

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 February 28, 2017 and before the City Council of the City of High Point on March 20, 2017 regarding **Zoning Map Amendment Case 16-30 (ZA-16-30)** 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 February 19, 2017, for the Planning and Zoning Commission public hearing and on March 8, 2017 and March 15, 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 **March 20, 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 Light Industrial (CZ-LI) District**. The property is approximately 35.24 acres and lying along the north side of Gallimore Dairy Road, between Millwood School Road and Pegg Road. The property is also known as Guilford County Tax Parcel 0169749 (portion).

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 shall be permitted subject to the specific conditions listed in this permit, with the following exceptions:

- A. Trucking or Freight Terminals shall be prohibited.
- B. The following retail uses shall be prohibited:
 - 1. Bars
 - 2. Bars (capacity > 100 persons)
 - 3. Boat Sales

4. Bulky Item Outdoor Sales
5. Convenience Stores (with gasoline pumps)
6. Convenience Stores (without gasoline pumps)
7. Dinner Theaters
8. Fabric or Piece Goods Stores
9. Floor Covering, Drapery or Upholstery
10. Fuel Oil Sales
11. Home Furnishings, Miscellaneous
12. Manufactured Home Sales
13. Motor Vehicle Sales (new and used)
14. Motorcycle Sales
15. Paint and Wallpaper Sales
16. Recreational Vehicle Sales
17. Restaurants (serving mixed alcoholic beverages)
18. Service Stations, Gasoline
19. Tire Sales
20. Truck Stops

C. Self-storage warehouses shall be prohibited.

Part II. CONDITIONS:

A. Development and Dimensional Requirements.

1. Development shall be subject to the development and dimensional requirements of the Corporate Park (CP) District of the Development Ordinance, except as follows:
 - a. The maximum permitted building coverage shall be 60 percent throughout the entire rezoning site as allowed in the Light Industrial (LI) District; and
 - b. The maximum permitted outdoor storage on the zoning site shall not cover an area exceeding 4.4 acres.
2. Design Standards: Any building facade that fronts along Gallimore Dairy Road or Pegg Road shall include architectural design features so as to prevent the appearance of large blank facades or large sections of a blank building wall. Therefore, such building façades shall incorporate architectural features such as (but not limited to) windows, arches, awnings, columns or similar architectural features so that no portion of such a façade extends a horizontal distance of more than 50 feet without such a feature.

B. Landscaping, Buffers and Screening.

1. Along Millwood School Road: A minimum 15-foot-wide Type C Planting Yard and a minimum six-foot tall opaque fence shall be installed along that portion of the Millwood School Road frontage of the site where outdoor storage or repair activity are proposed. The opaque fence shall be located behind the Type C Planting yard.

2. Gallimore Dairy Road: The zoning site shall be limited to one outdoor display area at the corner of Gallimore Dairy Road and Millwood School Road and a second outdoor display area, not to exceed one acre in size, located west of the stream that bisects the site. Except for the two outdoor display areas just described, all outdoor display areas shall be screened from public streets. Said screening shall include the installation of landscaping at a Type C Planting Rate (2 canopy trees, 3 understory trees and 17 shrubs every 100 linear feet) and an opaque fence behind this planting area. Such screening shall be designed to filter views from Gallimore Dairy Road but is not intended or required to create 100% visual screening.

C. Transportation Conditions.

1. Right-of-way Dedication: The property owner shall dedicate sixty (60) feet of right-of-way as measured from the existing centerline of Gallimore Dairy Road.
2. Access: The zoning site shall have no more than two points of access to Gallimore Dairy Road, one on the east side and the other on the west side of the stream that bisects the site. The access west of the stream shall not be allowed unless the site is further developed to construct buildings to the west of the stream. One point of access shall be allowed to Pegg Road and two points of access shall be allowed to Millwood School Road.
3. Improvements: The property owner shall construct right and left turn lanes, with appropriate storage and tapers, at the eastern-most Gallimore Dairy Road access into the rezoning site. If the western portion of the site is developed and a second access is constructed, its location and design shall be subject to the approval of the City of High Point Transportation Department.
4. Other Transportation Conditions
Any development or redevelopment of the zoning site that generates over 150 vehicular trips in the peak hour (total for the entire site) shall require the submittal of a TIA for review and approval by the City of High Point Transportation Department. Any improvement noted from this TIA shall be required to be installed in conjunction with said development or redevelopment.
5. The City of High Point Transportation Director and the North Carolina Department of Transportation (NCDOT) shall approve the exact location and design of all access points 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

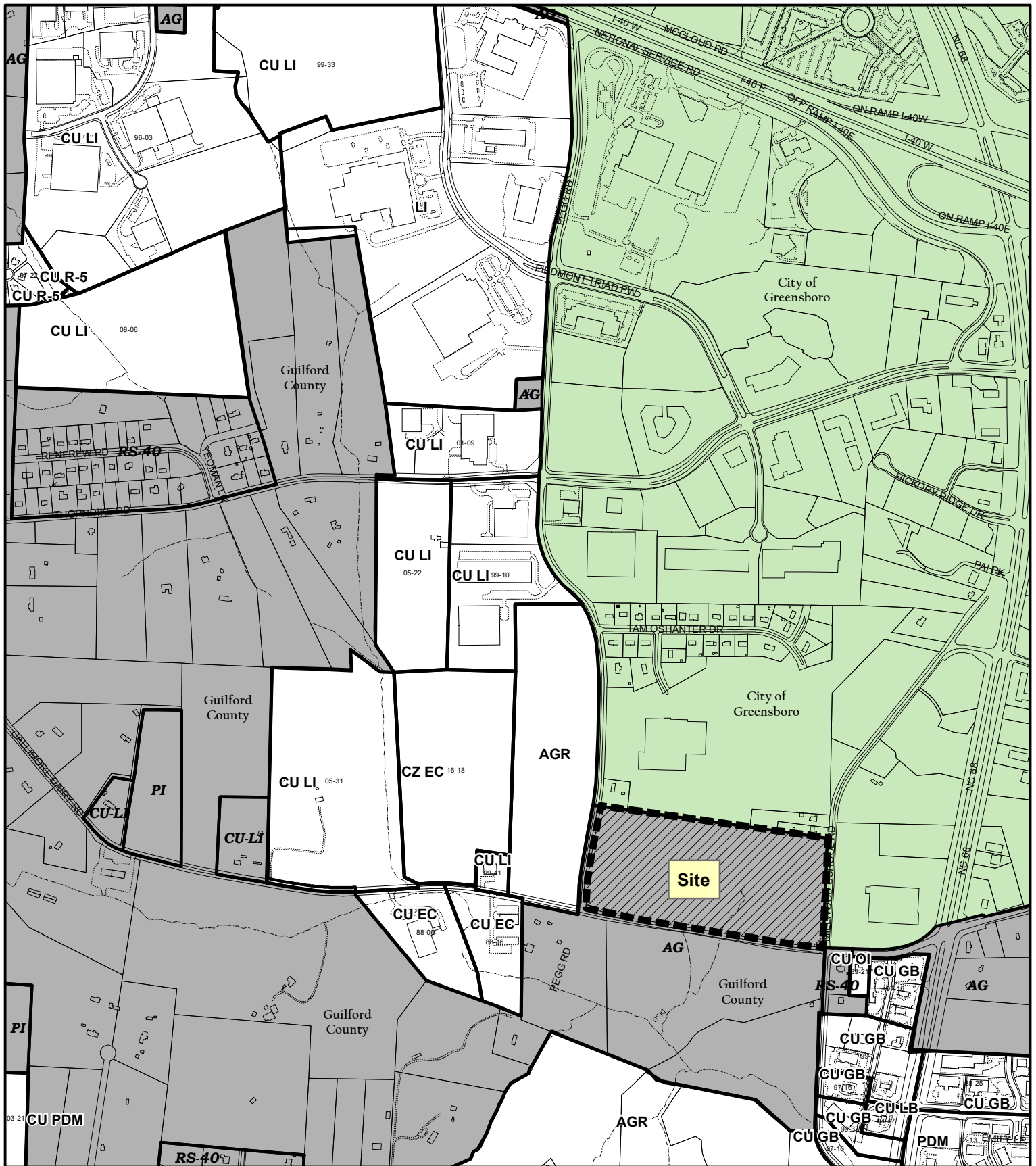
That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 6.

This ordinance shall become effective upon the date of adoption.

20th day of March, 2017.

Lisa B. Vierling, City Clerk



ZONING MAP AMENDMENT ZA-16-30

From: Agricultural (Guilford County)
To: Conditional Zoning Light Industrial

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

Planning & Development
 Department

City of High Point

Date: February 28, 2017



Scale: 1"=1,000'

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