

**NOTICE OF APPROVED AMENDMENT  
TO THE CODE OF ORDINANCES  
OF THE CITY OF HIGH POINT, NORTH CAROLINA**

**TEXT AMENDMENT: 11-04**  
APPLICANT: Redbud, LLC

AN ORDINANCE AMENDING TITLE 9 OF THE CODE OF ORDINANCES, PURSUANT TO SECTION 9-3-15, TEXT AMENDMENTS, OF THE DEVELOPMENT ORDINANCE.

WHEREAS, the City Council of The City of High Point adopted the “City of High Point Development Ordinance” on January 7, 1992, with an effective date of March 1, 1992, and subsequently amended;

WHEREAS, public hearings were held before the Planning and Zoning Commission on May 24, 2011 and before the City Council on June 20, 2011, regarding Text Amendment 11-04;

WHEREAS, notice of the public hearings was published in the High Point Enterprise on May 15, 2011 for the Planning and Zoning Commission public hearing and May 27, and June 1, 2011, for the City Council public hearing pursuant to Chapter 160A-364 of the General Statutes of North Carolina; and

WHEREAS, this amendment was adopted by the City Council of the City of High Point on June 20, 2011.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT, NORTH CAROLINA:

**SECTION 1.** Section 9-5-2 (jjjj), entitled *Recycling Processing Centers*, shall be amended as follows:

**(jjjj) RECYCLING PROCESSING CENTERS**

(1) Where Required: AG, LI and HI Districts.

~~(2) Use Separation: No such facility shall locate within three hundred (300) feet of any residentially or public institutionally zoned property, except for an access drive and/or weigh station, which shall not locate within one hundred (100) feet of any residentially or public institutionally zoned property, and except for outdoor storage areas as regulated in (3) below.~~

**(2) Use Separation:**

**a. No recycling processing center facility that handles primarily household recyclables (glass, plastic containers, newspaper, metal and aluminum cans,**

**etc.), including an access drive and/or weigh station, shall locate within one hundred fifty (150) feet of any residential or public-institutional zoned property.**

- b. No recycling processing center facility that is designed to handle recyclable construction or demolition materials (lumber, concrete, siding, steel or other metals, etc.) shall locate within three hundred (300) feet of any residential or public-institutional zoned property, except for an access drive and/or weigh station, which shall not locate within one hundred (100) feet of any residential or public-institutional zoned property, and except for outdoor storage areas as regulated in (3) below.**

(3) Outdoor Storage:

- a. Recycling processing centers that handle primarily household recyclables (glass, plastic containers, newspaper, metal and aluminum cans, etc.) shall be required to store such materials, whether processed or unprocessed, in an enclosed structure.
- b. Recycling processing centers that are designed to handle recyclable construction or demolition materials (lumber, concrete, siding, steel or other metals, etc.) shall be permitted to store such materials outdoors only in areas so designated on an approved site plan or watershed development plan. Storage areas shall not be less than 100 feet from site property lines, all surface waters, residential dwellings, commercial or public buildings and wells.

(4) Operation:

- a. Recycling processing centers for household recyclables shall be operated in a wholly enclosed building, except that loading to a flatbed railcar may take place outside the building provided no materials remain on the loading area for more than twenty-four (24) hours.
- b. Recycling processing centers for recyclable construction or demolition materials may be operated in a building not wholly enclosed, if such building meets the use separation requirements of (2), above and provided that the noise level generated by the facility does not exceed eighty (80) decibels at any point on the property line.

- (5) Dust: All unpaved areas shall be maintained in a manner which prevents dust from adversely impacting adjacent properties.

**SECTION 2.** That 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 3.** That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

**SECTION 4.** That this ordinance shall become effective upon the date of adoption.

Adopted By City Council,

The 20<sup>th</sup> day of June 2011

Lisa B. Vierling, City Clerk