

AN ORDINANCE AMENDING “THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE,” PURSUANT TO SECTION 2.4.6, CONDITIONAL 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 April 27, 2021 and before the City Council of the City of High Point on May 17, 2021 regarding **Zoning Map Amendment Case 21-05 (ZA-21-05)** 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 April 18, 2021 for the Planning and Zoning Commission public hearing and on May 5, 2021 and May 12, 2021, 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 **May 19, 2021**.

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 Single Family-5 District (CZ R-5) District**. The property is approximately 28.6 acres located along the south side of Clinard Farms Road, approximately 2,500 feet east of Barrow Road. The property addresses are 7847, 7851 and 7855 Clinard Farms Road and are also known as Guilford County Tax Parcels 0216465, 216466 and 169977.

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 of the land uses allowed in the Residential Single Family – 5 (R-5) District and their customary accessory uses shall be permitted, subject to the development and dimensional requirements of the R-5 District and the specific conditions listed in this ordinance.

Part II. CONDITIONS:

- A. Lot Combination: All parcels within the rezoning site shall be combined into one (1) lot prior to any new development.
- B. Transportation Conditions.
If development under R-5 District zoning produces at least 150 trips in the AM or PM peak hour, an updated TIA will be required to determine the extent of improvements necessary to mitigate traffic impacts.
- C. Transportation Conditions.
 - 1. Access
 - a). The zoning site shall be allowed two (2) points of access to Clinard Farms Road.
 - b). One of the access points to Clinard Farms Road shall align with the existing driveway of Clinard Quality Storage (opposite driveway on Guilford County Tax Parcel 0169887).
 - c). The other allowable access point to Clinard Farms Road shall be a right in – right out only located as close as possible to the eastern end of the property.
 - d). If developed as residential use, the rezoning site shall connect to the stub streets to the south in the Cottesmore subdivision (Crownwall Trail).
 - 2. Right-of-Way Dedication: Prior to issuance of any Land Development Permit or by January 1, 2022, whichever occurs first, the property owner shall dedicate up to 41 feet of right-of-way along the entire frontage of Guilford County Tax Parcel 216466 (7851 Clinard Farms Road) as measured from the current property line.

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 now 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.

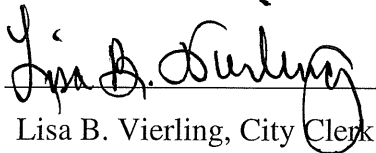
This ordinance shall become effective upon the date of adoption.

Adopted by the City Council
City of High Point, North Carolina
The 19th day of May, 2021

By: _____

Jay W. Wagner, Mayor

ATTEST:



Lisa B. Vierling, City Clerk

