

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 April 25, 2017 and before the City Council of the City of High Point on May 15, 2017 regarding **Zoning Map Amendment Case 17-03 (ZA-17-03)** 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 April 16, 2017, for the Planning and Zoning Commission public hearing and on May 3, 2017 and May 10, 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 **July 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: A **Conditional Zoning-Limited Business (CZ-LB) District**. The property is approximately 4.2 acres, lying on the west side of Westchester Drive, approximately 430 feet south of Chestnut Drive. The property is also known as Guilford County Tax Parcel 0185094 (1638 Westchester Drive).

**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 principal uses, as permitted in the Limited Business (LB) District, shall be permitted, subject to the development and dimensional requirements of the LB District and the specific conditions listed in this ordinance.
- A. Any principal use of the Limited Business (LB) District, as listed in the Principal Use Table 4.1.9 of the Development Ordinance, that is also a permitted use in the Office/Institutional (OI) District (use must be permitted in both districts).
  - B. All principal uses authorized under the “Personal Service, Major” Use Type (Commercial Use Category) as listed in Principal Use Table 4.1.9 of the Development Ordinance.

Part II. CONDITIONS:

A. Transportation Conditions.

1. Right-of-way Dedication: The property owners shall dedicate a minimum of ten (10) feet of Right-of-Way as measured from behind required turn lanes.
2. Access:
  - a) Chestnut Drive: No access shall be allowed to Chestnut Drive.
  - b) Westchester Drive:
    - i. The zoning site shall have one (1) full movement access point to Westchester Drive. A right turn lane shall be constructed with one-hundred (100) feet of full storage and a minimum of one-hundred-fifty (150) feet of taper.
    - ii. The zoning site shall have one (1) right-in only access point to Westchester Drive. A right turn lane shall be constructed with one-hundred (100) feet of full storage and a minimum of one-hundred-fifty (150) feet of taper.
3. 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

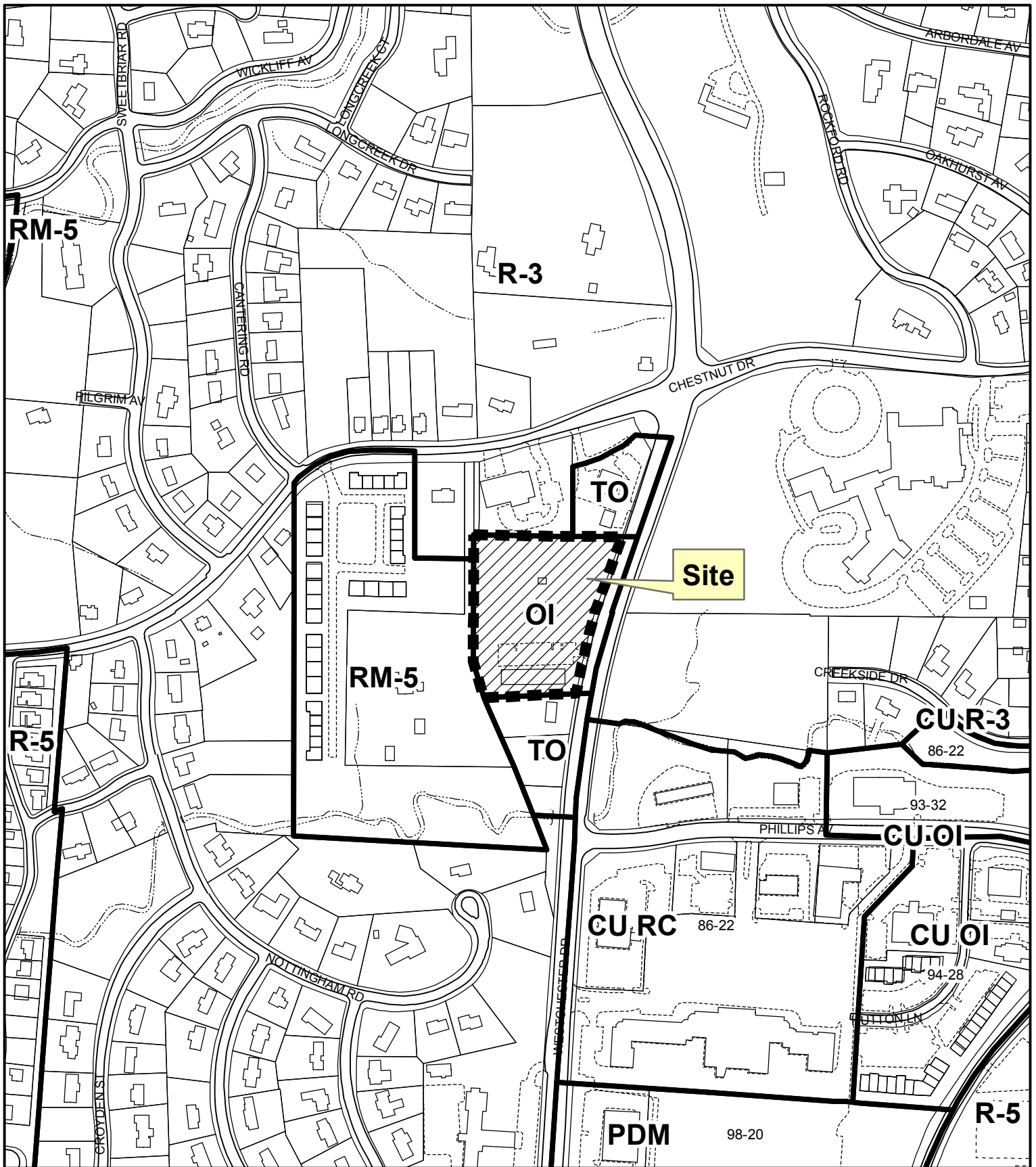
That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 6.

This ordinance shall become effective upon the date of adoption.

**17th day of July, 2017.**

Lisa B. Vierling, City Clerk



# **ZONING MAP AMENDMENT ZA-17-03**

**From: Office Institutional (OI)**  
**To: Conditional Zoning Limited Business (CZ LB)**

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

**Planning & Development  
Department**

**City of High Point**

**Date: April 7, 2017**



**Scale: 1"=400'**  
G:\Planning\Secure\ba-pz\2017\pz\za17-03.mxd