

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 18, 2019 regarding **Zoning Map Amendment Case 18-25 (ZA-18-25)** 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 January 13, 2019, for the Planning and Zoning Commission public hearing and on February 6, 2019 and February 13, 2019, 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 18, 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 Employment Center (CZ-EC) District**. The property is approximately 33 acres and lying at the northwest corner of Gallimore Dairy Road and Pegg Road. The property is also known as Guilford County Tax Parcel 0216526.

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 Employment Center (EC) District subject to the standards of the Development Ordinance and the specific conditions listed in this ordinance.

Part II. **CONDITIONS:**

- A. **Perimeter Landscape Yard:** A minimum twenty (20) foot wide Street Yard, planted at a Type C Rate, shall be installed along the northern 700 feet of the Pegg Road frontage of the rezoning site. All planting materials (trees and shrubs) within in this perimeter landscape yard shall be of an evergreen plant species. Small variety trees may be substituted for canopy trees due to the proximity of overhead power lines.

B. Transportation Conditions.

1. Right-of-Way Dedication:

- a. Gallimore Dairy Road: As a part of the Land Development Permit approval the property owner shall dedicate sixty (60) feet of right-of-way, as measured from the existing centerline of Gallimore Dairy Road, along the entire frontage of the zoning site.
- b. Pegg Road: As a part of the Land Development Permit approval the property owner shall dedicate forty-two (42) feet of right-of-way, as measured from the existing centerline of Pegg Road, along the entire frontage of the zoning site. If necessary, the property owner shall dedicate a minimum of twelve (12) feet of additional right-of-way for the installation of turn lanes.

2. Access:

- a) Pegg Road: Access to Pegg Road shall be limited to a maximum of two points.
- b) Gallimore Dairy Road: No access shall be permitted to Gallimore Dairy Road.

3. Improvements:

- a) As part of the driveway permit approval, the property owner shall install left and right turn lanes at all the access points into the rezoning site with a minimum of one-hundred (100) feet of storage and a minimum one-hundred-fifty (150) foot taper.
- b) Along the Pegg Road frontage of the zoning site, at the intersection of Gallimore Dairy Road, the property owner shall install a westbound right turn lane. These improvements shall be installed as part of the Land Development Permit approval.

- 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

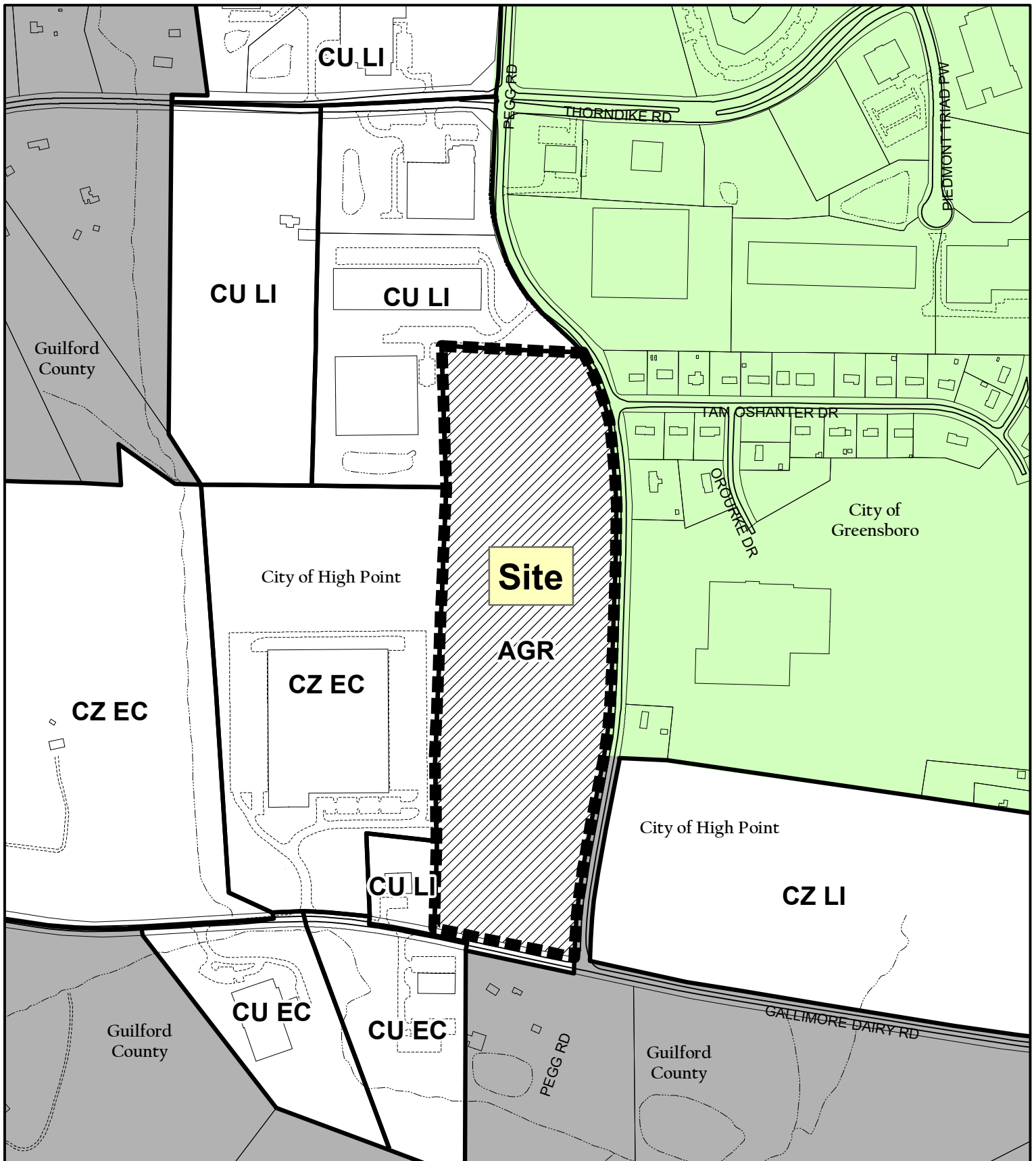
That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 6.

This ordinance shall become effective upon the date of adoption.

18th day of February, 2019.

Lisa B. Vierling, City Clerk



ZONING MAP AMENDMENT ZA-18-25

From: Agricultural/Rural (AGR)
To: Conditional Zoning Employment Center (CZ EC)

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

**Department of Planning
and Development**

City of High Point



Scale: 1"=500'
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