

AN ORDINANCE AMENDING “THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE,” PURSUANT TO SECTION 2.4.20, 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 January 25, 2022 and before the City Council of the City of High Point on February 21, 2022 regarding **Zoning Map Amendment Case ZA-21-36 (ZA-21-36)** 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 January 16, 2022, for the Planning and Zoning Commission public hearing and on February 9, 2022 and February 16, 2022, 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 **February 21, 2022**.

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: **General Business (GB) District**. The zoning site is approximately 0.381 acres or 16,621 square feet, located along the north side of Oxford Place, approximately 275 feet west of N. Main Street. The zoning site is also known as the western 110 feet of Guilford County Tax Parcel 194626. The zoning site is more specifically described below:

BEGINNING AT A R/W DISK FOUND, HAVING NC GRID COORDINATES: N=815,547.00', E=1,696,607.72', LCOATED ON THE WESTERNMOST INTERSECTION OF THE MITERED RIGHT OF WAY INTERSECTION OF THE WESTERN RIGHT OF WAY NORTH MAIN STREET AND THE NORTHERN RIGHT OF WAY OF OXFORD PLACE, THENCE RUNNING ALONG THE NORTHERN RIGHT OF WAY OF OXFORD PLACE S89°39'33”W 274.48 FEET TO A POINT IN THE NORTHERN RIGHT OF WAY OF OXFORD PLACE, THENCE LEAVING THE NORTHERN RIGHT OF WAY OF OXFORD PLACE AND RUNNING ALONG THE CURRENT ZONING LINE N03°44'08”W 148.89 FEET TO A 3/4" OPEN TOP PIPE SET, LOCATED ON THE COMMON LINE OF PROPERTY OWNED BY WELBORNE REAL ESTATE LLC (DEED BOOK 8007 PACE 49), THENCE RUNNING ALONG THE COMMON LINE OF WELBORNE REAL ESTATE LLC PROPERTY N81°09'42”W 103.49 FEET TO A 2” OPEN TOP PIPE FOUND, THENCE S00°35'13”E 165.06 FEET TO A 1" OPEN TOP PIPE FOUND, LOCATED ON THE NORTHERN RIGHT OF WAY OF OXFORD PLACE, THENCE RUNNING ALONG THE NORTHERN RIGHT OF WAY OF OXFORD PLACE N89°42'09”E 99.96 FEET TO A POINT IN THE NORTHERN RIGHT OF

WAY OF OXFORD PLACE, THENCE N89°39'33"E 1.47 FEET TO A MAG NAIL SET IN THE NORTHERN RIGHT OF WAY OF OXFORD PLACE, THENCE N89°39'33"E 8.85 FEET TO THE POINT OF BEGINNING, , ACCORDING TO A SURVEY OF 2401 NORTH MAIN STREET, HIGH POINT, NC, PREPARED FOR CALIBER CAR WASH BY BARRETT SURVEYING GROUP PLLC, DATED 12/17/2021, JOB NO. 21-206.

SECTION 2

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.

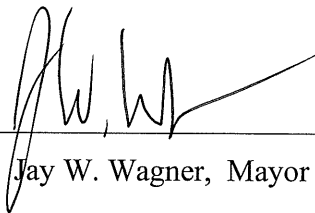
SECTION 3

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

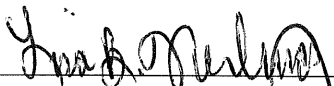
SECTION 4.

This ordinance shall become effective upon the date of adoption.

Adopted by the City Council
City of High Point, North Carolina
The 21st day of February, 2022

By: 
Jay W. Wagner, Mayor

ATTEST:


Lisa B. Vierling, City Clerk

