

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 18-23 (ZA-18-23)** 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 General Business (CZ GB) District**. The property is approximately 8.6 acres and lying along the west side of Eastchester Drive, approximately 1,300 feet south of the intersection of Eastchester Drive and Deep River Road (1925 Eastchester Drive). The property is also known as Guilford County Tax Parcel 0195741.

#### 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 an internal access self-storage warehouse and any use in the Offices Use Category of the Principal Use Table 4.1.9 for the GB District shall be permitted subject to the requirements of the GB District, the Development Ordinance, and the specific conditions listed in the ordinance.

A. CONDITIONS:

A. Development and Dimensional Requirements.

1. The property owner shall reuse the existing building on site and make no exterior architectural or exterior structural changes to the building or enlarge its current size. Restriction on exterior changes shall not include the removal of the attached accessory structure (existing uncovered deck) at the rear of the building.
2. No treatment of windows shall be permitted to simulate or represent the interior storage activities or material that are required by the ordinance to be concealed.

B. Transportation Conditions.

1. Access: Access to the site shall be through the existing driveway connection to Eastchester Drive. No additional access to Eastchester Drive shall be permitted.

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

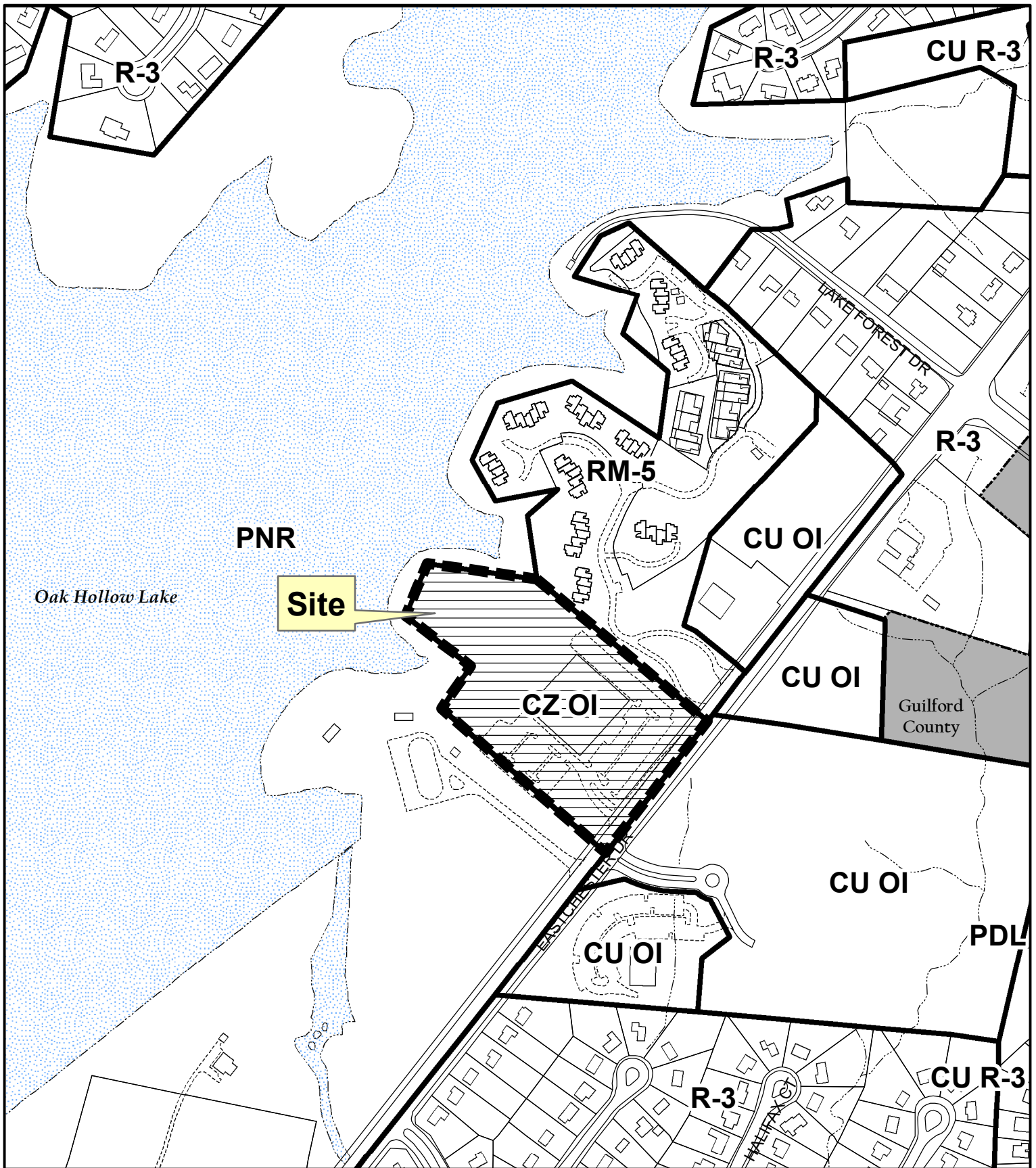
That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 6.

This ordinance shall become effective upon the date of adoption.

18<sup>th</sup> day of February, 2019.

Lisa B. Vierling, City Clerk



# ZONING MAP AMENDMENT ZA-18-23

From: Conditional Zoning Office Institutional (CZ OI)  
To: Conditional Zoning General Business (CZ GB)

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

Planning & Development  
Department  
  
City of High Point



Scale: 1"=400'  
G:\Planning\Secure\BAC\ZMA\2018\MXD\za18-23