

N 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 March 22, 2016 and before the City Council of the City of High Point on May 2, 2016 regarding **Zoning Case 16-02** 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 March 13, 2016, for the Planning and Zoning Commission public hearing and on April 20, 2016 and April 27, 2016, 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 **May 2, 2016**.

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 Business (CZ-GB) District**. Approximately 12.5 acres, consisting of six (6) parcels, lying along the east side of Eastchester Drive and south of Mendenhall Oaks Parkway. The properties are also known as Guilford County Tax Parcels 017009, 017008, 0207860, 0207859, 0207861, 0207858 and their respective street addresses are 2760 NC HWY 68, 2756 NC HWY 68, 4010 Mendenhall Oaks Parkway, 4012 Mendenhall Oaks Parkway, 4008 Mendenhall Oaks Parkway & 4006 Mendenhall Oaks Parkway.

#### 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 General Business (GB) 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 4-7-1, Permitted Use Schedule of the Development Ordinance, shall be prohibited:
1. All agricultural uses
  2. All residential uses
  3. All accessory uses and structures listed in Table 4-7-1, except for customary accessory uses and structures.
  4. Recreational Uses
    - a. Billiard Parlors (Ref. SIC 7999)
    - b. Bingo Games (Ref. SIC 7999)
    - c. Clubs or Lodges (Ref. SIC 8640)
    - d. Fortune Tellers, Astrologers (Ref. SIC 7999)
    - e. Golf Courses, Miniature (Ref. SIC 7999)
  5. Educational & institutional uses
    - a. Psychiatric Hospitals (Ref. SIC 8063)
    - b. Retreat Centers
  6. Business, Professional & Personal Services Uses
    - a. Automobile Rental or Leasing (Ref. SIC 7510)
    - b. Automobile repair services, major
    - c. Automobile repair services, minor
    - d. Automobile towing and storage services (Ref. SIC 7549)
    - e. Boat Repairs (Ref. SIC 3730)
    - f. Car Washes (Ref. SIC 7542)
    - g. Equipment Repair, Light (Ref. SIC 7690)
    - h. Kennels or Pet Grooming Services (Ref. SIC 0752)
    - i. Laundromats, coin-operated (Ref. SIC 7215)
    - j. Tattoo establishment (Ref. SIC 7299)
    - k. Taxidermists (Ref. SIC 7699)
    - l. Truck & Util. Trailer Rent. & Leasing, Light
  7. Retail Trade
    - a. Boat Sales (Ref. SIC 5551)
    - b. Building Supply Sales (with storage yard) (Ref. SIC 5211)
    - c. Bulky item outdoor sales
    - d. Convenience store (with gasoline pumps) (Ref. SIC 5411)
    - e. Motor Vehicle Sales (new & used) (Ref. SIC 5511)
    - f. Motorcycle Sales (Ref. SIC 5571)
    - g. Recreational Vehicles sales (Ref. SIC 5561)
    - h. Restaurants (with drive thru) (Ref. SIC 5812)
    - i. Service station, Gasoline (Ref. SIC 5541)
    - j. Tire Sales (Ref. SIC 5531)
    - k. Tobacco Sales (Ref. SIC 5993)
    - l. Video Tape Rental & Sales (Ref. SIC 7841)

8. Transportation, Warehousing and Utilities Uses

- a. Communication or Broadcasting Facilities (Ref SIC 4800)
- b. Communication Towers (exceeding height limits of zoning district)
- c. Demolition debris landfills, minor
- d. Taxi terminals (Ref SIC 4121)

9. Other Uses

- a. Bulky item outdoor sales
- b. Outdoor retail sales
- c. Sexually Oriented Businesses

B. Restricted Uses: The following uses, enumerated in Table 4-7-1, Permitted Use Schedule of the Development Ordinance, shall be permitted subject to the listed restrictions:

1. No individual Retail Trade use shall exceed 5,000 square feet in gross floor area.
2. Mini Storage use must meet the Eastchester design requirements; shall not front Eastchester Drive and must be climate controlled with 95% of the storage units accessed from interior corridors. Any external access must be screened from Eastchester Drive.

Part II. CONDITIONS:

A. Development Standards: The rezoning site shall be subject to the requirements of the Eastchester Scenic Corridor Overlay District.

B. Development and Dimensional Requirements:

1. Development shall be subject to the dimensional standards of the GB District. However, development fronting along Eastchester Drive or Mendenhall Oaks Parkway shall be subject to the following higher dimensional standards:

Minimum Lot Size	40,000 square feet
Minimum Lot Width	150 feet
Minimum Street Frontage:	100 feet
Minimum Street Setback:	<ol style="list-style-type: none"><li>a. Local, Subcollector, &amp; Collector - 30 feet from the property line</li><li>b. Minor Thoroughfare - 40 feet from the property line.</li><li>c. Major Thoroughfare - 50 feet from the property line or 40 feet from property line if parking is placed on the side or rear of the building(s).</li></ol>
Minimum Interior Setback (side and rear yard):	Adj. to Non-Res. Zoning - 20 feet Adj. to Res. Zoning - 50 feet

C. Transportation:

1. Vehicular Access: One point of access shall be allowed to Eastchester Drive (NC 68). This access point shall be right-in / right-out only.
2. Roadway and Intersection Improvements (Eastchester Drive at site access):  
The property owner shall construct a northbound right turn lane with 100 feet of storage with appropriate tapers.
3. The City of High Point Director of Transportation shall approve the exact location and design of all access points and turn lanes. In addition, 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 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

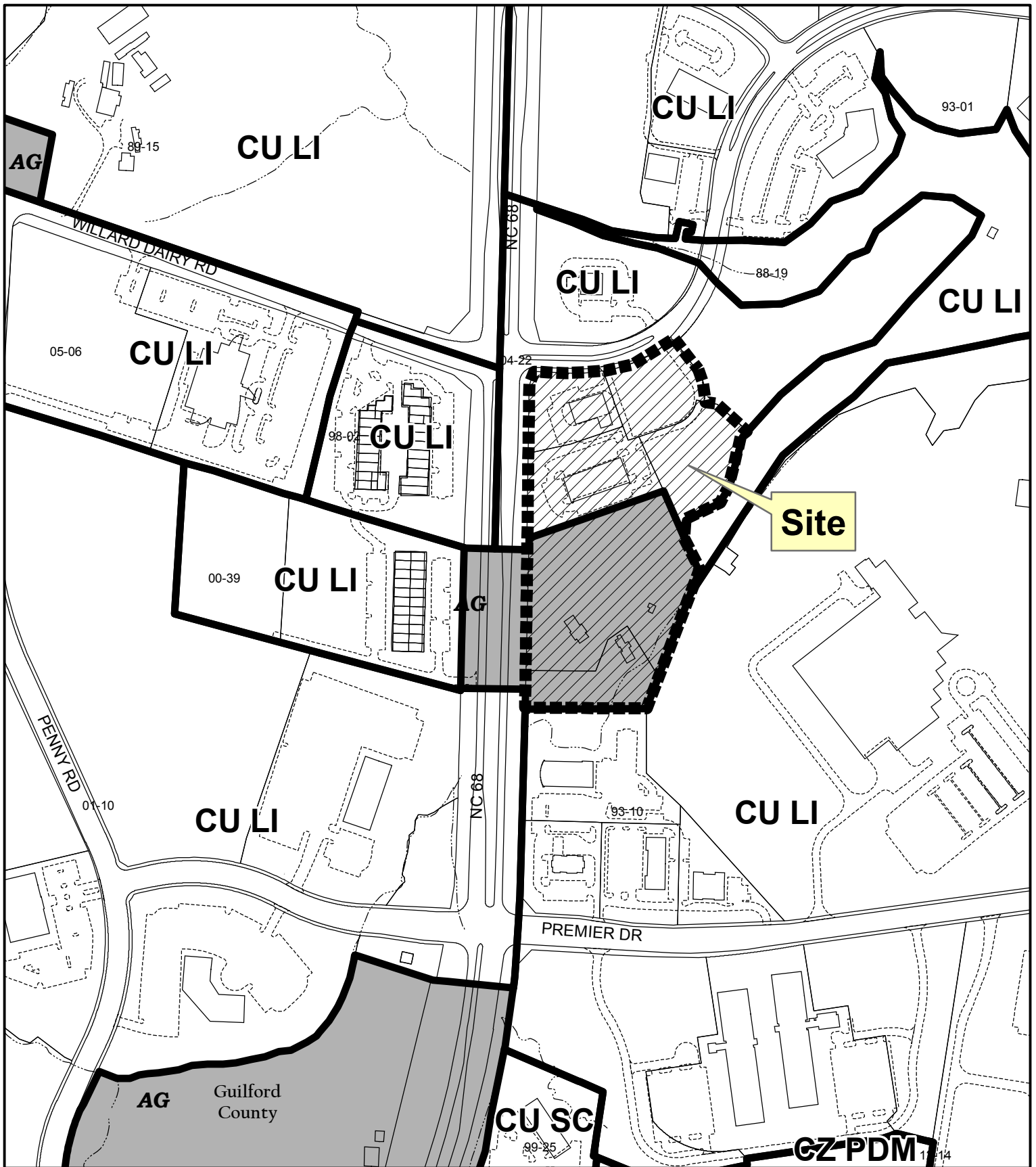
That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 6.

This ordinance shall become effective upon the date of adoption.

2<sup>nd</sup> day of May, 2016.

Lisa B. Vierling, City Clerk



## ZONING MAP AMENDMENT ZA16-02

**From: Agricultural (Guilford County) and  
Conditional Use Light Industrial**

**To: Conditional Zoning General Business**

**Existing Zoning Boundary**

**Subject Property Boundary**



**Planning & Development  
Department**

**City of High Point**

**Date: March 9, 2016**



**Scale: 1"=400'**

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