

AN ORDINANCE AMENDING “THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE,” PURSUANT TO SECTION 2.4.6, CONDITIONAL ZONING MAP AMENDMENT, OF THE DEVELOPMENT ORDINANCE.

WHEREAS, the City Council of the City of High Point adopted “The City of High Point Development Ordinance” on May 16, 2016 with an effective date of January 1, 2017, and subsequently amended;

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on October 26, 2021 and before the City Council of the City of High Point on November 15, 2021 regarding **Zoning Map Amendment Case 21-22 (ZA-21-22)** a proposed amendment to the Official Zoning Map of the “City of High Point Development Ordinance”;

WHEREAS, notice of the public hearings were published in the High Point Enterprise on October 17, 2021, for the Planning and Zoning Commission public hearing and on November 5, 2021 and November 10, 2021, for the City Council public hearing pursuant to Chapter 160D-602 of the General Statutes of North Carolina; and

WHEREAS, the proposed amendment was adopted by the City Council of the City of High Point on **November 15, 2021**.

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: **Conditional Zoning Residential Multifamily – 16 (CZ- RM-16) District**. The property is approximately 72 acres, located south of the southern leg of Joyce Circle, west of Skeet Club Road and north of I-74. The property is also known as Guilford County Tax Parcel 198681 and Forsyth County Tax Parcels 6892-08-4548 and 6882-99-7011.

SECTION 2

That the property herein described shall be perpetually bound by the following use(s) authorized and condition(s) imposed, unless subsequently changed or amended as provided for by the Development Ordinance.

Part I. **USES:**

a) **Permitted Uses:**

Any uses allowed in the Residential Multifamily – 16 (RM-16) District subject to the standards of the Development Ordinance and the specific conditions listed in this ordinance.

b) **Prohibited Uses:**

The Multifamily dwelling use type (Household Living Use Category), as enumerated in Table 4.1.9 (Principal Use Table) of the Development Ordinance, shall be prohibited.

Part II. CONDITIONS:

- A. Lot Combination: All parcels of the rezoning site shall be combined into one lot prior to resubdivision or any new development.
- B. Development and Dimensional Requirements:
 - 1. Development Density/Intensity: Any development of the zoning site under the Household Living use category shall not exceed 550 dwelling units.
 - 2. Minimum Side Setback Standard and Minimum Perimeter Setback Standard: The following condition shall apply to that portion of the zoning site abutting the northern property line of Guilford County Tax Parcel 198678, from the eastern side of the stream buffer to the Skeet Club Road right-of-way (*NOTE: Guilford County Tax Parcel 198678 is an approximate 16 acre parcel, addressed as 317 Skeet Club Road, lying to the south and east of the zoning site*):
 - a) A minimum sixty (60) foot building setback shall be required for all principal or accessory structures.
 - b) This condition (Part II. B.2) shall become void at the time the zoning on Tax Parcel 198678 (317 Skeet Club Road) is changed to a Residential Multifamily 5 (RM-5) District or higher intensity zoning district as listed in Table 4.1.9 (Principal Use Table) of the Development Ordinance.
- C. Landscaping, Buffers and Screening:
 - 1. A minimum twenty (20) foot wide Streetyard, planted to a Type C rate, shall be installed along the entire Skeet Club Road frontage of the zoning site. This Streetyard planting area shall be established within a common area.
 - 2. The following condition shall apply to that portion of the zoning site abutting the northern property line of Guilford County Tax Parcel 198678 (317 Skeet Club Road), from the eastern side of the stream buffer to the Skeet Club Road right-of-way.
 - a) Any disturbed areas within sixty (60) feet of the northern property line of Guilford County Tax Parcel 198678 (317 Skeet Club Road), shall be replaced with a Type A Perimeter Landscape Yard planting rate as listed in Table 5.5.11.B of the Development Ordinance. This shall not apply to areas associated with a street right-of-way stub or driveway stub to Tax Parcel 198678. This condition shall not supersede requirements of Section 5.5.15 (Landscape Yard Maintenance) and Section 5.5.16 (Removal or Relocation of Trees and Shrubs) of the Development Ordinance).

- b) This condition (Part II. C.2) shall become void at the time the zoning on Tax Parcel 198678 (317 Skeet Club Road) is changed to a Residential Multifamily 5 (RM-5) District or higher intensity zoning district as listed in Table 4.1.9 (Principal Use Table) of the Development Ordinance.

D. Transportation Conditions.

1. Right-of-way Dedication: As a part of development permit approval, the property owner shall dedicate forty-two (42) feet of right-of-way, as measured from the existing centerline of Skeet Club Road, along the entire Skeet Club Road frontage of the zoning site.
2. Access
 - a) Skeet Club Road: Only one point of access shall be allowed to Skeet Club Road. This shall be a full movement access point.
 - b) Joyce Circle: Two full movement access points will be allowed to Joyce Circle.
 - c) Driveway access from individual dwelling units shall not be permitted to Skeet Club Road.
 - d) A public street stub shall be provided to the parcel south of the rezoning site identified as Parcel Number 198678
3. Improvements:
 - a) Joyce Circle As a part of development permit approval, the property owner shall improve the south side of Joyce Circle along the Joyce Circle property frontage from Skeet Club Road to approximately 1,050 feet west of Skeet Club Road to a point where Joyce Circle turns to the north. The improvements shall be constructed to City standards for a local street and consist of half of a 26-foot-wide cross-section with standard curb and gutter and sidewalk. This improvement is subject to NCDOT approval.
 - b) Skeet Club Road at Joyce Circle: As a part of the development permit approval, the property owner shall install a northbound left turn lane with 100 feet of storage and appropriate taper.
 - c) Skeet Club Road at Bridlewood Avenue (Site Access 1 as noted in the Traffic Impact Analysis): As part of development permit approval, the property owner shall install a northbound left turn lane with 125-feet of storage and appropriate taper.

4. Other Transportation Conditions: The City of High Point Transportation Director and the North Carolina Department of Transportation (NCDOT) shall approve the exact location and design of all access points and improvements.

SECTION 3

That plans for any development on the property described herein shall be pursued in accordance with this conditional zoning district and shall be submitted to the City of High Point and other approval authorities for review in the same manner as other such plans that are required to be approved by the City of High Point.

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.

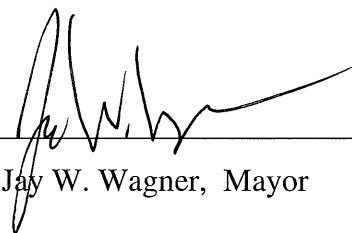
SECTION 5

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

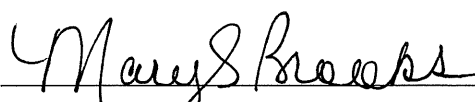
SECTION 6.

This ordinance shall become effective upon the date of adoption.

Adopted by the City Council
City of High Point, North Carolina
The 15th day of November, 2021

By: 
Jay W. Wagner, Mayor

ATTEST:


Mary S. Brooks, Deputy City Clerk

