

Ordinance # 7548/19-65  
Zoning Map Amendment 19-09

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 July 23, 2019 and before the City Council of the City of High Point on August 19, 2019 regarding **Zoning Map Amendment Case 19-09 (ZA-19-09)** 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 July 14, 2019, for the Planning and Zoning Commission public hearing and on August 7, 2019 and August 14, 2019, 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 **August 19, 2019**.

**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-16 (CZ RM-16) District**. The property is approximately 22.2 acres and lying along the west side of Skeet Club Road and surrounded by Joyce Circle. The property is also known as Guilford County Tax Parcels 199015 & 199014 and Forsyth County Tax Parcel 6892-19-2761.00 & 6892-19-5337.

**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-16 (RM-16) District subject to the standards of the Development Ordinance and the specific conditions listed in this ordinance.

Part II. CONDITIONS:

A. Transportation Conditions.

1. Right-of-way Dedication: As a part of the Land Development Permit approval the property owner shall dedicate forty-two (42) feet of right-of-way, as measured from the existing centerline of Skeet Club Road, along the entire frontage of the zoning site.
2. Access: No vehicular access shall be permitted to the zoning site from the Skeet Club Road right-of-way.
3. Improvements
  - a. A Traffic Impact Analysis (TIA) shall be required to be submitted and approved by the City of High Point Director of Transportation and the North Carolina Department of Transportation (NCDOT) for development on the zoning site producing more than 150 trips in the AM or PM peak hours. As a part of the Land Development Permit approval all improvements required by the TIA, City of High Point Director of Transportation and NCDOT shall be installed prior to exceeding the 150 trip threshold.
  - b. Joyce Circle Improvements
    - i. Joyce Circle (southern portion of right-of-way)  
As a part of the Land Development Permit approval the property owner shall improve Joyce Circle, from Skeet Club Road to the zoning sites southern access point to Joyce Circle.
    - ii. Joyce Circle (northern portion of right-of-way)  
As a part of the Land Development Permit approval the property owner shall improve Joyce Circle, from the Joyce Circle/Tanglebrook Road intersection to the zoning sites northern access point to Joyce Circle.
    - iii. Joyce Circle (western portion of right-of-way)  
The City of High Point Director of Transportation shall determine if additional improvements are required to the Joyce Circle right-of-way in conjunction with any access to the western portion of this right-of-way. Any required improvements shall be installed as part of Land Development Permit approval.
4. 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.

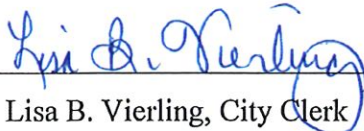
Adopted by the City Council  
City of High Point, North Carolina  
The 19<sup>th</sup> day of August, 2019

By: \_\_\_\_\_



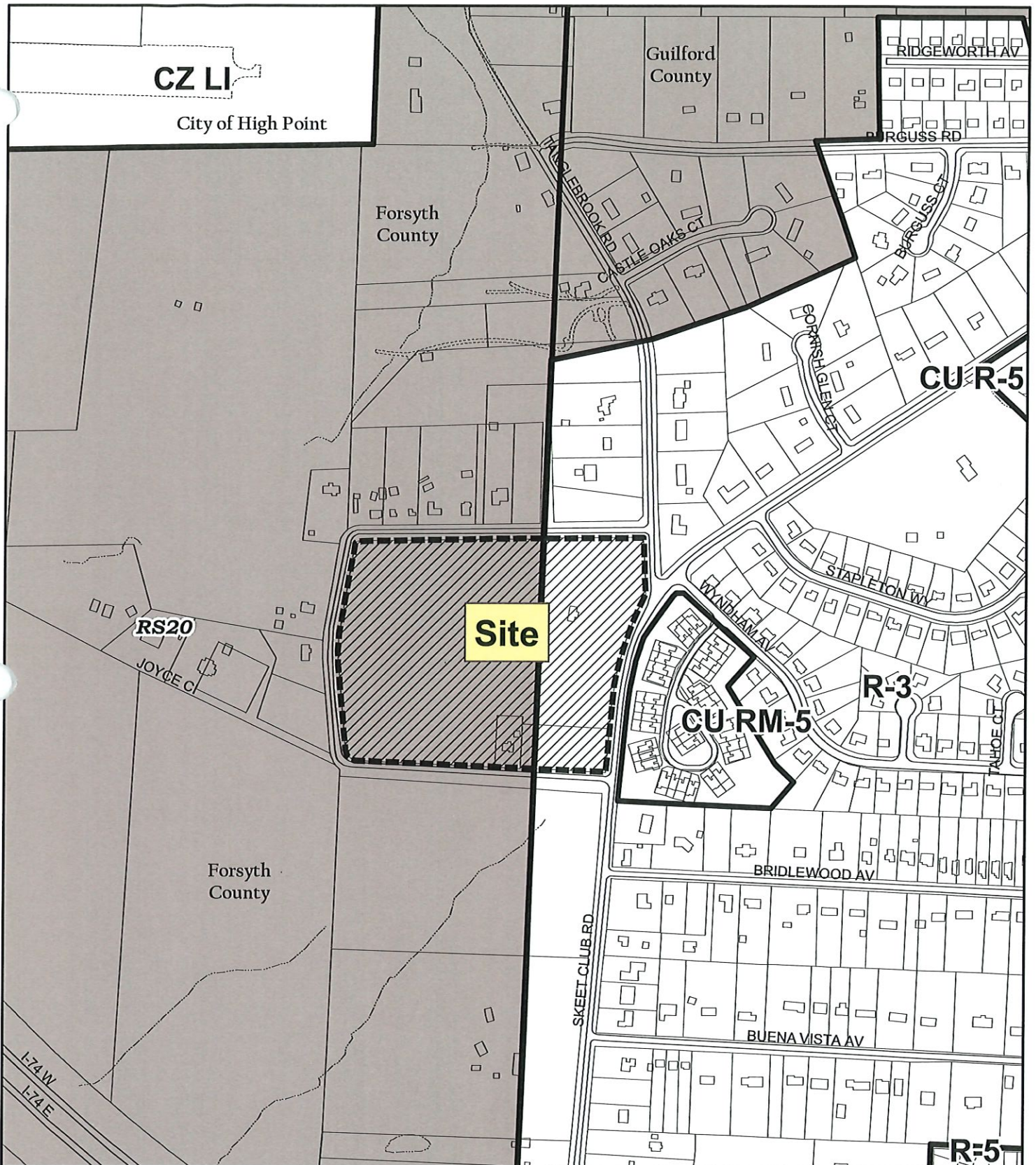
Jay W. Wagner, Mayor

ATTEST:

  
Lisa B. Vierling, City Clerk







## ZONING MAP AMENDMENT ZA-19-09

From: Residential Single Family-3 (HP) and  
Residential Single Family-20 (FC)  
To: Conditional Zoning Residential Multifamily-16

Existing Zoning Boundary  
Subject Property Boundary



Planning & Development  
Department

City of High Point



Scale: 1"=500'  
G:/Planning/Secure/BAC/  
ZAM/2019/MDXs/za19-09