

AN ORDINANCE AMENDING “THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE,” PURSUANT TO SECTION 2.4.19, 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 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 13, 2016 and before the City Council of the City of High Point on January 17, 2017 regarding **Zoning Map Amendment Case 16-27 (ZA-16-27)** 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 December 4, 2016, for the Planning and Zoning Commission public hearing and on January 4, 2017 and January 11, 2017, 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 **January 17, 2017**.

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**. The property is approximately 6.25 acres and lying along the west side of Eastchester Drive, approximately 200 feet north of Meadowlark Road (2505 Eastchester Drive). The property is also known as Guilford County Tax Parcel 0196566.

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:**

Only a Self-Storage, internal access, use and any use in the Offices Use Category of the Principal Use Table 4.1.9 shall be permitted subject to the requirements of the GB District, the Development Ordinance, and the specific conditions listed in this ordinance.

Part II. **CONDITIONS:**

A. **Development and Dimensional Requirements.**

1. Development of the property for a self-storage use shall be generally consistent with the attached sketch plan in regards to a) building orientation; b) building location; and c) location of parking, loading areas and driveway.

2. Building height shall be restricted to one-story.
3. Parking shall be prohibited in front of the building and along the north side of the building.

B. Transportation Conditions.

1. Access

One right in/right out access point shall be allowed to Eastchester Drive.

2. Improvements

- a) A right turn lane shall be constructed with appropriate storage and taper per NCDOT standards.
- b) A minimum four (4) foot wide monolithic median island is required to be installed on Eastchester Drive from the intersection of Meadowlark Road/Hickwood Road to extend a minimum of fifty (50) feet past the northern radius point of the driveway, where it ties into edge of travel way on Eastchester Drive. The island shall be positioned along the east side of the center turn lane, such that extra storage is given to the left turn lane for Hickwood Road.

3. Other Transportation Conditions

The City of High Point Transportation Director shall approve the location, design and construction of all driveways and other transportation 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.

17th day of January, 2017.

Lisa B. Vierling, City Clerk



PARKING SUMMARY		
BUILDING TYPE	NUMBER OF UNITS	PARKING REQUIRED
SELF STORAGE	1/400 SF OF GFA OF OFFICE	5
PARKING PROVIDED		6
TOTAL PARKING PROVIDED		6

SITE DATA

PARCEL NUMBER - 0196566
PIN ID - 7812291876-000
DB-PG: N/A
EXISTING ZONING - RS-15
PROPOSED ZONING - U
LOT SIZE - ±5.62 AC (GS) OR ±6.38 AC (DEED)

LI ZONING REQUIREMENTS:

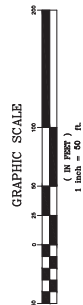
MINIMUM STREET FRONTAGE - 75'
MAXIMUM BUILDING COVERAGE - 60%
MAXIMUM BUILDING HEIGHT - 50'
SETBACKS FROM THIS ZONING ARE SMALLER THAN THAT OF THE OVERLAY AND WATERSHED.

SCENIC CORRIDOR OVERLAY:

MAXIMUM BUILT UPON AREA - 70%
AVERAGE STREET YARD WIDTH: 20'
TREE SURVEY DEPTH FROM EASTCHESTER: 100'
MIN TREES REQUIRED WITHIN SURVEY AREA: 1/20
MIN SHRUBS REQUIRED WITHIN SURVEY AREA: 25/100
INTERIOR PARKING LANDSCAPES REQUIRED: 1TREE/12 SPACES

TIER 3 WATERSHED:

55% BUA = 97,269 sf (BASED ON 6.38 AC)
TOTAL BUA = 93,707 sf



GENERAL NOTES:

1. BOUNDARY AND TOPOGRAPHIC INFORMATION WAS OBTAINED FROM GULFORD COUNTY & HIGH POINT GIS.
2. HIGH POINT, GULFORD COUNTY, AND THE STATE HAVE NOT REVIEWED THIS SITE PLAN. FEATURES SHOWN ARE THE RESULT OF INTERPRETATIONS BY HASEN ENGINEERING, P.A.

[illegible]

C-1.0

SKETCH SITE PLAN

AAA STORAGE
2505 EASTCHESTER DR.
HIGH POINT, NORTH CAROLINA



HAGEN
ENGINEERING, PA

GREENSBORO, NC 27410
PHONE (336) 404-9796 FAX (336) 899-7890
bhagen@hagen-eng.com
LICENSE NO. C-3501

PRELIMINARY
NOVEMBER 22, 2016
FOR REVIEW
ONLY
NOT FOR
CONSTRUCTION