

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 April 26, 2022, and before the City Council of the City of High Point on May 2, 2022 regarding **Zoning Map Amendment Case 22-06 (ZA-22-06)** 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 April 17, 2022, for the Planning and Zoning Commission public hearing and 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 **May 2, 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 Office Institutional (CZ-OI) District**. The property is approximately 5.8-acres, lying along the east side of Skeet Club Road, approximately 240 feet north of Fountain Grove Drive (1559 Skeet Club Road). The property is also known as Guilford County Tax Parcel 204491.

#### 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:** Any uses allowed in the Office Institutional (OI) District subject to the standards of the Development Ordinance and the specific conditions listed in this ordinance.

Part II. **CONDITIONS:**

A. **Development and Dimensional Requirements.**

1. **Density:** A maximum of 84 dwelling units shall be permitted.
2. **Building Height Restrictions:** Building height shall be restricted to a maximum height of fifty (50) feet.

B. Landscaping, Buffers, and Screening.

1. Perimeter Landscape Yards:

- a) Except for streetyards, perimeter landscape yards shall contain fifty percent (50%) or more evergreen plant materials.
- b) A Type B perimeter planting yard shall be installed along the northern and western boundary of the zoning site.
- c) A Type C perimeter planting yard shall be installed along the eastern boundary of the zoning site adjacent to residential use types.
- d) The above noted standards shall not supersede the installation of more stringent Perimeter Landscape Yard Types were required by the Development Ordinance.

2. Perimeter Vegetation Preservation Area:

- a) Existing trees, with caliper of six (6) inches or more, shall be preserved within twenty (20) feet of the perimeter of the site. This condition shall apply only to where the zoning site abuts a residential use type. This preservation area shall be supplemented, as necessary, to meet landscaping requirements of the Development Ordinance.
- b) The property owner shall be permitted to remove unhealthy vegetation in the twenty (20) foot wide Perimeter Vegetation Preservation Area that may pose a danger to occupants of the site and to abutting property owners. The property owner shall also be permitted to prune existing vegetation within this Perimeter Vegetation Preservation Area to maintain the health of the existing vegetation.

C. Transportation

1. Right-of-Way Dedication: As a part of development permit approval, the property owner shall dedicate fifteen (15) feet of right-of-way along the entire Skeet Club Road frontage of the zoning site for installation of a turn lane.
2. Turn Lane: As part of driveway permit approval, the property owner shall install a right turn lane with appropriate storage and taper.
3. 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.

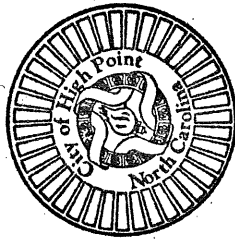
SECTION 5

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

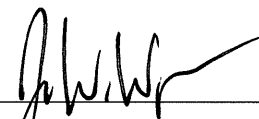
SECTION 6.

This ordinance shall become effective upon the date of adoption.


Adopted by the City Council  
City of High Point, North Carolina  
The 2<sup>nd</sup> day of May, 2022



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

  
Jay W. Wagner, Mayor

ATTEST:

  
Lisa B. Vierling, City Clerk