

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 December 10, 2019 and before the City Council of the City of High Point on January 21, 2020 regarding **Zoning Map Amendment Case 19-25 (ZA-19-25)** 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 December 1, 2019, for the Planning and Zoning Commission public hearing and on January 8, 2020 and January 15, 2020, 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 **January 21, 2020**.

**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 District (CZ-EC) District**. An approximate 29.6 acre area located along the north side of Gallimore Dairy Road, approximately 3,000 feet west of Pegg Road. The property is also known as Guilford County Tax Parcels 169780 and 169762.

#### 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. Transportation Conditions.

1. Access: Only two (2) points of vehicular access shall be permitted to Gallimore Dairy Road. Access shall be restricted as follows:
  - a. Access Point #1: This access (westernmost access point) shall be a full movement access point.
  - b. Access Point #2: This access (easternmost access point) shall be a right-in/right-out access point only.
2. Improvements
  - a) Access Point #1 (westernmost access point)

As part of the driveway permit approval for the westernmost access point, the property owner shall install a westbound right turn lane into the zoning site with a minimum of one hundred and fifty (150) feet of storage and appropriate taper. Furthermore, at this access point the property owner shall also install an eastbound left turn lane into the zoning site with a minimum of one hundred and fifty (150) feet of storage and appropriate taper.
  - b) Access Point #2 (easternmost access point)

As part of the driveway permit approval for the easternmost access point, the property owner shall install a westbound right turn lane into the zoning site with a minimum of one hundred and fifty (150) feet of storage and appropriate 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.

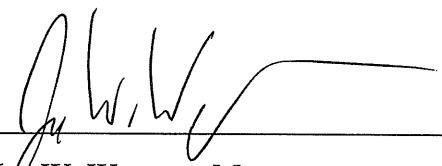
SECTION 5

That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

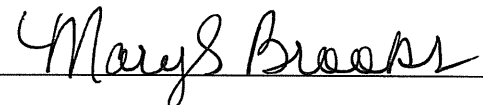
SECTION 6.

This ordinance shall become effective upon the date of adoption.

Adopted by the City Council  
City of High Point, North Carolina  
The 21<sup>st</sup> day of January, 2020.

By:   
Jay W. Wagner, Mayor

ATTEST:

  
Mary S. Brooks, Deputy City Clerk

