

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 May 25, 2021 and before the City Council of the City of High Point on June 14, 2021 regarding Zoning Map Amendment Case 21-10 (ZA-21-10) 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 May 16, 2021, for the Planning and Zoning Commission public hearing and on June 10, 2021 and June 16, 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 June 21, 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 Office Institutional (CZ-OI) District**. The property is approximately 0.92 acres (40,075± square feet) and located at the southwest corner of Irbywood Drive and Montgomery Street. The property is addressed as 108 and 110 Irbywood Drive and also known as Guilford County Tax Parcels 189098 (portion) and 189100.

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. Any uses allowed in the Office Institutional (OI) District subject to the standards of the Development Ordinance and the specific conditions listed in this ordinance.
- B. The following uses, enumerated in Table 4.1.9 (Principal Use Table) of the Development Ordinance shall be prohibited:
 1. Commercial
Minor retail sales

Part II. CONDITIONS:

A. Development and Dimensional Requirements.

1. Existing healthy perimeter landscaping, located within the streetyard planting area, shall be preserved.
2. If the principal use of the zoning site is a parking lot, then a six (6) foot high opaque fence shall be installed along the Irbywood Drive and Montgomery Street frontage of the zoning site.

B. Transportation.

1. Access: Driveway access shall only be permitted to Irbywood Drive. In conjunction with any development permit approval, the existing driveway on Montgomery Street shall be closed and replaced with standard curb and gutter.

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 23rd day of June, 2021

By: _____

Jay W. Wagner, Mayor

ATTEST:

Lisa B. Vierling, City Clerk

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 May 27, 2021 and before the City Council of the City of High Point on May 17, 2021 regarding **Zoning Map Amendment Case 21-07 (ZA-21-07)** 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 May 16, 2021, for the Planning and Zoning Commission public hearing and on June 9, 2021 and June 16, 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 **June 21, 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 Heavy Industrial (CZ-HI) District**. The property is approximately 8.3 acres located east of Brentwood Street, south of Hayes Avenue and west of New Street (301, 323 & 401 Brentwood Street and 222, 226, 228 & 230 New Street). The property is also known as Guilford County Tax Parcels 184126, 184130, 184070, 184071, 184072, 184073 and 184077.

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**: Only the following principal uses, as permitted in the Heavy Industrial (HI) District, shall be permitted, subject to the dimensional requirements of the HI District and the specific conditions listed in this ordinance.

- A. Any principal use of the Heavy Industrial (HI) District, as listed in the Principal Use Table 4.1.9 of the Development Ordinance, that is also a permitted use in the Light Industrial (LI) District (use must be permitted in both districts).
- B. All principal uses authorized under the “Major Manufacturing” Use Type (Industrial Use Category) as listed in Principal Use Table 4.1.9 of the Development Ordinance.

- C. All principal uses authorized under the “Toxic Chemicals or substances, pesticides or fertilizers” Use Type (Industrial Use Category) as listed in Principal Use Table 4.1.9 of the Development Ordinance.

Part II. CONDITIONS

A. Development Standards:

1. The District Standards of the Light Industrial (LI) District Standards (Sec. 3.4.11.G) shall apply to the property.

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.

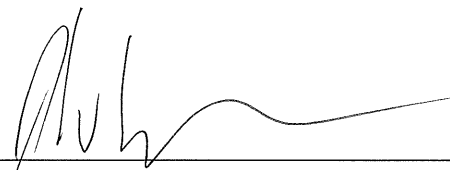
SECTION 5

That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

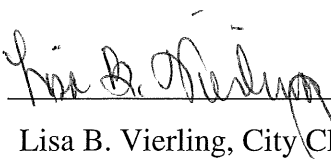
SECTION 6.

This ordinance shall become effective upon the date of adoption.

Adopted by the City Council
City of High Point, North Carolina
The 23rd day of June, 2021

By: 
Jay W. Wagner, Mayor

ATTEST:


Lisa B. Vierling, City Clerk

