

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 21-25 (ZA-21-25)** 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 5, 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 Heavy Industrial (CZ-HI) District**. The property is approximately 29 acres, and located at the northern terminus of Allegany Street and south of Durand Avenue. The property is also known as Guilford County Tax Parcel 180717.

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. Permitted Uses

1. Except as excluded below in Part I.A.2, permitted uses shall be limited to those 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). Development shall be subject to Dimensional Standards and District Standards of the HI District, unless further restricted by this ordinance.
2. The following HI District uses, which are not permitted in the LI District, shall be permitted per standards of Principal Use Table 4.1.9 and other related standards of the Development Ordinance:
 - a) Asphalt plants
 - b) Major Manufacturing

Part II. CONDITIONS:

A. Greenway Easement Dedication:

As part of land development permit approval, the property owner shall dedicate a minimum 50-foot wide greenway easement centered over, or within the vicinity of, the 48-inch sewer line that runs in a general east-west direction across the northern portion of the zoning site.

B. Transportation Conditions.

1. Access: Only one point of vehicular access shall be permitted to Alleghany Street. No access shall be permitted to Lorraine Avenue.
2. Other Transportation Conditions: The City of High Point Transportation Director 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 15th day of November, 2021

By: _____

Jay W. Wagner, Mayor

ATTEST:

Mary S. Brooks

Mary S. Brooks, Deputy City Clerk

