

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 July 28, 2020 and before the City Council of the City of High Point on August 17, 2020, September 21, 2020 and November 2, 2020 regarding **Zoning Map Amendment Case 20-13 (ZA-20-13)** 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 July 19, 2020, for the Planning and Zoning Commission public hearing and on August 5, 2020 and August 12, 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 **November 4, 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 15.5 acres, lying along the south side of National Service Road, approximately 200 feet east of Sandy Ridge Road (8051 National Service Road and 2520 Sandy Ridge Road). The property is also known as Guilford County Tax Parcel 170819 & 170821.

#### 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 the following principal uses, as permitted in the Light Industrial (LI) District, shall be permitted subject to the development and dimensional requirements of the LI District and the specific conditions listed in this ordinance.
- A. Any principal use of the Light Industrial (LI) District, as listed in the Principal Use Table 4.1.9 of the Development Ordinance, that is also a principal use in the Employment Center (EC) District (use must be a permitted use in both districts).
  - B. All principal uses authorized under the “Major Industrial Service” Use Type (Industrial Use Classification) as listed in the Principal Use Table 4.1.9 of the Development Ordinance.

Part II. CONDITIONS:

- A. Lot Combination: All parcels within the rezoning site shall be combined into one (1) lot prior to any new development.
- B. Development Standards and Dimensional Standards:
  1. Non Major Industrial Use Standards: Permitted uses, except for Major Industrial Service Uses, shall be subject to all standards of the Employment Center (EC) District of the Development Ordinance.
  2. Major Industrial Use Standards: In conjunction with meeting the use standards of the LI District, Major Industrial Service Uses shall be subject to the following additional standards:
    - a) Outdoor Storage: Outdoor storage shall:
      - i. Not cover an area greater than twenty percent (20%) of the site and be restricted to the area depicted on the Conditional Zoning Plan (see Exhibit A).
      - ii. Not be located in any landscape yard; and
      - iii. Be screened from view from adjacent lots and public streets with an opaque fence, wall, or by any other allowed method in Section 5.6.6., Screening Methods, to a height 6 feet above grade level, provided the screen shall not be allowed in any landscape yard.
    - b) Landscaping, Buffers and Screening: Except for the required Street Yard, a Type A perimeter landscape yard shall be installed and maintained around the perimeter of the site.
    - c) Building Setback: Except for street setback standards, a minimum forty (40) foot building setback shall be provided around the perimeter of the site.
- C. Transportation Conditions:
  1. Access: Only one point of access shall be permitted to National Service Road. This access point shall be located adjacent to the perimeter landscape yard abutting Guilford County Tax Parcel 170856 (8047 National Service Road).
  2. Other Transportation Condition: 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 4<sup>th</sup> day of November, 2020

By: \_\_\_\_\_

Jay W. Wagner, Mayor

ATTEST: \_\_\_\_\_

Lisa B. Vierling  
Lisa B. Vierling, City Clerk

