

AN ORDINANCE AMENDING “THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE,” PURSUANT TO SECTION 2.4.20, 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 June 23, 2020 and before the City Council of the City of High Point on July 20, 2020 regarding **Zoning Map Amendment Case 20-05 (ZA-20-05)** 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 June 14, 2020, for the Planning and Zoning Commission public hearing and on July 8, 2020 and July 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 **July 20, 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 Light Industrial (CZ-LI) District**. The property is approximately 3.5 acres, located approximately 580 feet west of NC 86 and approximately 570 feet south of Willard Dairy Road. The property is also known as Guilford County Tax Parcel 212472.

#### 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 principal use of the Light Industrial (LI) District subject to the standards of the Development Ordinance and the specific conditions listed in this ordinance.
- b) The following uses enumerated in Principal Use Table (Table 4.1.9) of the Development Ordinance shall not be permitted:
  1. Institutional Use Classification
    - a. Taxi or limousine service facility
    - b. Major Utility facility
    - c. Truck driving school

2. Commercial Use Classification
  - a. Major Vehicle Establishment
  - b. Minor Vehicle Establishment
  - c. Convenience Store with Fuel Sales
3. Industrial Use Classification
  - a. Major Industrial Service
  - b. Freight movement
  - c. Self-storage, external access and Self-storage, internal access

Part II. CONDITIONS:

A. Development and Dimensional Requirements.

1. Eastchester Gateway Corridor Overlay District:  
The rezoning site is subject to the Eastchester Gateway Corridor Overlay District.
2. Architectural Conditions:  
Exterior building materials, colors, architectural character and style shall be governed by the same design guidelines as those applied under the Eastchester Gateway Corridor Overlay District to property immediately to the north, at 2638-2640 Willard Dairy Road.

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.

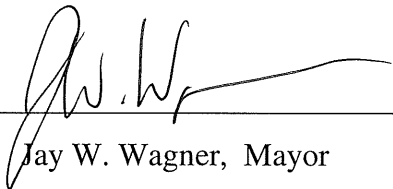
SECTION 5

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

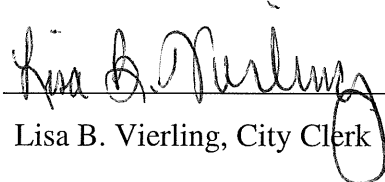
SECTION 6.

This ordinance shall become effective upon the date of adoption.

Adopted by the City Council  
City of High Point, North Carolina  
The 22<sup>nd</sup> day of July, 2020

By:   
Jay W. Wagner, Mayor

ATTEST:

  
Lisa B. Vierling, City Clerk



City Clerk's Office

Mary Brooks

DEPUTY CITY CLERK



City of High Point  
Municipal Office Building  
211 South Hamilton Street  
High Point, NC 27261

Certification

I, Mary S. Brooks, Deputy City Clerk of the City of High Point, North Carolina, do hereby certify that the foregoing is a true and accurate Ordinance adopted by the City Council in official Session on July 22, 2020 and upon approval by City Council will be recorded in Book 95 of the Official Minute Books and Ordinance Book Volume XXI, Ordinance No. 7611/20-27, page 27, Legislative File No. 2020-263 of this City, under my care, custody and control. As of this date, action to adopt said Ordinance has not been amended, rescinded or repealed and is in full force and effect.

WITNESS my hand and the Corporate Seal of the City of High Point, the 27<sup>th</sup> day of July 2020.



Mary S. Brooks

Mary S. Brooks, Deputy City Clerk

ACKNOWLEDGEMENT

I, Lisa B. Vierling, a Notary Public of said County and State, do hereby certify that Mary S. Brooks, is known to me as Deputy City Clerk of the City of High Point; that this person personally appeared before me this date; and, upon authority duly given and as an act of said City, issued and executed the foregoing Certification.

WITNESS my hand and official Notarial Seal, this 27<sup>th</sup> day of July 2020.

LISA B. VIERLING  
NOTARY PUBLIC  
GUILFORD COUNTY, NC

Lisa B. Vierling

Lisa B. Vierling, Notary Public

Commission Expires: 03/25/2021