

AN ORDINANCE AMENDING “THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE,” PURSUANT TO SECTION 2.4.6, CONDITIONAL 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 April 27, 2021, and before the City Council of the City of High Point on May 17, 2021 regarding **Zoning Map Amendment Case 21-06 (ZA-21-06)** 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 April 18, 2021, for the Planning and Zoning Commission public hearing and on May 5, 2021 and May 12, 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 **May 19, 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 Light Industrial (CZ-LI) District**. The property is approximately 37.6 acres, located along the west side of Penny Road, approximately 250 feet north of Premier Drive (3889 Amada Drive). The property is also known as Guilford County Tax Parcel 213026.

**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 uses allowed in 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 Table 4.1.9 (Principal Use Table) of the Development Ordinance shall be prohibited:
  - 1. **Institutional Use Classification**
    - a. Truck driving schools
    - b. Taxi or limousine service facility

2. Commercial Use Classification
  - a. Convenience store with fuel sales
  - b. Major Vehicle Establishment
  - c. Minor Vehicle Establishment
3. Industrial Use Classification
  - a. Major Industrial Service
  - b. Freight movement
  - c. Self-storage, external access
  - d. Self-storage, internal access
  - e. Recycling Center (major and minor)

## II. CONDITIONS

### A. Development Standards:

1. The District Standards of the Employment Center (EC) District (Sec. 3.4.10.G) shall apply to the property.
2. Eastchester Gateway Corridor Overlay District: Except for signage standards, the rezoning site shall be subject to the requirements of the Eastchester Gateway Corridor Overlay District requirements, as applied from Penny Road north to Gallimore 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 19<sup>th</sup> day of May, 2021

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

Jay W. Wagner, Mayor

ATTEST:

Lisa B. Vierling  
Lisa B. Vierling, City Clerk

