

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 May 23, 2017 and before the City Council of the City of High Point on June 19, 2017 regarding **Zoning Map Amendment Case 17-08 (ZA-17-08)** 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 14, 2017, for the Planning and Zoning Commission public hearing and on June 7, 2017 and June 14, 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 **June 19, 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 a: **Conditional Zoning Central Business (CZ-CB) District**. The property is approximately 0.42 acres and lying at the southwest corner of S. Lindsay Street and W. High Street (100 S. Lindsay Street). The property is also known as Guilford County Tax Parcel 017245.

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 uses allowed in the Central Business (CB) District subject to the standards of the Development Ordinance and the specific conditions listed in this ordinance

Part II. CONDITIONS:

A. Development and Dimensional Requirements.

1. A minimum fifteen (15) foot building setback shall be provided from the W. High Street right-of-way or northern property line of the zoning site.
2. A minimum ten (10) foot wide Street Yard planted at a rate of 2 understory trees per every 100 linear feet and 18 evergreen shrubs per every 100 linear feet shall be required along the northern property line of the zoning site.

3. No loading dock or access to loading dock shall be permitted from W. High Street. Loading or service areas shall not be visible from the W. High Street right-of-way.
4. As long as the abutting property to the west (Guilford County Tax Parcel 0172463 - 407 W. High Street) contains a historic structure/structure of historic significance, the following shall be required:
 - a) A minimum ten (10) foot building setback from the western property line of Guilford County Tax Parcel Guilford County Tax Parcel 0172463.
 - b) A minimum ten (10) foot wide planting yard planted at a rate of 2 understory trees per every 100 linear feet and 18 evergreen shrubs per every 100 linear feet shall be required along the western property line of Guilford County Tax Parcel Guilford County Tax Parcel 0172463.
 - c) A maximum building height of fifty (50) feet.

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

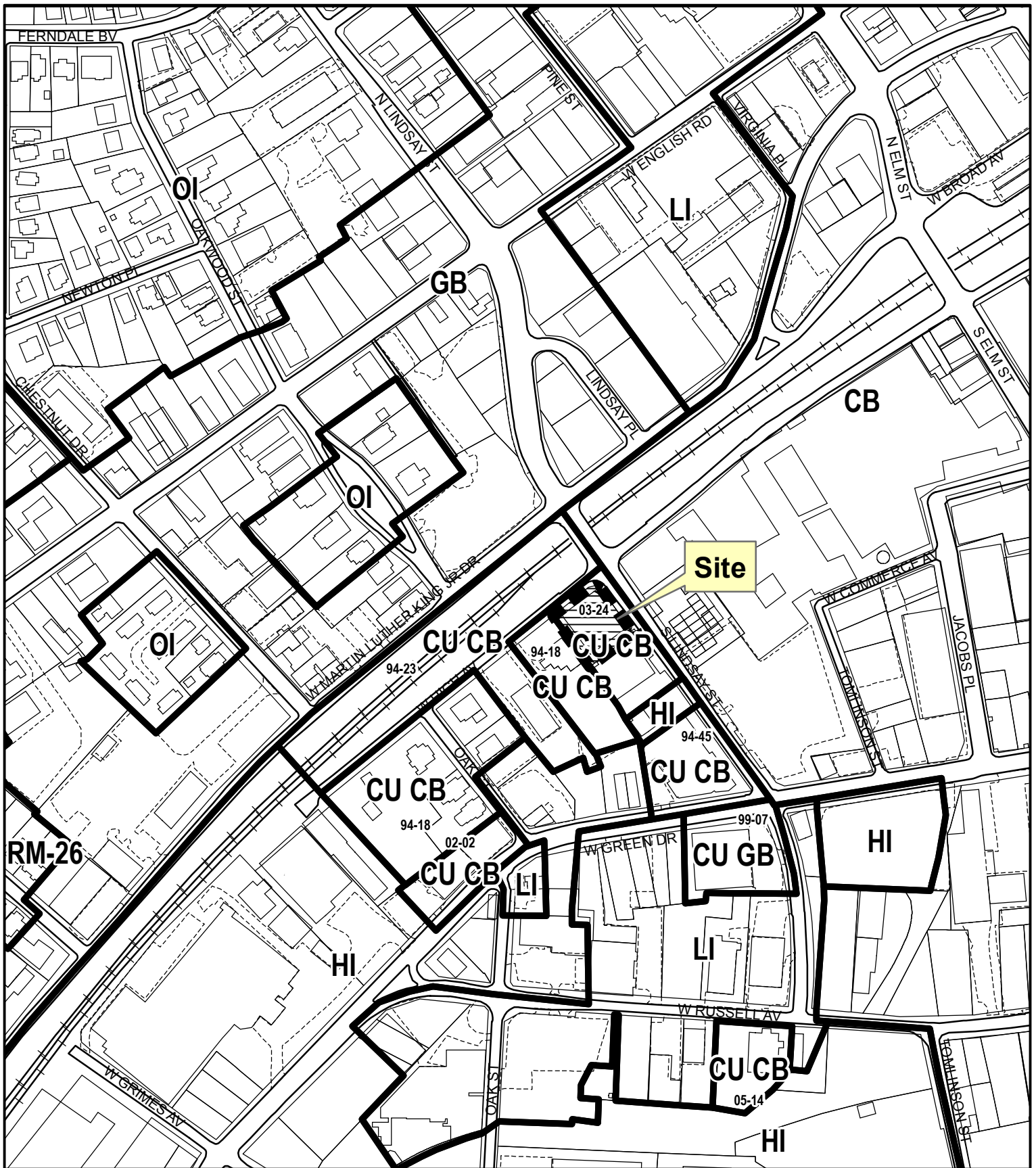
That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 6.

This ordinance shall become effective upon the date of adoption.

19th day of **June, 2017.**

Lisa B. Vierling, City Clerk



ZONING MAP AMENDMENT ZA-17-08

From: Conditional Use Central Business
To: Conditional Zoning Central Business

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

**Planning & Development
 Department**

City of High Point

Date: May 23, 2017



Scale: 1"=300'

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