

TEXT AMENDMENT 23-04

Ordinance #7984/24-01

Applicant: City of High Point

AN ORDINANCE AMENDING THE CITY OF HIGH POINT DEVELOPMENT ORDINANCE

WHEREAS, 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; and

WHEREAS, public hearings were held before the Planning and Zoning Commission on **December 12, 2023**, and before the City Council on **January 16, 2024** regarding Text Amendment **23-04**; and

WHEREAS, notice of the public hearings was published in the High Point Enterprise on **December 2, 2023** for the Planning and Zoning Commission public hearing, and on **January 3, 2024** and **January 10, 2024** for the City Council public hearing pursuant to N.C.G.S. §160D-601.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT, NORTH CAROLINA:

SECTION 1.

(Regarding time required to apply and/or request an extension for a Land Disturbance Permit, Section 2.5.10. - Land Disturbance Permit)

That Section 2.5.10, Land Disturbance Permit, is hereby amended as follows:

G. Expiration

3. The Engineering Services Director may, on receipt of a written request for an extension filed prior to the expiration date, renew a land disturbance permit for an additional 180 days, for good cause.

SECTION 2.

(Regarding the number of days to provide temporary and permanent ground cover as set forth in NCGS § 113A-57(2) and 15A NCAC 04B .0107(b))

PART A.

That Section 6.3.5., Mandatory Standards for Land-Disturbing Activity, is hereby amended as follows:

C. **Graded Slopes and Fills**

3. In any event, slopes left exposed will, within ~~7~~ **21** calendar days of completion of any phase of grading, be planted or otherwise provided with temporary or permanent ground cover, devices, or structures sufficient to restrain erosion.

- D. **Ground Cover** Whenever land-disturbing activity is undertaken on a tract, the person conducting the land-disturbing activity shall install such sedimentation and erosion control devices and practices as are sufficient to retain the sediment generated by the land-disturbing activity within the boundaries of the tract during construction upon and development of said tract, and shall plant or otherwise provide a permanent ground cover sufficient to restrain erosion after completion of construction or development. Except as provided in Section 6.3.6 B, High Quality Water Zones, of this Ordinance, provisions for a **permanent** ground cover sufficient to restrain erosion must be accomplished within ~~14~~**90** calendar days **following completion of construction or development.**

PART B.

That Section 9.10.1, Soil Erosion and Sedimentation Enforcement and Penalties, is hereby amended as follows:

- H. **Failure to Plant Cover** Failure on a tract, when more than one contiguous acre is disturbed, to plant or otherwise provide ground cover sufficient to restrain erosion within ~~14~~ **21 calendar** days of completion of any phase of grading, **or to provide permanent ground cover sufficient to restrain erosion within 90 calendar days of completion of construction or development.**

SECTION 3.

(Regarding correcting paragraph numbering which was inadvertently misnumbered in Text Amendment 22-04, Ordinance #7875/22-95)

That Section 9.10, Soil Erosion and Sedimentation Enforcement and Penalties, is hereby amended as follows:

- ~~Ø~~**N. Other Violations** Violating any other provisions of Section 6.3, Soil Erosion and Sedimentation, the North Carolina Sedimentation Pollution Control Act, or any rules or orders adopted or issued pursuant to Section 6.3, Soil Erosion and Sedimentation, or the North Carolina Sedimentation Pollution Control Act.

SECTION 4.

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 5.

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

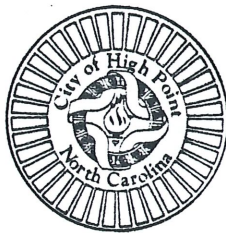
SECTION 6.

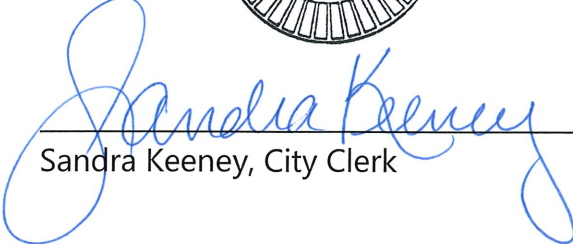
This ordinance shall become effective upon adoption.

Adopted by the City Council
City of High Point, North Carolina
The **16th** day of **January 26, 2024**
Sandra Keeney, City Clerk

By: 
Cyril Jefferson, Mayor

ATTEST:




Sandra Keeney, City Clerk