

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 May 24, 2016 and before the City Council of the City of High Point on June 20, 2016 regarding **Zoning Case 16-10** 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 May 15, 2016, for the Planning and Zoning Commission public hearing and on June 8, 2016 and June 15, 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 **June 20, 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 Light Industrial (CZ-LI) District**. The property is approximately 1.78 acres and lying north of W. Fairfield Road and east of Emerson Street (506 W. Fairfield Road and 559 Emerson Street). The property is also known as Guilford County Tax Parcels 0179382 and 0179390.

#### 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 Light Industrial (LI) District and their customary accessory uses shall be permitted, subject to the development and dimensional requirements of the LI District and the specific conditions listed in this ordinance.

Part II. CONDITIONS:

- A. Landscaping, Buffers and Screening: A minimum 20-foot wide Type C planting yard and a minimum 5-foot high opaque fence shall be installed along the Emerson Street frontage of the zoning site. The opaque fence shall be installed within the interior of the site behind the planting yard.
- B. Transportation Conditions.
  - 1. Access: Access to Emerson Street shall be restricted to the existing private drive (abandoned Copeland Avenue) lying at the northern boundary of the zoning site.
  - 2. Other Transportation Conditions: The City of High Point Director of Transportation shall approve the exact location and design of all access points. 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 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

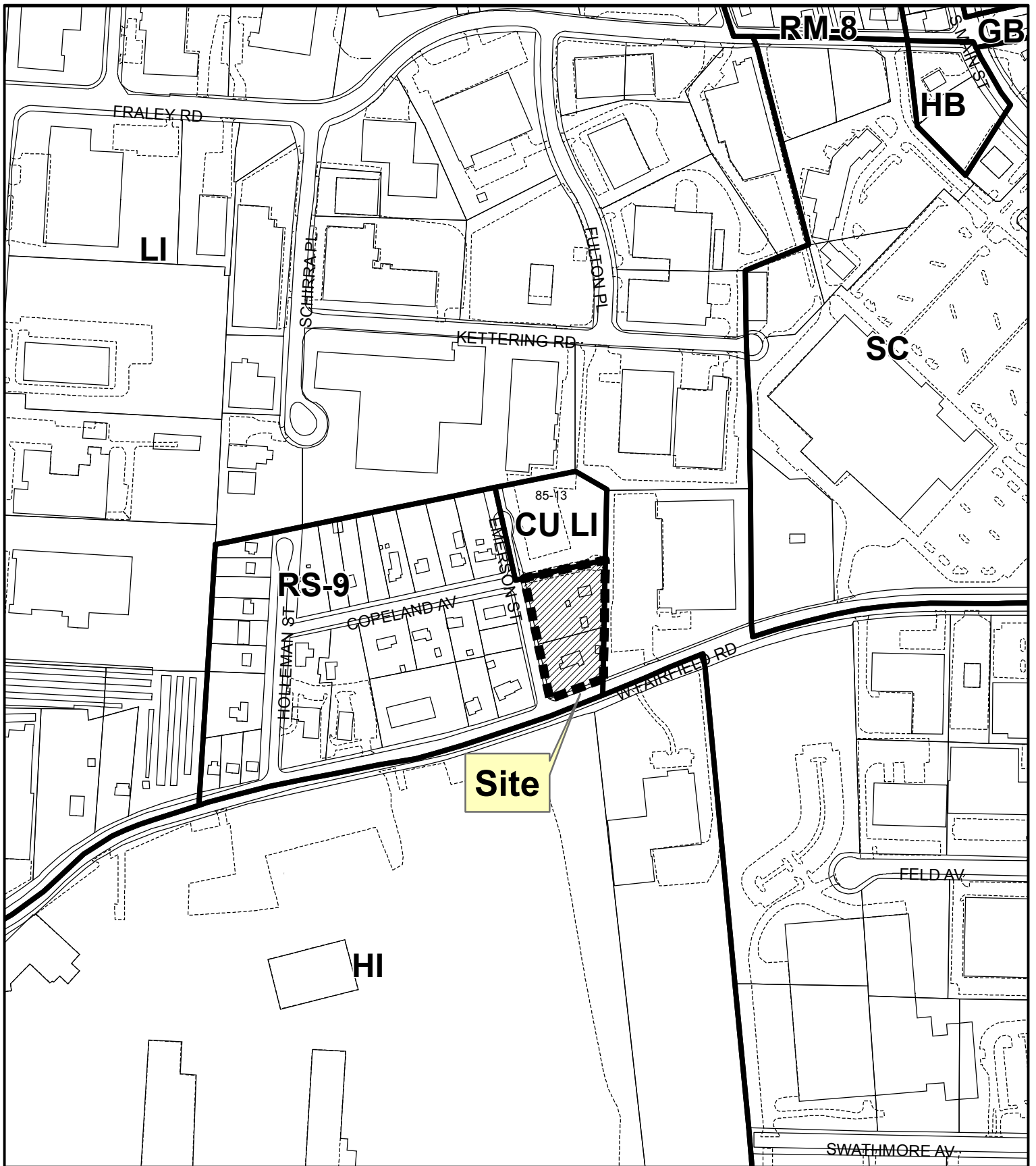
That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 6.

This ordinance shall become effective upon the date of adoption.

20<sup>th</sup> day of June, 2016.

Lisa B. Vierling, City Clerk



## ZONING MAP AMENDMENT ZA16-10

**From: Residential Single Family-9**  
**To: Conditional Zoning Light Industrial**

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

**Planning & Development  
 Department**

**City of High Point**

**Date: May 9, 2016**



**Scale: 1"=400'**  
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