

City Clerk's Office

Mary Brooks

DEPUTY CITY CLERK

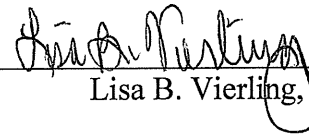


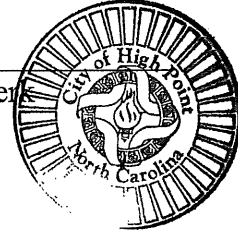
City of High Point
Municipal Office Building
211 South Hamilton Street
High Point, NC 27261

Certification

I, Lisa B. Vierling, City Clerk of the City of High Point, North Carolina, do hereby certify that the foregoing is a true and accurate Ordinance adopted by the City Council in official Session on November 18, 2019 and upon approval by City Council will be recorded in Book 94 of the Official Minute Books and Ordinance Book XX, Ordinance No. 7578/19-95, page 207, Legislative File No. 2019-511 of this City, under my care, custody and control. As of this date, action to adopt said Ordinance has not been amended, rescinded or repealed and is in full force and effect.

WITNESS my hand and the Corporate Seal of the City of High Point, the 19th day of November 2019.

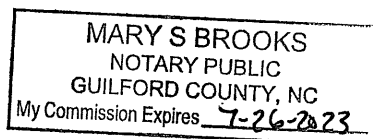

Lisa B. Vierling, City Clerk

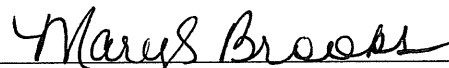


ACKNOWLEDGEMENT

I, Mary S. Brooks, a Notary Public of said County and State, do hereby certify that Lisa B. Vierling, is known to me as City Clerk of the City of High Point; that this person personally appeared before me this date; and, upon authority duly given and as an act of said City, issued and executed the foregoing Certification.

WITNESS my hand and official Notarial Seal, this 19th day of November 2019.




Mary S. Brooks, Notary Public

Commission Expires: 7/26/2023

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 October 22, 2019 and before the City Council of the City of High Point on November 18, 2019 regarding **Zoning Map Amendment Case 19-21 (ZA-19-21)** 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 October 13, 2019, for the Planning and Zoning Commission public hearing and on November 6, 2019 and November 13, 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 **November 18, 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 - 5 (CZ RM-5) District**. The site is approximately 18.5 acres and is located south of Bales Chapel Road, north of Chatfield Drive and approximately 850 feet east of Warwick Drive. The property is also known as Guilford County Tax Parcels 160169, 160150 (portion) and 160166 (portion).

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:

- a) Permitted Uses: Any uses allowed in the Residential Multifamily – 5 (RM-5) District subject to the standards of the Development Ordinance and the specific conditions listed in this ordinance.
- b) Prohibited Uses: The multifamily dwelling use type shall be prohibited.

Part II. CONDITIONS:

A. Landscaping, Buffers and Screening.

A minimum 15 foot wide perimeter landscape yard shall be provided along the western boundary of the site next to Guilford County Tax Parcels 202000, 201999 and 201998 (rear property lines of 3314, 3316 & 3318 Warwick Drive). Required shrubs and trees in this planting yard shall be 50 percent (50%) or more evergreen plant materials. No encroachment shall be permitted into this portion of the perimeter landscape yard. This landscaping standard shall not apply if the land abutting these parcels is developed with single family detached dwellings.

B. Transportation Conditions.

1. Right-of-way dedication: As a part of the Land Development Permit approval the property owner shall dedicate a minimum of forty-two (42) feet of right-of-way along the Bales Chapel Road frontage of the zoning site, as measured from the existing centerline of Bales Chapel Road.
2. Access: The zoning site shall be limited to one (1) point of access to Bales Chapel Road and one (1) point of access to Chatfield Drive. No lot or dwelling unit shall take direct access (driveway access) onto Bales Chapel Road or to Chatfield Drive.
3. 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.

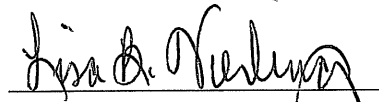
This ordinance shall become effective upon the date of adoption.

Adopted by the City Council
City of High Point, North Carolina
The 18th day of November, 2019

By: _____

Jay W. Wagner, Mayor

ATTEST:



Lisa B. Vierling, City Clerk

