

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 March 22, 2022 and before the City Council of the City of High Point on April 18, 2022 regarding **Zoning Map Amendment Case 22-05 (ZA-22-05)** 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 March 13, 2022, for the Planning and Zoning Commission public hearing and on April 6, 2022 and April 13, 2022, 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 **April 18, 2022**.

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 1.9 acres and located approximately 500 feet west of the intersection of W. English Road and Barker Road (300, 302, 306, 307 and 314 Barker Avenue; 1200 Bradshaw Street; and 1217 and 1213 Adams Street). The property is also known as Guilford County Tax Parcels 187621, 187627, 187628, 187116, 187626, 187622, and 187624.

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 & Prohibited Uses:**

1. **Permitted Uses:** Any uses allowed in the Residential Multifamily – 16 (RM-16) District shall be permitted, subject to the standards of the Development Ordinance and the specific conditions listed in this ordinance.
2. **Prohibited Uses:** The Multifamily Dwelling use type, as enumerated in Table 4.1.9 (Principal Use Table) of the Development Ordinance, shall be prohibited.

Part II. CONDITIONS:

- A. Lot Combination: All contiguous parcels of the rezoning site, that are not separated by a public right-of-way, shall be combined into one lot prior to resubdivision or any new development.

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.

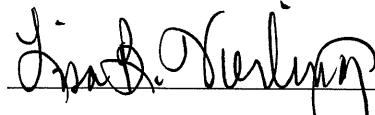
This ordinance shall become effective upon the date of adoption.

Adopted by the City Council
City of High Point, North Carolina
The 18th day of April, 2022

By: _____

Jay W. Wagner, Mayor

ATTEST:



Lisa B. Vierling, City Clerk

