

Original Zoning Request

CB-21-2016
HPCC
#160074

Ordinance # XXXX/XX-XX
Zoning Case XX-XX

AN ORDINANCE AMENDING "THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE," PURSUANT TO SECTION 9-3-12, ZONING MAP AMENDMENTS, OF THE DEVELOPMENT ORDINANCE.

WHEREAS, the City Council of The City of High Point adopted "The City of High Point Development Ordinance" on January 7, 1992 with an effective date of March 1, 1992, and subsequently amended;

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on _____ and before the City Council of the City of High Point on _____ and _____ regarding Zoning Case XX-XX 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 _____, for the Planning and Zoning Commission public hearing and on _____ and _____, for the City Council public hearing pursuant to Chapter 160A-364 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 _____.

THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT:

SECTION 1.

Part I. That the Official Zoning Map of the City of High Point be amended to establish the following described area as: A Conditional Zoning Residential Single Family-9 District (CZ RS-9) District. The property is approximately 15.6 acres and lying south of Clinard Farms Road and east of Barrow Road (4540 Barrow Road). The property is also known as Guilford County Tax Parcels 0218639.

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 of the land uses allowed in the Residential Single Family-9 District (RS-9) District and their customary accessory uses shall be permitted, subject to the development and dimensional requirements of the RS-9 District and the specific conditions listed in this ordinance.

Part II. CONDITIONS:

A. Transportation Conditions.

1. Access

- a). Access to the site shall be from an extension of Gunnesbury Lane to the south (from the Cottesmore Subdivision).
- b). A public street stub shall provide to the east to Guilford County Tax Parcel 0221066 (7861 Clinard Farms Road. As part of preliminary plat approval the Technical Review Committee shall determine the location of this stub street.
- c). No access shall be permitted from Barrow Road.
- d). There shall be no requirement to install a public street connection to Clinard Farms Road from the zoning site.

2. The City of High Point Director of Transportation and the North Carolina Department of Transportation (NCDOT) shall approve all construction 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.

____th day of XXXXXXXXXX, XX, 20XX.

Lisa B. Vierling, City Clerk

Amended Zoning at P&Z

February 23rd

Ordinance # XXXX/XX-XX

Zoning Case 16-01

AN ORDINANCE AMENDING "THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE," PURSUANT TO SECTION 9-3-12, ZONING MAP AMENDMENTS, OF THE DEVELOPMENT ORDINANCE.

WHEREAS, the City Council of The City of High Point adopted "The City of High Point Development Ordinance" on January 7, 1992 with an effective date of March 1, 1992, and subsequently amended;

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on February 23, 2016 and before the City Council of the City of High Point on March 21, 2016 regarding Zoning Case 16-01 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 February 14, 2016, for the Planning and Zoning Commission public hearing and on March 9, 2016 and March 16, 2016, for the City Council public hearing pursuant to Chapter 160A-364 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 _____.

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: Conditional Zoning Residential Single Family-9 District (CZ RS-9) District. The property is approximately 16.9 acres lying at the southeast corner of Clinard Farms Road and Barrow Road. The property is also known as Guilford County Tax Parcels 0218639.

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 of the land uses allowed in the Residential Single Family-9 District (RS-9) District and their customary accessory uses shall be permitted, subject to the development and dimensional requirements of the RS-9 District and the specific conditions listed in this ordinance.

Part II. CONDITIONS:

A. Transportation Conditions.

1. Access

- a). One point of access shall be required to Clinard Farms Road and it shall align with Blackberry Ridge Drive.
- b). Access to the site shall be from an extension of Gunnesbury Lane to the south (from the Cottesmore Subdivision).
- c). A public street stub shall be provided to the east, to Guilford County Tax Parcel 0221066 (7861 Clinard Farms Road).
- d). No access shall be permitted from Barrow Road.
- e). ~~There shall be no requirement to install a public street connection to Clinard Farms Road from the zoning site.~~

2. Roadway & Intersection Improvements (Clinard Farms Road at site access):

The property owner shall construct a westbound left turn lane, with appropriate tapers, at this access point to the site.

The City of High Point Director of Transportation and the North Carolina Department of Transportation (NCDOT) shall approve all construction 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.

 th day of XXXXXXXXXXXX xx, 20XX.

Lisa B. Vierling, City Clerk

#160074



ENGINEERING AND SURVEYING, INC.
1000 UNIVERSITY AVENUE
ANN ARBOR, MICHIGAN 48106
480-1100 (4111)
WIRELESS, 800-441-1100
FAX 480-1100 • FAX (734) 663-0100

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