

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 April 26, 2016 and before the City Council of the City of High Point on May 16, 2016 regarding **Zoning Case 16-04** 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, 2016, for the Planning and Zoning Commission public hearing and on May 4, 2016 and May 11, 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 **June 20, 2016**.

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-7 (CZ RS-7) District**. The property is approximately 58.4 acres and is lying north of N. Main Street and east of Delray Avenue (*4024 North Main Street*) and is also known as Forsyth County Tax Parcel 6882-87-3851.00.

north and northeast of the intersection of N. Main Street and Cedarwood Trail. This intersection is approximately 730 feet east of the intersection of N. Main Street and Horneytown Road. The property is also

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-7 (RS-7) District shall be permitted, subject to the development and dimensional requirements of the Development Ordinance and subject to the specific conditions listed in this ordinance.

Part II. CONDITIONS:

A. Development and Dimensional Requirements.

The site shall be limited to a maximum of 150 dwelling units in Tract I. No dwelling units will be developed on Tract II until a zoning map amendment is approved for of this tract.

B. Sketch Plan: The purpose of the Sketch Plan is to illustrate Tract I and Tract II “Future Development” referred to in this ordinance.

C. Landscaping, Buffers and Screening.

1. A minimum twenty (20) foot wide street yard planted at a Type C rate shall be provided along the N. Main Street frontage of the zoning site.
2. Fencing, Wall or Similar Barriers: In the event fences, walls or similar barriers are erected along the common areas abutting the N. Main Street right-of-way; or the rear/side yards of lots within the vicinity of the N. Main Street right-of-way, then a common fencing, wall or similar barrier plan shall be provided. This plan shall be provided prior to Preliminary Plat approval on the rezoning site.

D. Transportation Conditions.

1. Access

- a. The rezoning site shall be limited to one point of access to N. Main Street. Subject to North Carolina Department of Transportation (NCDOT) approval, this access point shall consist of realigning Delray Drive to intersect N. Main Street opposite Cedarwood Trail. The realignment of Delray Avenue shall be completed as part of the first phase of development of the rezoning site.
- b. No lot shall have direct access to N. Main Street.
- c. The developer shall provide two public street right-of-way stubs to the sites southern boundary
- d. Construction vehicles will be limited to the N. Main Street entrance.

2. Improvements

- a. Turn Lanes: The property owner shall provide a westbound right turn lane at the intersection of N. Main Street and Delray Avenue/Cedarwood Trail.
- b. The property owner shall connect to Monterey Circle and shall improve Monterey Circle from the western property boundary of the zoning site to the existing pavement to minimum NCDOT standards.
- c. Access through the unimproved right-of-way of Thomas Road shall be determined at the time Tract II, labeled “Future Development”, is rezoned.

3. Other Transportation Conditions

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

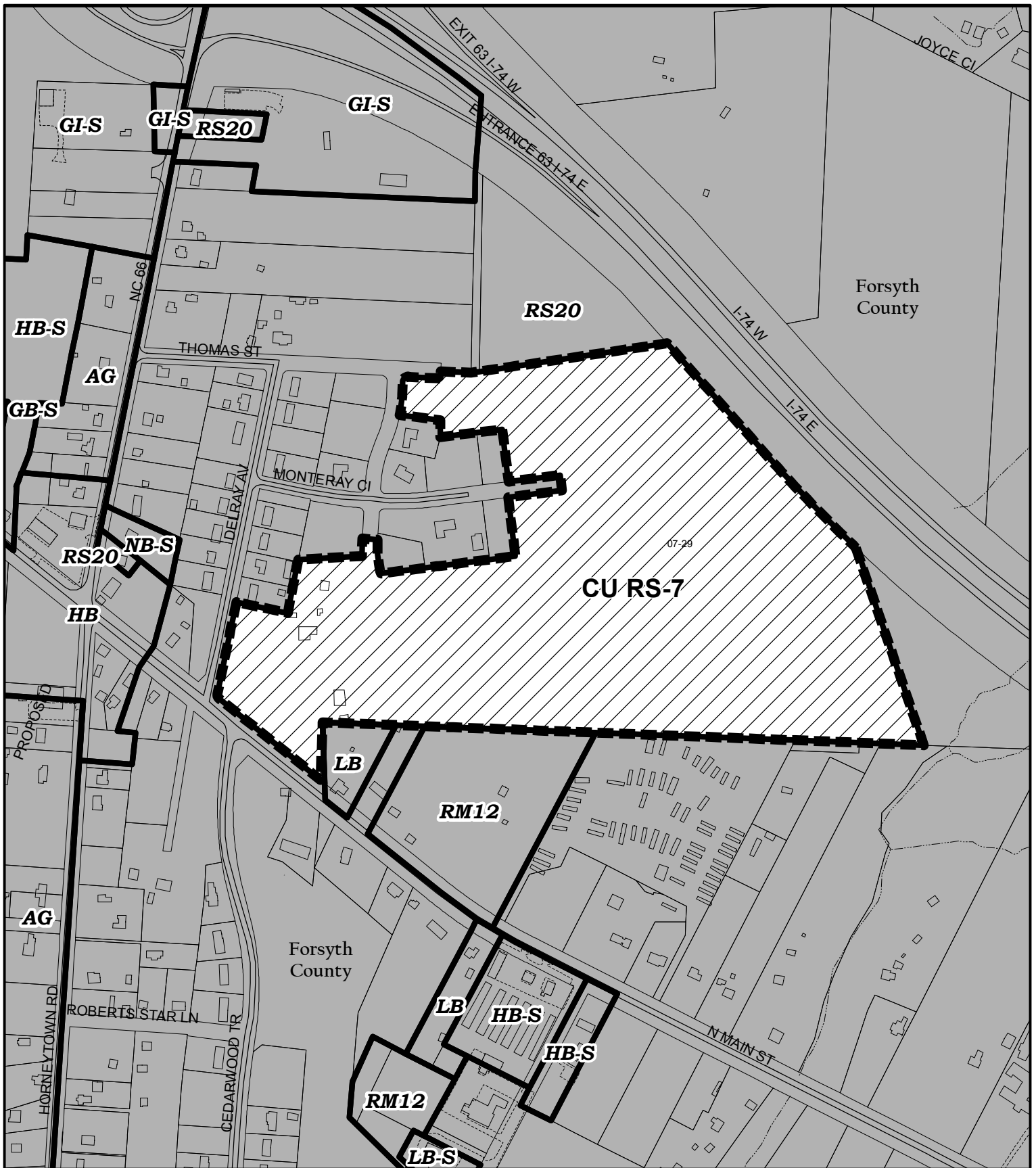
That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 6.

This ordinance shall become effective upon the date of adoption.

20th day of June, 2016.

Lisa B. Vierling, City Clerk



ZONING MAP AMENDMENT ZA16-04

From: Conditional Use Residential Single Family-7
To: Conditional Zoning Residential Single Family-7

Existing Zoning Boundary —————
Subject Property Boundary - - - - -

**Planning & Development
 Department**

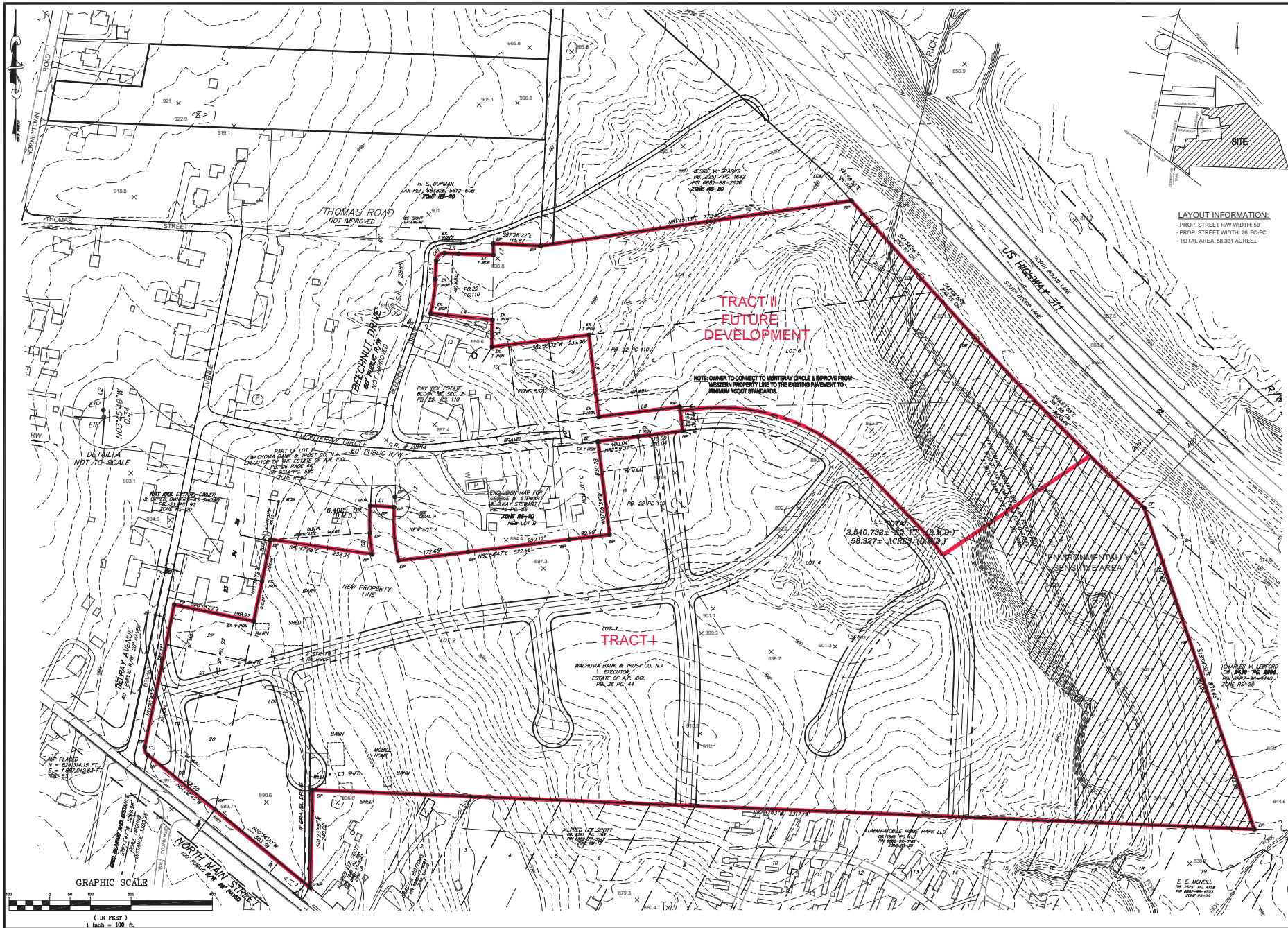
City of High Point

Date: March 9, 2016



Scale: 1"=500'

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 2016\pz\za16-04.mxd



LAYOUT INFORMATION:
- PROP. STREET R/W WIDTH: 50'
- PROP. STREET WIDTH: 26' FC/FC
- TOTAL AREA: 58.331 ACRES±

REVISIONS

REV. 01-24-14	ADD 01-24-14
REV. 02-24-14	ADD 02-24-14
REV. 03-24-14	ADD 03-24-14
REV. 04-24-14	ADD 04-24-14
REV. 05-24-14	ADD 05-24-14
REV. 06-24-14	ADD 06-24-14
REV. 07-24-14	ADD 07-24-14
REV. 08-24-14	ADD 08-24-14
REV. 09-24-14	ADD 09-24-14
REV. 10-24-14	ADD 10-24-14
REV. 11-24-14	ADD 11-24-14
REV. 12-24-14	ADD 12-24-14
REV. 01-25-14	ADD 01-25-14
REV. 02-25-14	ADD 02-25-14
REV. 03-25-14	ADD 03-25-14
REV. 04-25-14	ADD 04-25-14
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REV. 10-25-14	ADD 10-25-14
REV. 11-25-14	ADD 11-25-14
REV. 12-25-14	ADD 12-25-14

ENGINEERING AND SURVEYING, INC.
CORPORATE LICENSE NUMBER C-175
4400 TYING STREET
NORTH CREEK, NORTH CAROLINA 27642
PHONE: (336) 872-8800 FAX: (336) 872-8780

PRELIMINARY

PRELIMINARY SKETCH PLAN
OR
DENNIS BUNKER
DELAIR 4 MONTERAY DRIVES
ABBOTT'S CREEK TOWNSHIP FORSYTH COUNTY
CITY OF HIGH POINT, NORTH CAROLINA

PRELIMINARY SKETCH PLAN

SCALE: 1" = 100'
DATE: 06-25-14
PROJECT: 1320-14
DRAWN BY: HV
SHEET 1