

## ORDINANCE NO. 19-684

### **AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN MAP FROM RESIDENTIAL 4.5 DU/ACRE TO RESIDENTIAL 16 DU/ACRE AND THE ZONING MAP FROM (RL-A) RESIDENTIAL LOW DENSITY-A TO (RH) RESIDENTIAL HIGH DENSITY FOR PROPERTY IDENTIFIED AS TAX LOT NO(s). 3900, 4100 & 4200, ASSESSORS MAP NO. 28-06-21AB (OWNER: SAFARI PROPERTIES I LLC)**

**WHEREAS**, the Winston Planning Commission held a public hearing on July 10, 2019 on the requested Comprehensive Plan Map and Zoning Map amendment; and,

**WHEREAS**, the Planning Commission on August 28, 2019 adopted relevant Findings of Fact and forwarded a favorable recommendation to the City Council to adopt the requested Comprehensive Plan Map and Zoning Map amendment; and,

**WHEREAS**, the City Council held a public hearing on September 16, 2019 and heard relevant testimony on the subject Comprehensive Plan Map and Zoning Map amendments. The City Council accepted the recommendation of the Planning Commission and did not make any additional revisions to the proposed amendment.

### **NOW THEREFORE, THE CITY OF WINSTON ORDAINS AS FOLLOWS:**

#### **SECTION ONE: FINDINGS OF FACT**

1. DLCD Notice of Proposed Amendment was mailed to the Department of Land Conservation and Development on May 31, 2019, which was at least 35 days prior to the first evidentiary public hearing on July 10, 2019.
2. Former Plan Designation: Residential 4.5 DU/Acre. New Plan Designation: Residential 16 DU/Acre.
3. Former Zone Designation: Residential Low Density-A (RL-A). New Zone Designation: Residential High Density (RH).
4. The City Council hereby adopts the attached Findings of Fact contained within the staff report dated July 10, 2019 (Exhibit "A"), and by this reference made part of this ordinance.
5. A map of the property subject to the Comprehensive Plan Map Amendment and Zoning Map Amendment is attached as Exhibit "B", and by this reference made part of this ordinance.

SECTION TWO: AMENDING COMPREHENSIVE PLAN MAP AND ZONING MAP.

The City of Winston Comprehensive Plan Land Use Map and City of Winston Zoning Map are hereby amended to designate the following property as Residential 4.5 DU/Acre (Plan Map) and (RH) Residential High Density (Zoning Map):

Tax Lot(s) 3900, 4100 & 4200 in Section 21AB, Township 28S, Range 06W, Property I.D. No(s). R40873, R41641 & R41649, and more particularly legally described in Statutory Warranty Deed Reference Number(s) 2018-18099 (Tax Lot 3900) and 2018-11551 (Tax Lots 4100 & 4200). See Attached Exhibit "B".

SECTION THREE: EFFECT OF AMENDMENT

Ordinance Nos. 588 (Comprehensive Plan) and 590 (Zoning Ordinance) as heretofore and herein amended shall remain in full force and effect.

First reading before the City Council on the \_\_\_\_\_ day of October 2019.

Passed by the City Council the \_\_\_\_\_ day of October, 2019.

\_\_\_\_\_  
Dick Hayes, Mayor

ATTEST:

\_\_\_\_\_  
Mark Bauer, City Manager