

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 December 14, 2021 and before the City Council of the City of High Point on January 18, 2022, February 7, 2022, February, 21, 2022 and March 21, 2022y regarding **Zoning Map Amendment Case 21-31 (ZA-21-31)** 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 December 5, 2021, for the Planning and Zoning Commission public hearing and on January 5, 2022 and January 12, 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 **April 18, 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: **Conditional Zoning General Business (CZ-GB) District**. The property is approximately 0.9 acres and located at the northeast corner of Eastchester Drive and Penny Road (2400 Penny Road). The property is also known as Guilford County Tax Parcel 207389.

**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:** Any uses allowed in the General Business (GB) District subject to the standards of the Development Ordinance and the specific conditions listed in this ordinance.
- b) **Prohibited Uses:**  
The following uses, as listed in Table 4.1.9 (Principal Use Table) of the Development Ordinance, shall be prohibited:
  - 1. **Institutional Use Classification**
    - a) All use types under the Transportation Use Category

- b) Wireless telecommunication facility
- 2. Commercial Use Classification
  - a) Bulky item sales
  - b) All use types under the Vehicle Establishment Use Category
  - c) Recreational Vehicle Parks
  - d) Convenience Store with Fuel Sales
- 3. Industrial Use Classification
  - a) All use types under the Warehousing and Freight Movement use category

Part II. CONDITIONS:

A. Transportation Conditions.

- 1. Vehicular Access:
  - a) The subject property shall have one (1) point of vehicular access to Penny Road. The access point shall be located a minimum of (200) feet from the western limits of the Eastchester Drive right-of-way, as established on the adoption date of this ordinance, and shall be designed to provide for shared access point for current and future adjoining development/parcels.
  - b) Internal access to the abutting properties shall be provided by means of private street(s), drive(s) or easement(s).
  - c) No vehicular access shall be allowed to Eastchester Drive.
- 2. Other Transportation Conditions: The Director of Transportation and the North Carolina Department of Transportation (NCDOT), if applicable, shall approve all construction 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.

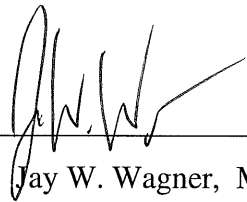
SECTION 5

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

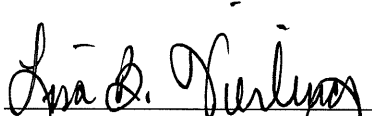
SECTION 6.

This ordinance shall become effective upon the date of adoption.

Adopted by the City Council  
City of High Point, North Carolina  
The 18<sup>th</sup> day of April, 2022

By:   
Jay W. Wagner, Mayor

ATTEST:

  
Lisa B. Vierling, City Clerk

