

In accordance with NCGS 160A-382, I consent to these conditions being incorporated into the Conditional Zoning Ordinance.

(sign by property owner or petitioner/applicant)

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 November 12, 2019 and before the City Council of the City of High Point on December 16, 2019 regarding **Zoning Map Amendment Case 19-23 (ZA-19-23)** 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 November 3, 2019, for the Planning and Zoning Commission public hearing and on December 4, 2019 and December 11, 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 **December 16, 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 Office Institutional (OI) District.** The parcel is approximately 6.3-acres and located along the south side of Skeet Club Road, opposite Fountain Grove Drive (1564 and 1568 Skeet Club Road). The property is also known as Guilford County Tax Parcel 204626.

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 Principal Uses**

Only the following principal uses, as permitted in the Office Institutional (OI) District, shall be permitted subject to the development and dimensional requirements of the OI District and the specific conditions listed in this ordinance.

1. All principal uses authorized under the “Residential Use Classification” as listed in Principal Use Table 4.1.9 of the Development Ordinance, except as prohibited below in Part I. B (Prohibited Uses).
2. All principal uses authorized under the “Institutional Use Classification” as listed in Principal Use Table 4.1.9 of the Development Ordinance, except as prohibited below in Part I. B (Prohibited Uses).
3. Major and Minor Office use types authorized under the “Commercial Use Classification” as listed in Principal Use Table 4.1.9 of the Development Ordinance.

B. Prohibited Uses:

1. Multifamily dwelling use type.
2. Single family attached dwelling use type with more than two attached dwelling units per structure.
3. All uses under the Group Living Use category.
4. Park and ride facility use type.
5. Communication or broadcasting facilities use type.

Part II. CONDITIONS:

A. Development and Dimensional Requirements.

1. Building Setbacks:

A minimum forty (40) foot building setback shall be required where the zoning site abuts a parcel developed with a single family detached dwelling.

B. Landscaping, Buffers and Screening.

A Type B Perimeter Landscape Yard is required where the zoning site abuts a parcel developed with a single family detached dwelling.

C. Transportation Conditions.

1. Vehicular Access: The property shall be permitted to have no more than two (2) points of vehicular access to Skeet Club Road. Vehicular access to the Lakeland Point right-of-way shall be prohibited. The rezoning site shall also have internal vehicular access to the parcel to the northwest (Guilford County Tax Parcel 204663).
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.

Adopted by the City Council
City of High Point, North Carolina
The 16th day of December, 2019

By: _____

Jay W. Wagner, Mayor

ATTEST:

Lisa B. Vierling, City Clerk

