

AN ORDINANCE AMENDING “THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE,” PURSUANT TO SECTION 2.4.19, 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 June, 27, 2017 and before the City Council of the City of High Point on July 17, 2017 regarding **Zoning Map Amendment Case 17-13 (ZA-17-13)** 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 June 18, 2017, for the Planning and Zoning Commission public hearing and on July 5, 2017 and July 12, 2017, 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 **July 17, 2017**.

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 Institutional (CZ-I) District**. The property is approximately 50.4 acres lying directly south of the intersection of Old Mill Road and Ashley Park Court. The property is also known as Guilford County Tax Parcels 0201475, 0201476, 0201305 and 0201482.

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 Institutional (I) District subject to the standards of the Development Ordinance and the specific conditions listed in this ordinance

Part II. **CONDITIONS:**

A. **Prohibited Uses:** The following uses, as listed in Table 4.1.9 (Principle Use Table) of the Development Ordinance, shall be prohibited

1. **Residential Use Classification**

- a) Multi-family dwelling
- b) Triplex/quadplex
- c) Dormitory, private
- d) Fraternity or sorority house

2. Institutional Use Classification
 - a) Cultural facility, major
 - b) Correctional facility
 - c) College or university
 - d) Other post-secondary educational facility
 - e) Hospital
 - f) Medical care facility, major
 - g) Medical care facility, minor
 - h) Specialty hospital
3. All Commercial use classification

- B. Development Standards:

Allowable Household Living Uses, as listed in Table 4.1.9 (Principle Use Table) of the Development Ordinance, shall not exceed a development density of five (5) dwelling units per acre.
- C. Landscaping, Buffers and Screening.
 1. Perimeter Buffer: If an allowable Institutional Use Classified, as listed in Table 4.1.9 (Principle Use Table) of the Development Ordinance, is established on the property then a minimum 50-foot wide undisturbed buffer area shall be provided along the eastern, southern and western boundary of the property. Accessory recreation fields associated with a permitted institutional use may encroach into this perimeter buffer area.
- D. Transportation Conditions.
 1. Access: Any use that is not within the “Household Living” use category shall only shall take access from Old Mill Road.
 2. 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

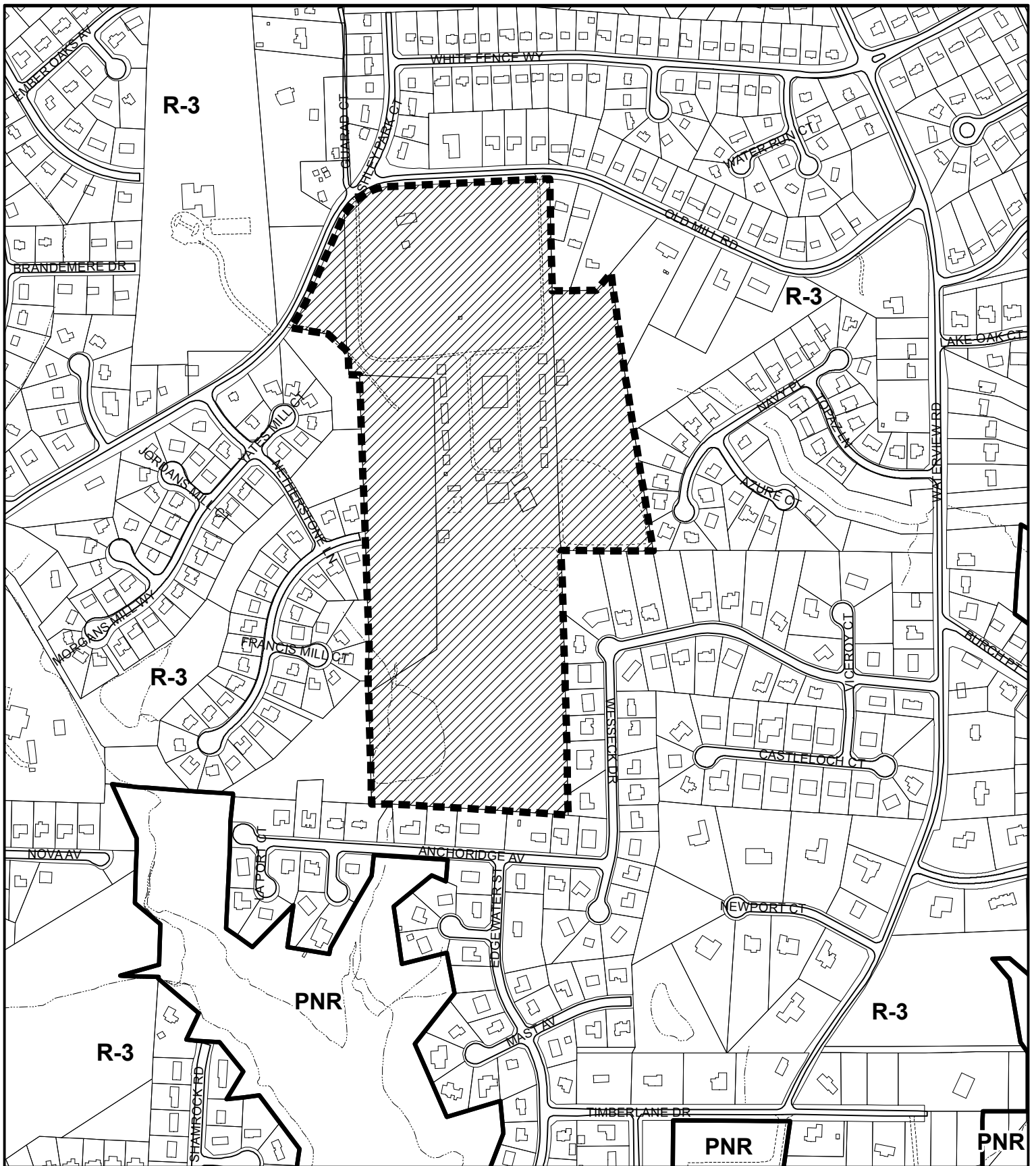
That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 6.

This ordinance shall become effective upon the date of adoption.

17th day of July, 2017.

Lisa B. Vierling, City Clerk



ZONING MAP AMENDMENT ZA-17-13

**From: Residential Single Family-3
To: Conditional Zoning Institutional**

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

**Planning & Development
Department**

City of High Point

Date: June 27, 2017



Scale: 1"=500'
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