

AN ORDINANCE AMENDING “THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE,” PURSUANT TO SECTION 2.4.20, 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 23, 2020 and before the City Council of the City of High Point on August 3, 2020 regarding **Zoning Map Amendment Case 20-08 (ZA-20-08)** 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 14, 2020, for the Planning and Zoning Commission public hearing and on July 22, 2020 and July 29, 2020, 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 3, 2020**.

**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 property is approximately 29 acres and located along the east side of Horneytown Road, approximately 500 feet north of Panther Ridge Road. The property is also known as Davidson County Tax Parcel 0100700000065 and 0100700000065A.

#### **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 – 5 (RM-5) District subject to the standards of the Development Ordinance and the specific conditions listed in this ordinance.

Part II. **CONDITIONS:**

A. **Development and Dimensional Requirements.**

1. **Setbacks:** Multifamily structures shall be setback a minimum of one hundred (100) feet from the northern property line of the site zoning site (abutting Davidson County Tax Parcels 0100700000055A, 0100700000001, 0100700000002, 0100700000004, 0100700000005A, 0100700000007,

010070000008, 010070000009 and 0100700000030). This requirement shall only apply where the abutting property has been developed with a single family detached dwelling.

B. Transportation Conditions.

1. Access:

The zoning site shall be limited to two (2) points of access to Horneytown Road. No lot or dwelling unit shall take direct access (driveway access) onto Horneytown Road.

2. Other Transportation Condition: 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.

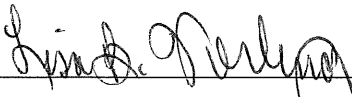
This ordinance shall become effective upon the date of adoption.

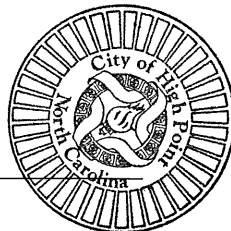
Adopted by the City Council  
City of High Point, North Carolina  
The 22<sup>nd</sup> day of July, 2020

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

Jay W. Wagner, Mayor

ATTEST:

  
\_\_\_\_\_  
Lisa B. Vierling, City Clerk



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, Mary S. Brooks, Deputy 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 July 22, 2020 and upon approval by City Council will be recorded in Book 95 of the Official Minute Books and Ordinance Book Volume XXI, Ordinance No. 7612/20-28, page 28, Legislative File No. 2020-267 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 27<sup>th</sup> day of July 2020.



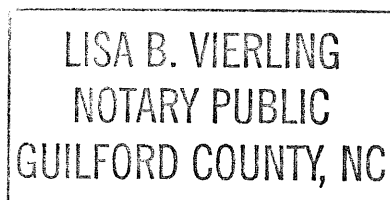
Mary S. Brooks

Mary S. Brooks, Deputy City Clerk

ACKNOWLEDGEMENT

I, Lisa B. Vierling, a Notary Public of said County and State, do hereby certify that Mary S. Brooks, is known to me as Deputy 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 27<sup>th</sup> day of July 2020.



Lisa B. Vierling

Lisa B. Vierling, Notary Public

Commission Expires: 03/25/2021