

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 January 22, 2019 and before the City Council of the City of High Point on February 4, 2019 regarding **Zoning Map Amendment Case 18-22 (ZA-18-22)** 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 December 2, 2018, for the Planning and Zoning Commission public hearing and on December 26, 2018 and January 2, 2018, 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 **February 4, 2019**.

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 General Business (CZ-GB) District**. The property is approximately 15.7 acres lying on the east side of Piedmont Parkway, across from Mica Court and across from Morris Farm Drive. The property is also known as Guilford County Tax Parcel 0210376.

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:

A. Any uses allowed in the General Business (GB) District subject to the standards of the Development Ordinance and the specific conditions listed in this ordinance.

B. Prohibited Uses

The following uses, as listed in Table 4.1.9 (Principal Use Table) of the Development Ordinance, shall be prohibited:

1. All uses within the Residential Use Classification
2. Institutional Use Classification
 - a) School, minor

3. Commercial Use Classification
 - a) Restaurant, major
 - b) Amusement parks
 - c) Bulky item sales
 - d) Convenience store with fuel sales
 - e) Retail sales, large
 - f) Vehicle establishment, major
 - g) Vehicle establishment, minor
 - h) Bed & Breakfast

C. Restricted Use: Each retail sales use type shall be restricted to 7,000 square feet.

Part II. CONDITIONS:

A. Transportation Conditions.

1. Access: Only three (3) points of access shall be allowed to Piedmont Parkway:
 - a) One right-in / right-out access at the northern end of the property;
 - b) One full movement access point at the center of the property; and
 - c) One full movement access point at the Morris Farm Drive intersection
2. Improvements
 - a) When more than two structures are constructed the internal street network shall connect to Piedmont Parkway at the Morris Farm Drive intersection and at the full movement access point at the center of the property.
 - b) The developer shall update the signal plans for the signal for the Morris Farm Drive intersection and construct the fourth leg of the intersection.
3. Other Transportation Conditions

The City of High Point Transportation Director shall approve the 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

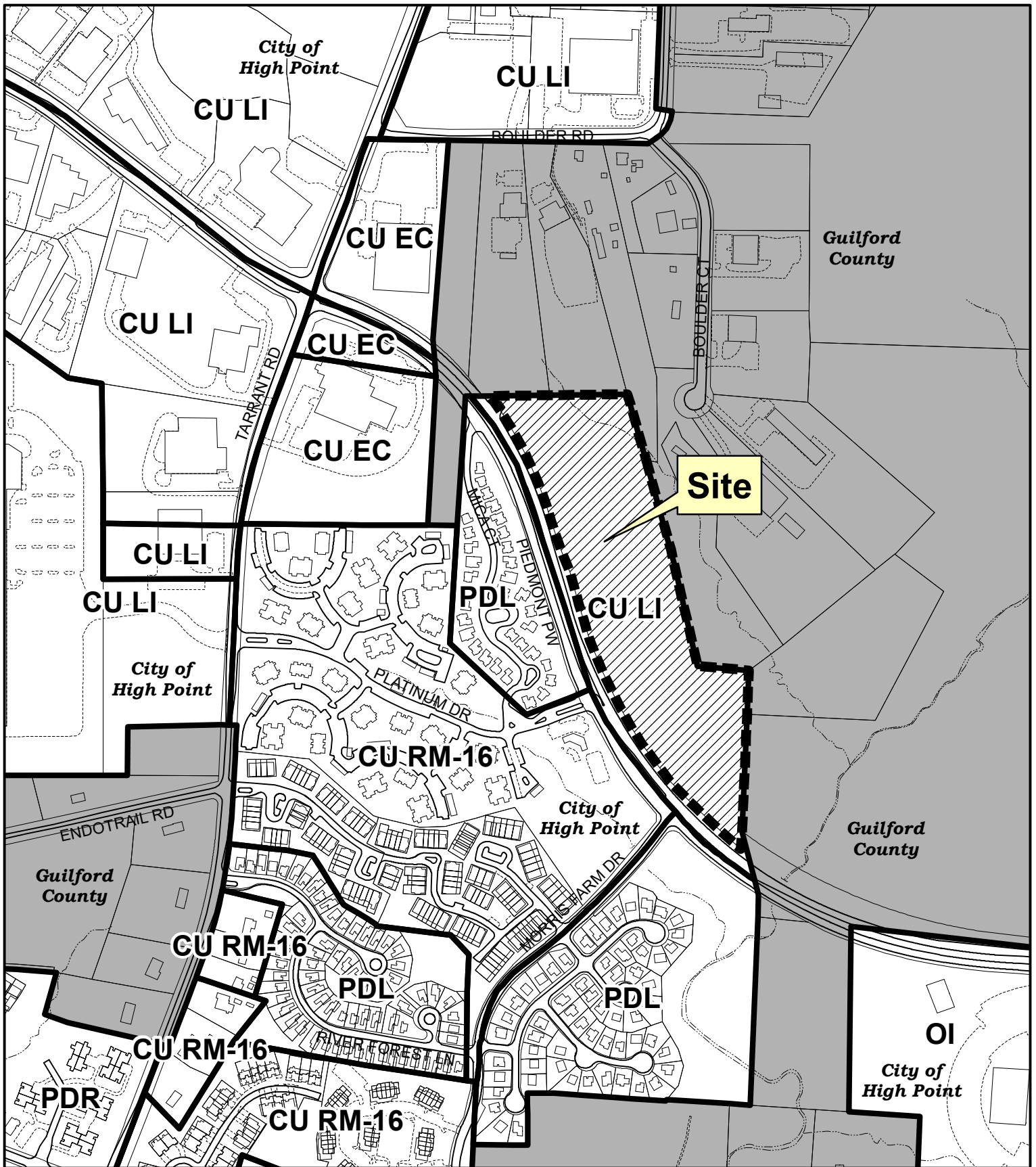
That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 6.

This ordinance shall become effective upon the date of adoption.

4th day of February, 2019.

Lisa B. Vierling, City Clerk



ZONING MAP AMENDMENT ZA-18-22

From: Conditional Use Light Industrial
To: Conditional Zoning General Business

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

**Planning & Development
 Department**

City of High Point



Scale: 1"=600'
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