

Amendment to CZ-22-10 submitted by applicant on Wed. May 11, 2022
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Ordinance # XXXX/XX-XX
Zoning Map Amendment 22-10

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 22-10 (ZA-22-10)** 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 16, 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 Employment Center (CZ-EC) District**. The property is approximately 85 acres, located along the north side of Clinard Farms Road, approximately 900 feet west of NC 68. The property is also known as Guilford County Tax Parcels 212502, 212503, 212504, 212505, 212508, 212509, 212510 and 210073.

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 Employment Center (EC) District shall be permitted, subject to the standards of the Development Ordinance and the specific conditions listed in this ordinance.

Part II. **CONDITIONS:**

A. **Landscaping, Buffers, and Screening.**

1. Street yard landscaping: A minimum twenty (20) foot wide Streetyard, planted to a Type C rate, shall be installed along the entire Clinard Farms Road frontage of the zoning site. This Streetyard planting area shall be established within a common area.
- 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. Right-of-way Dedication
 - a. Clinard Farms Road (SR 1556): As part of development permit approval the property owner shall dedicate seventy (70) feet of right of way, as measured from the centerline of Clinard Farms Road, along the entire Clinard Farms frontage of the zoning site.
 - b. Millwood School Road (SR 1839): As part of development permit approval the property owner shall dedicate forty-two (42) feet of right of way, as measure from the centerline of Millwood School Road, along the entire Millwood School Road frontage of the zoning site.
 - c. Spine Road (new public street running through the zoning site): As part of development permit approval the property owner shall dedicate sixty (60) feet of right of way for the construction of the “Spine Road” through the zoning site from Clinard Farms Road to Millwood School Road.
 2. Access
 - a. Clinard Farms Road (SR 1556):
 - i. Three points of access will be allowed to Clinard Farms Road, pending North Carolina Department of Transportation (NCDOT) approval.
 - ii. Minimum spacing between access points shall be seven hundred (700) feet.
 - b. Millwood School Road (SR 1839): One full movement access point will be allowed to Millwood School Road.
 3. Improvements
 - a. Traffic Impact Analysis (TIA): Reference within this ordinance to Site Access 1, Site Access 2 and Spine Road ~~the following transportation improvements~~ shall be as shown within the TIA (Traffic Impact Analysis), prepared by Davenport Engineering, Dated March 7, 2022, as may be modified and approved by City of High Point Transportation Director.

- b. Clinard Farms Road (SR 1556):
The property owners shall provide/install a second westbound lane from NC 68 to terminate as a right turn lane at the proposed spine road intersection.
- c. Spine Road (western-most access):
The property owners shall provide/install a three-lane curb and gutter facility with a two-way left turn lane between Clinard Farms Road and Millwood School Road.
- d. Intersection of Eastchester Drive (NC 68) and Clinard Farms Road Intersection:
 - i. As part of development permit approval, the property owners shall provide/install a second eastbound left turn lane on Clinard Farms with two-hundred (200) feet of storage and appropriate taper. Furthermore, the property owner shall extend the existing left turn lane at this intersection to a minimum of two-hundred (200) feet of storage.
 - ii. As part of development permit approval, the property owners shall provide/install a second northbound left turn lane on NC 68 with three-hundred and seventy-five (375) feet of storage and appropriate taper.
 - iii. As part of development permit approval, the property owners shall provide/install a second receiving lane on westbound Clinard Farms Road.
 - iv. As part of development permit approval, the property owners shall modify the traffic signals, and update signal plan accordingly.
- e. Clinard Farms Road and Site Access 1: As part of development permit approval, the property owners shall provide/install an eastbound left turn lane with one-hundred (100) feet of storage and appropriate taper.
- f. Clinard Farms Road and Site Access 2: As part of development permit approval, the property owners shall provide/install an eastbound left turn lane with one-hundred (100) feet of storage and appropriate taper.
- g. Intersection of Clinard Farms Road and the Spine Road (western-most access):
 - i. As part of development permit approval, the property owners shall provide/install an eastbound left turn lane with one-hundred (100) feet of storage and appropriate taper.
 - ii. As part of development permit approval, the property owners shall provide/install a terminus of the additional westbound lane on Clinard Farms Road into a westbound right turn lane at this intersection.

- iii. As part of development permit approval, the property owners shall provide/install separate right and left egress lanes at this intersection.
 - h. A stub street shall be installed to the western property boundary. Exact location will be determined during the Technical Review Committee (TRC) process. The property owner shall dedicate sixty (60) of Right-of-way for the Penny Road Extension through the rezoning site. Exact location will be determined during the Technical Review Committee (TRC) process. The property owner shall construct all of the Penny Road Extension through the rezoning site once a site plan or group development plan is approved for the abutting parcel to the north (Guilford County Tax Parcel 169888).
 - i. Spine Road Access Points: Driveway locations on the Spine Road will be determined during the plan review process .
4. Other Transportation Conditions
The City of High Point Transportation Director and the NCDOT shall approve the exact location and design of all access points and improvements. However, location and design shall not materially depart from the information within the TIA.

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 16th day of May, 2022

By: _____

Jay W. Wagner, Mayor

ATTEST:

Lisa B. Vierling, City Clerk