

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 March 26, 2019 and before the City Council of the City of High Point on April 15, 2019 regarding **Zoning Map Amendment Case 19-02 (ZA-19-02)** 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 March 17, 2019, for the Planning and Zoning Commission public hearing and on April 3, 2019 and April 10, 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 **April 15, 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 1.3 acres and lying at the northeast corner of the W. Hartley Drive and N. Main Street intersection (2700 N. Main Street). The property is also known as Guilford County Tax Parcel 0197824.

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

Part II. **CONDITIONS:**

A. **Transportation Conditions.**

1. **Access:** No direct vehicular access shall be permitted to the site from N. Main Street or from E. Hartley Drive.

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

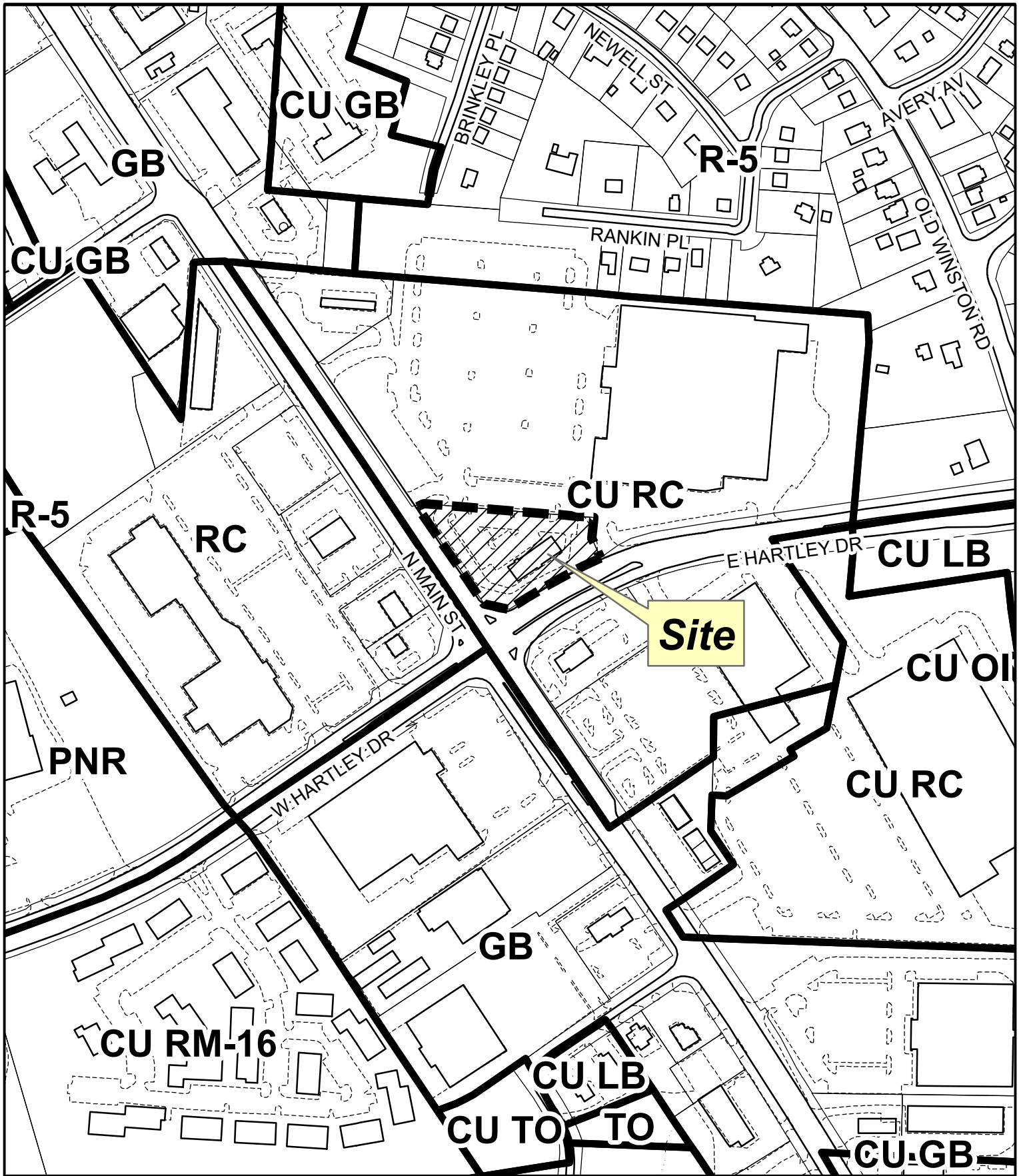
That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 6.

This ordinance shall become effective upon the date of adoption.

**15<sup>th</sup> day of April, 2019.**

Lisa B. Vierling, City Clerk



## ZONING MAP AMENDMENT ZA-19-02

**From:** Conditional Use Retail Center (CU RC) District  
**To:** Conditional Zoning General Business (CZ GB) District

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

**Planning and Development  
 Department**

**City of High Point**



**Scale: 1"=300'**  
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