

AN ORDINANCE AMENDING “THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE,” PURSUANT TO SECTION 9-3-12, ZONING MAP AMENDMENTS, OF THE DEVELOPMENT ORDINANCE.

WHEREAS, the City Council of The City of High Point adopted “The City of High Point Development Ordinance” on January 7, 1992 with an effective date of March 1, 1992, and subsequently amended;

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on July 28, 2015 and before the City Council of the City of High Point on August 17, 2015 regarding **Zoning Case 15-13** 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 July 19, 2015, for the Planning and Zoning Commission public hearing and on August 5, 2015 and August 12, 2015, 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 **August 17, 2015**.

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: **Conditional Zoning General Office – Moderate Intensity (CZ GO-M) District**. The property is approximately 5.6 acres lying west of the intersection of Eastchester Drive and White Farm Lane (2017, 2019, 2021 & 2023 Eastchester Drive). The property is also known as Guilford County Tax Parcel 0195763, 0220353, 0220354 and 0220355.

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 of the land uses allowed in the General Office-Moderate Intensity (GO-M) District shall be permitted, subject to the development and dimensional requirements of the Development Ordinance and the specific conditions of this Permit.
- B. **Prohibited Uses:**
 - 1. All residential land uses shall be prohibited.
 - 2. Accessory buildings and parking related to a GO-M District use shall only be permitted within 300 feet of the front property line (i.e. Eastchester Drive right-of-way). This condition shall be based upon the current lot and right-of-

way configuration as of July 18, 2005. Any future right-of-way dedication shall not permit extension of this 300-foot boundary.

C. CONDITIONS:

A. Development and Dimensional Requirements.

1. The rezoning site is located within the Eastchester Scenic Corridor Overlay District. In addition to complying with all applicable requirements of the Overlay District, the development shall comply with Section 9-4-4(c)(4)f. of the Development Ordinance, which requires development to retain a residential character, nature and appearance.
2. The above notwithstanding, building height shall be limited to two stories.

B. Landscaping:

1. All existing vegetation along the northern, western and southern property lines shall remain and shall be supplemented where necessary to meet the Type B Planting Yard requirements of the Development Ordinance
2. In addition to meeting the parking lot landscaping requirements of the Development Ordinance, all parking lots on the rezoning site shall be designed so that any parking space is not more than fifty (50) feet from a tree.

C. Exterior Lighting: All freestanding exterior lighting shall be directed inward, away from residentially zoned or used property.

D. Transportation Conditions.

1. Right-of-way Dedication: Twelve (12) feet of right-of-way shall be dedicated for the construction of a turn lane on Eastchester Drive, if required by the Development Ordinance.
2. Vehicular Access.
 - a. The property shall be allowed to have two points of vehicular access to Eastchester Drive and shall comply with the City of High Point Driveway Ordinance. One access point shall be located approximately 770 feet south of the intersection of Porsha Lane and Eastchester Drive. The second access point shall be located approximately 385 feet south of the intersection of Porsha Lane and Eastchester Drive and aligned with White Farm Lane. The Director of Transportation shall approve the exact location and design of the access point.
 - b. Access easements shall be provided between the zoning site and Guilford County Tax Parcel 0195764 (Tract 2 of CUP Case 05-13). In the event an alternative access is obtained to Guilford County Tax Parcel 0195764 from Candelar Drive, the above noted access easement between shall be eliminated and there shall be no access to Guilford County Tax parcel 0195764 from Eastchester Drive.

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

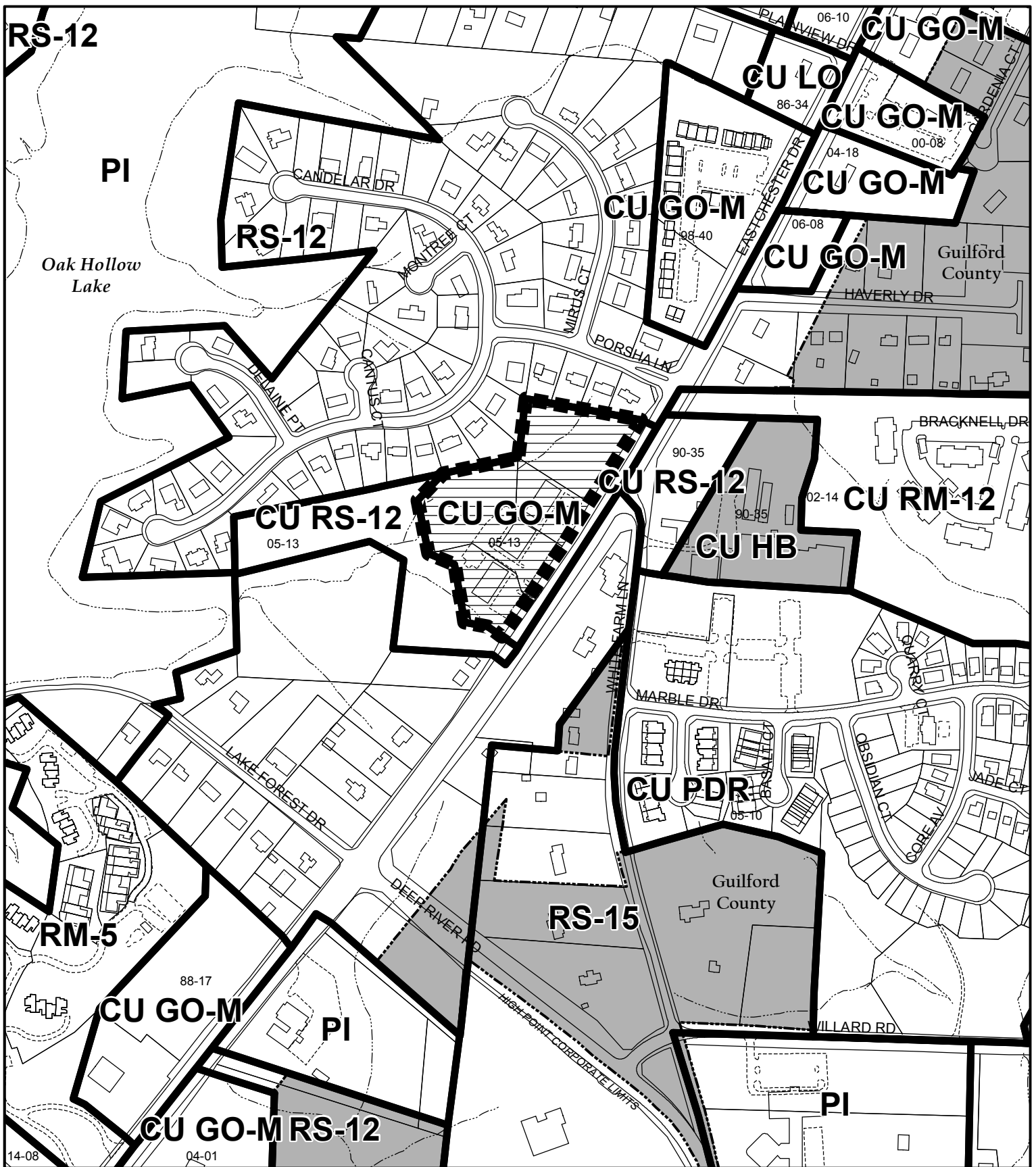
That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 6.

This ordinance shall become effective upon the date of adoption.

17th day of **August, 2015.**

Lisa B. Vierling, City Clerk



ZONING CASE 15-13

From: Conditional Use General Office-Moderate
To: Conditional Zoning General Office-Moderate

Existing Zoning Boundary —————
Subject Property Boundary - - - - -

**Planning & Development
 Department**

City of High Point

Date: July 10, 2015



Scale: 1"=400'

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