

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 16, 2022 regarding **Zoning Map Amendment Case 22-07 (ZA-22-07)** 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 on May 4, 2022 and May 11, 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 **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 Residential Multifamily – 26 (CZ RM-26) District**. The property is approximately 2.12 acres, located east of Carrick Street, between Sunset Drive and W. Ray Avenue. The property is also known as Guilford County Tax Parcels 188149, 188150, 188151, 188155, 188156, 188157, 188158, 188159, 188160, 188165 and 188163.

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 Residential Multifamily – 26 (RM-26) 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. Building Height Restrictions:

- a) Building height shall be restricted to a maximum height of fifty (50) feet.
- b) This height restriction shall not apply when all of the abutting parcels, fronting along Carrick Street (Guilford County Tax Parcels 188161, 188162 and 188148) are no longer uses as a single family detached dwellings.

B. Lot Combination: All parcels of the rezoning site shall be combined into one lot prior to resubdivision or any new development.

C. Transportation Conditions.

1. Sidewalks and Pedestrian Access: Along the Sunset Drive, W. Ray Avenue and Carrick Street frontages of the zoning site, sidewalks shall be installed or replaced to meet current sidewalk standards of the City of High Point Transportation Department. Installation shall be in conjunction with driveway permit approval and driveway installation.
2. The City of High Point Transportation Director 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.

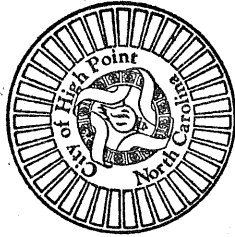
SECTION 5

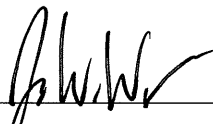
That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 6.

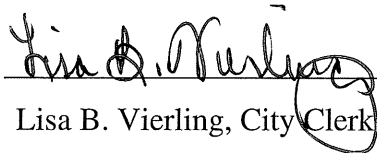
This ordinance shall become effective upon the date of adoption.

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



By: 
Jay W. Wagner, Mayor

ATTEST:


Lisa B. Vierling, City Clerk