC 68  
Interchange (U-5169)**

**Jamestown Bypass  
(U-2412A)**

**Traffic Signal System  
Upgrades (C-5558)**





# **SKEET CLUB ROAD (U-3615B)**

- **Section B – Eastchester Drive to Johnson Street**
- **Under construction, cost \$32,000,000**
- **City participation in sidewalks, water, and sewer**
- **Completion in 2021**





# I-74 & NC 68 INTERCHANGE (U-5169)

- INCREASE CAPACITY AND IMPROVE TRAFFIC OPERATIONS
- UNDER CONSTRUCTION, COST \$22,500,000
- CITY PARTICIPATION IN SIDEWALK, RIGHT-OF-WAY, AND UTILITIES







# I-74 & NC 68 INTERCHANGE (U-5169)



# JAMESTOWN BYPASS (U-2412A)

- **CONNECTION FROM GATE CITY BLVD TO I-74**
- **UNDER CONSTRUCTION, COST \$56,000,000**
- **CONTROLLED ACCESS**
- **CITY PARTICIPATION IN UTILITIES**





# **NOW IN PRODUCTION . . .**

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**Depot Passenger Platform Roof Repairs**

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**Parking Deck Improvements**

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**Mendenhall Terminal Upgrades**

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**Various intersection improvement projects**



# PARKING DECK IMPROVEMENTS

**PARKING  
PLAZA**

- 1,200 spaces
- Equipment upgrades and repairs estimated at \$1,750,000



**BROAD STREET**





**OLD**

**vs.**

**NEW**











# MENDENHALL TERMINAL UPGRADES

More efficient lighting, updated electronic signing, gated access, and general maintenance estimated at \$1,000,000



# COMING SOON . . .

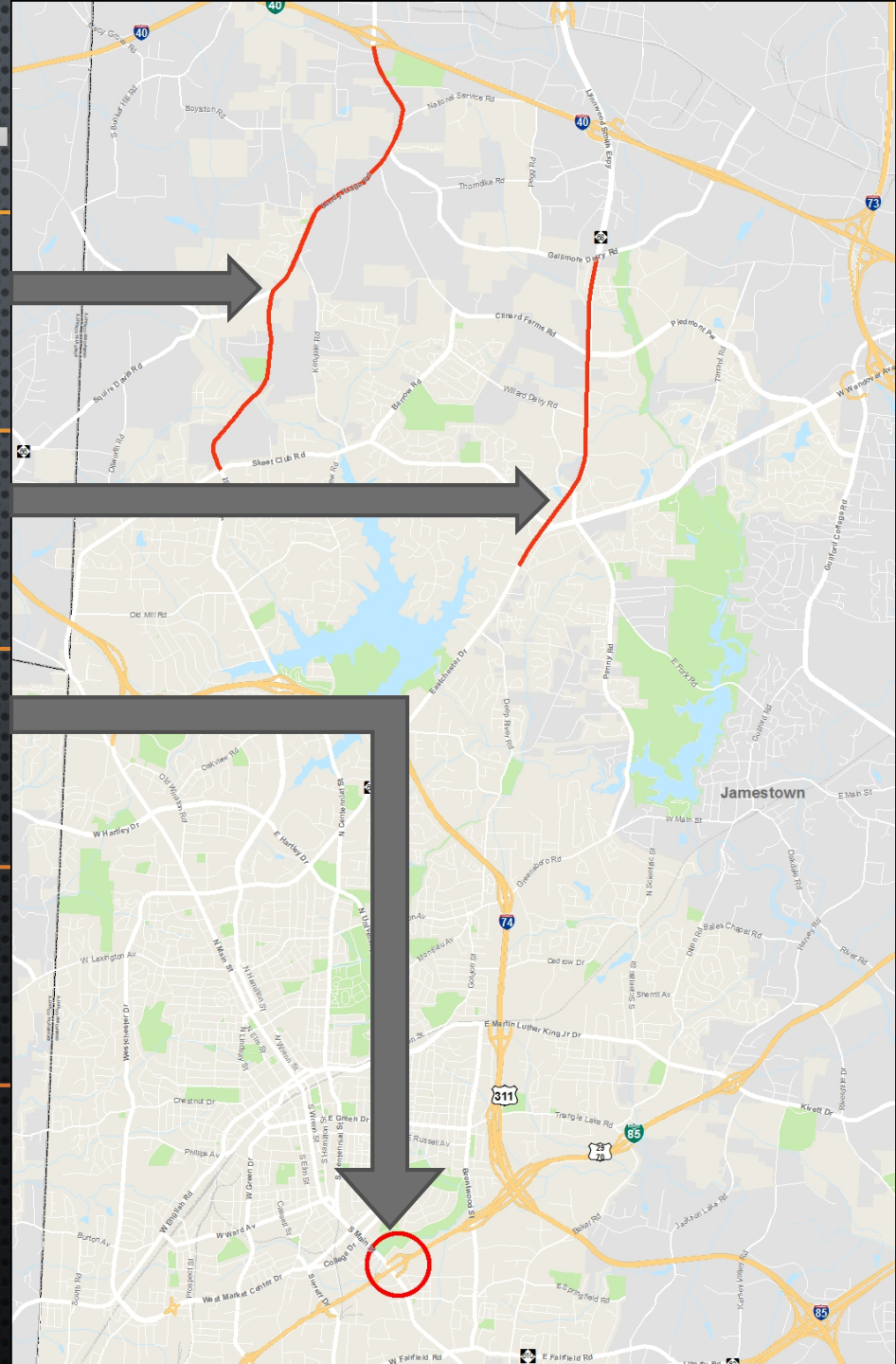
**Johnson Street–Sandy Ridge  
Road (U-4758)Eastchester Drive  
(NC 68) (U-5974)**

**Eastchester Drive (NC 68)  
(U-5974)**

**I-85 Business & S. Main Street  
Interchange and Bridge  
(U-5896/B-5353)**

**Sidewalks**

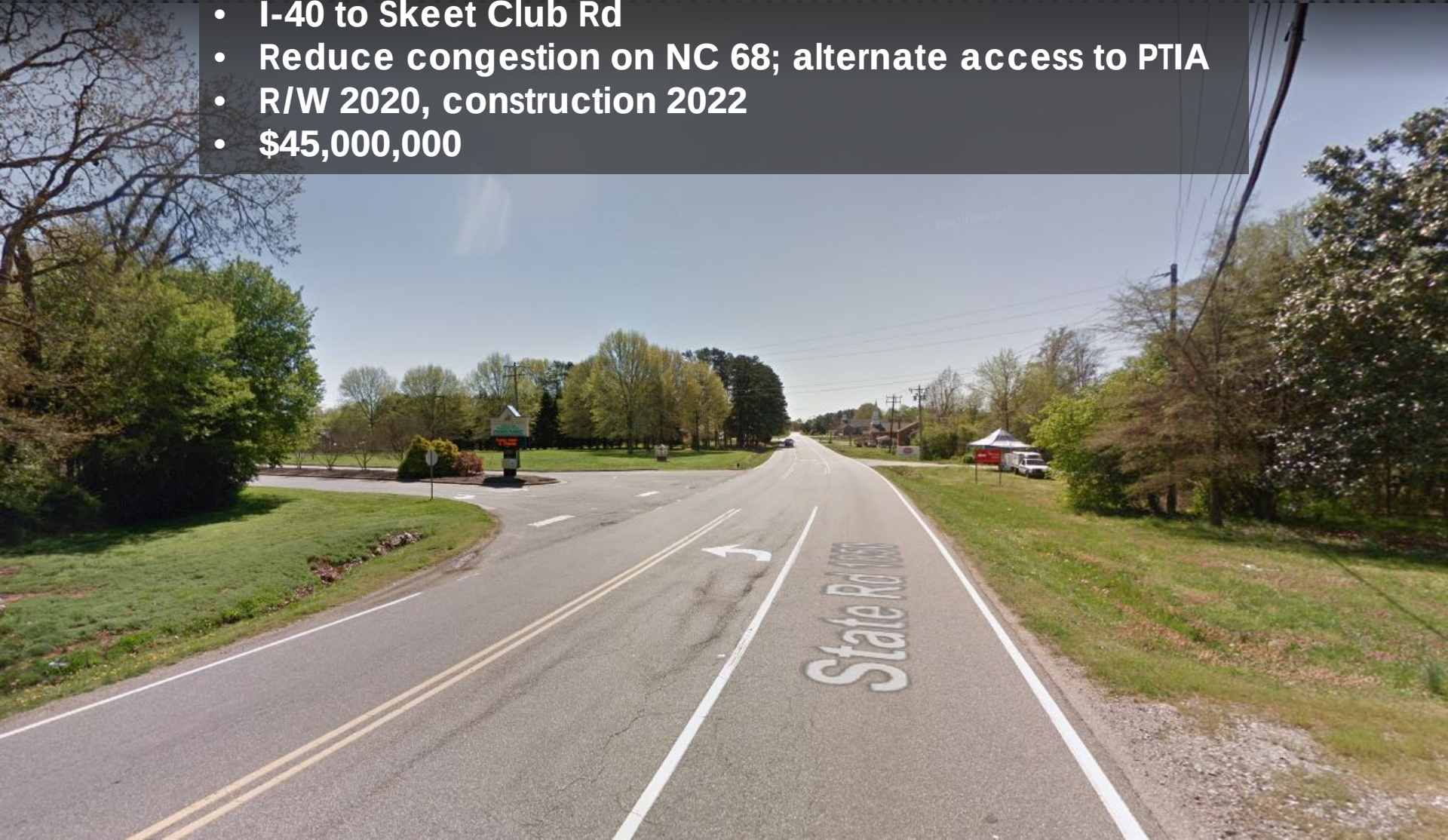
**Municipal Bond Projects**





# JOHNSON STREET/SANDY RIDGE ROAD (U-4758)

- I-40 to Skeet Club Rd
- Reduce congestion on NC 68; alternate access to PTIA
- R/W 2020, construction 2022
- \$45,000,000





# **EASTCHESTER DRIVE (NC 68) WIDENING (U-5974)**

- **WIDEN TO SIX LANES WITH  
SUPERSTREET CONCEPT**
- **R/W 2022, CONSTRUCTION  
2024**
- **\$30,600,000**





- REPLACE OBSOLETE BRIDGE
- MODIFY INTERCHANGE FOR SAFER AND MORE EFFICIENT OPERATIONS

- **REPLACE OBSOLETE BRIDGE**
- **MODIFY INTERCHANGE FOR SAFER AND MORE EFFICIENT OPERATIONS**
- **R/W 2019, CONSTRUCTION 2020**
- **\$14,800,000**



# SIDEWALKS

- OVER 200 MILES OF SIDEWALKS CITY-WIDE
- ABOUT \$4 MILLION IN FEDERAL, STATE, AND MATCHING CITY FUNDS PROGRAMMED OVER THE NEXT 5 – 7 YEARS
- PROJECTS ON N. MAIN, EASTCHESTER, S. UNIVERSITY, JOHNSON, AND CEDROW OVER I-74





# **UPCOMING BOND PROJECTS**

- **\$22,000,000 referendum for transportation improvements approved by our citizens in 2019**
  - ❖ **Triangle Lake Road (\$12m)**
  - ❖ **Washington Street Realignment (\$3.5m)**
  - ❖ **Burton Road (\$6.5m)**
- **Design work is underway for each of these projects**

**HIGH POINT'S LAST BOND  
REFERENDUM WAS IN 2004.**

**PROGRAMMED FEDERAL, STATE,  
AND CITY TRANSPORTATION  
INVESTMENTS IN HIGH POINT,  
FY2015 - 25**

**\$225,000,000**



**THANK YOU !**



# HIGH POINT



NORTH CAROLINA'S INTERNATIONAL CITY  
NORTH CAROLINA'S INTERNATIONAL CITY



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 August 25, 2020 and before the City Council of the City of High Point on September 21, 2020 regarding **Zoning Map Amendment Case ZA-20-16 (ZA-20-16)** 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 August 16, 2020, for the Planning and Zoning Commission public hearing and on September 9, 2020 and September 16, 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 September 23, 2020.

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

#### SECTION 1

##### **Hartley Square Condominium**

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 Hartley Square Condominium totals approximately 7.4 acres and is located at the northeast corner of W. Hartley Drive and Ingleside Drive. A description of this development is recorded in PB 110 PG 105 – Lot D and a general description of the development is depicted in Condominium Book 6 PG 72, both of which are recorded in the Guilford County Register of Deeds Office. The development is also known as Guilford County Tax Parcels 197215, 197234, 210457, 210458, 210459, 210460, 210461, 210462, 210463, 210464, 210465, 210466, 210467, 210468, 210469, 210470, 210471, 210472, 210473, 210474, 210475, 210476, 210477, 210478, 210479, 210480, 210481, 210482, 210483, 210484, 210485, 210486, 210487, 210488, 210489, 210490, 210491, 210492, 210493, 210494, 210495, 210496, 210497, 210498, 210499, 210500, 210501, 210502, 210503, 210504, 210505, 210506, 210507, 210508, 210509, 210510, 210511, 210512, 210513, 210514, 210515, 210516, 210517.

#### SECTION 2

##### **2701 Ingleside Drive**

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**. This parcel as shown on Map 1 totals approximately 0.39 acres and located along the west side of Ingleside Drive, approximately 350 feet north of W. Hartley Drive. The parcel is also known as Guilford County Tax Parcels 197234.

### SECTION 3

#### **A 0.135 acre (5,864 sq. ft.) portion of the Hartley Ridge 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 26 (RM-26) District**. The portion of the parcel shown on Map 1, totaling approximately 5,864 square feet, is located along the west side of Ingleside Drive, approximately 200 feet north of W. Hartley Drive. This land area is depicted on Exclusion Plat for Hartley Ridge Apartments – Hartley Ridge LLC PB 198 PG 88-88 (5864 SF 0.135 AC. From Dale Britt DB 8019 PG 2415 Combine with this Tract) as recorded in the Guilford County Register of Deeds Office. This area is also known as a portion of Guilford County Tax Parcel 197215 and more specifically described as follows:

Beginning at an existing concrete monument, said monument being a control comer and being located in the northwest comer of that property now or formerly owned by R. Dale Britt (see Deed Book 5069, Page 1611) and depicted as "Lot-E" in Plat Book 110, Page 105; thence from said monument along the western boundary line of said Lot-E South 02 deg. 30' 27" West 121.96 feet to an existing iron rod; continuing thence with the western boundary line of said Lot-E South 02 deg. 33' 09" West 20.83 feet to an existing iron rod, said rod being the point of BEGINNING; thence from said beginning point along a new line South 62 deg. 35' 07" East 73.81 feet to a calculated point in the eastern boundary line of said Lot-E and the western line of the public right-of-way of Ingleside Drive; thence with the eastern boundary line of said Lot-E and the western line of Ingleside Drive South 27 deg. 24' 53" West 158.88 feet to a computed point, said computed point being the southernmost point of said Lot-E; thence along an old line (said old line being the western boundary line of said Lot-E) North 02 deg. 29' 48" East 175.19 feet to an existing iron rod, said rod being the POINT AND PLACE OF BEGINNING, and containing 0.135 acres more or less, according to that map entitled "Exclusion Plat for Hartley Ridge Apartments" dated August 27, 2018, prepared by Homer S. Wade, Registered Land Surveyor.

### SECTION 4

#### **Fox Hollow Apartments**

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 shown on Map 2 totals approximately 13.94 acres and located along the south side of Hartley Drive, approximately 850 feet west of N. Main Street. The parcel is depicted on Final Subdivision property of Fox Hollow Ltd PB 77 PG 133 as recorded in the Guilford County Register of Deeds Office and is also known as Guilford County Tax Parcel 197226.

### SECTION 5

#### **Brookdale Assisted Living Facility (201 W. Hartley Drive)**

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 shown on Map 2 totals approximately 3.5 acres and located along the south side of Hartley Drive, approximately 1,500 feet west of N. Main Street. The parcel is depicted on Exclusion Map for High Point Manor LP, as Lot B, PB 16 PG 46 as recorded in the Guilford County Register of Deeds Office) and also known as Guilford County Tax Parcel 197231.



## SECTION 6

### **Franklin Ridge Apartments**

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 shown on Map 2 totals approximately 5.3 acres and located along the south side of Hartley Drive, approximately 1,800 feet west of N. Main Street. The parcel is depicted on Exclusion Map for High Point Manor LP, as Lot A, PB 16 PG 46 as recorded in the Guilford County Register of Deeds Office) and also known as Guilford County Tax Parcel 197216.

## SECTION 7

### **4111 Greenvalley Drive**

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 Single Family – 3 (R-3) District**. The parcel shown on Map 2 totals approximately 2.3 acres and located west of the intersection of Greenvalley Drive and Westridge Drive. The parcel is depicted on Final Map Property of Sorrell, Baker & Dotts, Inc., as Lot Y, PB 91 PG 88 as recorded in the Guilford County Register of Deeds Office and also known as Guilford County Tax Parcel 197229.

## SECTION 8

### **Westchester Key Apartment Complex**

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 26 (RM-26) District**. The parcel shown on Map 2 totals approximately 14.76 acres and located west of Westchester Drive and north of W. Lexington Avenue. The parcel is also known as Guilford County Tax Parcel 197333.

## SECTION 9

### **Copper Mill Village Apartments**

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 totals approximately 29.41 acres and located along the west side of Hickswood Road, approximately 850 feet southeast of intersection of Hickswood Road and Eastchester Drive. The parcel is depicted as “New Lot A” in PB 167 PG 82 as recorded in the Guilford County Register of Deeds Office and is also known as Guilford County Tax Parcel 195507.

## SECTION 10

### **Castle Pines at Hickswood Forest 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 subdivision shown on Map 5 totals approximately 11.2 acres and located approximately 850 feet west of the intersection of Penny Road and Woodpark Drive. The development is depicted on Final Plat Castle Pines at Hickswood Forest, as recorded in PB 155 PG 104 of the Guilford County Register of Deeds Office and is also known as Guilford County Tax Parcels 1196622 and 196631 through 196658.

## SECTION 11

### **Eagle Glen 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 5 (RM-5) District**. The subdivision shown on Map 5 totals approximately 32.1 acres and located west of the intersection of Penny Road and Eagle Glen Drive. The parcels that are part of the **Eagle Glen** Townhome Subdivision and also known as Guilford County Parcels 211274, 211198, 211256, 211307, 211200, 211207, 211306, 211249, 211199, 211250, 211252, 211203, 211202, 211303, 211255, 211235, 211308, 211234, 211245, 211299, 211208, 211247, 211242, 211196, 211197, 211233, 211257, 211210, 211243, 211259, 211302, 211241, 211244, 211300, 211206, 211298, 211246, 211248, 211180, 211219, 211218, 211217, 211266, 211177, 211212, 211211, 211190, 211193, 211226, 211278, 211231, 211229, 211187, 211184, 211227, 211204, 211314, 211277, 211220, 211185, 211288, 211287, 211286, 211228, 211281, 211279, 211194, 211195, 211273, 211267, 211176, 211205, 211311, 211181, 211269, 211213, 211178, 211215, 211214, 211285, 211284, 211283, 211290, 211223, 211289, 211291, 211293, 211292, 211294, 211270, 211224, 211271, 211182, 211189, 211230, 211275, 211188, 211265, 211222, 211221, 211191, 211280, 211313, 211312, 211276, 211296, 211295, 211225, 211239, 211310, 211237, 211179, 211216, 211263, 211264, 211262, 211260, 211309, 211251, 211301, 211209, 211253, 211268, 211192, 211238, 211282, 211272, 211254, 211297, 211186, 211236, 211183, 211261, 211240, 211201, 211304, 211305, 211232, 211258, 211315.

## SECTION 12

### **Greenside 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 5 (RM-5) District**. The subdivision shown on Map 5 totals approximately 4.68 acres and located east of the intersection of Penny Road and Flagstick Court. The boundary of this development is depicted on Exclusion Plat for Greenside Development LLC, as recorded in PB 146 PG 78 of the Guilford County Register of Deeds Office and also known as Guilford County Tax Parcels 212579 through 212597.

## SECTION 13

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 14

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



SECTION 15.

This ordinance shall become effective upon the date of adoption.

Adopted by the City Council  
City of High Point, North Carolina  
The 23<sup>rd</sup> day of September, 2020

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

Jay W. Wagner, Mayor

ATTEST:

Lisa B. Vierling

Lisa B. Vierling, City Clerk



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WHEREAS, the proposed amendment was adopted by the City Council of the City of High Point on September 23, 2020.

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

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#### SECTION 2

##### **2701 Ingleside Drive**

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**. This parcel as shown on Map 1 totals approximately 0.39 acres and located along the west side of Ingleside Drive, approximately 350 feet north of W. Hartley Drive. The parcel is also known as Guilford County Tax Parcels 197234.



### SECTION 3

#### **A 0.135 acre (5,864 sq. ft.) portion of the Hartley Ridge 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 26 (RM-26) District**. The portion of the parcel shown on Map 1, totaling approximately 5,864 square feet, is located along the west side of Ingleside Drive, approximately 200 feet north of W. Hartley Drive. This land area is depicted on Exclusion Plat for Hartley Ridge Apartments – Hartley Ridge LLC PB 198 PG 88-88 (5864 SF 0.135 AC. From Dale Britt DB 8019 PG 2415 Combine with this Tract) as recorded in the Guilford County Register of Deeds Office. This area is also known as a portion of Guilford County Tax Parcel 197215 and more specifically described as follows:

Beginning at an existing concrete monument, said monument being a control comer and being located in the northwest comer of that property now or formerly owned by R. Dale Britt (see Deed Book 5069, Page 1611) and depicted as "Lot-E" in Plat Book 110, Page 105; thence from said monument along the western boundary line of said Lot-E South 02 deg. 30' 27" West 121.96 feet to an existing iron rod; continuing thence with the western boundary line of said Lot-E South 02 deg. 33' 09" West 20.83 feet to an existing iron rod, said rod being the point of BEGINNING; thence from said beginning point along a new line South 62 deg. 35' 07" East 73.81 feet to a calculated point in the eastern boundary line of said Lot-E and the western line of the public right-of-way of Ingleside Drive; thence with the eastern boundary line of said Lot-E and the western line of Ingleside Drive South 27 deg. 24' 53" West 158.88 feet to a computed point, said computed point being the southernmost point of said Lot-E; thence along an old line (said old line being the western boundary line of said Lot-E) North 02 deg. 29' 48" East 175.19 feet to an existing iron rod, said rod being the POINT AND PLACE OF BEGINNING, and containing 0.135 acres more or less, according to that map entitled "Exclusion Plat for Hartley Ridge Apartments" dated August 27, 2018, prepared by Homer S. Wade, Registered Land Surveyor.

### SECTION 4

#### **Fox Hollow Apartments**

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 shown on Map 2 totals approximately 13.94 acres and located along the south side of Hartley Drive, approximately 850 feet west of N. Main Street. The parcel is depicted on Final Subdivision property of Fox Hollow Ltd PB 77 PG 133 as recorded in the Guilford County Register of Deeds Office and is also known as Guilford County Tax Parcel 197226.

### SECTION 5

#### **Brookdale Assisted Living Facility (201 W. Hartley Drive)**

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 shown on Map 2 totals approximately 3.5 acres and located along the south side of Hartley Drive, approximately 1,500 feet west of N. Main Street. The parcel is depicted on Exclusion Map for High Point Manor LP, as Lot B, PB 16 PG 46 as recorded in the Guilford County Register of Deeds Office) and also known as Guilford County Tax Parcel 197231.

## SECTION 6

### **Franklin Ridge Apartments**

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 shown on Map 2 totals approximately 5.3 acres and located along the south side of Hartley Drive, approximately 1,800 feet west of N. Main Street. The parcel is depicted on Exclusion Map for High Point Manor LP, as Lot A, PB 16 PG 46 as recorded in the Guilford County Register of Deeds Office) and also known as Guilford County Tax Parcel 197216.

## SECTION 7

### **4111 Greenvalley Drive**

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 Single Family – 3 (R-3) District**. The parcel shown on Map 2 totals approximately 2.3 acres and located west of the intersection of Greenvalley Drive and Westridge Drive. The parcel is depicted on Final Map Property of Sorrell, Baker & Dotts, Inc., as Lot Y, PB 91 PG 88 as recorded in the Guilford County Register of Deeds Office and also known as Guilford County Tax Parcel 197229.

## SECTION 8

### **Westchester Key Apartment Complex**

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 26 (RM-26) District**. The parcel shown on Map 2 totals approximately 14.76 acres and located west of Westchester Drive and north of W. Lexington Avenue. The parcel is also known as Guilford County Tax Parcel 197333.

## SECTION 9

### **Copper Mill Village Apartments**

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 totals approximately 29.41 acres and located along the west side of Hickswood Road, approximately 850 feet southeast of intersection of Hickswood Road and Eastchester Drive. The parcel is depicted as “New Lot A” in PB 167 PG 82 as recorded in the Guilford County Register of Deeds Office and is also known as Guilford County Tax Parcel 195507.

## SECTION 10

### **Castle Pines at Hickswood Forest 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 subdivision shown on Map 5 totals approximately 11.2 acres and located approximately 850 feet west of the intersection of Penny Road and Woodpark Drive. The development is depicted on Final Plat Castle Pines at Hickswood Forest, as recorded in PB 155 PG 104 of the Guilford County Register of Deeds Office and is also known as Guilford County Tax Parcels 1196622 and 196631 through 196658.



## SECTION 11

### **Eagle Glen 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 5 (RM-5) District**. The subdivision shown on Map 5 totals approximately 32.1 acres and located west of the intersection of Penny Road and Eagle Glen Drive. The parcels that are part of the **Eagle Glen** Townhome Subdivision and also known as Guilford County Parcels 211274, 211198, 211256, 211307, 211200, 211207, 211306, 211249, 211199, 211250, 211252, 211203, 211202, 211303, 211255, 211235, 211308, 211234, 211245, 211299, 211208, 211247, 211242, 211196, 211197, 211233, 211257, 211210, 211243, 211259, 211302, 211241, 211244, 211300, 211206, 211298, 211246, 211248, 211180, 211219, 211218, 211217, 211266, 211177, 211212, 211211, 211190, 211193, 211226, 211278, 211231, 211229, 211187, 211184, 211227, 211204, 211314, 211277, 211220, 211185, 211288, 211287, 211286, 211228, 211281, 211279, 211194, 211195, 211273, 211267, 211176, 211205, 211311, 211181, 211269, 211213, 211178, 211215, 211214, 211285, 211284, 211283, 211290, 211223, 211289, 211291, 211293, 211292, 211294, 211270, 211224, 211271, 211182, 211189, 211230, 211275, 211188, 211265, 211222, 211221, 211191, 211280, 211313, 211312, 211276, 211296, 211295, 211225, 211239, 211310, 211237, 211179, 211216, 211263, 211264, 211262, 211260, 211309, 211251, 211301, 211209, 211253, 211268, 211192, 211238, 211282, 211272, 211254, 211297, 211186, 211236, 211183, 211261, 211240, 211201, 211304, 211305, 211232, 211258, 211315.

## SECTION 12

### **Greenside 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 5 (RM-5) District**. The subdivision shown on Map 5 totals approximately 4.68 acres and located east of the intersection of Penny Road and Flagstick Court. The boundary of this development is depicted on Exclusion Plat for Greenside Development LLC, as recorded in PB 146 PG 78 of the Guilford County Register of Deeds Office and also known as Guilford County Tax Parcels 212579 through 212597.

## SECTION 13

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 14

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

SECTION 15.

This ordinance shall become effective upon the date of adoption.

Adopted by the City Council  
City of High Point, North Carolina  
The 23<sup>rd</sup> day of September, 2020

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

Jay W. Wagner, Mayor

ATTEST:

Lisa B. Vierling

Lisa B. Vierling, City Clerk





# **PLANNING PROCESS ASSESSMENT**

## **Purpose**

The purpose of the Planning Process Assessment is to not only explain the purpose and benefits of creating a comprehensive plan, but to also describe what it will take to create a comprehensive plan for the City. To ensure that a comprehensive plan is valid, useful and successful it should be based on knowledge of the current conditions of a community. Therefore, there are some preliminary tasks that need to be done before the actual plan is started. Some of the tasks associated with creating a comprehensive plan can be done in-house, while others will require the assistance of a consultant. This document will serve as the guide for the entire comprehensive planning process from why it is important to how it will be implemented and monitored for success.

## **History of Planning for the City of High Point**

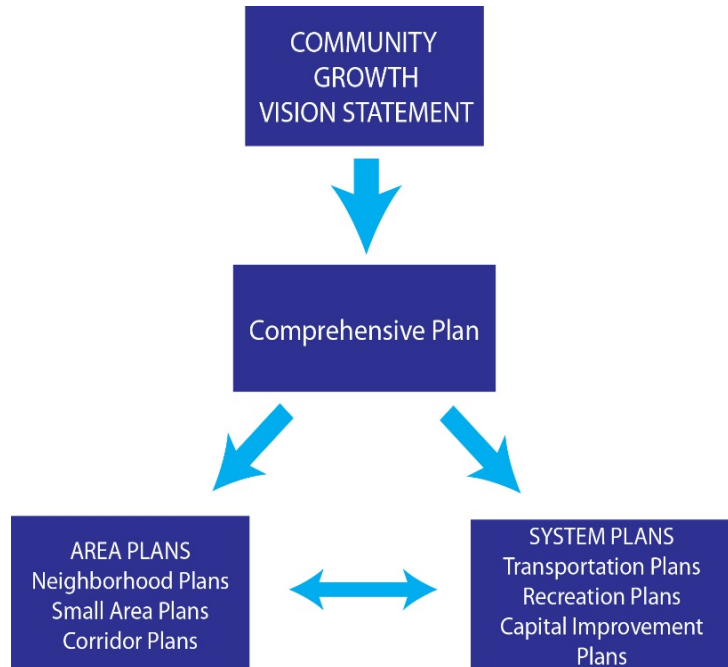
The City of High Point was incorporated on May 26, 1859 at the crossroads of the Old Plank Road and the North Carolina Railroad. The initial corporate limits containing 4 square miles were set at one mile from the crossing to north, south, east and west and it contained a population of 525 people. In 1926, High Point was one of the first cities to establish zoning and in 1928 the city adopted its first comprehensive planning document entitled “Report Upon Certain Phases of a Comprehensive Plan for the City of High Point, NC”. Since that time the City has continued to produce comprehensive planning documents on a regular basis with plans being adopted in 1947, 1958, and every decade after that up to the City’s current land use plan that was adopted in April 2000. While many aspects of planning have remained the same over the years, others (due mainly to technology), have changed dramatically. With the city’s continued growth, recent increased efforts to revitalize the core city, and the City’s current Land Use Plan being almost 20 years old, it is time for the City to start working on the creation of a modern-day comprehensive plan to ensure that we continue to plan for the future growth and redevelopment of the city.

## **Why is a comprehensive plan important?**

Almost every viable organization plans for the future – a new business prepares a business plan, non-profit organizations develop strategic plans, a household creates a budget. To be successful, especially in today’s competitive economy, cities must also make plans to manage their substantial assets and investments. The comprehensive plan serves this purpose.

## What is a comprehensive plan?

A comprehensive plan establishes long-range policies and guides the future growth and development of the city over a specified timeframe that is established at the beginning of the process, most often a 20-30 year horizon. It is the road map for future growth and development that is created jointly between the City and the community. It all starts with a vision statement that describes the desired future. It is the “what do we (the community) want to become” statement. The comprehensive plan, area plans and system plans are how the community achieves the vision, or the “how do we (as a community) get there.” The plan integrates and coordinates the plans of the many functions and services provided by the City.



## How does a comprehensive plan differ from a land use plan and a strategic plan?

A land use plan is often one element of a comprehensive plan. It is not as broad-based and it tends to be narrowly focused on the future use of land and not on infrastructure and capital planning. A strategic plan is also a very focused plan that tends to be more of an internal document that is shorter in range and it is typically used as a performance measurement tool. For example, the City’s 2017 Strategic Plan is focused on the following three main goals: Increase the population of active, engaged, entrepreneurial and working millennials living in High Point by 25%; 100% proactive enforcement of codes; and Create a downtown catalyst project that produces: 500 private sector jobs, 15 to 20 new restaurants and shops, 250 additional residential housing units, and a centralized gathering place.

## What are the benefits of a comprehensive plan?

City departments often get trapped in their daily department responsibilities and fail to see opportunities for coordinated efforts. The plan will provide guidance for decision-making to ensure that the entire City government is working towards the same goals so that time and resources are used efficiently and effectively to achieve the desired future. A comprehensive plan can:

- Better coordinate infrastructure, facilities and services to serve areas where future growth is most likely to occur, and coordinate the timing of the installation to ensure that they go in, in the right order



- Ensure that all elements of the built environment work together to create a high quality of life while also recognizing the value of protecting natural resources
- Improve economic development opportunities to maintain a resilient local economy
- Streamline decision making by clarifying the City's policies
- Save money over the long term through greater efficiency

### Who will use the Plan?

The plan will be designed for use by elected and appointed officials, City government administration and staff, residents, businesses and developers, and others with an interest in the future of High Point. It should be used to help guide the City's Capital Improvement Program (CIP). A theme that should be interwoven throughout the plan, and during the process of creating it, is that it involves and helps contribute to the well-being of all individuals and groups living and working in the city. Once adopted the comprehensive plan will be the source of guidance to staff, boards and commissions, and City Council when responding to requests from residents and the development community.

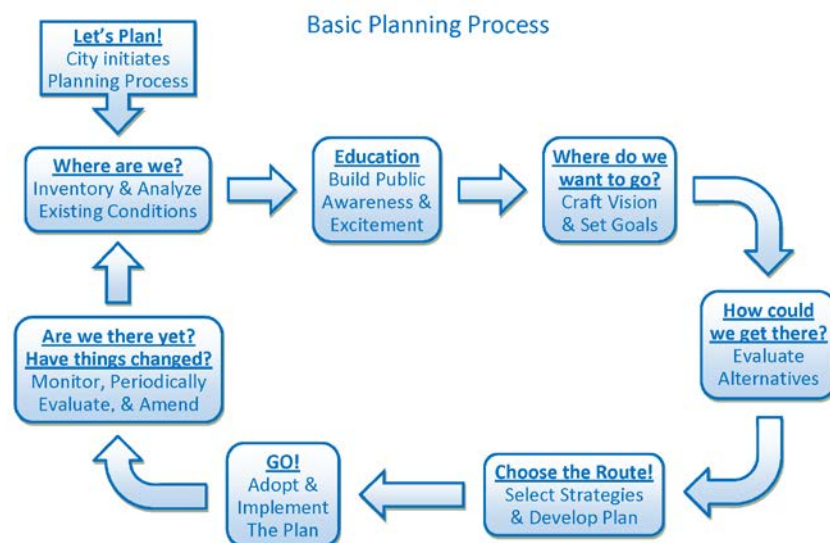
### What does it take to create a comprehensive plan?

A comprehensive plan should include steps such as, but not limited to: conducting a community inventory that will provide a background analysis of existing conditions to inform the planning process; conducting a policy audit to determine the relevancy of existing long-range planning policies; a review and update of the *Community Growth Vision Statement*;

scenario planning to determine the desired growth scenario; and drafting a plan to achieve the desired growth scenario. Public involvement is a key component to creating a comprehensive plan and it is needed throughout the entire process. This can be achieved by holding community meetings, but innovative ways to engage and involve the public should be considered throughout the process. Utilizing social media and other innovative technologies to reach a broad spectrum of the community will be necessary to get the buy-in of the community.

This section provides a detailed description of each step involved in creating a comprehensive plan, including where a consultant may be needed to assist with the project.

The anticipated tasks of creating a comprehensive plan include the following:



## Task 1: Community Inventory

To ensure that the comprehensive plan shapes the future of a community it must be based on a solid understanding of the current conditions of the community. Therefore, the process should start with a community inventory that will provide a background analysis of existing conditions to inform the planning process. A lot of this data has been gathered by one department or another (e.g. City profile page, Economic Development annual report, etc.), but it has not been put together to tell the full story. The community inventory will compile and process the information to tell the story of the City's existing conditions. General topics may include the following:

- Demographics and Household Trends
  - Current and Projected Population
  - Demographics (age (i.e. generations), race, ethnicity, etc.)
- Land Use and Zoning
  - Existing land use
  - Zoning
- Economic Development and Employment Trends
- Housing and Neighborhoods
- Transportation
  - Existing and planned roads, sidewalks, bus routes, greenways, etc.
- Public Utilities
  - Existing and proposed water and sewer
- Environmental Resources
  - Watershed constraints
  - Urban forestry
- Parks and Recreation
  - Existing and proposed facilities
- Community Facilities
  - Schools
  - Police
  - Fire
  - Colleges and Universities
- Historic & Cultural Resources
  - Historic Preservation
  - Downtown Redevelopment
  - The Arts
- Other
  - Outside policies that may constrain our ability to grow, e.g. Davidson County annexation policy

This task will be completed by City staff.



Public Engagement – 1-2 events. At least one event is anticipated to share the inventory with the community to give them an opportunity to ask questions and give feedback on any factors that may be missing. The final product will be presented to City Council, but it will not need to be adopted.

### Task 2: Long-Range Plan Policy Audit

Conduct a “policy audit” of the City’s long-range plans, including but not limited to: the 2000 Land Use Plan, area plans, corridor plans, housing plans, and system plans such as parks and recreation, transportation, and water and sewer plans. The purpose of the audit is to catalogue and assess existing policies for relevancy. This audit will identify which existing policies should be carried forward, deleted, updated, merged, or redirected to other documents. The policies that are determined to remain relevant will provide a baseline for the development of the comprehensive plan’s policies and actions.



While staff will be responsible for assembling the policy documents, it is recommended that a consultant be brought in at this point to conduct the policy audit and assessment. The consultant should be a broad-based consultant team that can complete this task and work with the community for the remainder of the comprehensive plan process.

This task may be able to overlap with the end of the community inventory task.

Public Engagement – 1-2 events should be held to share the results and get feedback. A second event may be needed if a lot of changes are needed. The final product will be presented to City Council, but may not need to be adopted.

### Task 3: Creative Public Education

Public education is one of the most important steps in creating a comprehensive plan. Therefore, the project should be kicked off with an education campaign that may include a public speaker’s series on various planning “hot topics” that are relevant to High Point, such as current housing trends, placemaking, etc. This could consist of 3-6 speakers/topics/events. The purpose of this is to get the community engaged and



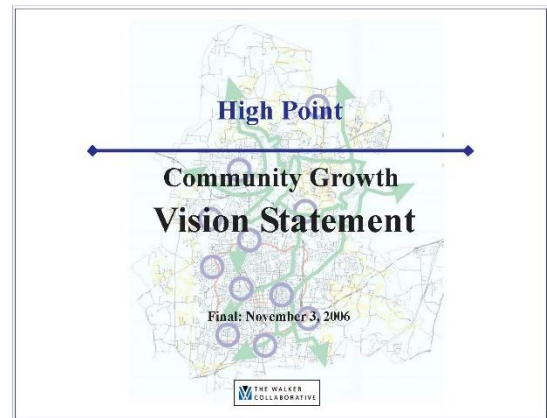
educated on relevant planning issues that may need to be addressed in the comprehensive plan.

This task would be led by staff to organize the public events, but the consultant team will be looked upon to offer innovative ways to educate and engage the public. If professional speakers or guests are brought in, there will be expenses associated with this task.

This step may be able to overlap with the end of Tasks 2.

#### Task 4: Update Community Growth Vision Statement

The City's *Community Growth Vision Statement* is the overarching long-range view of what the citizens want the community to become over time. The vision statement contains broad-based goals and multiple objectives that explain, generally, how to achieve the goals. The City's current Vision Statement was established in 2006 as part of the Core City Plan process. This Vision Statement and the Core City Plan, which was adopted in 2007, were the starting point for establishing plans and policies that emphasized the importance of revitalizing the Core City.



Information from the Policy Audit, as well as from existing area and system plans, should be used as a base for working with the community to update the *Community Growth Vision Statement*.

Consider establishing a 10-12 member steering committee that will serve for the remainder of the process. The purpose of this committee will be to help publicize, inform and guide the process by representing community interests. The committee should consist of members that represent the demographics of the community by having a diversity of age, race and gender. They will meet periodically to participate in the public process and to guide the creation of the comprehensive plan.

**Public Engagement** – A minimum of two events should be held, one event to get input on needed revisions, and a second event to review a draft of the revised vision statement to get feedback. A consultant would guide this part of the process to utilize modern ways of soliciting input and garnering public participation. An example of a public input exercise is the S.W.O.T process (strengths, weaknesses, opportunities, and threats). The first part of the exercise focuses on the current strengths and weaknesses of the community. The second part looks to the future to identify opportunities that the community should try to seize upon and threats that the community should work to avoid.

Where appropriate, ways to incorporate and support the City's Strategic Plan, should be considered during this exercise. The final product would be presented to City Council for



adoption because the vision statement will serve as the broad-based guidance for creating the comprehensive plan.

### Task 5: Scenario Planning

This will be an opportunity to identify spatial relationships between various factors that influence the growth of the city utilizing software programs like CommunityViz or UrbanFootprint. For example, infrastructure plans such as transportation plans, and water and sewer extension plans impact where future neighborhoods will be located, they need to be aligned with the vision that the community wants to implement?

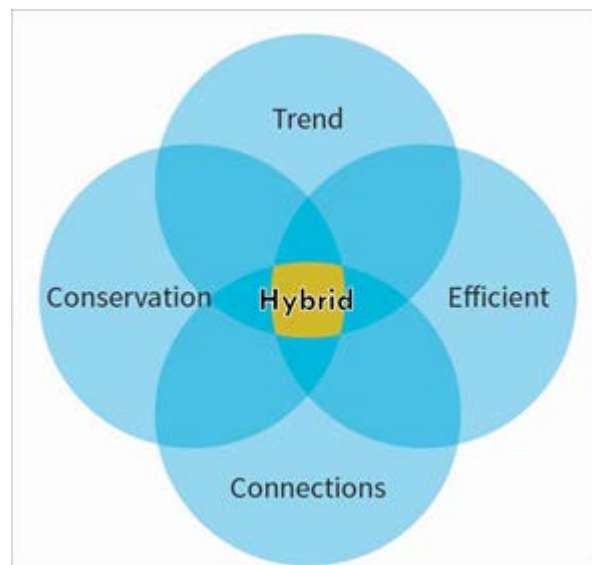


This task will conclude with the selection of a desired growth scenario.

Public Engagement – Public events will be needed to share the different growth scenarios and get feedback on the preferred scenario. Consideration should be given to adopting the preferred scenario, prior to drafting the plan.

### Task 6: Draft Plan Based on Preferred Scenario

Create a comprehensive plan that establishes policies and guides the future growth and development of the city with an integrated approach to all aspects of High Point's physical development including, but not limited to: economic, social, environmental, land use, transportation, infrastructure, and public safety. A horizon year for the plan will need to be established and the City's planning area boundary will be evaluated and adjusted as needed during this task. The plan should also include guidance for amending, implementing, and tracking progress of the Plans' goals and policies.



The comprehensive plan should also include an explanation of the importance of having a close linkage between the City's Capital Improvement Plan (CIP) and the comprehensive plan. Capital planning and expenditures should be based on recommendations of the City's area plans and system plans.

It is of vital importance that the community, steering committee, staff and consultants work together on this task.

Public Engagement – Public events and interaction will be needed to share drafts and get feedback prior to creating a draft for adoption.

#### Task 7: Plan Adoption

The final product should be a web-based “hub”, not a printed document, that is accessible and interactive, as well as flexible. This is the modern-day preference of how people expect to get information. If someone is considering moving to High Point, this comprehensive plan “hub” would be where they can go to see what the city’s future will look like. Oklahoma City, Oklahoma is a good example of a recently adopted interactive and fully digital plan. Visit the website at: <http://planokc.org/>.

Public Engagement - This task includes public events, preparation of a public hearing draft and taking the plan through the adoption process.

#### Task 8: Implementation and Monitoring

Plan adoption is merely the first step in the implementation process. The final feature of the process will be the creation of an on-going mechanism to track the progress and success of the plan. An action plan should be created and maintained on an annual basis. This action plan should include a list of action items, the agency responsible for the action item, and an anticipated timeframe for completion of the item. This will help prioritize projects, inform the CIP process, and ensure that responsibilities are clearly stated and carried out in a timely fashion.

#### **How will the community be involved?**

This plan will not be a success without the input, direction and buy-in from residents regarding future City actions. As stated within every task, there will be public engagement throughout the entire process. Planning staff will meet early in the project with the Communications and Public Engagement staff to help promote and publicize the project, and to utilize modern ways of engaging the public throughout the project. A project webpage will be created at the beginning of the project that will include a project purpose and description with projected timelines and anticipated meeting dates. The website will be maintained throughout the



course of the project with drafts of project products that can be downloaded and reviewed by the user.

**How long will this process take?**

This process, from the community inventory to adoption, will take approximately 3 years to complete. Once started, this project will need focus, time, and attention to keep the momentum going and to bring the project to successful fruition in a timely fashion. The process can begin with staff in the lead, but due to the amount of work and to ensure that we incorporate the most up-to-date best practices, a consultant will be needed to assist with the project. There are benchmarks along the way that will be shared with City Council for information and others that will require adoption to ensure that there is buy-in and commitment from the community and elected officials to continue. The anticipated start date is late Fiscal Year 18/19 which means completion/adoption could be around December 2022.

# CITY OF HIGH POINT

## AGENDA ITEM



**Title:**     **Zoning Map Amendment 20-15**  
              *(Lindsay Commercial Properties)*

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

**Meeting Date:**     September 21, 2020

**Public Hearing:**    Yes

**Advertising Date:**   September 9, 2020, and  
                              September 16, 2020

**Attachments:**     A. Staff Report  
                          B. Zoning Ordinance

**Advertised By:**     Planning & Development

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### **PURPOSE:**

A request by Lindsay Commercial Properties to rezone approximately 1.1 acres from the Conditional Use General Business (CU-GB) District to a Light Industrial (LI) District. The site is located along the east side of King Street, approximately 175 feet south of West Market Center Drive (1709 King Street).

### **BACKGROUND:**

The Planning and Zoning Commission reviewed this request at their August 25, 2020 regular meeting and took final action when the meeting was reconvened on August 27, 2020. On the date of final action, all members of the Commission were present except for 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:

The applicant, Mr. Mark Lindsay, representing Lindsay Commercial Properties, 1912 Eastchester Drive – Suite 200, High Point, was in attendance remotely. Mr. Lindsay spoke in favor of 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 7-0.



2. Consistency and Reasonableness Statements

The Planning and Zoning Commission voted 7-0 to approve the following statement:

That Zoning Map Amendment 20-15 is consistent with the City's adopted policy guidance because the zoning site is within a transitional area of the Core City, west of commercial development along S. Main Street and east of the railroad and more significant industrial development, which is supported by Objective 9 in the adopted Land Use Plan. Furthermore, the requested LI District is the same district applied to the abutting property to the south on King Street.

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

**STAFF REPORT  
ZONING MAP AMENDMENT ZA-20-15  
August 25, 2020**

| <b>Request</b>                                               |                                                              |
|--------------------------------------------------------------|--------------------------------------------------------------|
| <b>Applicant:</b><br>Lindsay Commercial Properties           | <b>Owner:</b><br>1 Contract Source LLC                       |
| <b>Zoning Proposal:</b><br>To rezone approximately 1.1 acres | <b>From:</b> CU-GB Conditional Use General Business District |
|                                                              | <b>To:</b> LI Light Industrial District                      |

| <b>Site Information</b>                |                                                                                                                                                                                                                                                                                                                |
|----------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Location:</b>                       | The site is located along the east side of King Street, approximately 175 feet south of West Market Center Drive (1709 King Street).                                                                                                                                                                           |
| <b>Tax Parcel Number:</b>              | Guilford County Tax Parcels 173928, 173922 and 173923                                                                                                                                                                                                                                                          |
| <b>Site Acreage:</b>                   | Approximately 1.1 acres                                                                                                                                                                                                                                                                                        |
| <b>Current Land Use:</b>               | The site is developed with an approximate 15,000 square-foot structure.                                                                                                                                                                                                                                        |
| <b>Physical Characteristics:</b>       | The site has no noteworthy features.                                                                                                                                                                                                                                                                           |
| <b>Water and Sewer Proximity:</b>      | A 6-inch City water line and an 8-inch City sewer line lies adjacent to the site along both King Street and Branch Street.                                                                                                                                                                                     |
| <b>General Drainage and Watershed:</b> | The site is relatively flat and generally drains in an easterly direction. Development is subject to the Randleman Lake General Watershed Area requirements. Engineered stormwater measures are required for non-residential development with an impervious surface area that exceeds 12% or more of the site. |
| <b>Overlay District:</b>               | Randleman Lake General Watershed Area - Credit Area                                                                                                                                                                                                                                                            |

| <b>Adjacent Property Zoning and Current Land Use</b> |       |                                           |                                                                     |
|------------------------------------------------------|-------|-------------------------------------------|---------------------------------------------------------------------|
| <b>North:</b>                                        | GB    | General Business District                 | Retail/wholesale commercial use                                     |
| <b>South:</b>                                        | LI    | Light Industrial District                 | Undeveloped parcel                                                  |
| <b>East:</b>                                         | MS-D  | Main Street District – Sub Area D         | Major retail use (multi-tenant commercial use fronting S. Main St.) |
| <b>West:</b>                                         | CU-GB | Conditional Use General Business District | Vacant commercial and warehouse buildings                           |

| <b>Relevant Land Use Policies and Related Zoning History</b> |                                                                                                                                                                                                                       |
|--------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Community Growth Vision Statement:</b>                    | This request is neither consistent nor inconsistent with the goals and objectives of the Community Growth Vision Statement.                                                                                           |
| <b>Land Use Plan Map Classification:</b>                     | The site has a Local/Convenience Commercial land use designation. This classification is intended to accommodate moderate-intensity convenience retail or service uses, generally serving small, local neighborhoods. |



|                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|--------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Land Use Plan Goals, Objectives &amp; Policies:</b> | Obj. 9: Where feasible and appropriate, provide a transition in land uses between more and less intensive land uses.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Relevant Area Plan:</b>                             | <u>Core City Plan:</u><br>The site is located within the South Main Mixed-Use Corridor identified by the Core City Plan adopted in 2007, although unlike most of the properties in this corridor district it does not front on South Main Street. The recommendations for the district primarily focus on building a marketing concept based on the Latino-oriented businesses across from the GTCC campus in the hopes of establishing a defined identity and improving the appearance of this gateway into downtown High Point. In the meantime, the plan states that efforts should be placed on physical enhancements and economic stabilization, and it encourages alternative uses throughout the corridor. The site is also near the plan's identified Industrial District located to the west. |
| <b>Zoning History:</b>                                 | The zoning pattern in this area has historically consisted of a mixture of the LI District and GB District. In 2001, the zoning site, and adjacent property along the opposite side of King Street, were rezoned from LI District a CU-GB District to support market showroom uses.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

| Transportation Information                      |                                                      |                |                                       |
|-------------------------------------------------|------------------------------------------------------|----------------|---------------------------------------|
| <b>Adjacent Streets:</b>                        | <b>Name</b>                                          |                | <b>Classification</b>                 |
|                                                 | King Street                                          |                | Local Street                          |
|                                                 | Branch Street                                        |                | Local Street                          |
| <b>Vehicular Access:</b>                        | Via existing driveway access point from King Street. |                |                                       |
| <b>Traffic Counts:</b><br>(Average Daily Trips) | W. Market Center Dr.                                 |                | 2,400 AADT (NCDOT 2017 Traffic Count) |
|                                                 | College Dr.                                          |                | 2,700 AADT (NCDOT 2017 Traffic Count) |
|                                                 | Branch St.                                           |                | None                                  |
|                                                 | King St.                                             |                | None                                  |
| <b>Estimated Trip Generation:</b>               | Not applicable                                       |                |                                       |
| <b>Traffic Impact Analysis (TIA):</b>           | <b>Required</b>                                      |                | <b>TIA Comments</b>                   |
|                                                 | <u>Yes</u>                                           | <u>No</u><br>X | A TIA is not required.                |

| School District Comment             |
|-------------------------------------|
| Not applicable to this zoning case. |

| Details of Proposal                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| The applicant is requesting to rezone this parcel to an LI District to permit an assembly and warehousing use within the existing 15,000 square foot structure occupying the site. The site is situated in a transitional area between the S. Main Street commercial corridor, and the W. Market Center/College Drive industrial corridor. Historically, parcels lying along King Street have been used for a variety of service commercial, wholesale trade and industrial uses based on the manner in which the real estate market demands have shifted. |

### Staff Analysis

The zoning site is located within the southern portion of the Core City Area. It is situated in a transitional area bounded by commercial uses to the east, lying along the S. Main Street corridor, and industrial uses to the west, along the W. Market Center Drive/College Drive corridor. The zoning site was zoned Light Industrial until 2001 when it was rezoned to enable a market showroom use of the property.

With the adoption of the current Development Ordinance in 2017, additional flexibility was provided for lands within the Core City Area, which includes allowing some retail commercial uses within the LI District. The requested LI District addresses the property owner's current need to allow industrial uses and may support some future market demands for commercial uses.

Although the site is classified by the adopted Land Use Plan as Community/Regional Commercial, the requested LI District is the same district applied to the abutting property to the south on King Street. The site's location, within a transitional area west of the existing commercial properties along S. Main Street and east of the railroad and more significant industrial development, is supported by Objective 9 of the Land Use Plan.

Section 2.4.20.C. of the Development Ordinance states that the advisability of a zoning map amendment is a matter committed to the legislative discretion of the City Council and is not controlled by any one factor. In determining whether to adopt or deny a proposed zoning map amendment, the City Council shall weigh the relevance of and consider the following:

#### **Consistency with Adopted Policy Guidance**

Whether and the extent to which the proposed zoning map amendment is appropriate for its proposed location, and is consistent with the City's adopted policy guidance.

**The zoning site is within a transitional area of the Core City, west of commercial development along S. Main Street and east of the railroad and more significant industrial development, which is supported by Objective 9 in the adopted Land Use Plan.**

#### **Reasonableness/Public Interest:**

Why a decision to approve, or to deny, the proposed zoning map amendment would be reasonable and in the public interest.

**The requested LI District is the same district applied to the abutting property to the south on King Street.**

### Recommendation

#### **Staff Recommends Approval:**

The Planning and Development Department recommends approval of the request to rezone this 1.1 acre site to the LI District.

### Required Action

#### **Planning and Zoning Commission:**

The NC General Statutes require that the Planning and Zoning Commission place in the official record a statement of consistency with the City's adopted plans when making its recommendation. This may be accomplished by adopting the statements in the Staff Analysis section of this report or by adopting its own statement.



**City Council:**

The NC General Statutes require that the City Council also place in the official record a statement of consistency with the City's adopted plans, and explain why the action taken is considered to be reasonable and in the public interest when rendering its decision in this case. This may be accomplished by adopting the statements in the Staff Analysis section of this report or by adopting its own statement.

**Report Preparation**

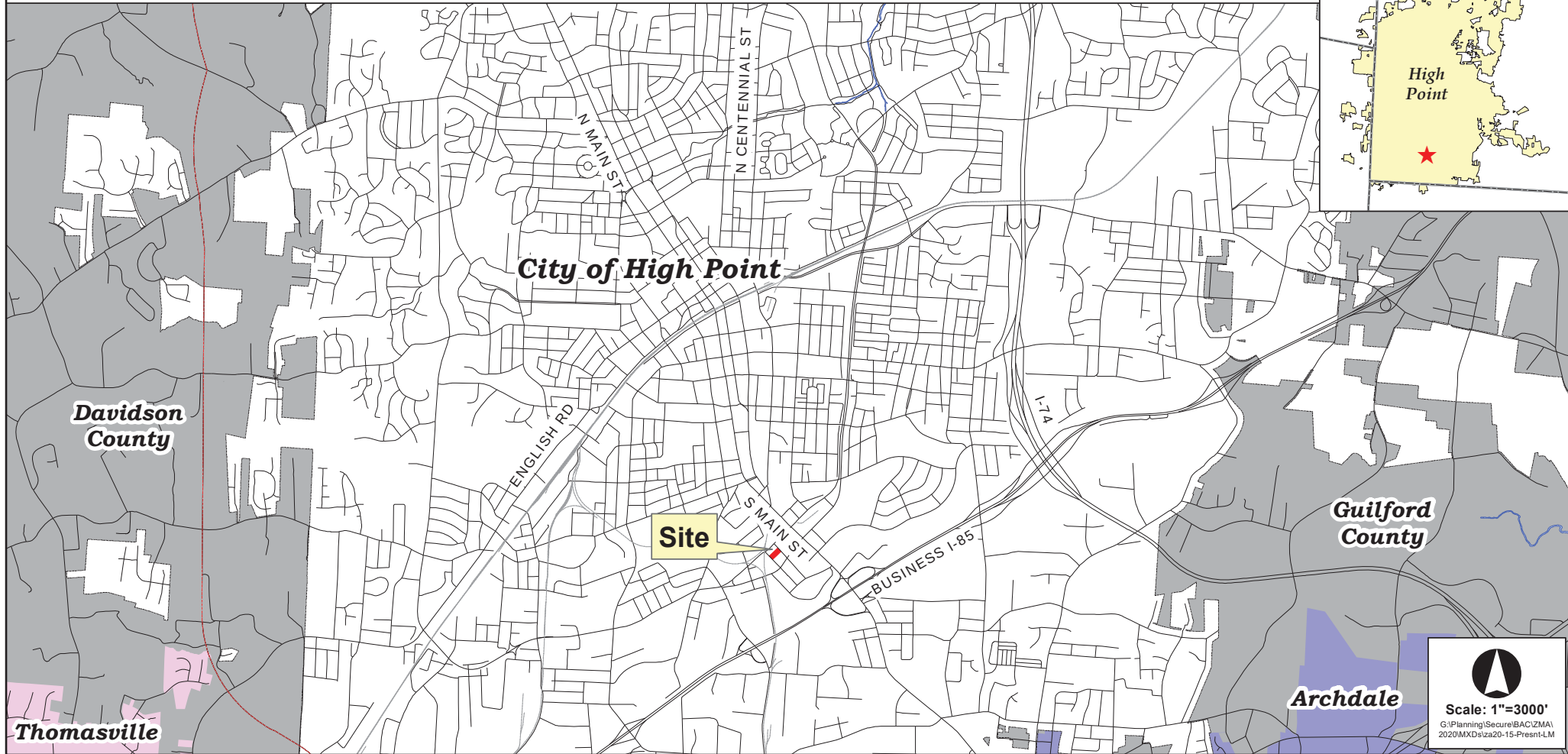
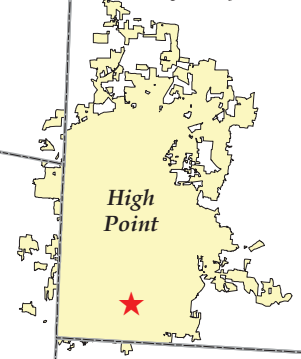
This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner and reviewed by Chris Andrews AICP, Development Administrator and Lee Burnette AICP, Director.

# LOCATION MAP

ZONING MAP AMENDMENT ZA-20-15

Applicant: Lindsay Commercial Properties

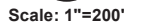
## Vicinity Map



Scale: 1"=3000'

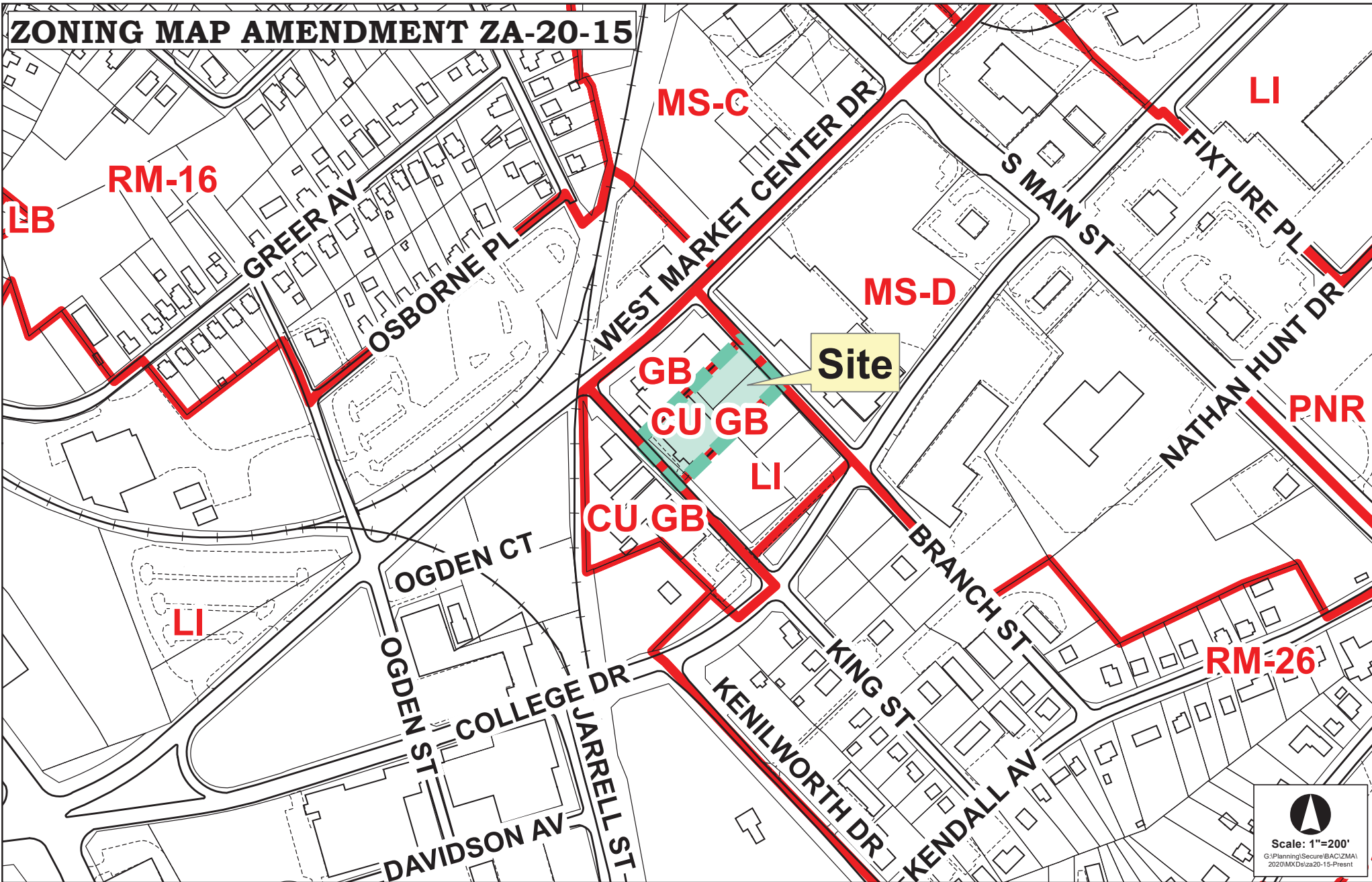
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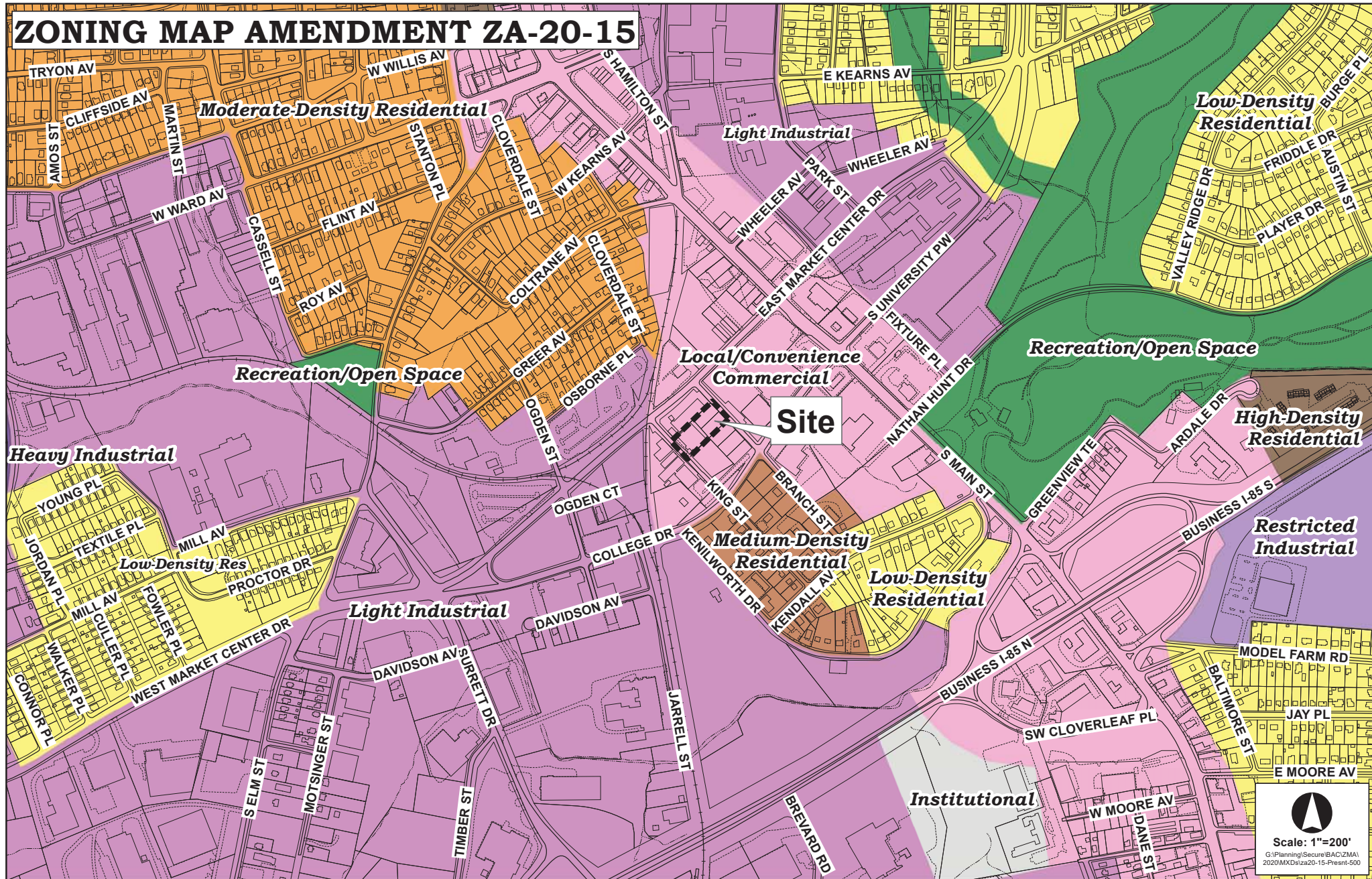
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# ZONING MAP AMENDMENT ZA-20-15



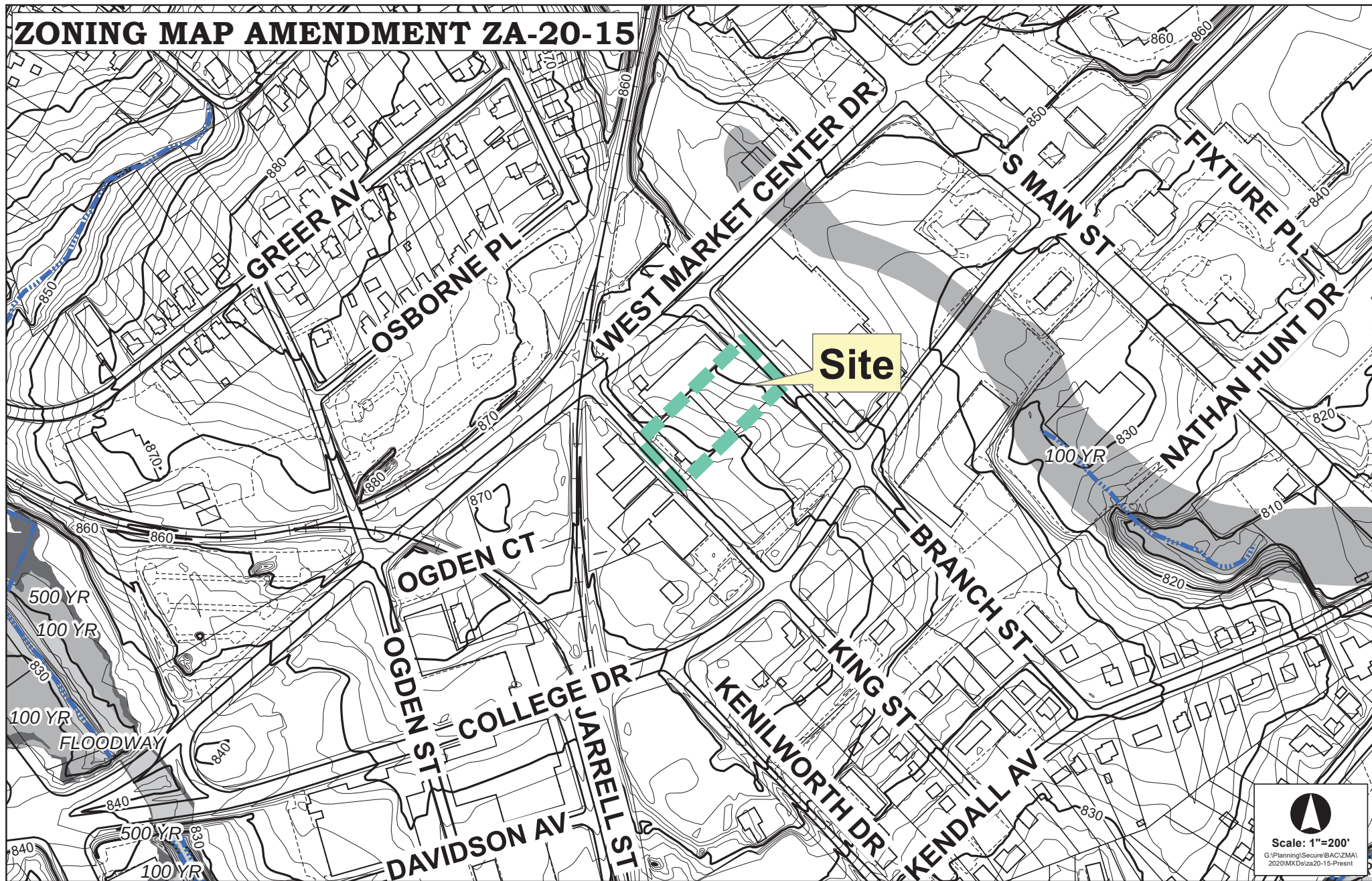


# ZONING MAP AMENDMENT ZA-20-15



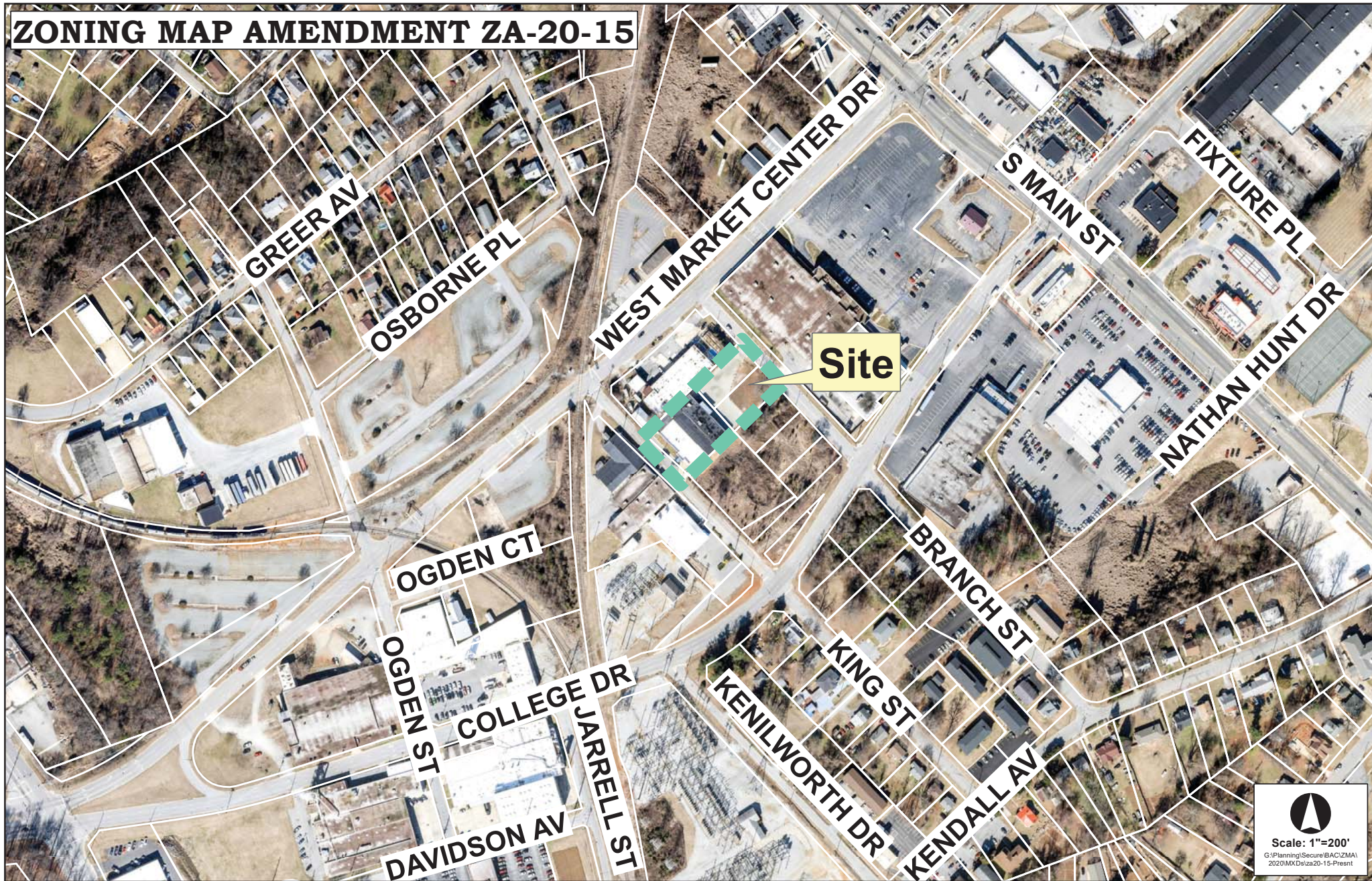


# ZONING MAP AMENDMENT ZA-20-15





# ZONING MAP AMENDMENT ZA-20-15





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 August 25, 2020 and before the City Council of the City of High Point on September 21, 2020 regarding **Zoning Map Amendment Case ZA-20-15 (ZA-20-15)** 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 August 16, 2020, for the Planning and Zoning Commission public hearing and on September 9, 2020 and September 16, 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 **September 23, 2020**.

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

#### SECTION 1

That the Official Zoning Map of the City of High Point be amended to establish the following described area as a: **Light Industrial (LI) District**. The property is approximately 1.1 acres, and located along the east side of King Street, approximately 175 feet south of West Market Center Drive. The site is addressed as 1709 King Street and 1704 & 1708 Branch Street, and also known as Guilford County Tax Parcels 173928, 173922 and 173923.

#### SECTION 2

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 3

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



SECTION 4

This ordinance shall become effective upon the date of adoption.

Adopted by the City Council  
City of High Point, North Carolina  
The 23<sup>rd</sup> day of September, 2020

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

Jay W. Wagner, Mayor

ATTEST:

\_\_\_\_\_  
Lisa B. Vierling, City Clerk

# **Citizens Information Meeting Report Zoning Map Amendment 20-15**

Submitted by: Mark Lindsay, on behalf of 1 Contract Source, LLC



Neighboring property owners contacted:

**1706 King St**

Hanzala Trading Company Inc  
203 Brittain St  
Asheboro, NC 27203

**1712 & 1716 Branch St**

Champ Ray Cooper & Patricia Ann Cooper  
4813 Beason Farm Rd  
Sophia, NC 27350

**1628 S Main St**

Savi Properties LLC  
1904 Swannonoa Dr  
Greensboro, NC 27410

**201 W Market Center Dr**

Ms. Verna Harris & Mr. William Byerly  
201 W Market Center Dr  
High Point, NC 27260



Commercial Properties • Residential Properties • Property Management

**July 27, 2020**

Mr. and Mrs. Cooper  
4813 Beason Farm Rd  
Sophia, NC 27350

**RE: 1709 King St, 1704/1706 Branch St, 1708 Branch St**

Dear Mr. & Mrs. Cooper

My name is Mark Lindsay with Lindsay Commercial Properties here in High Point, NC and I am currently working with Mr. Wooten, owner of the adjacent property at 1709 King St (he also owns 1704-1708 Branch St).

The property was originally zoned LI (light industrial) and then rezoned to CU-GB (General Business) to allow furniture showroom, which unfortunately is no longer permitted in that area of High Point.

Mr. Wooten has filed an application with the City of High Point to rezone his property back to LI (Light Industrial) to facilitate the ability to attract business and fully utilize the potential for which it was originally constructed.

We have worked with the High Point Planning Department and staff to ensure that this rezone is consistent with the City's vision and would be a benefit to the neighboring properties.

Please feel free contact our offices with any questions, comments or concerns. The High Point Planning and Zoning Commission will meet to consider our request on August 17<sup>th</sup>, 2020 via zoom conference call and can be reached at 336-883-3328.

Sincerely,

Mark Lindsay,  
Lindsay Commercial Properties  
336-692-5612





Commercial Properties • Residential Properties • Property Management

**July 27, 2020**

Hanzala Trading Company Inc  
203 Brittain St  
Asheboro, NC 27203

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Dear Sir/Ma'am,

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Commercial Properties • Residential Properties • Property Management

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Sincerely,

Mark Lindsay,  
Lindsay Commercial Properties  
336-692-5612





Commercial Properties • Residential Properties • Property Management

**July 27, 2020**

Ms. Verna Harris & Mr. William Byerly  
201 W Market Center Dr  
High Point, NC 27260

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Sincerely,

Mark Lindsay,  
Lindsay Commercial Properties  
336-692-5612

# CITY OF HIGH POINT

## AGENDA ITEM



**Title:**     **Zoning Map Amendment 20-16**  
              *(City of High Point)*

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

**Meeting Date:**     September 21, 2020

**Public Hearing:**     Yes

**Advertising Date:**     September 9, 2020, and  
                                  September 16, 2020

**Attachments:**     A. Staff Report  
                          B. Zoning Ordinance

**Advertised By:**     Planning & Development

---

### **PURPOSE:**

A request by the High Point City Council to rezone 389 properties, totaling approximately 124 acres, as part of the Comprehensive Zoning Map Amendment project. The properties are located within the Hartley Square Condominium development (Ingleside Drive), a portion of the Hartley Ridge Apartment complex (Ingleside Drive), 2701 Ingleside Drive, Franklin Ridge Apartment complex (W. Hartley Drive), the Brookdale Assisted Living Facility (201 W. Hartley Drive), Fox Hollow Apartment complex (W. Hartley Drive), 4111 Greenvalley Drive, Westchester Keys Apartment complex (Westchester Drive), Copper Mill Village Apartment complex (Hickwood Road), Castle Pines Townhome subdivision (Woodpark Drive), Eagle Glen Townhome subdivision (Penny Road) and the Greenside Townhome subdivision (Penny Road).

### **BACKGROUND:**

The Planning and Zoning Commission reviewed this request at their August 25, 2020 regular meeting and took final action when the meeting was reconvened on August 27, 2020. On the date of final action, all members of the Commission were present except for Ms. Joan Swift.

Prior to the staff presentation Mr. Herbert Shannon, Senior Planner, noted that lands associated with Map #4 are being withdrawn from ZA-20-16. Mr. Herbert Shannon, Senior Planner, presented the case and recommended approval of the request as outlined in the staff report.

### Speaking on the request:

The following members of the public provided comments:

- Mr. Tom Terrell (regarding Map #4), representing Springfield Friend's Meeting, 555 E. Springfield Road. Mr. Terrell was concerned that removal of the CU would eliminate conditions they negotiated with the developers, when the current zoning was approved, to maintain 250-foot building setbacks and 250-foot vegetative buffers along E. Springfield Road and Bellemeade Street.

Mr. Shannon noted to the Commission that lands associated with Map #4 have been withdrawn from ZA-20-16.



- Mr. Keith Clark (regarding Map #2), 213 Westridge Drive. Mr. Clark had concerns that rezoning of property at 4111 Greenvalley Drive would introduce multifamily development into their single family neighborhood.

Mr. Shannon provided an update to the Commission based on a telephone conversation he had with Mr. Clark on August 27, 2020. He noted to Mr. Clark that the property at 4111 Greenvalley Drive is proposed to be rezoned to the Residential Single Family – 3 (R-3) District, which is the same zoning governing his neighborhood. Furthermore, he stated to Mr. Clark that multifamily dwellings are not a permitted use in the R-3 District. In conclusion, Mr. Shannon stated that Mr. Clark thanked him for the call and that his concerns had been addressed.

**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 7-0.

2. Consistency and Reasonableness Statements

The Planning and Zoning Commission voted 7-0 to approve the following statement:

That Zoning Map Amendment 20-16 is consistent with the City's adopted policy guidance because the proposed zoning map amendments are supported by the various land use designations for these areas as contained in the adopted 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 designation, which can no longer be used.

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

**STAFF REPORT  
ZONING MAP AMENDMENT ZA-16**

**September 4, 2020  
(Revised)**

**Request**

A request by the High Point City Council to rezone 389 properties, totaling approximately 124 acres, as part of the Comprehensive Zoning Map Amendment Project. This request focuses on evaluating various townhome and multifamily developments in the city.

**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 round of zoning evaluations associated with the project on October 7, 2019. The areas under consideration in this Zoning Map Amendment are part of a larger group of areas initiated by City Council to be evaluated.

**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.

| Map | From     | To    | Development/Use                                                           | Location                                                                                         |
|-----|----------|-------|---------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
| 1   | CU RM-16 | RM-16 | <u>Hartley Square Condominiums</u><br>Multifamily development             | Lying north of the intersection of W. Hartley Drive and Ingleside Drive.                         |
|     |          | RM-26 | <u>Portion of the Hartley Ridge apartment complex</u><br>Open common area |                                                                                                  |
|     |          | R-5   | <u>2701 Ingleside Drive</u><br>Single family dwelling                     |                                                                                                  |
| 2   | CU RM-16 | RM-16 | <u>Fox Hollow Apartments</u><br>Multifamily development                   | Located along the south side of W. Hartley Drive, approximately 850 feet west of N. Main Street. |
|     |          | RM-16 | <u>Brookdale Assisted Living</u>                                          |                                                                                                  |
|     |          | RM-16 | <u>Franklin Ridge Apartments</u><br>Multifamily development               |                                                                                                  |
|     |          | R-3   | <u>4111 Greenvalley Drive</u><br>Single family dwelling                   | Located west of the intersection of Greenvalley Drive and Westridge Drive.                       |

| Map | From                      | To    | Development/Use                                                  | Location                                                            |
|-----|---------------------------|-------|------------------------------------------------------------------|---------------------------------------------------------------------|
| 3   | CU RM-26                  | RM-26 | <u>Westchester Keys Apartments</u><br>Multifamily development    | Located west of Westchester Drive and north of W. Lexington Avenue. |
| 4   | Map #4 has been withdrawn |       |                                                                  |                                                                     |
| 5   | CU RM-16<br>CU RM-5       | RM-16 | <u>Copper Mill Village Apartments</u><br>Multifamily development | Located along Hickwood Road (south of Eastchester Drive).           |
|     |                           | RM-5  | <u>Castle Pines subdivision</u><br>Townhome development          | Located along Penny Road (south of W. Wendover Avenue).             |
|     |                           | RM-5  | <u>Eagle Glen subdivision</u><br>Townhome development            |                                                                     |
|     |                           | RM-5  | <u>Greenside subdivision</u><br>Townhome development             |                                                                     |

### Analysis

The requested rezoning of these various residential developments is intended to remove outdated and obsolete zoning conditions. These developments were granted their current City of High Point zoning between 1991 to 2004 under the former Development Ordinance, which was replaced by the current Development Ordinance in 2017. The various zoning conditions, adopted as a part of conditional use zoning (CU), were established to address land use policies, road improvements and to ensure compatibility with adjacent property. These residential projects have been completed and the various zoning conditions met upon completion of the developments.

The requested rezoning of these various residential developments removes outdated and obsolete zoning conditions, while maintaining the development's base zoning district. See attachments for details.

### **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 proposed zoning map amendments are supported by the various land use designations for these areas as contained in the adopted 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 designation, which can no longer be used.**



### Recommendations

Staff recommends approval of the following zoning map amendments:

Map #1 Rezone the Hartley Square Condominiums from a CU RM-16 District to the RM-16 District.

Rezone an approximate 5,864 sq. ft. portion of the Hartley Ridge development from the CU RM-16 District to a RM-26 District.

Rezone 2701 Ingleside Drive from a CU RM-16 District to the R-5 District.

Map #2 Rezone the Fox Hollow apartments, the Brookdale assisted living facility and the Franklin Ridge apartments from a CU RM-16 District to the RM-16 District.

Rezone 4111 Greenvalley Drive from a CU R-5 District to the R-3 District.

Map #3 Rezone the Westchester Keys Apartments from a CU RM-26 District to the RM-26 District.

Map #5 Rezone the Copper Mill Village apartment complex and the Castle Pines townhome subdivision from their CU RM-16 districts to the RM-16 District.

Rezone the Eagle Glen and Greenside townhome subdivision from their CU RM-5 districts to the RM-5 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.

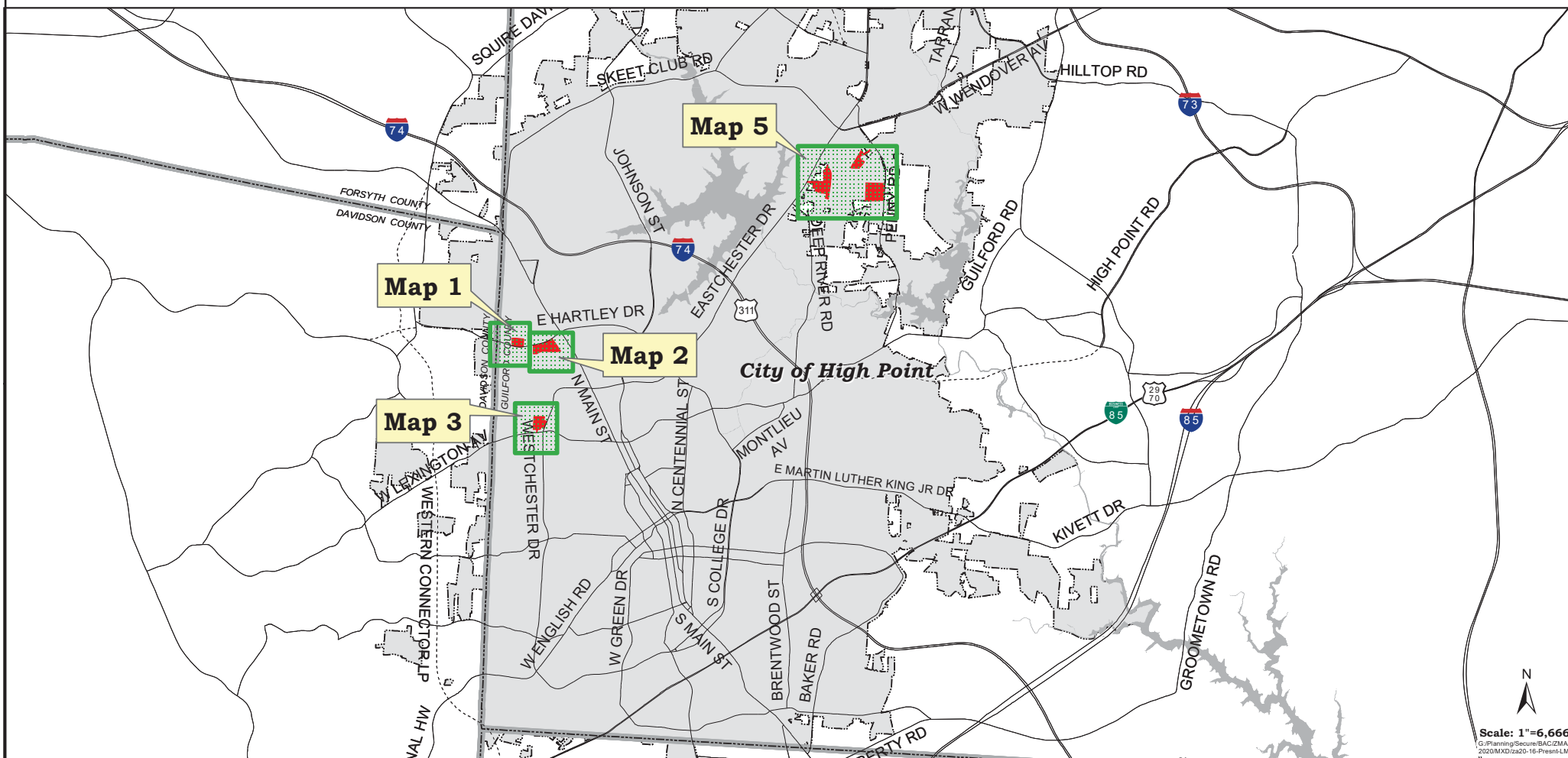
#### City Council:

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.

**ZONING MAP AMENDMENT: ZA-20-16**  
**Applicant: City of High Point**



## MAP #1

**Location:**     **Hartley Square Condominiums**

(Located at the northeast corner of Ingleside Drive and W. Hartley Drive)

**An approximate 5,864 sq. ft. portion of the Hartley Ridge Development**

(Located along the west side of Ingleside Drive, approximately 200 feet north of W. Hartley Drive)

**2701 Ingleside Drive**

(Located along the west side of Ingleside Drive, approximately 400 feet north of W. Hartley Drive)

**Current Uses:** Hartley Square Condominiums - Multifamily development

Portion of the Hartley Ridge apartment complex – An approximate 5,864 square foot portion (undeveloped common area) of a multifamily development

2701 Ingleside Drive - Single family dwelling.

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

|                              | <b>Current Zoning</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>Proposed Zoning</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                              | Conditional Use Residential Multifamily – 16 (CU RM-16) District                                                                                                                                                                                                                                                                                                                                                                                                       | Residential Multifamily – 16 (RM-16) District<br><br>Residential Multifamily – 26 (RM-26) District<br><br>Residential Single Family 5 (R-5) District                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <i>Purpose &amp; Intent:</i> | <u>RM-16 District</u><br>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<br><br><u>RM-26 District</u><br>The RM-26 district is established to accommodate a mix of residential and institutional uses intended to help establish functioning neighborhoods. The district accommodates residential uses at densities of up to 26 units an acre. Complimentary uses such as open space, schools, utilities, and recreation facilities are also allowed.<br><br><u>R-5 District</u><br>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. |



|                      |                                                                                                                                                                                                                                                  |           |
|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| <i>Current Uses:</i> | Permitted                                                                                                                                                                                                                                        | Permitted |
| <i>Conditions</i>    | <u>Zoning Approval 1995(CU 95-25)</u> <ul style="list-style-type: none"> <li>• Vehicular access and right-of-way dedication for W. Hartley Drive and Ingleside Drive extensions</li> <li>• Landscaping</li> <li>• Development density</li> </ul> | None      |

|               | Adjacent Zoning                                                                            | Adjacent Land Use                                                                         |
|---------------|--------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|
| <b>North:</b> | Residential Single Family – 5 (R-5) District<br>Parks and Natural Resources (PNR) District | Single family dwelling<br>Major Assembly use (undeveloped lands associated with the YMCA) |
| <b>South:</b> | Conditional Zoning Residential Multifamily – 16 (CZ RM-16) District                        | Undeveloped parcel                                                                        |
| <b>East:</b>  | Parks and Natural Resources (PNR) District                                                 | Major Assembly use (undeveloped lands associated with the YMCA)                           |
| <b>West:</b>  | Conditional Zoning Residential Multifamily – 26 (CZ RM-26) District                        | Multifamily development                                                                   |

| Land Use Plan Classification                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>The area is designated as follows:</p> <ul style="list-style-type: none"> <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> <li>• <b>Low Density Residential:</b> 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> </ul> |

### Analysis/Recommendation

Map #1 depicts lands to be rezoned at the northern intersection of W. Hartley Drive and Ingleside Drive. Parcels at this intersection consist of the Hartley Square Condominium development at the northeastern corner and a single-family home and portion of the Hartley Ridge apartment complex at the northwestern corner. This 7.5 acre area was part of a 1995 zoning request to develop multifamily uses at this intersection. The extension of Ingleside Drive occurred in such a manner that a 0.5 acre portion of land was separated from the primary parcel by this road extension. Lands to the east of Ingleside Drive developed as the Hartley Square Condominium development. The 0.5 acre area to the west of Ingleside Drive developed with a single family home and a remaining 5,864 square foot sliver of land was incorporated into the adjacent Hartley Ridge apartment complex.

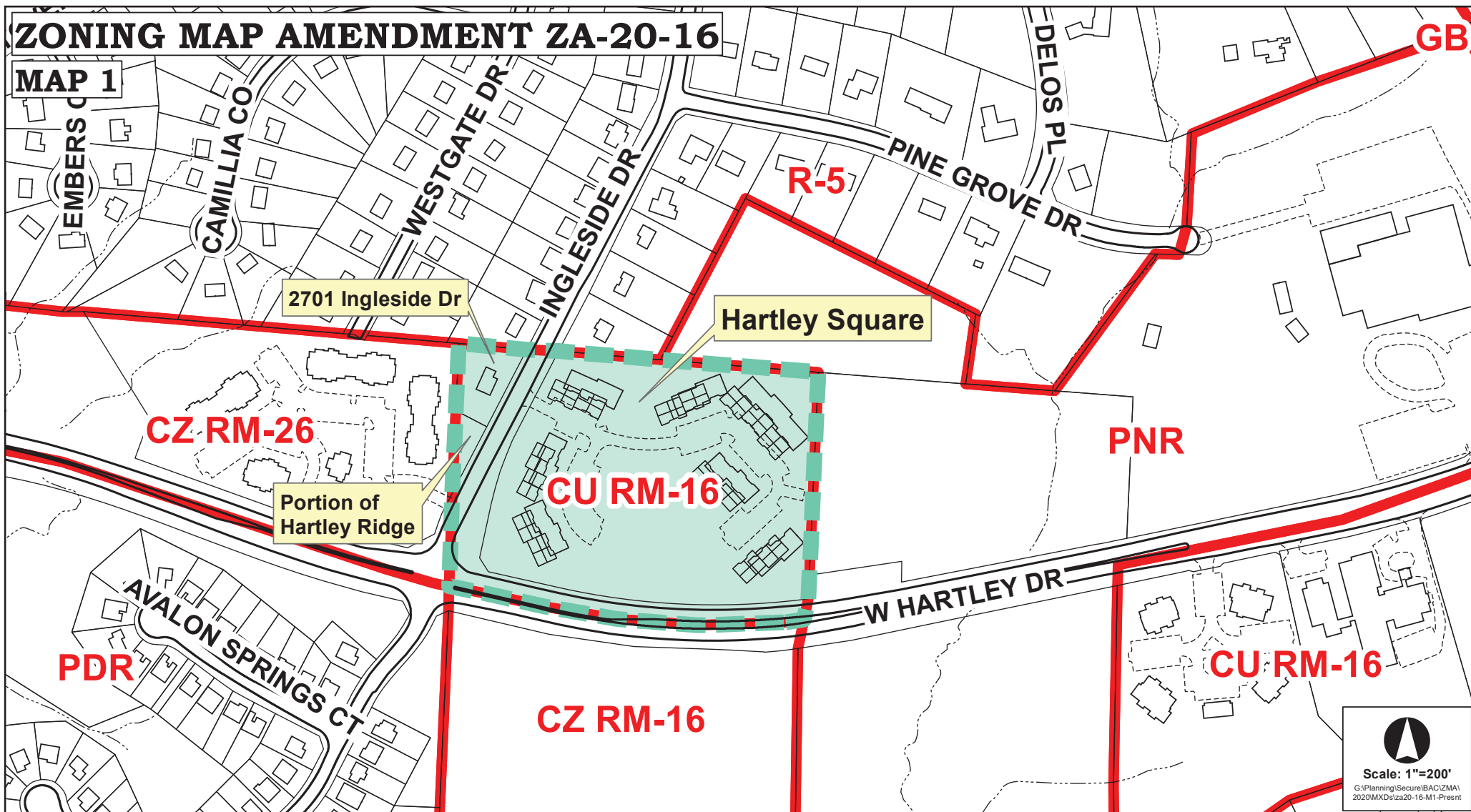
Lands at the northern corners of this intersection have been fully developed. Furthermore, the extensions/improvements associated with W. Hartley Drive and Ingleside Drive have been completed. This rezoning proposes to remove the conditional use (CU) designation as conditions from the zoning approval have been met. Staff is recommending rezoning in a manner that matches the existing zoning pattern of abutting uses.

Staff recommends the following:

1. Rezone lands associated with the Hartley Square Condominium from a CU RM-16 District to the RM-16 District.
2. Rezone 2701 Ingleside Drive from a CU RM-16 District to the R-5 District. Since 2000, the property has been developed with a single family dwelling and the proposed R-5 District matches the manner in which the abutting residential subdivision is zoned.
3. Rezone the approximate 5,864 square foot sliver of land south of 2701 Ingleside Drive from a CU RM-16 District to the RM-26 District. This area has been incorporated into the abutting Hartley Ridge Apartment complex as open common area. The proposed RM-26 District matches the manner in which this this apartment complex has been zoned.

# ZONING MAP AMENDMENT ZA-20-16

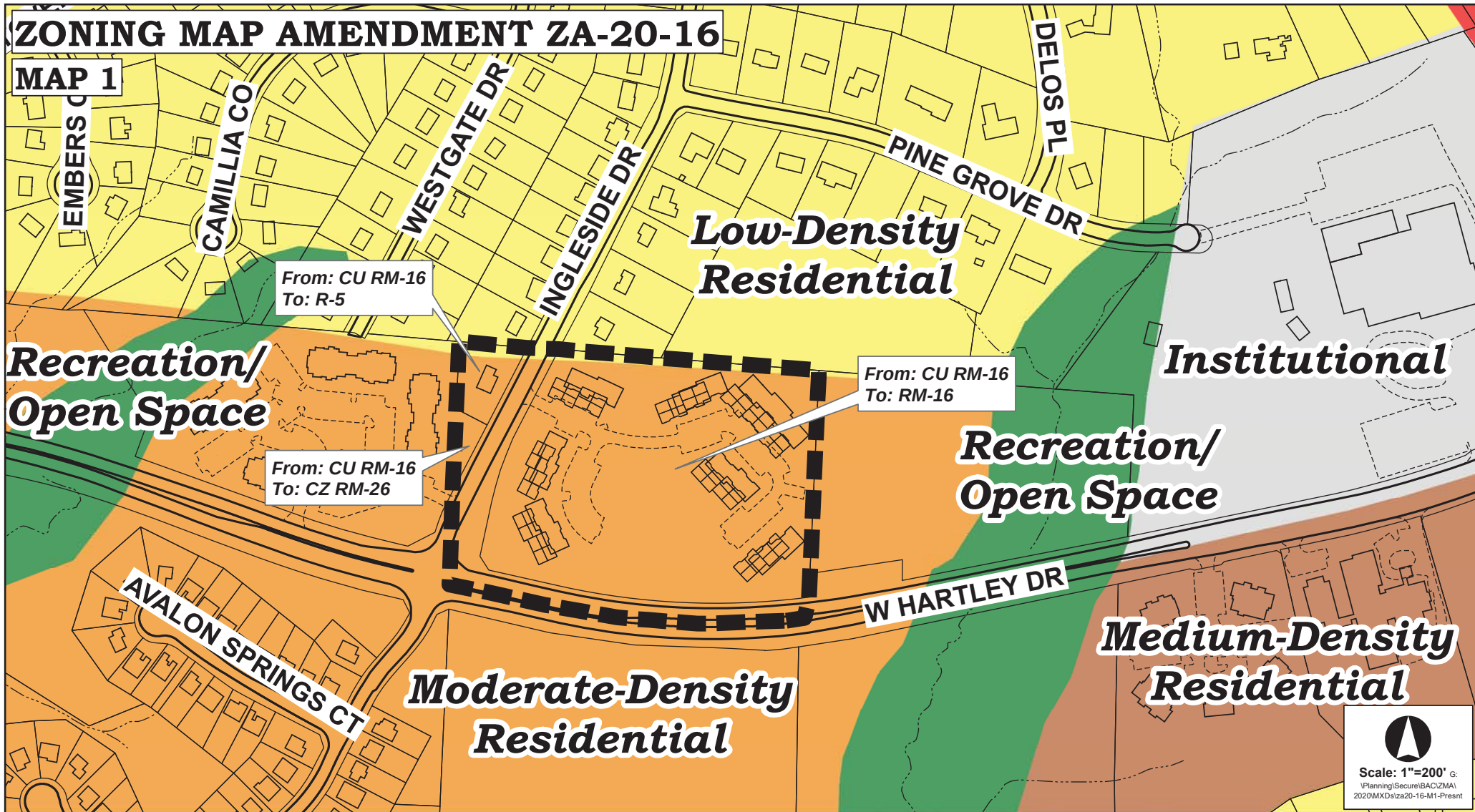
MAP 1





# ZONING MAP AMENDMENT ZA-20-16

MAP 1

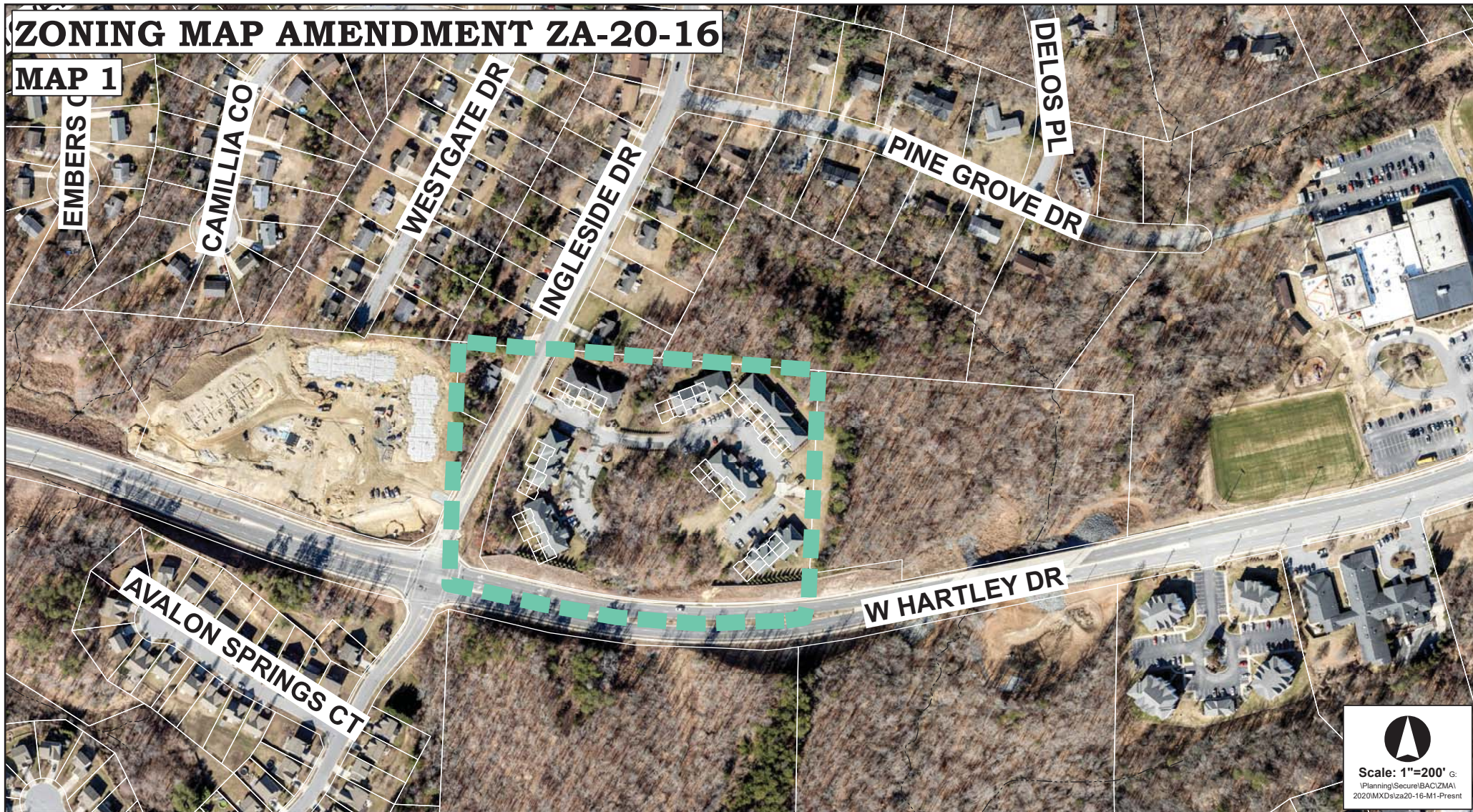


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# ZONING MAP AMENDMENT ZA-20-16

MAP 1





## **MAP #2**

**Location:**     **Fox Hollow Apartments**

(Located along the south side of Hartley Drive, approximately 850 feet west of N. Main Street)

**Brookdale Assisted Living Facility (201 W. Hartley Drive)**

(Located along the south side of W. Hartley Drive, approximately 1,500 feet west of N. Main Street)

**Franklin Ridge Apartments**

(Located along the south side of W. Hartley Drive, approximately 1,800 feet west of N. Main Street)

**4111 Greenvalley Drive**

(Located west of the intersection of Greenvalley Drive and Westridge Drive)

**Current Uses:** Fox Hollow Apartments - Multifamily development  
Brookdale Assisted Living Facility - Assisted Living Facility  
Franklin Ridge Apartments - Multifamily development  
4111 Greenvalley Drive - Single family dwelling

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

|                              | <b>Current Zoning</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>Proposed Zoning</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                              | Conditional Use Residential Multifamily – 16 (CU RM-16) District<br><br>Conditional Use Residential Single Family 5 (CU R-5) District                                                                                                                                                                                                                                                                                                                                  | Residential Multifamily – 16 (RM-16) District<br><br>Residential Single Family 3 (R-3) District                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <i>Purpose &amp; Intent:</i> | <u>RM-16 District</u><br>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<br><br><u>R-3 District</u><br>The R-3 district is established to accommodate principally single-family detached dwellings developed at a density of 3 units an acre, in developments 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 single-family detached dwellings or that is detrimental to the residential nature of the district. |
| <i>Current Uses:</i>         | Permitted                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Permitted                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <i>Conditions</i>            | <u>Zoning Approvals in 1984 and 1988 (CU 84-11 and CU 988-11)</u> <ul style="list-style-type: none"><li>• Restricting access from Greenvalley Drive to Hartley Drive.</li><li>• Right-of-way dedication</li><li>• Buffer areas</li></ul>                                                                                                                                                                                                                               | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |



|               | Adjacent Zoning                                                                        | Adjacent Land Use                                                   |
|---------------|----------------------------------------------------------------------------------------|---------------------------------------------------------------------|
| <b>North:</b> | Parks and Natural Resources (PNR) District                                             | Major Assembly use (YMCA)                                           |
| <b>South:</b> | Residential Single Family – 5 (R-5) District                                           | Single family dwellings                                             |
| <b>East:</b>  | General Business (GB) District<br>Conditional Use Transitional Office (CU-TO) District | Major retail establishments, external access self-storage facility. |
| <b>West:</b>  | Parks and Natural Resources (PNR) District                                             | Major Assembly use (undeveloped lands associated with the YMCA)     |

| Land Use Plan Classification                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>The area is designated as follows:</p> <ul style="list-style-type: none"> <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> <li>• <b>Low Density Residential:</b> 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> </ul> |

### Analysis/Recommendation

Lands proposed for rezoning as depicted on Map #2 were once under single ownership and rezoned in 1984 to support office, institutional or multifamily development. The zoning was amended in 1988 to establish a single family zoning district at 4111 Greenvalley Drive and to require future installation of a cul-de-sac to prevent an extension of Greenvalley Drive to W. Hartley Drive.

Over the preceding years this larger parcel was subdivided and developed with a mixture of multifamily and life care land uses along W. Hartley Drive and a single family home on Greenvalley Drive. With lands along W. Hartley Drive fully developed and based on environmental constraints from a perennial stream running, a public street extension of Greenvalley Drive is unlikely. The primary purpose of this rezoning is to remove the conditional use (CU) designation as conditions from their zoning approvals were met upon the completion of these developments or are no longer required.

Staff recommends rezoning the following:

1. Rezone lands associated with the Fox Hollow apartments, Brookdale Assisted Living Facility and Franklin Ridge apartments from the CU RM-16 District to a RM-16 District.
2. Rezone 4111 Greenvalley Drive from the CU R-5 District to a R-3 District. The R-3 District matches the manner in which the abutting residential subdivision along Greenvalley Drive and Westridge Drive is zoned.

# ZONING MAP AMENDMENT ZA-20-16

MAP 2

CU RM-16

PNR W HARTLEY DR

CZ RM-16

1114 Greenvalley Dr

CU R-5

R-3

CU RM-16

Brookdale

Franklin Ridge

Fox Hollow

RC

GB

RC

RC

N MAIN ST

LB

CU TO

GREENWOOD DR

WESTRIDGE DR

GREENVALLEY DR

PINE RIDGE DR



Scale: 1"=200'  
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# ZONING MAP AMENDMENT ZA-20-16

## MAP 2

**Moderate-Density Residential**

**Recreation/Open Space**

**Institutional**

From: CU RM-16  
To: RM-16

**Medium-Density Residential**

**Community/Regional Commercial**

**N MAIN ST**

**W HARTLEY DR**

From: CU R-5  
To: R-5

**GREENVALLEY DR**

**Low-Density Residential**

**WESTRIDGE DR**

**GREENWOOD DR**

**PINE RIDGE DR**

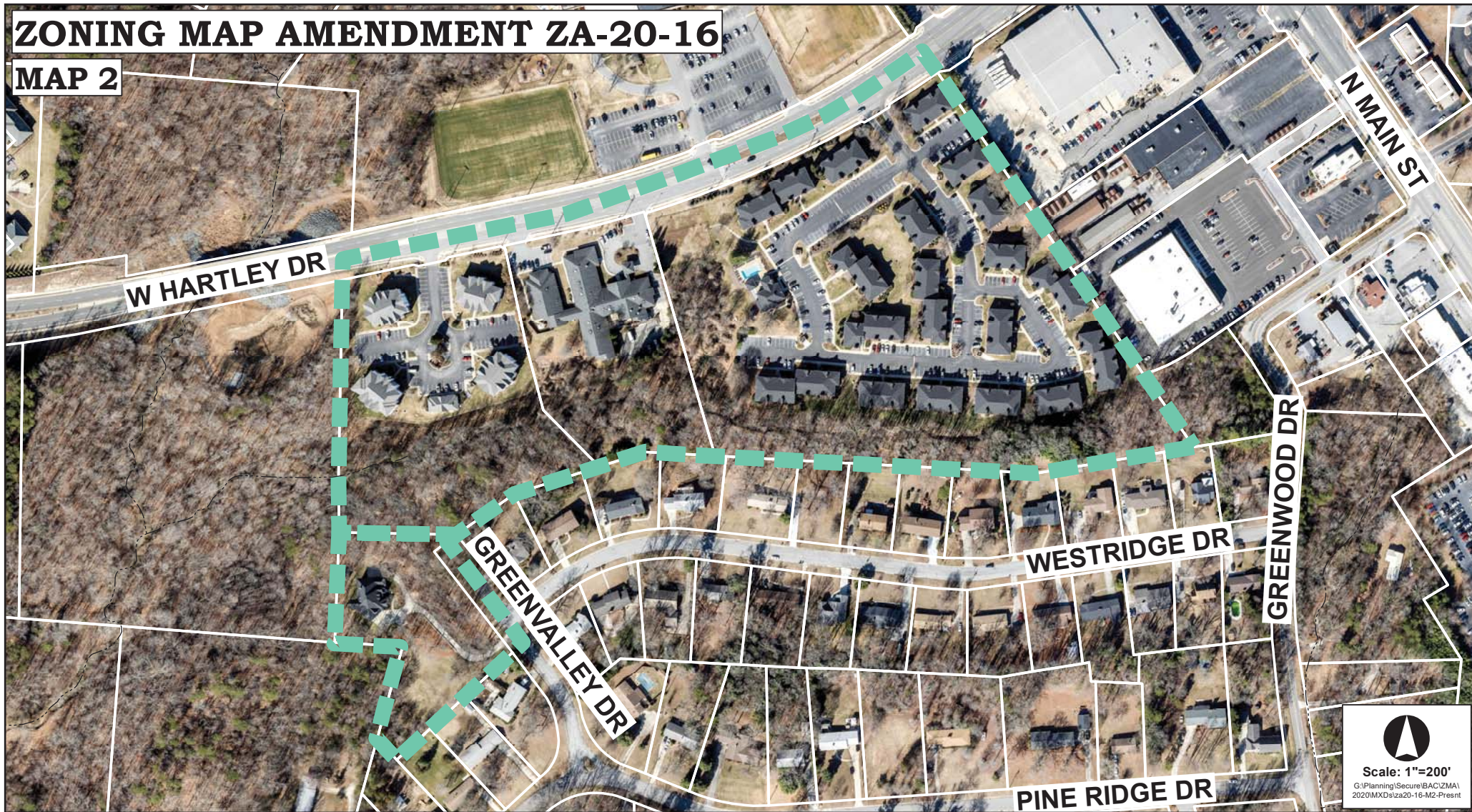


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# ZONING MAP AMENDMENT ZA-20-16

MAP 2



Scale: 1"=200'

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### MAP #3

**Location:**     **Westchester Key Apartment Complex**

(Located west of Westchester Drive and north of W. Lexington Avenue)

**Current Uses:** Multifamily development

**Comparison of Current and Proposed Zoning**

|                              | <b>Current Zoning</b>                                                                                                                                                                                                                                                                                                                                                 | <b>Proposed Zoning</b>                        |
|------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|
|                              | Conditional Use Residential Multifamily – 26 (CU RM-26) District                                                                                                                                                                                                                                                                                                      | Residential Multifamily – 26 (RM-26) District |
| <i>Purpose &amp; Intent:</i> | <u>RM-26 District</u><br>The RM-26 district is established to accommodate a mix of residential and institutional uses intended to help establish functioning neighborhoods. The district accommodates residential uses at densities of up to 26 units an acre. Complimentary uses such as open space, schools, utilities, and recreation facilities are also allowed. | <u>RM-26 District:</u> Same                   |
| <i>Current Uses:</i>         | Permitted                                                                                                                                                                                                                                                                                                                                                             | Permitted                                     |
| <i>Conditions</i>            | <u>Zoning Approval 1991(CU 91-05)</u> <ul style="list-style-type: none"><li>• Density</li><li>• Vehicular access</li></ul>                                                                                                                                                                                                                                            | None                                          |

|               | <b>Adjacent Zoning</b>                                                                                                                      | <b>Adjacent Land Use</b>                                                                                                         |
|---------------|---------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|
| <b>North:</b> | Residential Single Family – 3 (R-3) District                                                                                                | Single family dwellings                                                                                                          |
| <b>South:</b> | Conditional Use General Business (CU-GB) District<br>Conditional Use Limited Business (CU-LB) District<br>Transitional Office (TO) District | Major vehicular establishment (automotive repair establishment)<br><br>Minor animal care use (veterinary services establishment) |
| <b>East:</b>  | Transitional Office (TO) District                                                                                                           | Offices                                                                                                                          |
| <b>West:</b>  | Residential Single Family – 3 (R-3) District                                                                                                | Minor school (Northwood Elementary School)                                                                                       |

### **Land Use Plan Classification**

The area is designated as follows:

- **Medium-Density Residential:** 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.

### **Analysis/Recommendation**

The Westchester Keys Apartment complex was developed in 1972 and initially included lands to the south, fronting along W. Lexington Avenue. The 1991 zoning petition maintained land for an access drive from W. Lexington Avenue, but separated a portion of the road frontage of this development to

establish the CU-TO and CU-LB Districts along W. Lexington Avenue for commercial development. This rezoning proposes to remove the conditional use (CU) designation as conditions governing the apartment complex have been met.

Staff recommends rezoning lands associated with the Westchester Keys apartment from a CU RM-26 District to the RM-26 District.



# ZONING MAP AMENDMENT ZA-20-16

MAP 3

R-3

Westchester Key

CU RM-26

TO

R-5

CU TO TO

CU TO CU LB

CU GB

CZ LB

LB

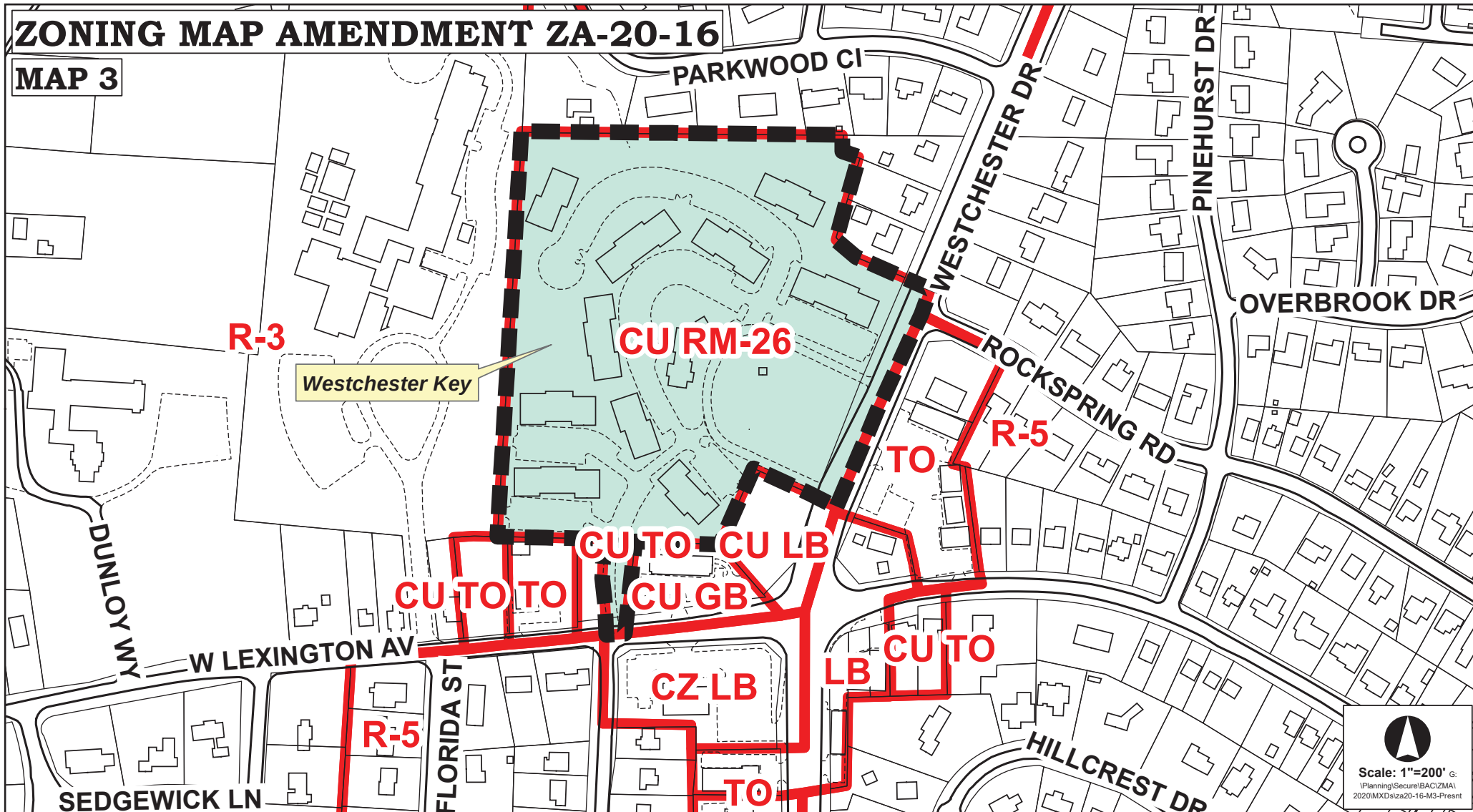
CU TO

TO

R-5



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# ZONING MAP AMENDMENT ZA-20-16

MAP 3

**Low-Density Residential**

**Institutional**

**Medium-Density Residential**

**Office**

**Local/Convenience Commercial**

**Office**

**Office**

**Low-Density Residential**

From: CU RM-26  
To: RM-26

PARKWOOD CI

WESTCHESTER DR

PINEHURST DR

OVERBROOK DR

ROCKSPRING RD

HILLCREST DR

W LEXINGTON AV

FLORIDA ST

SEDGEWICK LN

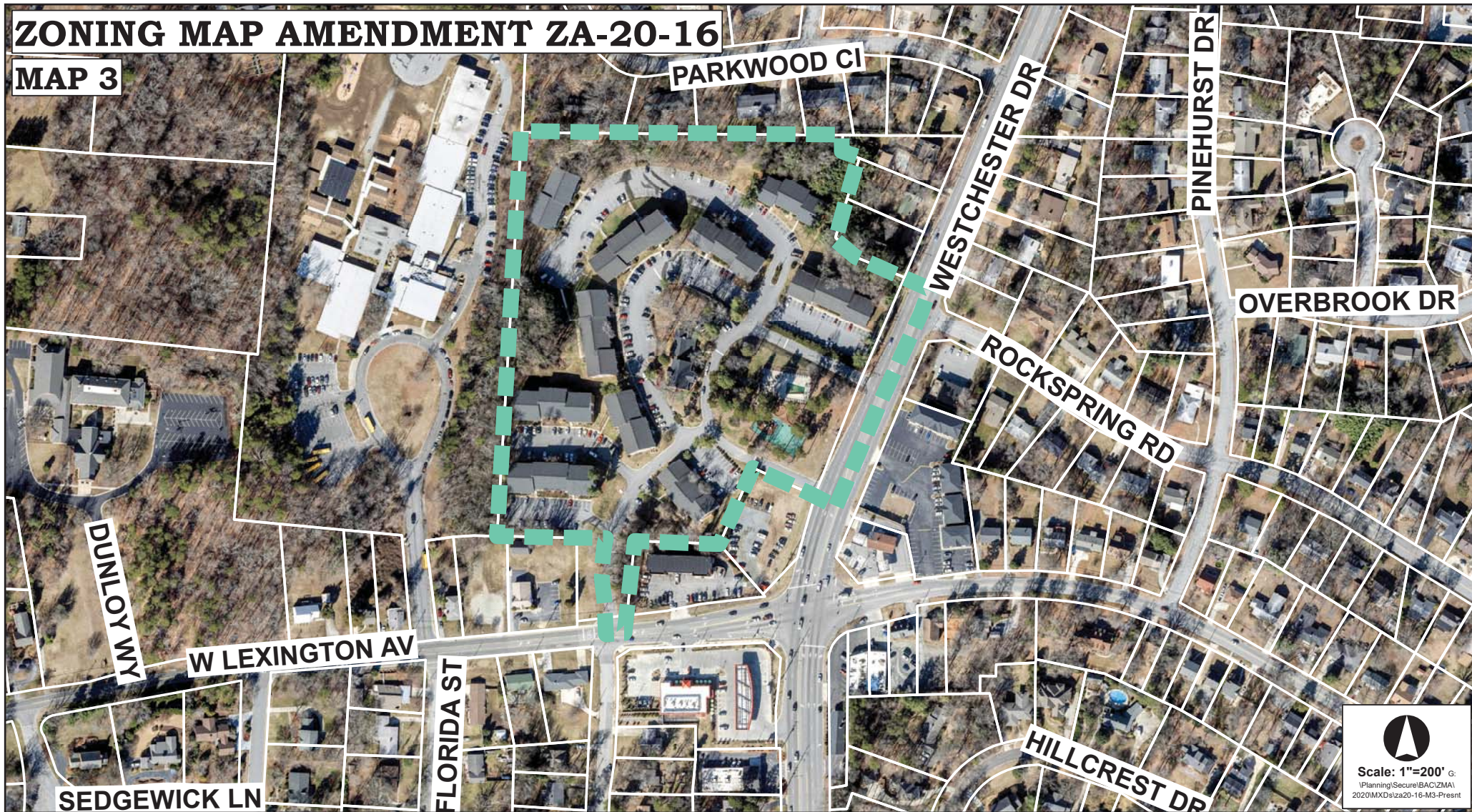
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# ZONING MAP AMENDMENT ZA-20-16

MAP 3



Scale: 1"=200' G.  
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## MAP #5

**Location:**      **Copper Mill Village Apartments**  
 (Located approximately 850 feet southeast of intersection of Hickwood Road and Eastchester Drive)

**Castle Pines subdivision**  
 (Located approximately 850 feet west of the intersection of Penny Road and Woodpark Drive)

**Eagle Glen subdivision**  
 (Located west of the intersection of Penny Road and Eagle Glen Drive)

**Greenside subdivision**  
 (Located east of the intersection of Penny Road and Flagstick Court)

**Current Uses:** Copper Mill Village Apartments - Multifamily development  
Castle Pines subdivision - Townhome development  
Eagle Glen subdivision - Townhome development  
Greenside subdivision - Townhome development

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

|                              | <b>Current Zoning</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>Proposed Zoning</b>                         |
|------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|
|                              | Conditional Use Residential Multifamily–16 (CU RM-16) District                                                                                                                                                                                                                                                                                                                                                                                                                                 | Residential Multifamily–16 (CU RM-16) District |
|                              | Conditional Use Residential Multifamily–5 (CU RM-5) District                                                                                                                                                                                                                                                                                                                                                                                                                                   | Residential Multifamily–5 (RM-5) District      |
| <i>Purpose &amp; Intent:</i> | <u>RM-16 District</u><br>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                    |
|                              | <u>RM-5 District</u><br>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. | <u>RM-5 District:</u> Same                     |

|                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |           |
|----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| <i>Current Uses:</i> | Permitted                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Permitted |
| <i>Conditions</i>    | <p><u>Copper Mill Village Development</u><br/>Zoning approval in 2002 (CU 02-14)</p> <ul style="list-style-type: none"> <li>• Annexation</li> <li>• Density and character of development</li> <li>• Right-of-way dedication and access</li> <li>• Landscaping and exterior lighting</li> </ul> <p><u>Castle Pines Subdivision</u><br/>Zoning approval in 2002 (CU 02-16)</p> <ul style="list-style-type: none"> <li>• Right-of-way dedication</li> <li>• Greenway easement</li> <li>• Annexation</li> </ul> <p><u>Eagle Glen Subdivision</u><br/>Zoning approval in 1996 (CU 96-08)</p> <ul style="list-style-type: none"> <li>• Annexation</li> <li>• Density and character of development</li> <li>• Right-of-way dedication and access</li> <li>• Landscaping and exterior lighting</li> </ul> <p><u>Greenside Subdivision</u><br/>Zoning approval in 2001 (CU 01-07)</p> <ul style="list-style-type: none"> <li>• Allowable uses</li> <li>• Right-of-way dedication and access</li> <li>• Architectural design</li> <li>• Landscaping and exterior lighting</li> </ul> | None      |

|               | <b>Adjacent Zoning</b>                                                                                                                                             | <b>Adjacent Land Use</b>                                                             |
|---------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| <b>North:</b> | General Business (GB) District<br>Residential Single Family – 3 (R-3) District<br>Conditional Use Agriculture (CU AGR) District                                    | External access self-storage facility<br>Single family dwellings<br>Agricultural use |
| <b>South:</b> | Planned Development Residential (PDR) District<br>Conditional Use Residential Single Family – 3 (CU R-3) District<br>Residential Single Family – 3 (R-3) District  | Single family dwellings                                                              |
| <b>East:</b>  | Planned Development Residential (PDR) District<br>Residential Single Family – 3 (R-3) District<br>Parks and Recreation (PNR) District ( <i>Town of Jamestown</i> ) | Multifamily dwellings<br>Undeveloped parcel<br>Utility substation<br>Public park     |
| <b>West:</b>  | Residential Single Family – 3 (R-3) District<br>Conditional Use Residential Multifamily – 26 (CU RM-26) District                                                   | Single family dwellings<br>Multifamily dwellings                                     |

|  |                                                   |  |
|--|---------------------------------------------------|--|
|  | Planned Development Residential (PDR)<br>District |  |
|--|---------------------------------------------------|--|

### Land Use Plan Classification

The area is designated as follows:

- **Medium-Density Residential:** 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.
- **Low Density Residential:** 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.

### Analysis/Recommendation

Map #5 pertains four developments located along Hickswood Road and Penny Road. These lands were granted their current zoning in the 1990s and early 2000s, and developed with a combination of multifamily and townhome developments.

Along Hickswood Road is the Copper Mill Village apartment complex. This development was granted a CU RM-16 District zoning in 2004 for a multifamily development. Along Penny Road are the Castle Pines townhome subdivision, which was granted CU RM-16 District zoning in 2002; the Eagle Glen townhome subdivision, which was granted CU RM-5 District zoning in 1996; and the Greenside townhome subdivision, which was granted CU RM-5 District zoning in 2001.

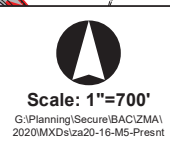
Except for the Greenside townhome development, which is approximately 60% developed, all of these projects have been completed and have addressed their respective zoning conditions. Based upon a telephone discussion with the Greenside Homeowners Association (HOA) president, they have no objection with the removal of zoning conditions as their HOA rules will ensure the remaining lots develop in a manner they desire. The primary purpose of this rezoning is to remove the conditional use (CU) designation as conditions from the various zoning approvals have been met.

Staff recommends rezoning the following:

1. Rezone the Copper Mill apartment complex from a CU RM-16 District to the RM-16 District.
2. Rezone the Castle Pines townhome subdivision from a CU RM-16 District to the RM-16 District.
3. Rezone the Eagle Glen townhome subdivision from a CU RM-5 District to the RM-5 District.
4. Rezone the Greenside townhome subdivision from a CU RM-5 District to the RM-5 District.



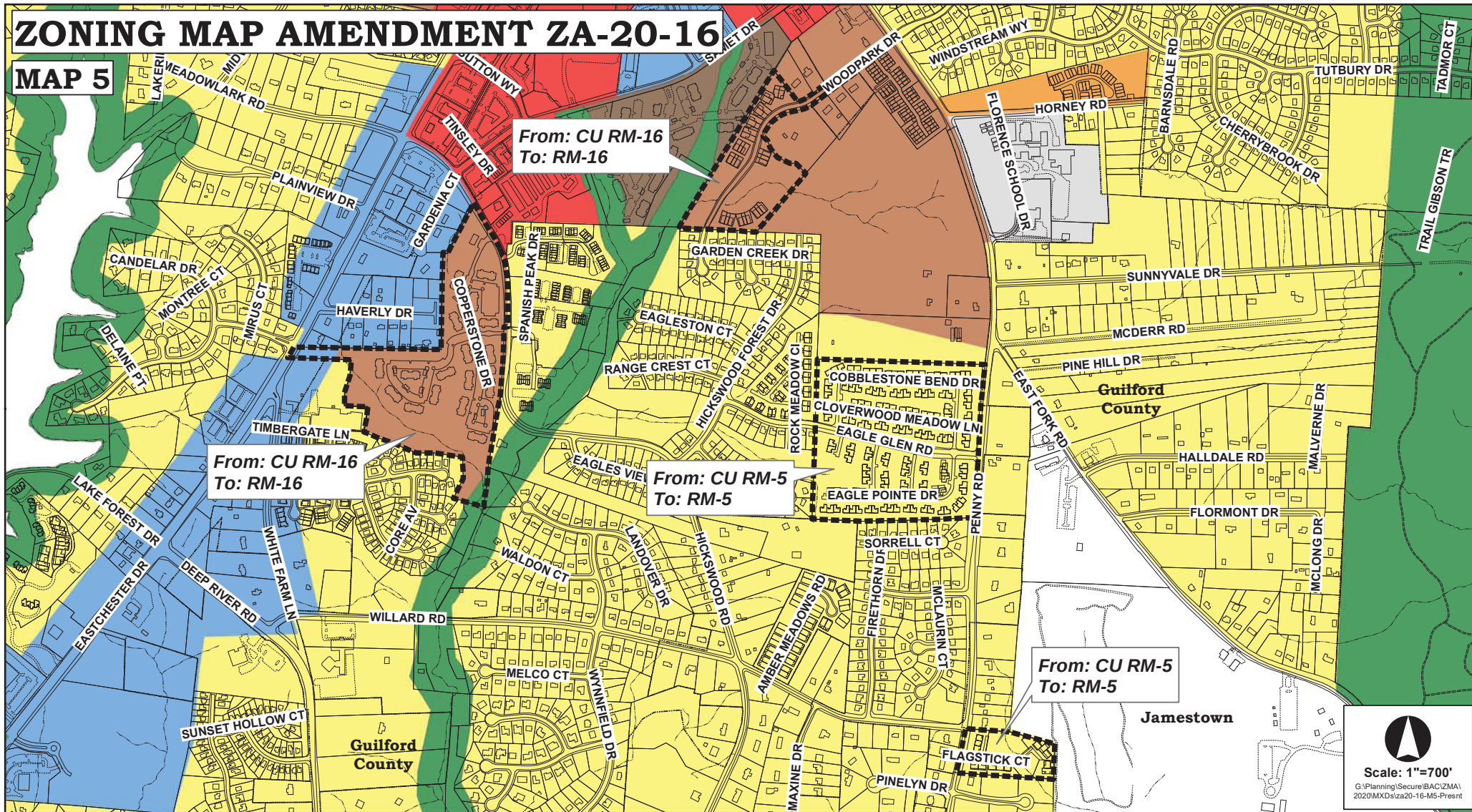
### MAP 5





# ZONING MAP AMENDMENT ZA-20-16

MAP 5



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## MAP 5





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 August 25, 2020 and before the City Council of the City of High Point on September 21, 2020 regarding **Zoning Map Amendment Case ZA-20-16 (ZA-20-16)** 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 August 16, 2020, for the Planning and Zoning Commission public hearing and on September 11, 2020 and September 16, 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 **September 23, 2020**.

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

#### SECTION 1

##### **Hartley Square Condominium**

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 Hartley Square Condominium totals approximately 7.4 acres and is located at the northeast corner of W. Hartley Drive and Ingleside Drive. A description of this development is recorded in PB 110 PG 105 – Lot D and a general description of the development is depicted in Condominium Book 6 PG 72, both of which are recorded in the Guilford County Register of Deeds Office. The development is also known as Guilford County Tax Parcels 197215, 197234, 210457, 210458, 210459, 210460, 210461, 210462, 210463, 210464, 210465, 210466, 210467, 210468, 210469, 210470, 210471, 210472, 210473, 210474, 210475, 210476, 210477, 210478, 210479, 210480, 210481, 210482, 210483, 210484, 210485, 210486, 210487, 210488, 210489, 210490, 210491, 210492, 210493, 210494, 210495, 210496, 210497, 210498, 210499, 210500, 210501, 210502, 210503, 210504, 210505, 210506, 210507, 210508, 210509, 210510, 210511, 210512, 210513, 210514, 210515, 210516, 210517.

#### SECTION 2

##### **2701 Ingleside Drive**

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**. This parcel as shown on Map 1 totals approximately 0.39 acres and located along the west side of Ingleside Drive, approximately 350 feet north of W. Hartley Drive. The parcel is also known as Guilford County Tax Parcels 197234.

### SECTION 3

#### **A 0.135 acre (5,864 sq. ft.) portion of the Hartley Ridge 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 26 (RM-26) District**. The portion of the parcel shown on Map 1, totaling approximately 5,864 square feet, is located along the west side of Ingleside Drive, approximately 200 feet north of W. Hartley Drive. This land area is depicted on Exclusion Plat for Hartley Ridge Apartments – Hartley Ridge LLC PB 198 PG 88-88 (5864 SF 0.135 AC. From Dale Britt DB 8019 PG 2415 Combine with this Tract) as recorded in the Guilford County Register of Deeds Office. This area is also known as a portion of Guilford County Tax Parcel 197215 and more specifically described as follows:

Beginning at an existing concrete monument, said monument being a control corner and being located in the northwest corner of that property now or formerly owned by R. Dale Britt (see Deed Book 5069, Page 1611) and depicted as "Lot-E" in Plat Book 110, Page 105; thence from said monument along the western boundary line of said Lot-E South 02 deg. 30' 27" West 121.96 feet to an existing iron rod; continuing thence with the western boundary line of said Lot-E South 02 deg. 33' 09" West 20.83 feet to an existing iron rod, said rod being the point of BEGINNING; thence from said beginning point along a new line South 62 deg. 35' 07" East 73.81 feet to a calculated point in the eastern boundary line of said Lot-E and the western line of the public right-of-way of Ingleside Drive; thence with the eastern boundary line of said Lot-E and the western line of Ingleside Drive South 27 deg. 24' 53" West 158.88 feet to a computed point, said computed point being the southernmost point of said Lot-E; thence along an old line (said old line being the western boundary line of said Lot-E) North 02 deg. 29' 48" East 175.19 feet to an existing iron rod, said rod being the POINT AND PLACE OF BEGINNING, and containing 0.135 acres more or less, according to that map entitled "Exclusion Plat for Hartley Ridge Apartments" dated August 27, 2018, prepared by Homer S. Wade, Registered Land Surveyor.

### SECTION 4

#### **Fox Hollow Apartments**

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 shown on Map 2 totals approximately 13.94 acres and located along the south side of Hartley Drive, approximately 850 feet west of N. Main Street. The parcel is depicted on Final Subdivision property of Fox Hollow Ltd PB 77 PG 133 as recorded in the Guilford County Register of Deeds Office and is also known as Guilford County Tax Parcel 197226.

### SECTION 5

#### **Brookdale Assisted Living Facility (201 W. Hartley Drive)**

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 shown on Map 2 totals approximately 3.5 acres and located along the south side of Hartley Drive, approximately 1,500 feet west of N. Main Street. The parcel is depicted on Exclusion Map for High Point Manor LP, as Lot B, PB 16 PG 46 as recorded in the Guilford County Register of Deeds Office) and also known as Guilford County Tax Parcel 197231.

#### SECTION 6

##### **Franklin Ridge Apartments**

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 shown on Map 2 totals approximately 5.3 acres and located along the south side of Hartley Drive, approximately 1,800 feet west of N. Main Street. The parcel is depicted on Exclusion Map for High Point Manor LP, as Lot A, PB 16 PG 46 as recorded in the Guilford County Register of Deeds Office) and also known as Guilford County Tax Parcel 197216.

#### SECTION 7

##### **4111 Greenvalley Drive**

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 Single Family – 3 (R-3) District**. The parcel shown on Map 2 totals approximately 2.3 acres and located west of the intersection of Greenvalley Drive and Westridge Drive. The parcel is depicted on Final Map Property of Sorrell, Baker & Dotts, Inc., as Lot Y, PB 91 PG 88 as recorded in the Guilford County Register of Deeds Office and also known as Guilford County Tax Parcel 197229.

#### SECTION 8

##### **Westchester Key Apartment Complex**

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 26 (RM-26) District**. The parcel shown on Map 2 totals approximately 14.76 acres and located west of Westchester Drive and north of W. Lexington Avenue . The parcel is also known as Guilford County Tax Parcel 197333.

#### SECTION 9

##### **Copper Mill Village Apartments**

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 totals approximately 29.41 acres and located along the west side of Hickwood Road, approximately 850 feet southeast of intersection of Hickwood Road and Eastchester Drive. The parcel is depicted as “New Lot A” in PB 167 PG 82 as recorded in the Guilford County Register of Deeds Office and is also known as Guilford County Tax Parcel 195507.

#### SECTION 10

##### **Castle Pines at Hickwood Forest 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 subdivision shown on Map 5 totals approximately 11.2 acres and located approximately 850 feet west of the intersection of Penny Road and Woodpark Drive. The development is depicted on Final Plat Castle Pines at Hickwood Forest, as recorded in PB 155 PG 104 of the Guilford County Register of Deeds Office and is also known as Guilford County Tax Parcels 1196622 and 196631 through 196658.



#### SECTION 11

##### **Eagle Glen 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 5 (RM-5) District**. The subdivision shown on Map 5 totals approximately 32.1 acres and located west of the intersection of Penny Road and Eagle Glen Drive. The parcels that are part of the **Eagle Glen** Townhome Subdivision and also known as Guilford County Parcels 211274, 211198, 211256, 211307, 211200, 211207, 211306, 211249, 211199, 211250, 211252, 211203, 211202, 211303, 211255, 211235, 211308, 211234, 211245, 211299, 211208, 211247, 211242, 211196, 211197, 211233, 211257, 211210, 211243, 211259, 211302, 211241, 211244, 211300, 211206, 211298, 211246, 211248, 211180, 211219, 211218, 211217, 211266, 211177, 211212, 211211, 211190, 211193, 211226, 211278, 211231, 211229, 211187, 211184, 211227, 211204, 211314, 211277, 211220, 211185, 211288, 211287, 211286, 211228, 211281, 211279, 211194, 211195, 211273, 211267, 211176, 211205, 211311, 211181, 211269, 211213, 211178, 211215, 211214, 211285, 211284, 211283, 211290, 211223, 211289, 211291, 211293, 211292, 211294, 211270, 211224, 211271, 211182, 211189, 211230, 211275, 211188, 211265, 211222, 211221, 211191, 211280, 211313, 211312, 211276, 211296, 211295, 211225, 211239, 211310, 211237, 211179, 211216, 211263, 211264, 211262, 211260, 211309, 211251, 211301, 211209, 211253, 211268, 211192, 211238, 211282, 211272, 211254, 211297, 211186, 211236, 211183, 211261, 211240, 211201, 211304, 211305, 211232, 211258, 211315.

#### SECTION 12

##### **Greenside 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 5 (RM-5) District**. The subdivision shown on Map 5 totals approximately 4.68 acres and located east of the intersection of Penny Road and Flagstick Court. The boundary of this development is depicted on Exclusion Plat for Greenside Development LLC, as recorded in PB 146 PG 78 of the Guilford County Register of Deeds Office and also known as Guilford County Tax Parcels 212579 through 212597.

#### SECTION 13

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 14

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

SECTION 15.

This ordinance shall become effective upon the date of adoption.

Adopted by the City Council  
City of High Point, North Carolina  
The 23<sup>rd</sup> day of September, 2020

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

Jay W. Wagner, Mayor

ATTEST:

\_\_\_\_\_  
Lisa B. Vierling, City Clerk