

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 October 26, 2021 and before the City Council of the City of High Point on November 15, 2021 regarding **Zoning Map Amendment Case 21-24 (ZA-21-24)** 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 October 17, 2021, for the Planning and Zoning Commission public hearing and on November 3 2021 and November 10, 2021, for the City Council public hearing pursuant to Chapter 160D-602 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 November 15, 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 Light Industrial (CZ-LI) District**. The property is approximately 12 acres and located along the north side of National Service Road, approximately 1,200 feet west of Piedmont Triad Parkway. The property is known as Guilford County Tax Parcels 169804, 169805, 169806, 169810, 169812, 169734 and 169798.

**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 Light Industrial (LI) 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**. Development shall be subject to the District Standards of the Employment Center (EC) District (Section 3.4.10.G) of the Development Ordinance.

- B. Avigation Easement: Prior to June 1, 2022, the property owner shall grant an Avigation Easement to the Piedmont Triad International Airport (PTIA) that covers the entire property.
- C. Lot Combination: All parcels of the rezoning site shall be combined into one lot prior to additional subdivision or any new development.
- D. Transportation Conditions.
  - 1. Right-of-way Dedication (shall apply to Guilford County Tax Parcels 169805 and 169806): As a part of development permit approval for any new land development the property owner shall dedicate (42) feet of right-of-way, as measured from the existing centerline of National Service Road, along the entire National Service Road frontage of these tax parcels.
  - 2. Access: The zoning site shall be restricted to two point of vehicular access.
    - a) Access Point #1 (existing access drive): This access point consists of the existing access drive serving the current developed western half of the site.
    - b) Access Point #2 (potential future access drive): This access point shall align with the existing access drive lying along the opposite side of National Service Road serving property at 7929 National Service Road. (western most access point service 7929 National Service Road).
  - 3. 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.

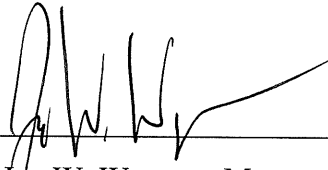
SECTION 5

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

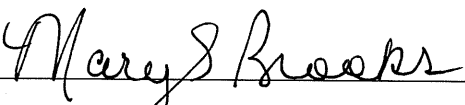
SECTION 6.

This ordinance shall become effective upon the date of adoption.

Adopted by the City Council  
City of High Point, North Carolina  
The 15<sup>th</sup> day of November, 2021

By:   
Jay W. Wagner, Mayor

ATTEST:

  
Mary S. Brooks, Deputy City Clerk

