

AN ORDINANCE AMENDING “THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE,” PURSUANT TO SECTION 2.4.19, ZONING MAP AMENDMENT, 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 February 28, 2017 and before the City Council of the City of High Point on March 20, 2017 regarding **Zoning Map Amendment Case 17-01 (ZA-17-01)** 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 General Business (CZ-GB) District**. The property is approximately 8.56 acres and lying along the east side of NC 68, approximately 450 feet north of Regency Drive (3022 NC Highway 68). The property is also known as Guilford County Tax Parcel 0169880.

#### **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 the following uses, as permitted in the General Business (GB) District, and their customary accessory uses shall be permitted, subject to the development and dimensional requirements of the GB District and the specific conditions listed in this ordinance.

- A. All uses authorized under the “Offices” Use Category as listed in Table 4.1.9 (Principal Use Table) of the Development Ordinance.
- B. All uses authorized under the “Vehicle Establishments” Use Category as listed in Table 4.1.9 (Principal Use Table) of the Development Ordinance.

Part II. CONDITIONS:

A. Development and Dimensional Requirements.

- 1) Outdoor Storage: The zoning site shall have no outdoor storage.
- 2) Outdoor Display: The zoning site shall have no outdoor display.

B. Transportation Conditions.

- 1) Right-of-Way Dedication - Tyning Street extension: The property owner shall dedicate a sixty (60) foot wide right-of-way, extending from the southern property line to the northern property line of the zoning site, for the Tyning Street extension.
- 2) Access: The zoning site shall have one point of access to NC 68 and shall be right in/right out only. Two points of access shall be allowed to Tyning Street upon its completion to the northern property line.
- 3) Improvements:
  - a) The property owner shall construct a right turn lane, with appropriate storage and tapers, at the NC 68 access point into the rezoning site.
  - b) Improvement of Tyning Street (installation of a Public Street)
    - i. The property owner shall improve Tyning Street twenty (20) feet north of the approved driveway location; and
    - ii. The property owner shall improve all of the Tyning Street extension, through the zoning site, at the time either one of the following occurs:
      - (1) At the time and in conjunction with development of that portion of the zoning site lying east of the Tyning Street extension, or
      - (2) At the time a site plan or group development plan is approved for the abutting parcel to the north (Guilford County Tax Parcel 0169880).
- 4) Other Transportation Conditions

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

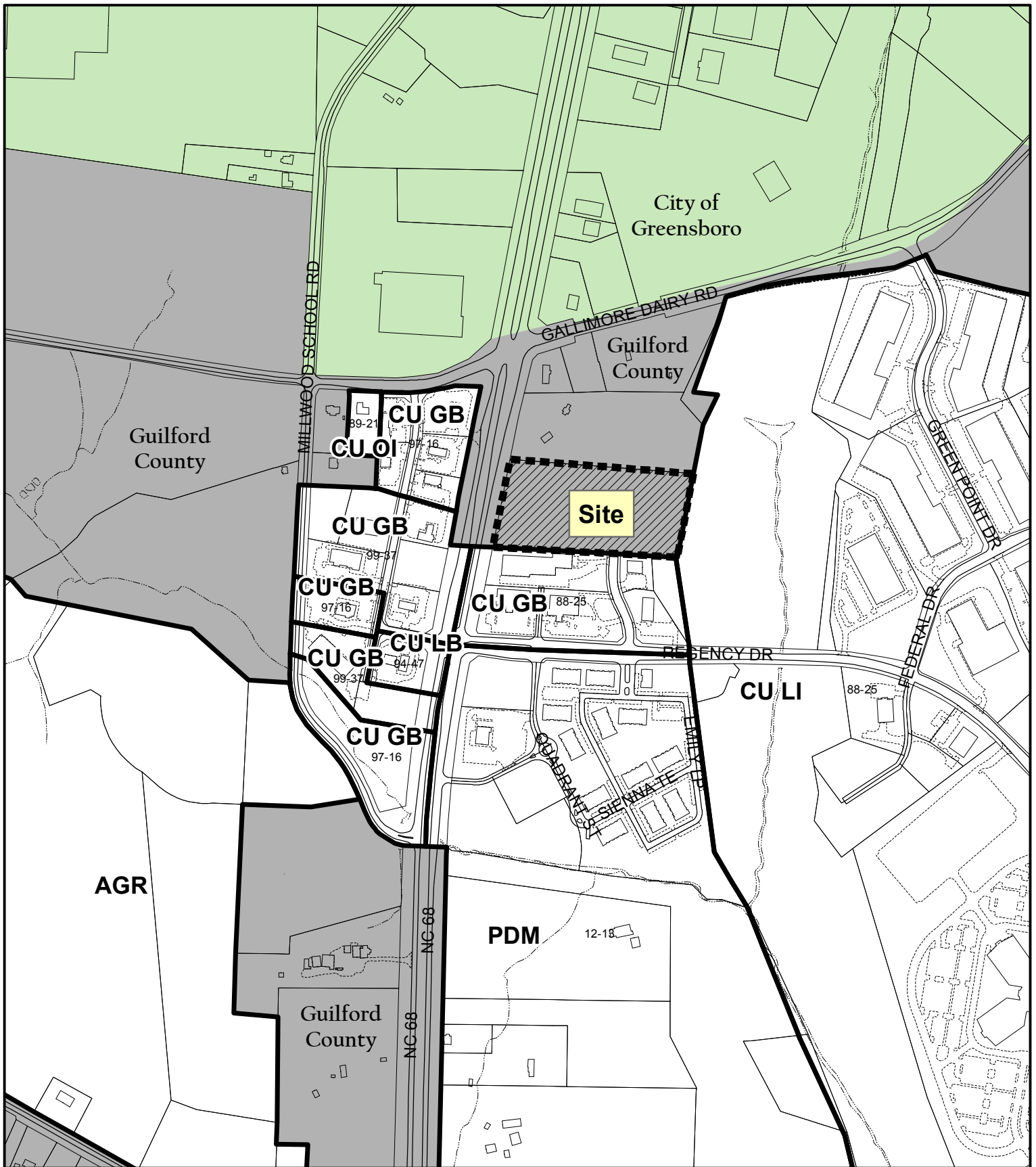
That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 6.

This ordinance shall become effective upon the date of adoption.

20<sup>th</sup> day of March, 2017.

Lisa B. Vierling, City Clerk



# **ZONING MAP AMENDMENT ZA-17-01**

**From: Agricultural (Guilford County)**  
**To: Conditional Zoning General Business**

**Existing Zoning Boundary**        
**Subject Property Boundary**     

**Planning & Development  
Department**

**City of High Point**

**Date: February 28, 2017**



**Scale: 1"=600'**

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