

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 August 25, 2015 and before the City Council of the City of High Point on September 21, 2015 regarding **Zoning Case 15-14** a proposed amendment to the Official Zoning Map of the “City of High Point Development Ordinance”;

WHEREAS, notice of the public hearings was published in the High Point Enterprise on August 16, 2015, for the Planning and Zoning Commission public hearing and on September 9, 2015 and September 16, 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 September 21, 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 Highway Business (CZ-HB) District**. The property is approximately 0.9 acres and lying along the west side of Eastchester Drive, approximately 200 feet north of Penny Road (*2719 Eastchester Drive*). The property is also known as Guilford County Tax Parcels 0207384.

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 of the land uses allowed in the Highway Business (HB) District shall be permitted, with the exceptions listed below, subject to the development and dimensional requirements of the Development Ordinance and subject to the specific conditions of this ordinance.

A. **Prohibited Uses**: The following uses, enumerated in Table 4-5-1, Permitted Use Schedule of the Development Ordinance, shall be prohibited:

1. **Accessory uses and structures**
 - a. Bulky Item Outdoor Display
 - b. Communication Towers (exceeding height limits of zoning district)

2. Business, Professional & Personal Services Uses
 - a. Automobile Rental or Leasing
 - b. Automobile repair services, major
 - c. Automobile repair services, minor
 - d. Automobile towing and storage services
 - e. Boat repairs
 - f. Car Washes
 - g. Recreational Vehicle Parks or Campsites
 - h. Truck Driving Schools
 - i. Truck & Util. Trailer Rent. & Leasing, Light
3. Retail trade uses
 - a. Boat Sales
 - b. Building Supply Sales (no storage yard)
 - c. Building Supply Sales (with storage yard)
 - d. Bulky Item Outdoor Display
 - e. Convenience Stores (with gasoline pumps)
 - f. Manufactured Home Sales
 - g. Motor Vehicle Sales (new and used)
 - h. Motorcycle Sales
 - i. Recreational Vehicle Sales
 - j. Service Stations, Gasoline
 - k. Tire Sales
 - l. Truck Stops
4. Transportation, Warehousing and Utilities Uses
 - a. Warehouses (general storage/enclosed) and Distribution Centers
 - b. Warehouses (self-storage)
5. All Manufacturing and Industrial Uses shall be prohibited
6. Other Uses
 - a. Bulky Item Outdoor Sales
 - b. Storage trailers as a principal uses

Part II. CONDITIONS:

- A. Development Design: Drive-through/service windows and menu boards shall not be permitted between the principal building and the street right-of-way along the Eastchester Drive street frontage.
- B. Landscaping: Type C Planting Yard standards may be applied along the site's northern boundary. If an opaque fence is used to reduce the planting yard width, its location within the planting yard shall be shown on the approved landscape plan. Lower planting yards standards, as permitted by the Development Ordinance, may be applied when residential uses are not abutting the northern property line of the site.

- C. Transportation Condition: No direct vehicular access shall be allowed to 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 now 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.

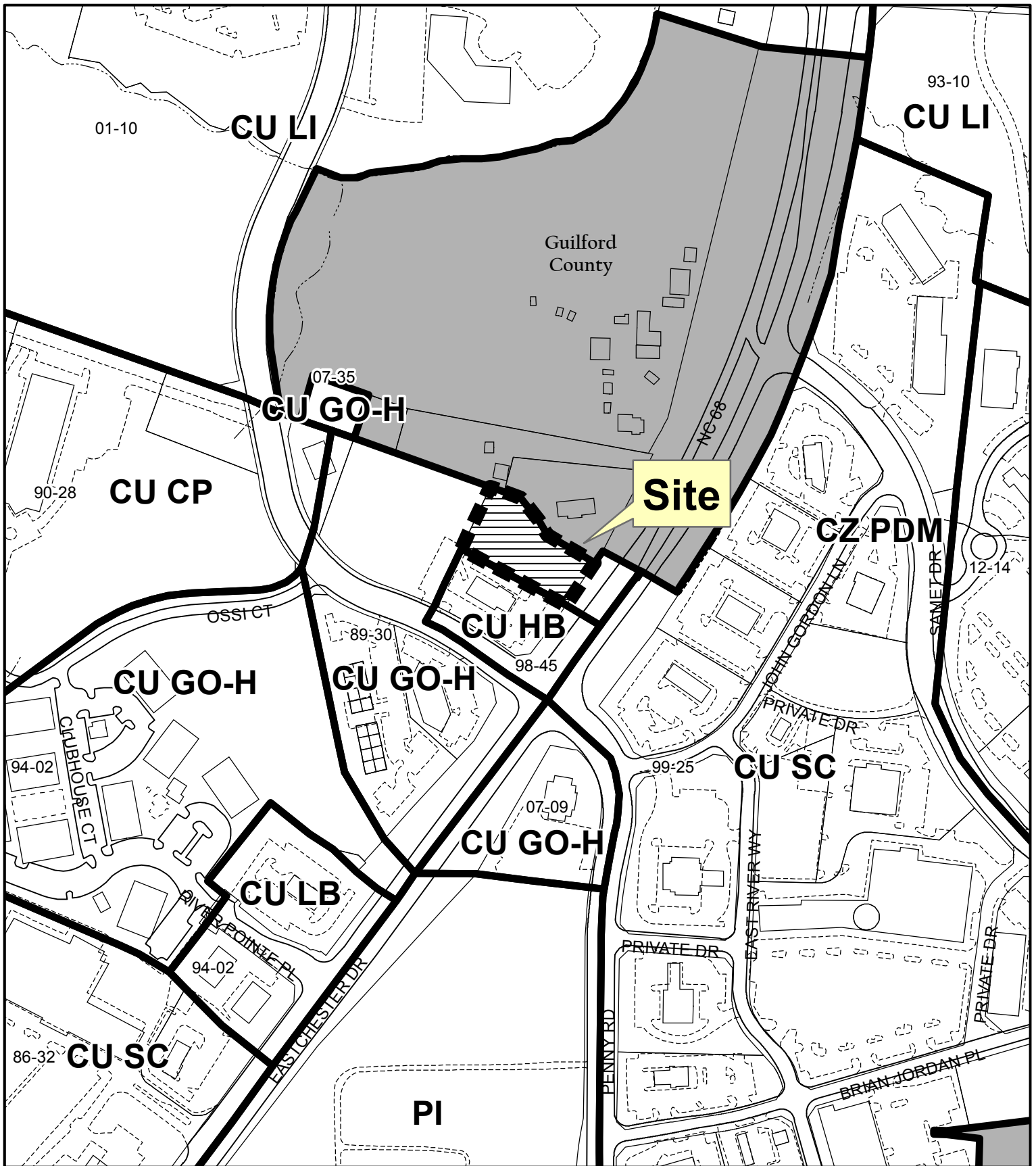
SECTION 5

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.
21st day of September, 2015.

Lisa B. Vierling, City Clerk



ZONING CASE 15-14

From: Conditional Use General Office-High Intensity
To: Conditional Zoning Highway Business

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

**Planning & Development
 Department**

City of High Point

Date: August 25, 2015



Scale: 1"=300'
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