

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 December 8, 2020 and before the City Council of the City of High Point on January 19, 2021 regarding **Zoning Map Amendment Case 20-20 (ZA-20-20)** 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 November 29, 2020, for the Planning and Zoning Commission public hearing and on January 6, 2021 and January 13, 2021, 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 **March 3, 2021**.

**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-B) District**. The property is approximately 3.6 acres, located west of Eastchester Drive and north of Hilton Court (1801 and 1809 Eastchester Drive). The property is also known as Guilford County Tax Parcel 200162 and 200163.

#### **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 General Business (GB) District, as listed in the Principal Use Table 4.1.9 of the Development Ordinance, that is also a permitted use in the Office Institutional (OI) District (use must be a permitted principal use in both districts). Development shall be subject to standards of the GB District and the specific conditions listed in this ordinance.
- b) The follow General Business (GB) District uses, as listed in the Principal Use Table 4.1.9 of the Development Ordinance, shall also be permitted:
  - i. ~~Convenience store with fuel sales~~ *(delete text - remove this use)*
  - i. Major Restaurant
  - ii. Hotels or motels

- iii. Microbrewery, microdistillery, or microwinery
- iv. Major personal service
- v. Major retail sales

Part II. CONDITIONS:

- A. Development and Dimensional Standard: ~~Underground fuel storage tanks shall be prohibited.~~ *(delete and amend text as follows)* **Automotive and diesel fuel storage tanks shall be prohibited.**
- B. Buffering/Undisturbed Area: A minimum 100-foot wide undisturbed buffer shall be retained along the western (rear property line) of the zoning site abutting Guilford County Tax Parcel 200161 (also known as 2214 Hilton Court). All existing trees and vegetation within this undisturbed buffer shall be preserved and supplemented, where necessary, to meet the Type A Perimeter Landscape Yard rate. The property owner shall be permitted to remove unhealthy vegetation and vegetation that may pose a danger to occupants of the rezoning site or abutting parcels. The property owner shall be permitted to prune existing vegetation within the planting yard area in order to maintain the health of the existing vegetation
- C. Transportation:
- 1. Access (Eastchester Drive): Only one point of access shall be permitted from Eastchester Drive. This access point shall be designed to permit a right-in only access from Eastchester Drive and also designed to allow no exiting from the site onto Eastchester Drive.
  - 2. 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 xx day of xxxxxxxxxxxxxx, 2020

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

Jay W. Wagner, Mayor

ATTEST:

\_\_\_\_\_  
Lisa B. Vierling, City Clerk