

# CITY OF HIGH POINT

## AGENDA ITEM



**Title:** **Zoning Map Amendment 21-37**  
(Edward Greene)

**From:** Chris Andrews,  
Interim Planning and Development Director

**Meeting Date:** March 21, 2022

**Public Hearing:** Yes

**Advertising Date:** March 9, 2022, and  
March 16, 2022

**Attachments:** A. Staff Report  
B. Zoning Ordinance

**Advertised By:** Planning & Development

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### **PURPOSE:**

A request by Edward Greene to rezone an approximate 35.7-acre parcel from a Conditional Use General Business (CU-GB) District to the Employment Center (EC) District. The site is located along the north side of Model Farm Road, approximately 625 feet east of S. Main Street (205 Model Farm Road).

### **BACKGROUND:**

The Planning and Zoning Commission reviewed this request at their February 22, 2022 public hearing. All members of the Commission were present except for Mr. Alex Moore and Mr. Mark Walsh. This request was continued from the January 25, 2022 public hearing to allow the applicant to hold a citizens information meeting with the surrounding property owners. Mr. Herbert Shannon, Senior Planner, presented the case and recommended approval of the request as outlined in the staff report.

### Speaking on the request:

The applicant's representative, Mr. Mark Lindsay, Lindsay Commercial Properties, 1912 Eastchester Drive - Suite 200, High Point, spoke in favor of this request. He provided an overview of their citizen information meeting and outlined the proposal to reuse the existing building on the property for a warehouse and distribution facility use.

There were no speakers in opposition to the request.

### **BUDGET IMPACT:**

There is no budget impact.

### **RECOMMENDATION / ACTION REQUESTED:**

A. Staff Recommendation

Staff recommended **approval** of this request as outlined in the attached staff report.

B. Planning and Zoning Commission Action

1. The Planning and Zoning Commission recommended **approval** of this request, as recommended by staff, by a vote of 7-0.

2. Consistency and Reasonableness Statements

The Planning and Zoning Commission voted 7-0 to approve the following statement:

That Zoning Map Amendment 21-37 is consistent with the City's adopted policy guidance because the requested EC District is supported by the Restricted Industrial land use map classification of this area, and it represents an orderly growth pattern for this portion of the City. Furthermore, the requested EC District is similar to zoning that has been approved on other nearby properties.

**CITY OF HIGH POINT  
PLANNING AND DEVELOPMENT DEPARTMENT**

**STAFF REPORT  
ZONING MAP AMENDMENT ZA-21-37**

**February 22, 2022**

*(Revised from 1/25/2022 P&Z meeting)*

<b>Request</b>	
<b>Applicant:</b> Edward Greene	<b>Owner:</b> Jerome W. Bolick, Manager Model Farm Properties, LLC
<b>Zoning Proposal:</b> To rezone an approximate 35.7-acre parcel	<b>From: CU-GB</b> Conditional Use General Business District <b>To: EC</b> Employment Center District

<b>Site Information</b>	
<b>Location:</b>	The site is located along the north side of Model Farm Road, approximately 625 feet east of S. Main Street (205 Model Farm Road).
<b>Tax Parcel Number:</b>	Guilford County Tax Parcel 192777
<b>Site Acreage:</b>	Approximately 35.7 acres
<b>Current Land Use:</b>	The site is developed with a 40,000 square-foot structure.
<b>Physical Characteristics:</b>	The site is heavily wooded with a moderately sloping terrain. A perennial stream, with a corresponding 100-year flood plain, runs along the eastern boundary of this site.
<b>Water and Sewer Proximity:</b>	A 6-inch and 10-inch City water line lie adjacent to the site along Model Farm Road and US 29, respectively. Also, a 6-inch City sewer line lies adjacent to the site along Model Farm Road and a 15-inch sewer line is running along the eastern boundary of the site in the stream corridor.
<b>General Drainage and Watershed:</b>	The site drains in a general easterly direction and is within the Randleman Lake General Watershed Area. Primary stormwater control measures are required for residential development that is greater than one (1) dwelling unit per acre or for multifamily and non-residential development with an impervious surface area that exceeds 12% or more of the site.

<b>Adjacent Property Zoning and Current Land Use</b>			
<b>North:</b>	GB CU RM-16	General Business District Conditional Use Residential Multifamily-16 District	Hotel and a multifamily development <i>(along the opposite side of US 29)</i>
<b>South:</b>	R-5	Residential Single Family-5 District	Single family dwellings
<b>East:</b>	GB EC	General Business District Employment Center District	Public safety facility and industrial use
<b>West:</b>	EC GB	Employment Center District General Business District	US 29 / S. Main Street interchange

<b>Relevant Land Use Policies and Related Zoning History</b>	
<b>Community Growth Vision Statement:</b>	This request is neither consistent nor inconsistent with the goals and objectives of the Community Growth Vision Statement.
<b>Land Use Plan Map Classification:</b>	The site has a Restricted Industrial land use designation. This classification is intended to accommodate office, warehouse, research & development, distribution, and light manufacturing or assembly uses on larger sites in unified developments.
<b>Land Use Plan Goals, Objectives &amp; Policies:</b>	The following goal of the Land Use Plan is relevant to this request: Obj. #11. Enhance the aesthetic appearance of High Point by preserving the scenic quality of its major gateway streets and travel corridors and by providing appropriate landscaped buffers and transitional uses between low and high-intensity land uses.
<b>Relevant Area Plan:</b>	<u>Business Interstate 85 Corridor Plan</u> (adopted in 1997) This plan examined this important gateway into High Point with special attention paid to corridor appearance. It established policies related to using conditional zoning to prevent additional billboards, to encourage the location of communication towers as far from Business I-85 as possible, and to encourage good building and site design, taking into special consideration building orientation and the placement of such unattractive features as loading docks. Building materials and color, and the placement of structures in relation to existing vegetation were also mentioned as being of concern. Another policy was to make the NCDOT District Engineer aware of the city's strong interest in maintaining the maximum number of native trees possible in its right-of-way. Other issues discussed in the plan were the establishment of a scenic corridor overlay, which was deemed to be premature and has never been established, recommendations for land use plan amendments that were completed after the plan was adopted, the protection of drinking water supplies, which was subsequently covered by the establishment of Randleman Lake Watershed standards in the area, and limitations on vehicular access to maintain traffic flow along the corridor.
<b>Zoning History:</b>	The current CU-GB District zoning governing this parcel was established in 1990 (ZA-90-15). There has been no recent zoning activity in this surrounding area.

<b>Transportation Information</b>			
<b>Adjacent Streets:</b>	<b>Name</b>	<b>Classification</b>	<b>Approx. Frontage</b>
	Model Farm Road	Local	220 ft.
	US29/70	Interstate Highway	2,446 ft.
	Francis Street (eastern stub)	Local	60 ft.
	Francis Street (southern stub)	Local	60 ft.
<b>Vehicular Access:</b>	Via existing driveway access from Model Farm Road or future extension of the Francis Street public right-of-way.		
<b>Traffic Counts:</b> <i>(Average Daily Trips)</i>	Model Farm Road US29/70	No traffic counts available 34,500 AADT (NCDOT 2019 traffic count)	
<b>Estimated Trip Generation:</b>	Not applicable, no new development is proposed at this time.		
<b>Traffic Impact</b>	<b>Required</b>	<b>TIA Comments</b>	

<b>Analysis (TIA):</b>	<u>Yes</u>	<u>No</u> <b>X</b>	At the time development is proposed for the undeveloped portions of the site, a TIA will most likely be required.
<b>Comments:</b>	The City of High Point Transportation Director, and if applicable the North Carolina Department of Transportation (NCDOT), shall approve the exact location and design of all new or updated access points and improvements.		

<b>School District Comment</b>				
<b>Guilford County School District</b>				
<b>Local Schools:</b>	Enrollment: 2021 – 2022 (20 <sup>th</sup> day of class)	Maximum Design/ Built Capacity: (2021 – 2022):	Mobile Classrooms:	Projected Additional Students:
Allen Jay Elementary	467	524	7	19 - 21
Southern Middle School	641	1,194	0	10 - 12
Southern High School	942	1,057	0	9 - 11
<u>School District Remarks:</u> With the implementation of General Statute 115C-301 mandating reduced K-3 class sizes, elementary schools will experience annual reductions in capacity through 2021 - 2022. Elementary built capacity assumes reduced K-3 class sizes per applicable core academic classroom as of the stated year. Middle and high school-built capacity assumes 30 students per core academic classroom.				

**Details of Proposal**

The applicant is requesting to rezone this 35.7-acre parcel from its current CU-GB District, that was established in 1990, to the EC District. There is an existing 40,000 square foot structure on the western portion of the site that the applicant desires to use as a warehouse/distribution facility. The applicant has no immediate plans for the remaining undeveloped portion of the site at this time, but some form of warehousing or limited intensity industrial development is possible.

**Staff Analysis**

The zoning site, along with adjacent lands to the east, is classified by the Land Use Map as Restricted Industrial. The requested EC District was specifically designed for development in areas designated by the Land Use Plan as Restricted Industrial, and is intended to accommodate office, warehouse, research and development, light industrial, and supporting activities in a well-planned, high quality business park setting. In addition to typical business park uses, the district also allows some retail and service uses intended to serve employees working in the immediate vicinity. In addition to an expectation for high quality design, the district includes standards to help ensure compatibility between development and nearby residential uses. Region-serving commercial and intensive forms of industrial development are prohibited as well as outdoor manufacturing, processing, and storage activities.

The current CU-GB District and its use restriction are outdated and based upon standards from a former Development Ordinance adopted in the 1980s. The request for EC District will be compatible with surrounding area based upon the following:

- Under the requested EC District, any new manufacturing type use will be required to install a Type A planting yard where the zoning site abuts residential uses to the south. The Type A planting yard is the most stringent required by the Development Ordinance and it is intended to function as an opaque screen from the ground to a height of eight feet, with the installation of 14

trees and 33 shrubs every 100 linear feet. This type of perimeter planting yard is intended to some visual separation between uses and creates a strong impression of separation.

- To minimize the impact from exterior lighting, the Development Ordinance requires the submittal of an exterior lighting plan that certifies lighting is installed in a manner that ensures the safety of motorists and minimizes adverse effects on adjacent land uses due to excessive light intensity or light trespass.
- The EC District prohibits any outdoor manufacturing, processing, repair, or assembly. All activity must take place within an enclosed building. Furthermore, this district requires the screening of ground-base-mechanical equipment and the screening of loading bays located on the side of a building.

Section 2.4.20.C. of the Development Ordinance states that the advisability of a zoning map amendment is a matter committed to the legislative discretion of the City Council and is not controlled by any one factor. In determining whether to adopt or deny a proposed zoning map amendment, the City Council shall weigh the relevance of and consider the following:

**Consistency with Adopted Policy Guidance**

Whether and the extent to which the proposed conditional zoning district is appropriate for its proposed location, and is consistent with the City’s adopted policy guidance.

**The requested EC District is supported by the Restricted Industrial land use map classification of this area, and it represents an orderly growth pattern for this portion of the City.**

**Reasonableness/Public Interest:**

Why a decision to approve, or to deny, the proposed conditional zoning would be reasonable and in the public interest.

**The requested EC District is similar to zoning that have been as approved on other nearby properties.**

**Recommendation**

**Staff Recommends Approval:**

The Planning and Development Department recommends approval of the request to rezone this 35.7-acre parcel to the EC District. The requested EC District will be compatible with the surrounding area and in conformance with adopted plans.

**Required Action**

**Planning and Zoning Commission:**

The NC General Statutes require that the Planning and Zoning Commission place in the official record a statement of consistency with the City’s adopted plans when making its recommendation. This may be accomplished by adopting the statements in the Staff Analysis section of this report or by adopting its own statement.

**City Council:**

The NC General Statutes require that the City Council also place in the official record a statement of consistency with the City’s adopted plans, and explain why the action taken is considered to be reasonable and in the public interest when rendering its decision in this case. This may be accomplished by adopting the statements in the Staff Analysis section of this report or by adopting its own statement.

### **Report Preparation**

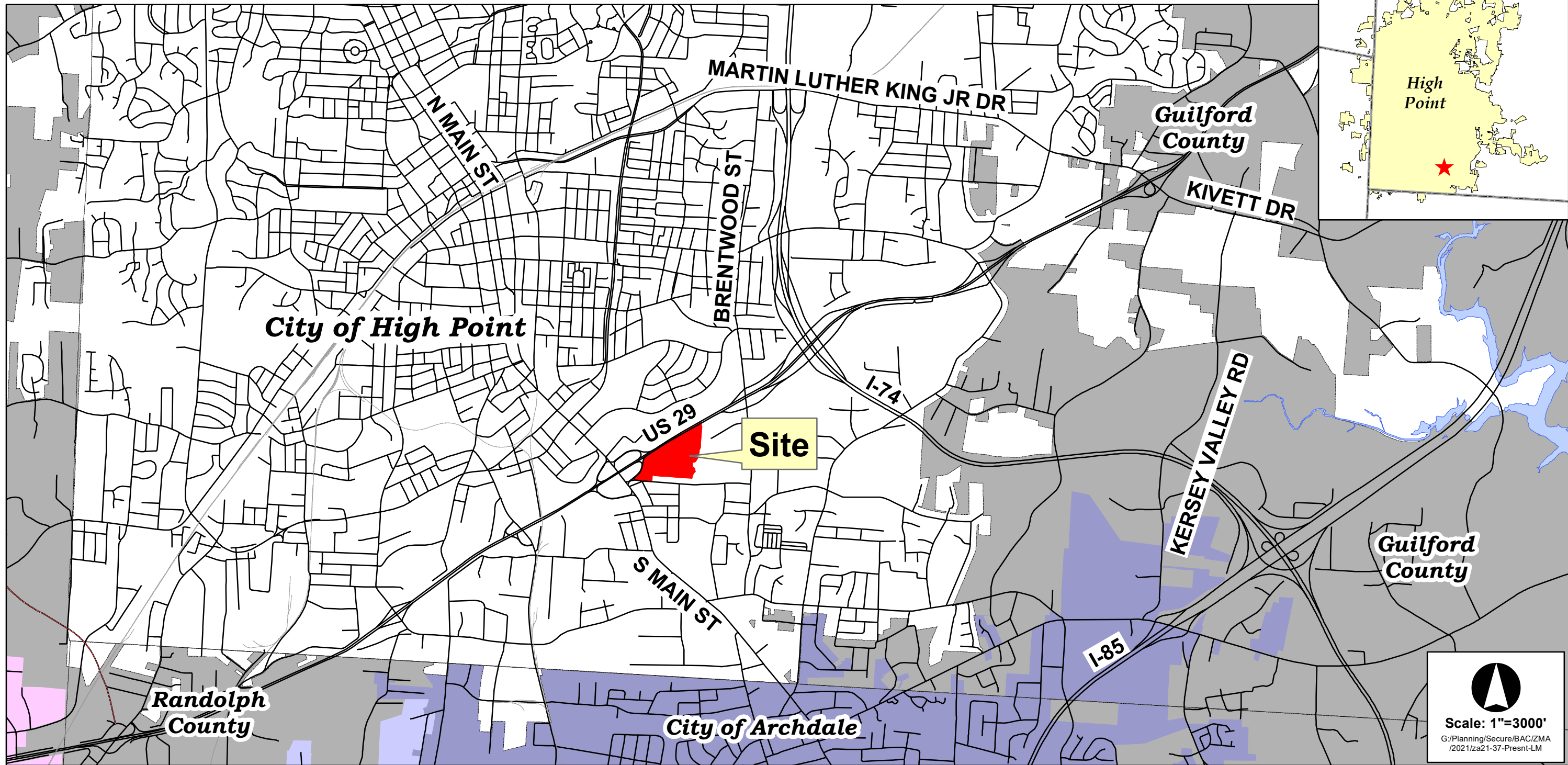
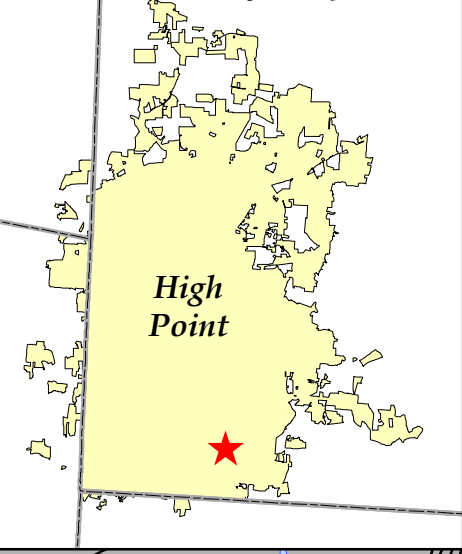
This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner and reviewed by Chris Andrews AICP, Interim Planning and Development Director.

# LOCATION MAP

ZONING MAP AMENDMENT: ZA-21-37

Applicant: Edward Greene

## Vicinity Map

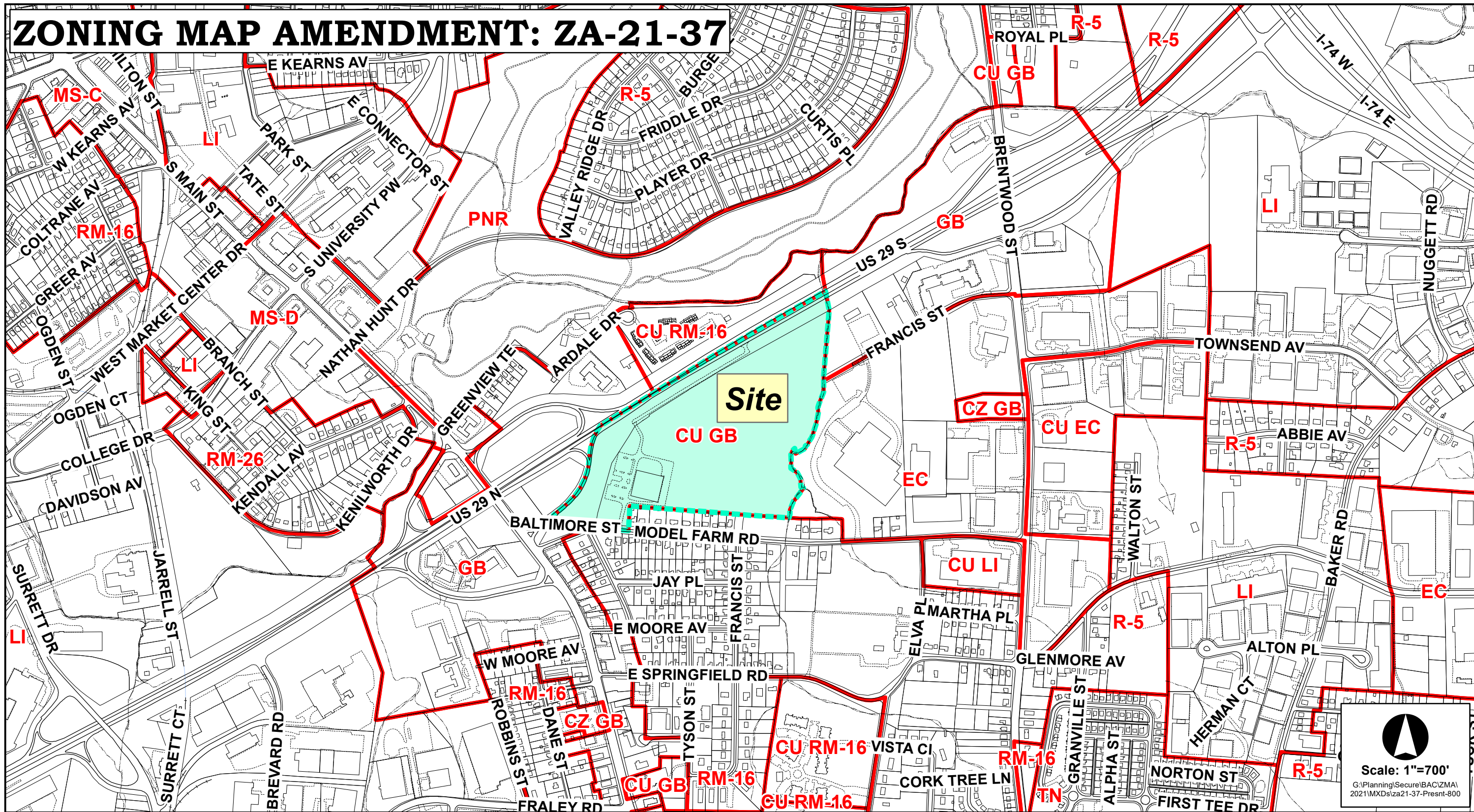



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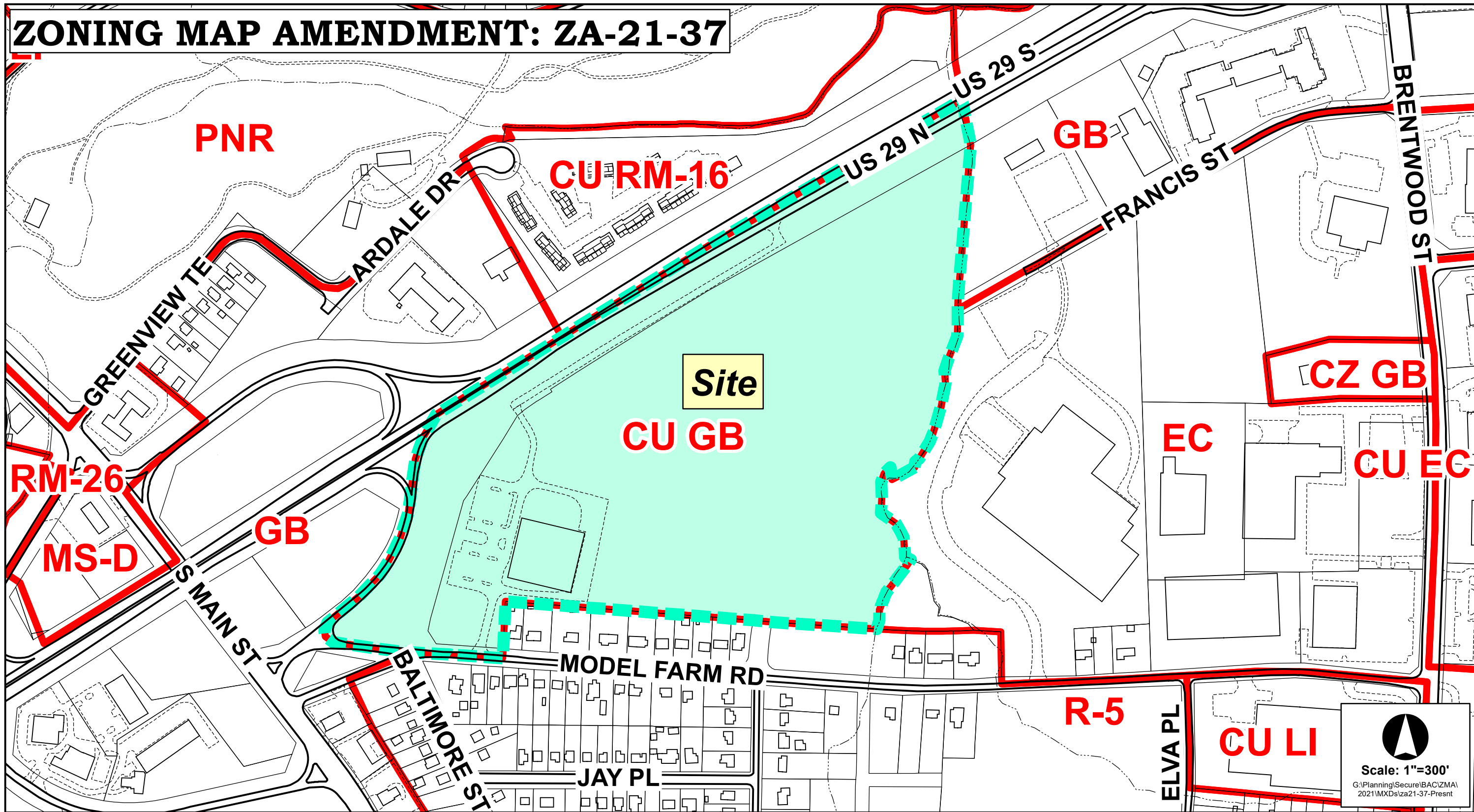


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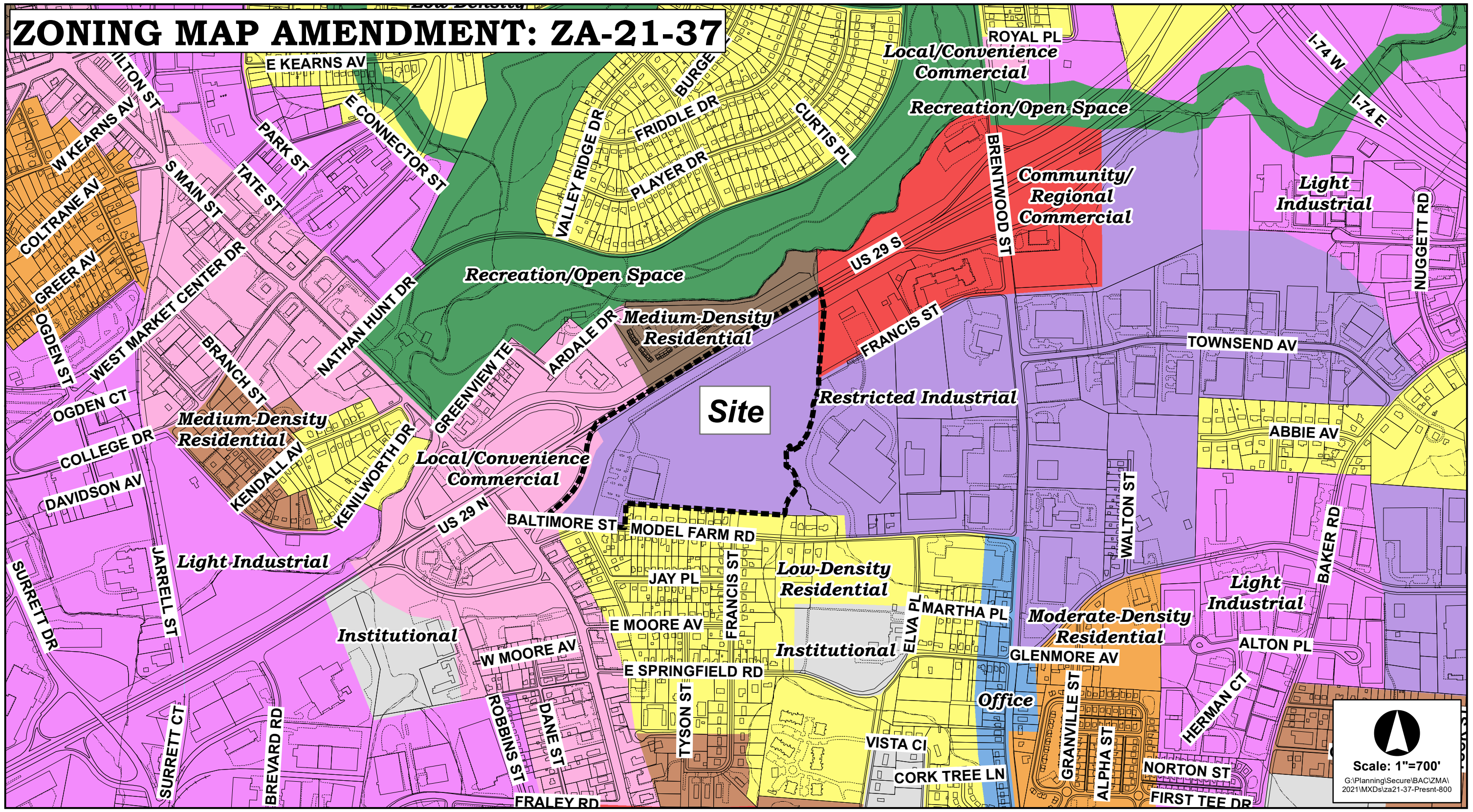
  
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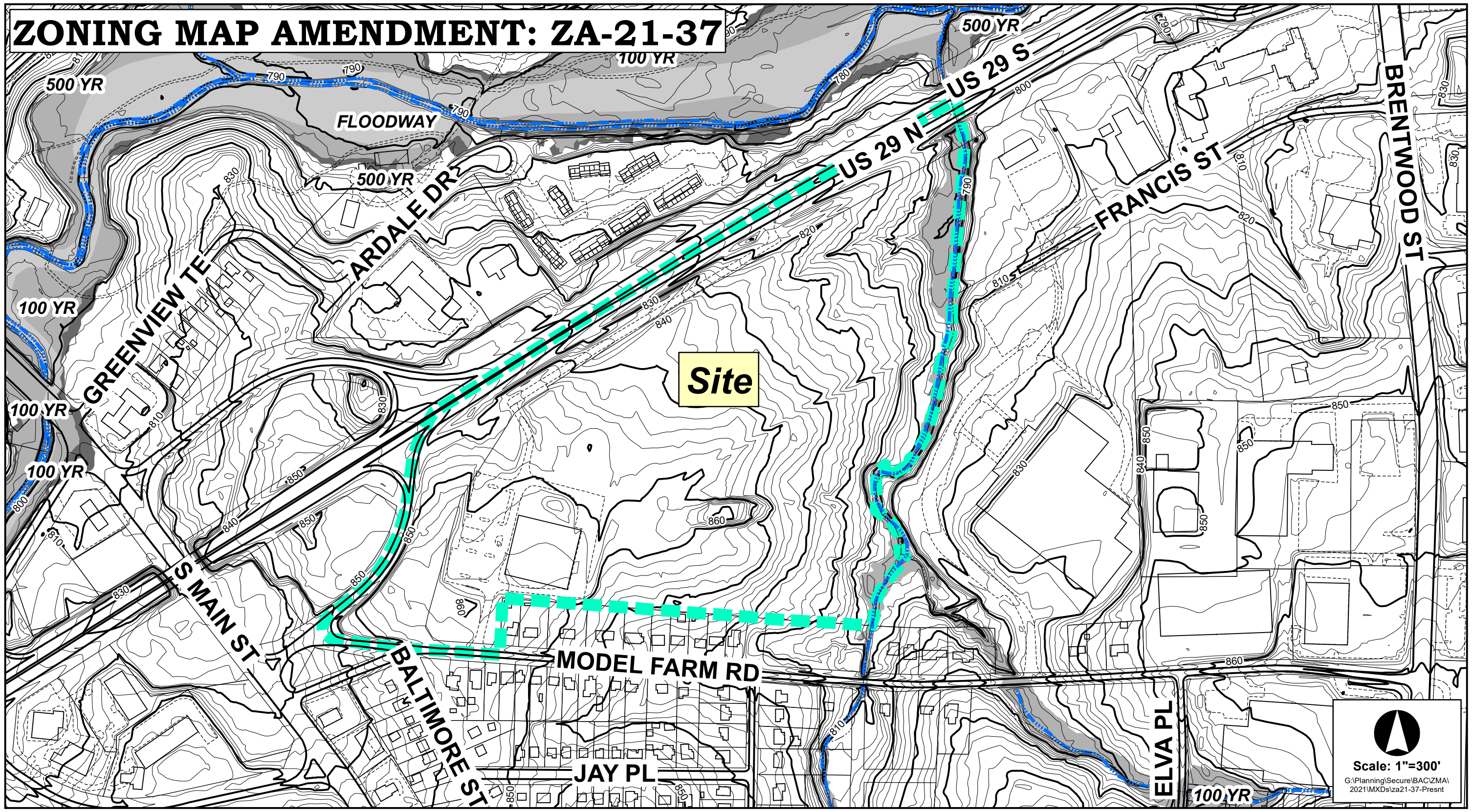
  
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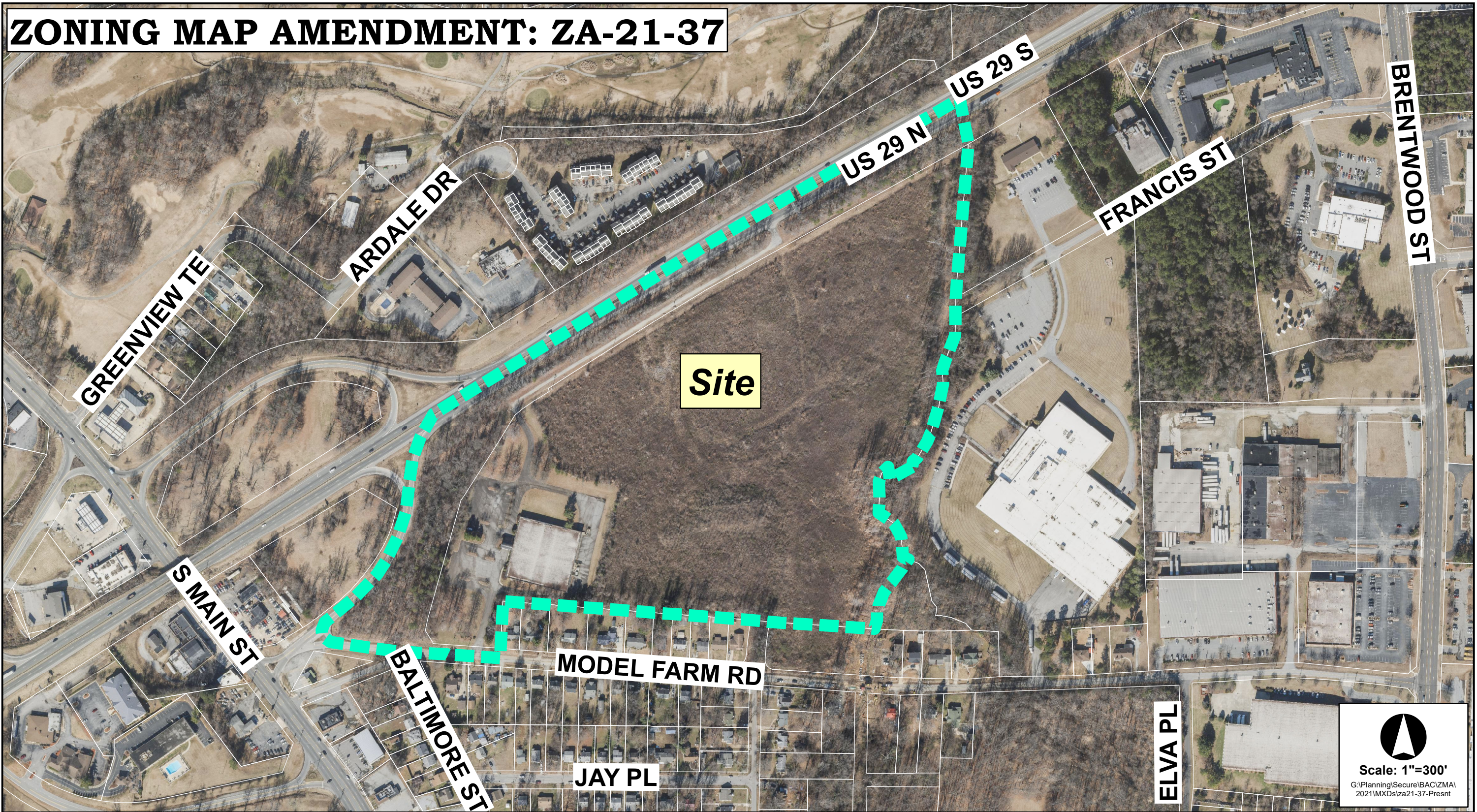
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**Site**

  
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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 January 25, 2022 and before the City Council of the City of High Point on February 21, 2022 regarding **Zoning Map Amendment Case ZA-21-37 (ZA-21-37)** 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 January 16, 2022, for the Planning and Zoning Commission public hearing and on February 9, 2022 and February 16, 2022, for the City Council public hearing pursuant to Chapter 160D-602 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 **February 16, 2022**.

**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: **Employment Center (EC) District**. The property is approximately 35.7 acres, located along the north side of Model Farm Road, approximately 625 feet east of S. Main Street (205 Model Farm Road). The property is also known as Guilford County Tax Parcel 192777.

**SECTION 2**

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.

This ordinance shall become effective upon the date of adoption.

Adopted by the City Council  
City of High Point, North Carolina  
The 21<sup>st</sup> day of February, 2022

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

Jay W. Wagner, Mayor

ATTEST:

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



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February 11, 2022

Mr. Herb Shannon  
City of High Point Planning Department  
211 S. Hamilton Street  
High Point, NC 27260  
[Herb.shannon@highpoint-nc.gov](mailto:Herb.shannon@highpoint-nc.gov)

**Re: Model Farm Road Rezoning**

Dear Herb:

Please forward this letter to the Planning and Zoning Commission, expressing the community's appreciation for allowing a continuance so that the applicant could speak to the neighborhood about the rezoning on Model Farm Road. Mr. Lindsay, on behalf of Edward Greene, stepped up immediately and organized a meeting at our church, which occurred February 10<sup>th</sup>. Eight neighbors showed up to listen and ask questions. Mr. Lindsay and Mr. Greene were willing to stay as long as necessary. The result of the meeting is that no one who came will oppose this rezoning, and I am pleased to communicate that to the Commission.

Sincerely,

A handwritten signature in black ink that reads 'Tom Terrell'.

Thomas E. Terrell, Jr.

A Pennsylvania Limited Liability Partnership

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New Jersey New York North Carolina Pennsylvania South Carolina Texas Virginia Washington